

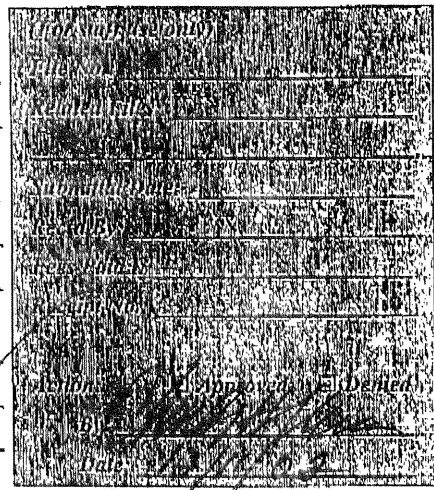


City of Ontario
 Planning Department
 303 East "B" Street
 Ontario, CA 91764
 Phone: (909) 395-2036
 Fax: (909) 395-2420

Sign Program Application

APPLICANT/OWNER INFORMATION (print or type)

Property Owner: LEWIS INVESTMENT COMPANY, LLC
 Address: 1156 N. MOUNTAIN AVENUE, UPLAND, CA 91785
 Telephone No.: (909) 985-0971 Fax No.: _____
 Applicant: GARY BAUER
THOMAS WELSH FOR LEWIS OPERATING CORP.
 Address: 1156 N. MOUNTAIN AVENUE, UPLAND, CA 91785
 Telephone No.: (909) 949-6779 Fax No.: (909) 931-5538
 Applicant's Representative: _____
 Address: _____
 Telephone No.: _____ Fax No.: _____



SITE INFORMATION

Sito Address (include N, S, E or W): 1001, 1021, 1041, 1051 N. MILLIKEN AVE; 4190 E 4TH ST.; 4175 E. CON COURS # 0210-203-36
 Assessor's Parcel No.: PARCEL MAP NO 15812; BOOK 196 PAGE 23-25; PMB 189/50-54
 Development Name: "THE VILLAGE" at THE ONTARIO CENTER
 Zone: SP THE ONTARIO CENTER Euclid Avenue Overlay District? Yes No

NOTES

PSGP02-004
 \$ 1,048.00
 CK # 0301617
 10/2/02
 TW
 R200204773
 Approved 12/11/02
 by: *[Signature]*

THE VILLAGE

at

THE ONTARIO CENTER

Date: October 2002

PLANNING DEPARTMENT APPROVED	
<input type="checkbox"/>	SUBJECT TO CONDITIONS
Approved By: <i>[Signature]</i>	Date: <i>10/11/02</i>

Lewis Investment Company, LLC
Lewis Retail Centers
a member of the Lewis group of companies
1156 N. Mountain Avenue
Upland, CA 91786
(909) 985-0971

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I. GENERAL LANDLORD/TENANT GUIDELINES:

A. General Requirements:

1. Each Tenant shall submit to the Landlord for written approval before fabrication, not less than three (3) copies of detailed drawings of the Tenant's proposed signs indicating the location, size, layout, design, materials and color graphics. Such drawings shall be submitted concurrently with architectural drawings, sufficient in Landlord's opinion, to show the exact relationship with the store design, Tenant's store location on site and the dimensions of the building frontage.
2. Prior to fabrication, detailed drawings of all signs shall be submitted to the Landlord and stamped as approved by the Landlord. Drawings then must be submitted to the City Planning Division for review and approval prior to fabrication.
3. Tenant shall obtain and pay the entire cost of all permits, and approvals, construction, installation and maintenance of its respective sign. No sign shall be installed until all required approvals and permits have been obtained.
4. Tenant shall be responsible for fulfillment of all of the Signage Criteria Guidelines to the extent applicable.
5. The location of all signs shall be per the accompanying design criteria as illustrated in the attached exhibits.
6. The location of all signs shall be per the accompanying design criteria.
7. Tenant shall verify his sign location and size with Landlord/Developer prior to fabrication.
8. It is the responsibility of Tenant's sign company to verify all conduit locations and service prior to fabrication.
9. Tenant shall be solely responsible for the installation and maintenance of its own signs.
10. Tenant is required to maintain their sign in good working order and replace defective lights, components, etc., as necessary.

11. Tenant shall be fully responsible for the actions of Tenant's sign contractor.
12. Electrical service to Tenant's signs will be connected to Tenant's meter and shall be connected to a time clock supplied by Tenant. Time clock hours shall be subject to Landlord approval.
13. All sign fabrication shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles will not be accepted. The Landlord/Developer reserves the right to reject any fabrication work deemed to be below standard.
14. Except as permitted herein, any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be placed or directed towards a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
15. All illuminated Building Wall and Fascia Signs shall be either internally illuminated individual letters or reverse individual channel letters with halo illumination.
16. All primary identification of Tenant shall be illuminated per the criteria listed in the General Sign Specifications section. Secondary Signage may be non-illuminated if total allowable sign area is not exceeded in height and width.
17. Notwithstanding the maximum square footages specified for copy area allowances, sign and typography in all cases shall appear balanced and in scale within the context of the sign space and the buildings as a whole. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
18. No Tenant shall affix or maintain upon any glass or other material on the storefront or within twenty-four inches (24") of any window, any signs unless such signs or materials have received the written approval of the Landlord, and comply with this Sign Criteria.
19. Two lines of copy may be used where indicated, provided the total height of sign does not exceed maximum sign height for the applicable type of Signage and the Landlord and the City approve the design.

20. No projection above or below the "maximum sign letter copy area" will be permitted (except as otherwise approved by the Landlord/Developer in writing).
21. All sign lettering, not including the logo portion of the sign, shall be the same style and color. Alternative letter styles are permitted for state or federally registered business logos.
22. No sandblasted or painted wood signs will be allowed.

B. Construction Requirements

1. Landlord's project manager or property management shall be given 7 days notice prior to installation of all signs. Failure to notify Landlord may result in removal of sign to inspect penetration in building face.
2. All sign fabrication and their installation must comply with all local building and electrical codes and bear a UL label placed in an inconspicuous location. Tenant shall pay for electrical service to the sign.
3. No labels will be permitted on the exposed surface of the signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
4. No exposed crossovers, conduits, conductors, transformers, tubing, junction boxes, neon, lamps, etc. shall be permitted. Junction box to be installed flush with wall finish with sealed metal cover.
5. Letter fastening and clips are to be concealed and be of galvanized, stainless, aluminum, brass, or bronze metals.
6. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the Shopping Center.
7. Design, layout and materials for Tenant signs shall conform in all respects with the sign design drawings included in this criterion. The maximum heights for letters in the body of the sign shall be as indicated in these criteria.
8. Tenant's sign contractor shall repair any damage to the premises or other property in the Shopping Center caused by the contractor's work. Should Tenant's contractor fail to adequately repair such

damage, Landlord may, but shall not be required to, repair such damage at the tenant expense.

9. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish to Landlord's satisfaction.
10. No wood backed letter material will be allowed.

C. Sign Installation:

1. All work to fabricate, erect, or install signs (including connection to electrical junction box) shall be contracted and paid for by Tenant and subject to approval by Landlord.
2. All signs shall be designed, constructed and installed in accordance with local codes and ordinances. Tenant's sign contractor, at Tenant's sole expense, shall obtain all permits.
3. Signs not installed in strict accordance with previously approved plans and Tenant, shall immediately correct specifications at Tenant's cost and expense, upon demand by Landlord. If not corrected within fifteen (15) days, sign may be removed or corrected by Landlord at Tenant's expense.
4. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum of inconvenience to the Landlord and to the other Tenants.
5. All letters shall have concealed service access to lamps, ballasts and wiring.
6. Upon removing any sign, Tenant shall, at its own expense, repair any damage created by such removal and shall return the area from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from its site.

D. Protection of Property:

1. Tenant's sign contractor shall design, install, or erect Tenant's sign in such a manner that it will not over-stress, deface, or damage any portion of the building or grounds.

2. Any sign, temporary or permanent, capable of exerting damaging pressures on the building due to its size, weight or design shall have its design examined by a structural engineer. Prior to installation of such sign, Tenant shall submit to Landlord such engineer's written approval verifying that no unsafe condition will be imposed upon the building or other structure to which the sign will be attached.
3. All exposed parts of any sign or sign support subject to corrosion or other similar damage shall be protected in a manner acceptable to Landlord.
4. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, Tenant shall promptly repair. Landlord may remove and store, at Tenant's expense, any signs not maintained properly or not in accordance with sign program.

F. Prohibited Signage and Signage Component Restrictions:

All users are subject to the following:

1. Signs Constituting a Traffic Hazard: No person shall install, maintain, or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or any other symbols or characters in such a manner to interfere with, mislead or confuse traffic.
2. Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post, display, or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
3. Signs on Doors and Windows: No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign shall be placed on the exterior of the premises except as permitted herein. No sign of any kind shall be attached to a standpipe except those signs as required by code or ordinance.
4. Window signs, except where specifically approved by the Owner/Developer and the City, are prohibited.
5. No animated, revolving, flashing, audible, or odor producing signs will be allowed.
6. No Vehicle Signs: Signs, parking lot fliers on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making

of deliveries of sales or merchandise or rendering of services from such vehicles, are prohibited.

7. Any Sign located on the roof or projecting above the roofline of a building is prohibited.
8. Freestanding Signs except as provided in this document are prohibited.
9. Formed plastics or injection-molded plastic signs are prohibited.
10. No exposed raceways, crossovers or conduits will be permitted to be visible.
11. Permanent advertising devices such as attraction "sandwich" boards, posters, banners and flags, except where specifically approved by the Owner/Developer and the City, are prohibited.
12. No other types of signs except those specifically mentioned within this criterion will be allowed.
13. Tenant will be required to remove any sign considered to be in bad taste or that does not contribute positively to the overall design of the center.

II. MISCELLANEOUS SIGNS:

- A. It is understood that there may be the need for additional signs for information and directional purposes. Landlord and the City Planning Department will review these signs for consistency of design with the Shopping Center.
- B. City, State, and Federally required signs should be installed as required by the governing agency.

III. GENERAL SIGN SPECIFICATIONS:

- A. Signs shall be in accordance with criteria contained within this program, unless in the opinion of the Landlord and the City, the design contributes to the unique benefit of the complex.
- B. The "copy" (letter type), logos and their respective colors shall be submitted to the Landlord/Developer for approval prior to fabrication.

- C. Unless specified herein, wording of Tenant signage is limited to the Tenant's trade name and logo(s). Each Tenant's customary signature or logo, hallmark, insignia or other trademark will be respected.
- D. A registered trademark/logo may be included within the calculated sign area. Logo sign shall also be sized to be in proportion to the building face to which it is attached. This sign is also subject to approval by the Landlord and the City Design Review Committee.
- E. A trademark/logo may be combined with individual letters if said trademark/logo is registered and is within the allowable area and size requirements, subject to City and Landlord review and approval.
- F. Signs shall center on the storefront unless prior written approval is obtained from the Landlord and the City.
- G. All illuminated Building Wall and Fascia Signs shall be either internally illuminated individual letters or reverse individual channel letters with halo illumination.
- H. For internally illuminated, individual channel letter signs shall be illuminated using plastic faces.
- I. For halo signs, solid letters shall be illuminated by concealed neon tubes to create a halo effect.

Internally Illuminated Sign Specifications:

1. Internally illuminated individual letters shall consist of one (1) channel letters, two (2) neon illumination, three (3) plastic face, and four (4) trim cap.
2. Channel letters shall be made of .063 aluminum returns with .090 aluminum backs.
3. Letters shall be internally illuminated neon lighting. Transformers shall be housed within the individual letters or in a raceway located behind the sign fascia. Exposed raceways are prohibited.
4. Internally illuminated signs shall be 30 mille-amp neon lamps. All signage shall be installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
5. All metal surfaces shall be primed and painted to match colors specified in design drawings.

6. Individual letter styles are allowed, provided that Landlord and the City have approved design, color and spacing of letters in writing.

Halo Lit Letter Sign Specifications (if applicable):

1. The reverse channel letter back on halo signs shall be constructed of "Acrylate" acrylic plastic (3/16" minimum) or Lexan and fastened to the metal can in an approved manner.
2. All metal shall receive a minimum of two (2) coats of primer and one (1) coat of finish. Metal sheet seam joints shall be by electric weld only.
3. Halo type signs used in outdoor locations will have clear Lexan backing on the rear of the letters to prevent birds nesting in the letters.
4. All neon tubing must be fully concealed within or behind the letter to not be visible to the public.
5. Halo signs shall be 30 mille-amp neon lamps. All signage shall be installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Halo type signs used in outdoor locations will have clear Lexan backing on the rear of the letters to prevent birds nesting in the letters.
7. PK housing shall be provided to feed the neon to each letter of the sign.

Sign Heights:

1. For Major and Sub-Major tenants: the height of each sign shall be of a size that is appropriate to the exterior elevations of the proposed space with color choice open. These signs will be submitted to the Landlord and City for approval. The proportions of the building architecture shall determine the maximum sign letter height.
2. For In-Line and Pad Tenants: the height of each sign shall be measured from top to bottom and shall not exceed the following guidelines:

- A. Single line signs in all upper case shall not exceed 24" in height. Upper and lower case signs shall also not exceed 24" including down strokes.
 - B. Two line signs shall not exceed 30" in total height, including space between lines, and no individual line shall be more than 18" in height.
 - C. The space between lines shall not exceed one third of the letter height of smallest letter.
-
- J. Except where required by City permit regulations, sign manufacturer's names are prohibited.
 - K. Luminous vacuum-formed acrylic signs and letters, including pre-manufactured and franchise signs, with the exception of site and directional signage approved by the Landlord/Developer and the City, are prohibited.
 - L. Styrofoam, cardboard, or paper signs, stickers or decals hung around, on or behind storefronts are prohibited.
 - M. Exposed fastening devices, unless integral to the signs' design intent, are prohibited.
 - N. In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Helvetica Medium letter style) to provide store name and hours information to the right of the entry door as specified on the attached Exhibit 17. The total area for this sign shall not exceed 280 square inches.
 - O. Promotional or special event signs, banners or flags shall be in conformance with the City Sign Ordinance and must be approved by Landlord prior to submission to the City.

VI. PERMANENT ON-SITE BANNERS:

- A. The Landlord, at its discretion, may periodically install and remove or permanently install and maintain decorative, directional or informational banners in designated areas.

- B. These banners may be installed by Landlord to announce special upcoming shopping center events and to add color and flare to the center.
1. Walkway oriented banners shall be mounted on existing light standards within the sidewalk or walkway areas.
 2. Walkway oriented banners shall not exceed 7 sq. ft. of banner area per side of light standard.
 3. Drive oriented banners may be installed on permanent standards along the main entrances to the center—heights and locations to be approved by the City.
 4. Drive oriented banners shall not exceed 14 sq. ft.
 5. The banner program may be installed in phases so the owner may evaluate the installation, and make any necessary design or attachment adjustments prior to the final design installation.
- C. The banners shall in all other ways not aforementioned in this section and wherever possible, be in accordance with the criteria contained within this program unless in the opinion of the landlord and the City, the design contributes to the unique benefit of the complex.

V. SITE TENANT IDENTIFICATION SIGNAGE:

A. MONUMENT SIGNS

The shopping center and the major / sub-major users within shall be identified by street oriented signs at major and secondary entrances around the project. Signing shall be in accordance with the criteria established herein. As well, freestanding pad users may be allowed at Landlord's discretion for all or a portion of one (1) monument sign at Landlords discretion, designed to fit within the criteria, and placed adjacent to the pad site.

- MONUMENT SIGN: Eight-foot high internally illuminated multi-tenant monument signs with three sign panels on each side. See Exhibit 1.0

VI. MAJOR TENANT BUILDING SIGNAGE - (50,000 sq. ft. plus)

- A. The Major tenant shall be allowed to install three (3) wall mounted identification signs (see Exhibit 2.0) signs on the North, South and East elevations. All signs shall be subject to City and Landlord Design approval. Major Tenants can be identified on Monument signs at the discretion of the Landlord.
- B. Major Tenant signage shall have a maximum Letter height of 5'0" high. These signs will be submitted to the Landlord and City for approval. The proportions of the building architecture shall determine the maximum sign letter height.
- C. Signs and sign locations shall be in accordance with criteria contained within this program, unless in the opinion of the Landlord of the City, design contributes to the unique benefit of the complex.
- D. Signs shall comply with all terms as set forth in the General Sign Guidelines.

VII. PAD TENANTS

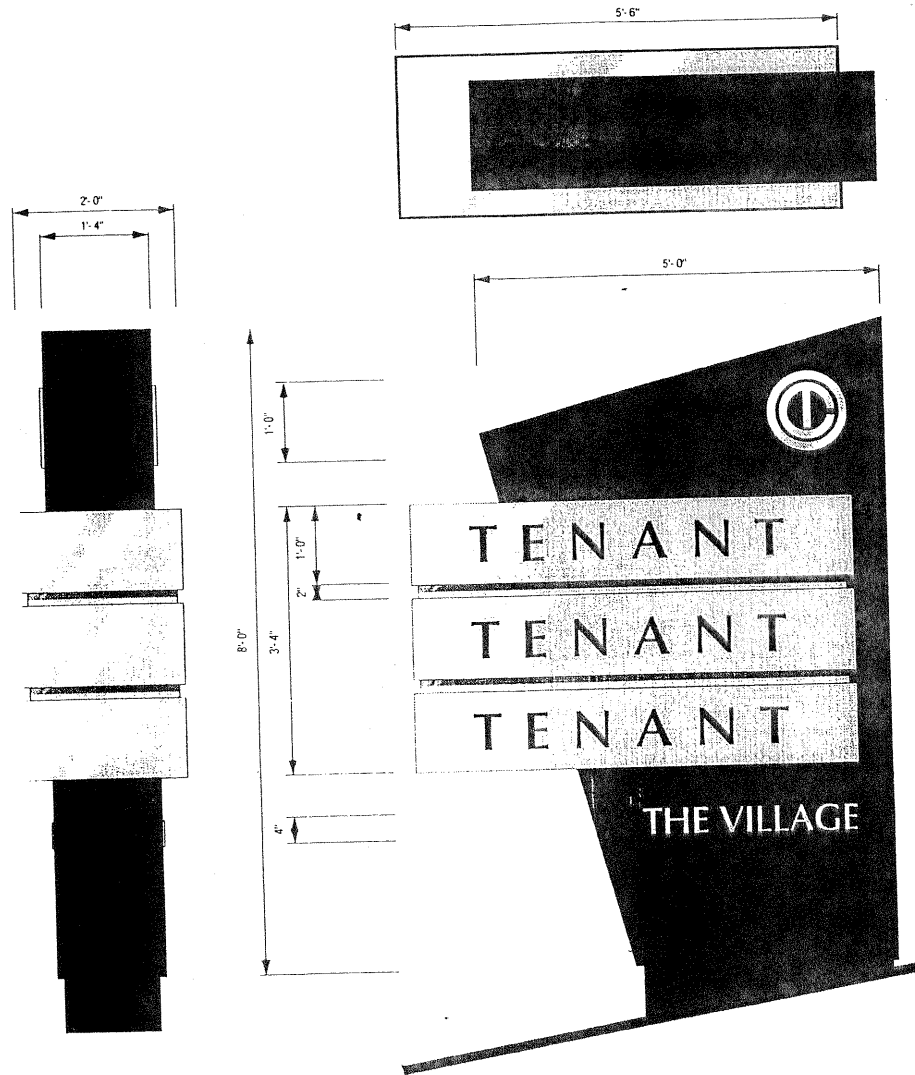
- A. **Single User Pad Tenants** shall be allowed three (3) wall-mounted identification signs, one sign per elevation or building face as illustrated in Exhibit 3.0. The maximum letter height is 2'-0" and the sign area is limited to a maximum area of fifty (50) square feet. Pad tenants may be allowed presence on monument sign(s) at the discretion of the Landlord and is subject to the Landlord and City Design Review Approval.
- B. **Multi User Pad Tenants** shall be allowed (2) wall-mounted identification signs, one sign per elevation or building face. If the tenant is one the end or has 3 elevations, they may have three (3) wall mounted identification signs, one (1) sign per elevation of building face. The maximum letter height is 2'0" and the sign area is limited to a maximum area of fifty (50) square feet. Pad tenants may be allowed presence on monument sign (s) at the discretion of the Landlord and is subject to the Landlord and City Design Review approval.
 - 1. Wall Mounted Sign area shall be the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme limits of lettering, logo, trademark or other graphic representation.

2. Signs shall comply with all terms as set forth in the General Sign Guidelines.
 3. Ultimate sign height and width must be architecturally compatible with the building frontages that they are on.
- C. Signing shall be in accordance with the criteria contained within this program, unless, in the opinion of the landlord and, the design contributes to the unique benefit of the complex and the City.
 - D. Signs shall comply with all terms as set forth in the General Sign Guidelines.
 - E. A registered trademark/logo may be included within the calculated sign area. Logo sign shall also be sized to be in proportion to the building face to which it is attached. This sign is also subject to approval by the Landlord and the City Design Review Committee.
 - F. A trademark/logo may be combined with individual letters if said trademark/logo is registered and is within the allowable area and size requirements.
 - G. Sign copy shall contain legally registered name only. No other services or product advertising will be allowed.
 - H. Single User Pad Tenants shall not be limited in color choice. Multi User Pad Tenants shall be limited in choice of colors to Red, Blue, White and Green.

XI. RESTAURANT TENANTS:

Restaurant Tenants, whether they are In-Line, Single or Multi-user Pad, have specific and unique graphic, color and signage style needs. Therefore, colors and styles will be open to these tenants subject to the approval of the Landlord and City Design Review. Signs will be limited to the restaurant/entertainment user's name and registered trademark in the size defined by the tenant's square footage, regardless of shopping center location. The use of brand names or brand logos, shields or crests will not be allowed on the sign unless approved by the Landlord and the City.

MONUMENT SIGN



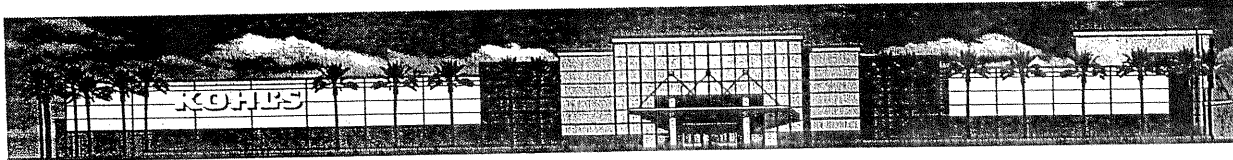
A Sign Elevation

Manufacture & Install three (3) double faced internally illuminated monument signs as shown

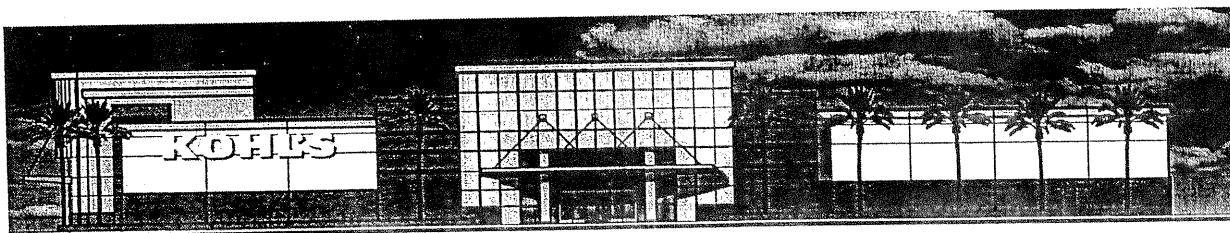
Item	Description	Vendor	Specification
Main Cabinet			Heavy gauge aluminum, baked finish semi-gloss Black
Tenant Cabinet, Reveals	Aluminum	Matthews	Metallic Silver TBD
Ontario logo	1/2" Fabricated Stainless Steel	SteelArt	Satin (Horiz. Grain)
"The Village" copy	1/4" Fabricated Stainless Steel	SteelArt	Satin (Horiz. Grain)
Base	Aluminum	Matthews	Heavy gauge aluminum, baked finish semi-gloss Black
Tenant graphics	1/2" Acrylic Push Thru	3M	TBD by individual tenants

MAJOR WALL MOUNTED SIGNS

EXHIBIT 2.0



EAST ELEVATION

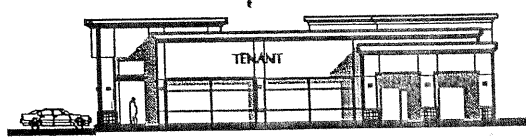


NORTH ELEVATION

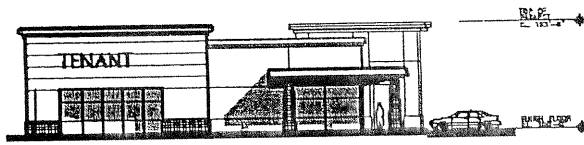
SIGN AREA: APPROPRIATE TO BUILDING ARCHITECTURE. COLORS AND LETTER ARE STYLE OPEN.

PAD TENANT WALL MOUNTED SIGNS

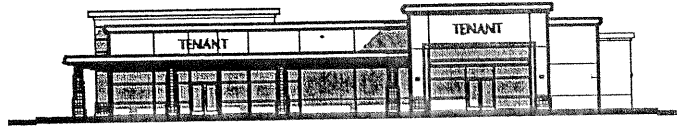
EXHIBIT 3.0



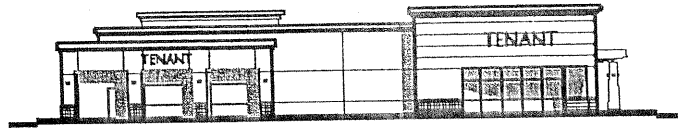
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

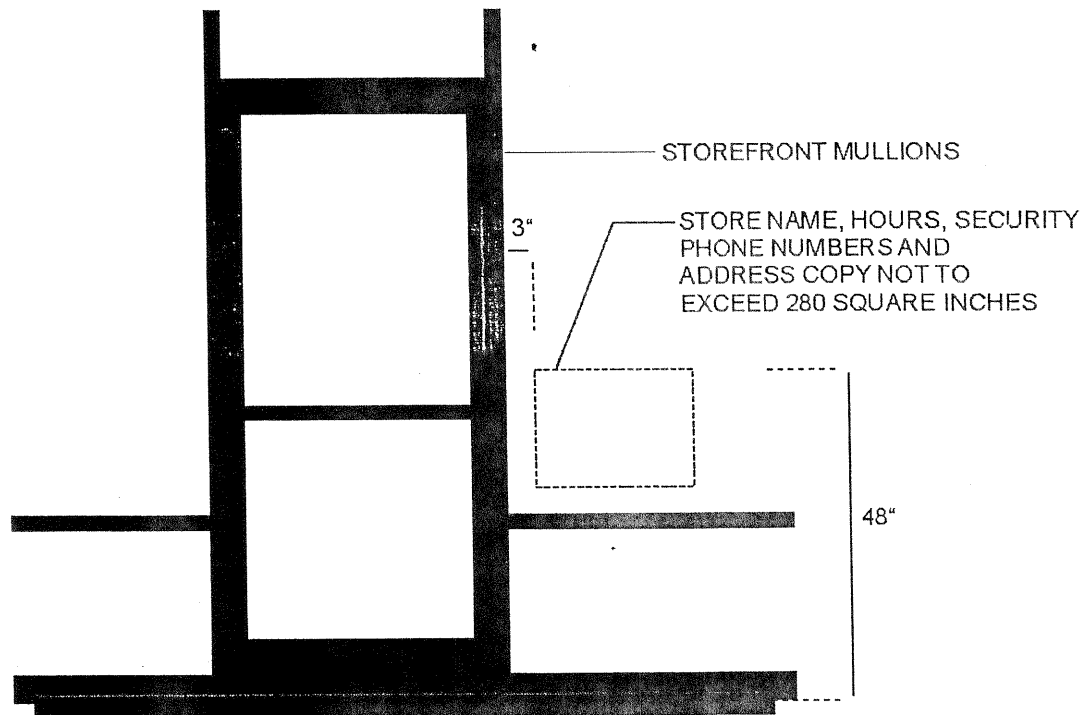


SOUTH ELEVATION

SIGN AREA TO BE ARCHITECTURALLY COMPATIBLE WITH BUILDING FRONTAGE. COLORS TO BE SELECTED FROM APPROVED PALETTE.

STOREFRONT ELEVATION
SUITE IDENTIFICATION / HOURS

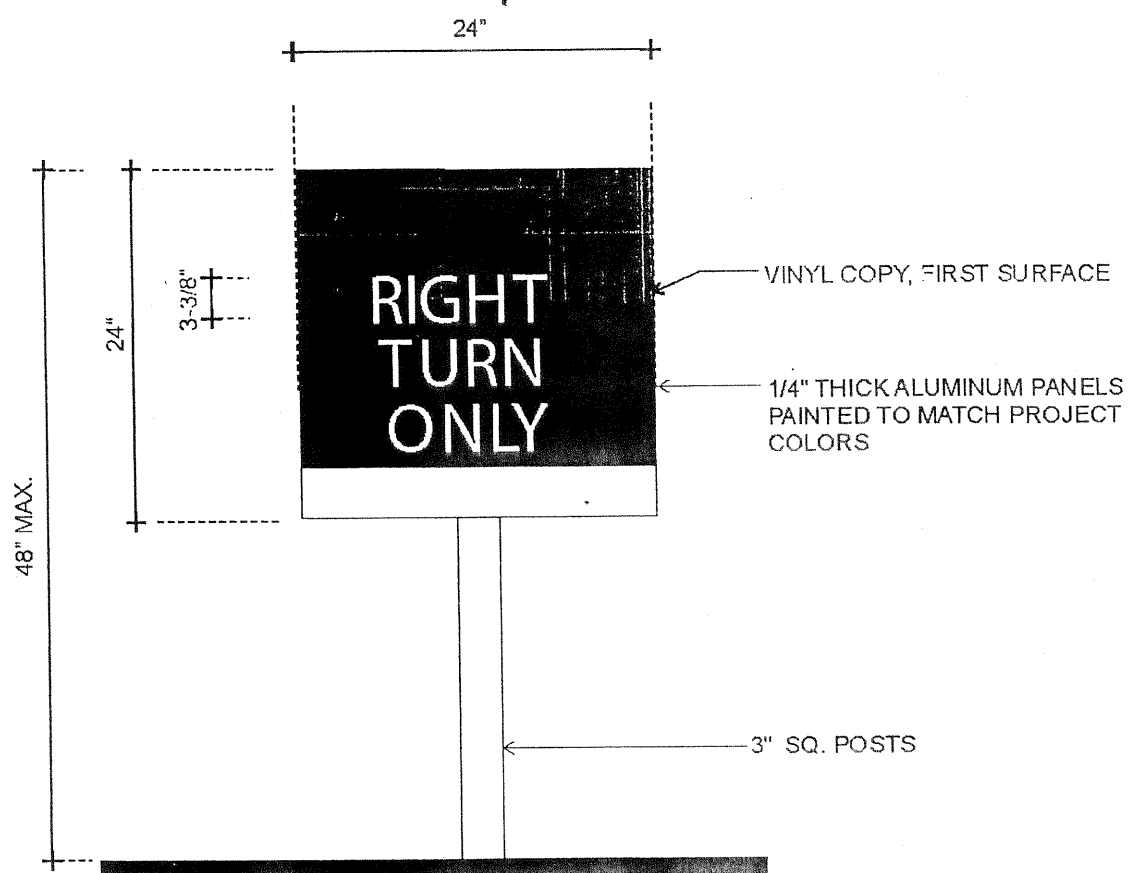
EXHIBIT 4.0



GRAPHICS TO BE FIRST-SURFACE HIGH PERFORMANCE WHITE VINYL, APPLIED TO STOREFRONT GLASS.

NON-ILLUMINATED DIRECTIONAL SIGNS

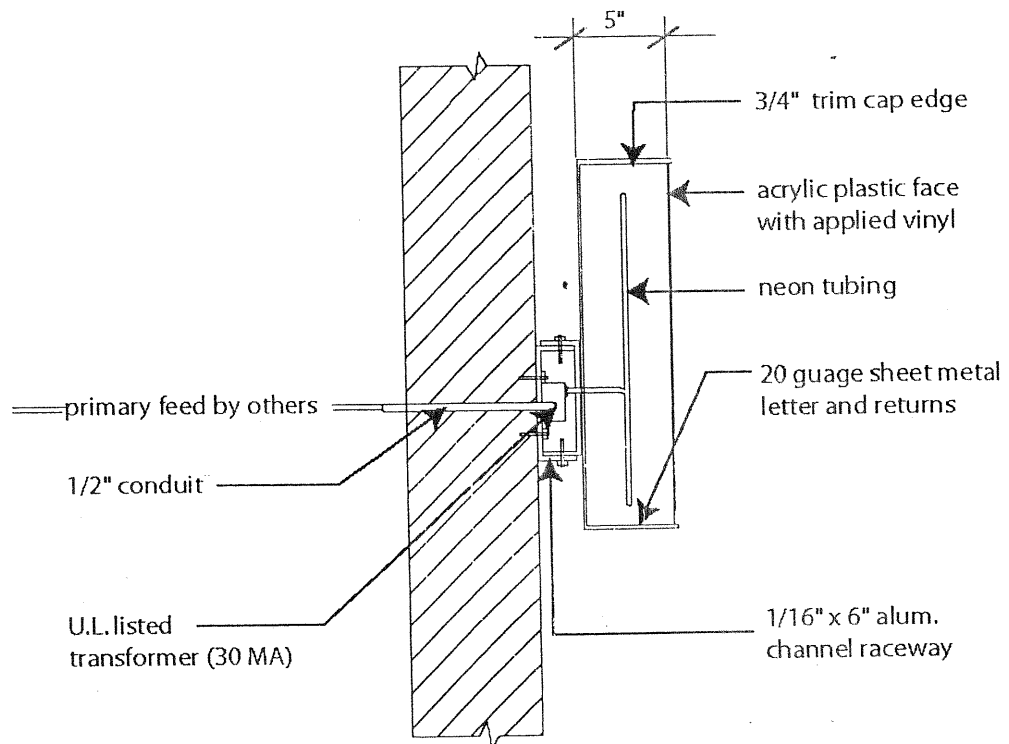
EXHIBIT 5.0



SIGN AREA: FOUR (4) SQUARE FEET MAXIMUM. COLOR AND LETTER
STYLE PER CENTER.

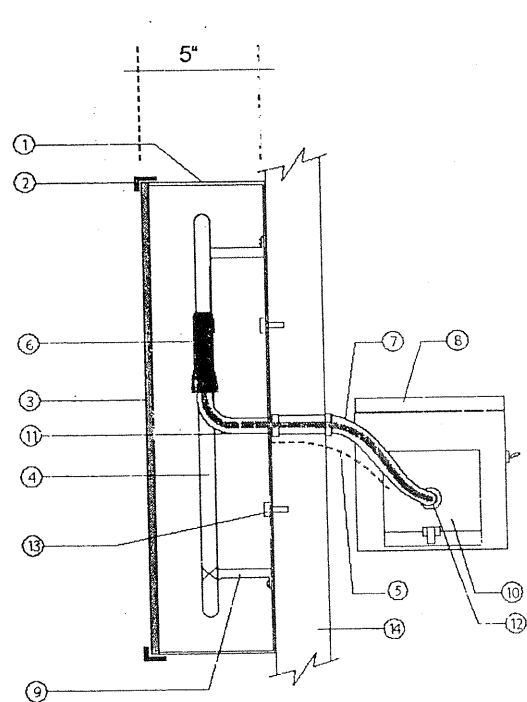
HALO LIT SIGN DIAGRAM

EXHIBIT 6.0



CHANNEL LETTER SIGN DIAGRAM

EXHIBIT 7.0



CHANNEL LETTER SECTION DETAIL NTS, ELECTRO BIT

- CUSTOM FAB. CHANNEL LETTER FROM ALUMINUM OR SHEET METAL WITH AUTOMOTIVE PAINTED RETURNS. FULLY WELDED AND CAULKED SEAMS TO ELIMINATE LIGHT LEAKS. SOLID BACKS. 1/4" WEEP HOLES AT BOTTOMS OF LETTERS. (2) PER LETTER.
- ① AND CAULKED SEAMS TO ELIMINATE LIGHT LEAKS. SOLID BACKS. 1/4" WEEP HOLES AT BOTTOMS OF LETTERS. (2) PER LETTER.
 - ② 3/4" TRIMCAP RETAINER W/ #8 X 1/2" ALUMINUM SCREWS
 - ③ 1/8" ACRYLIC FACE.
 - ④ 13-15 MM NEON.
 - ⑤ BONDING JUMPER (MIN. #14 COPPER).
 - ⑥ ELECTRO BIT HIGH VOLTAGE SS3/5, U.L. APPROVED CON.
 - ⑦ 1/2" DIAM. METAL FLEXIBLE CONDUIT.
 - ⑧ GALVANIZED TRANSFORMER BOX IN REMOTE LOCATION.
 - ⑨ NEON TUBE STAND.
 - ⑩ (1) 30MA TRANSFORMER WITH DISCONNECT SWITCH. 15,000V, 3.75 AMP.
 - ⑪ #3830 GTO SLEEVING
 - ⑫ GTO CABLE
 - ⑬ FASTENER TO WALL (2-5 PER LETTER)

SECTION DETAIL THROUGH MAJOR TENANT CHANNEL LETTER SIGN

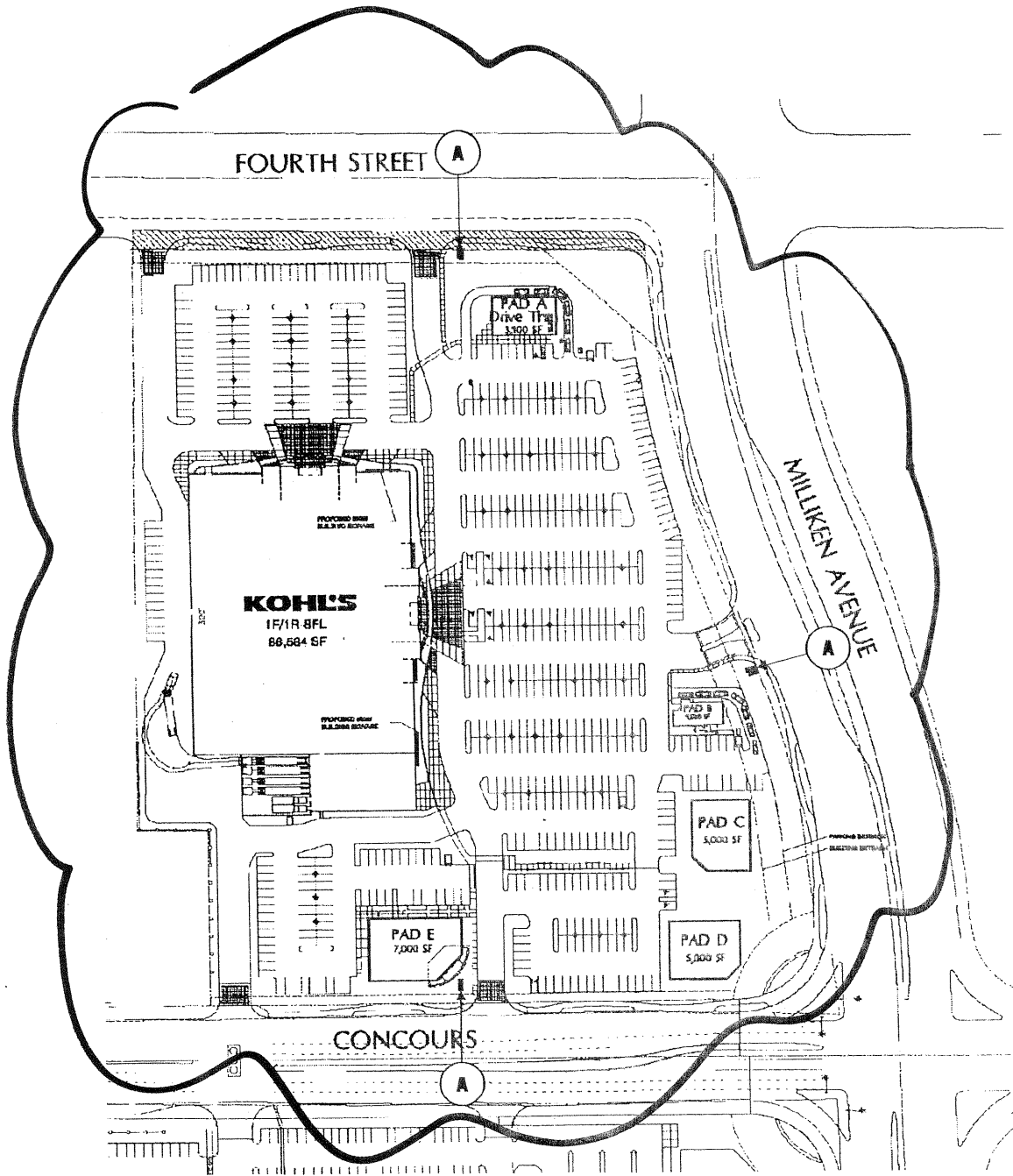
- SIGN MUST BE U.L. LISTED.
- SIGN TO BE ON ITS OWN CIRCUIT.
- TRANSFORMER(S) MUST BE ACCESSIBLE AND HAVE A WORK SPACE OF AT LEAST 3' X 3'.

SITE / LOCATION PLAN
EXHIBIT 8.0

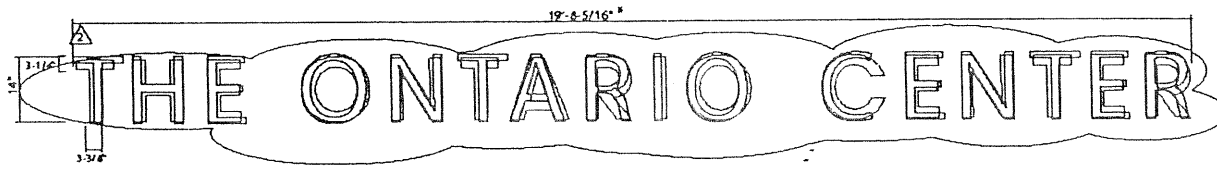
SITE / LOCATION PLAN

PM 15812

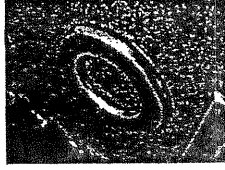
APPROVED
3/26/02



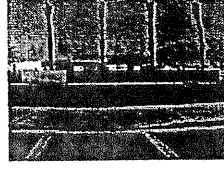
3/23/01 Add the photo
 3/14/01 Add proper title



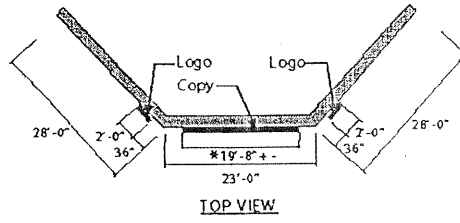
EXISTING WALL - NEW TO MATCH



EXISTING LETTER - NEW TO MATCH



EXISTING WALL - TO RECEIVE NEW LETTERS
 (Photo shows wall prior to marble cladding - by others)

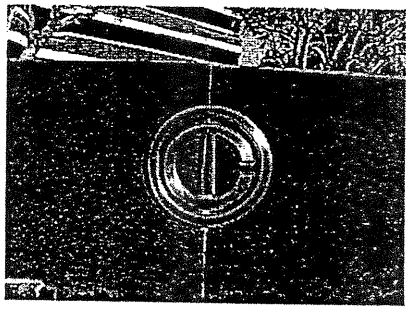


A NEW FABRICATED CHROME PLATED LETTERS AND LOGOS ON TWO EXISTING MARBLE ENTRY WALLS
 3/4\" - 1-0\"

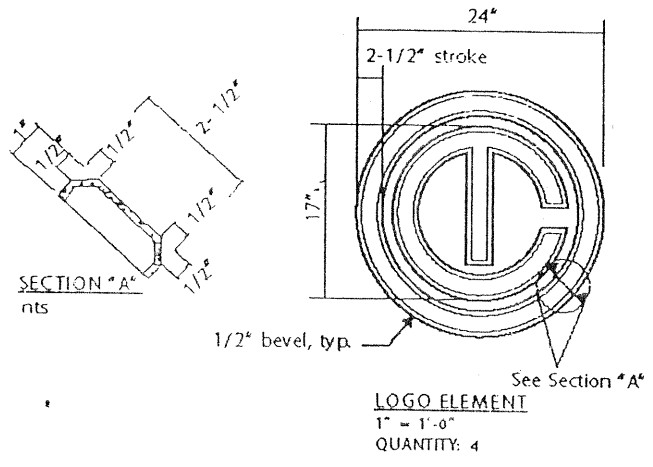
MFR. AND INSTALL TWO (2) SETS FABRICATED .090 THICK BRASS LETTERS AND FOUR (4) LOGO ELEMENTS WITH CHROME PLATE FINISH AND 1/2\" DEEP BEVELED EDGES. STUD MOUNTED TO EXISTING 3' HIGH MARBLE-CLAD WALLS. CENTERED VERTICALLY AND HORIZONTALLY. FLUSH TO MATCH EXISTING WALLS. TWO NEW WALLS MEASURE 28'-0\" WING WALL, 23'-0\" CENTER WALL, 28'-0\" WING WALL. SILICONE SEAL AROUND EACH ELEMENT CLEAR.

CORNER ID MONUMENT PLAN

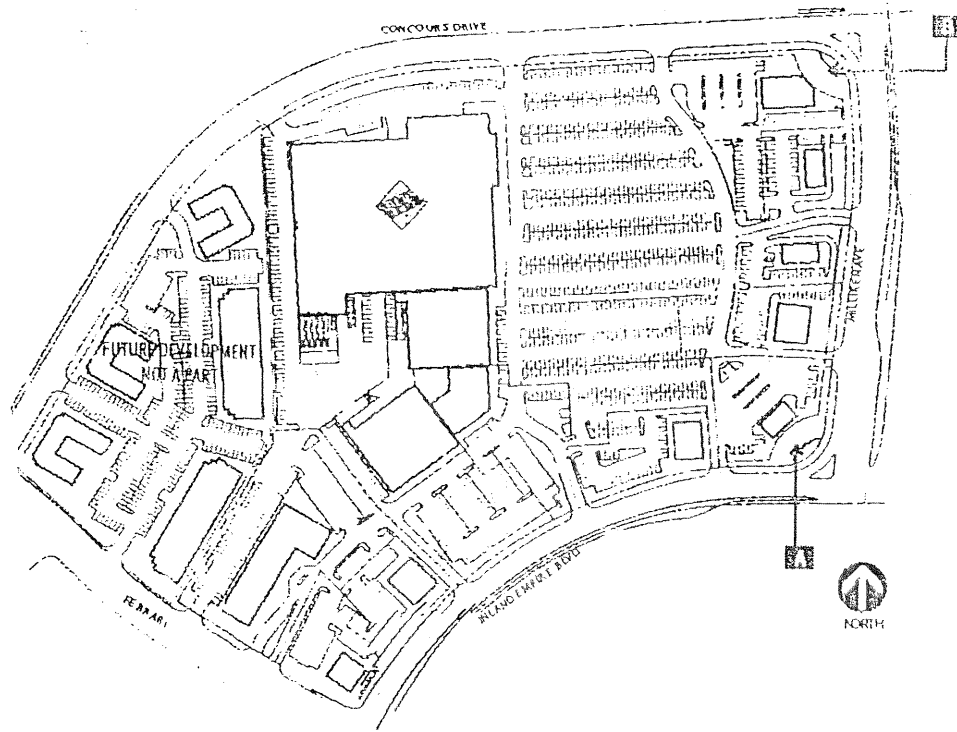
EXHIBIT 10.0



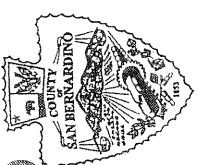
EXISTING LOGO - NEW TO MATCH



SITE PLAN



MAP IS FOR THE PURPOSE
OF VALOREM TAXATION ONLY.



Ptn. Cucamonga Fruit Lands, M.B. 4/9
Ptn. Tract No. 2244, M.B. 35/50-56

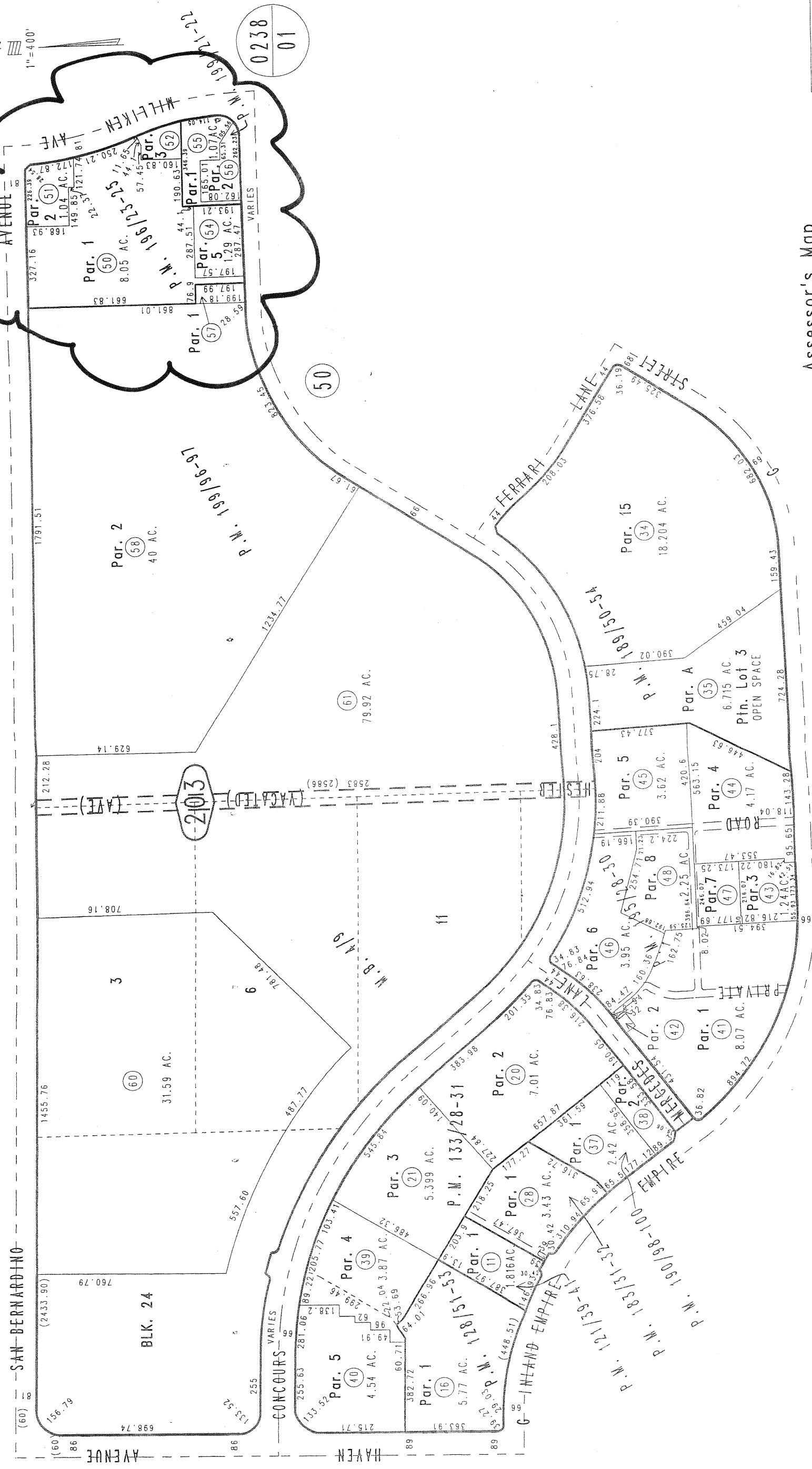
City of Ontario
Tax Rate Area
4058

0210 - 20

08

36

08



Assessor's Map
Book 0210 Page 20
San Bernardino County

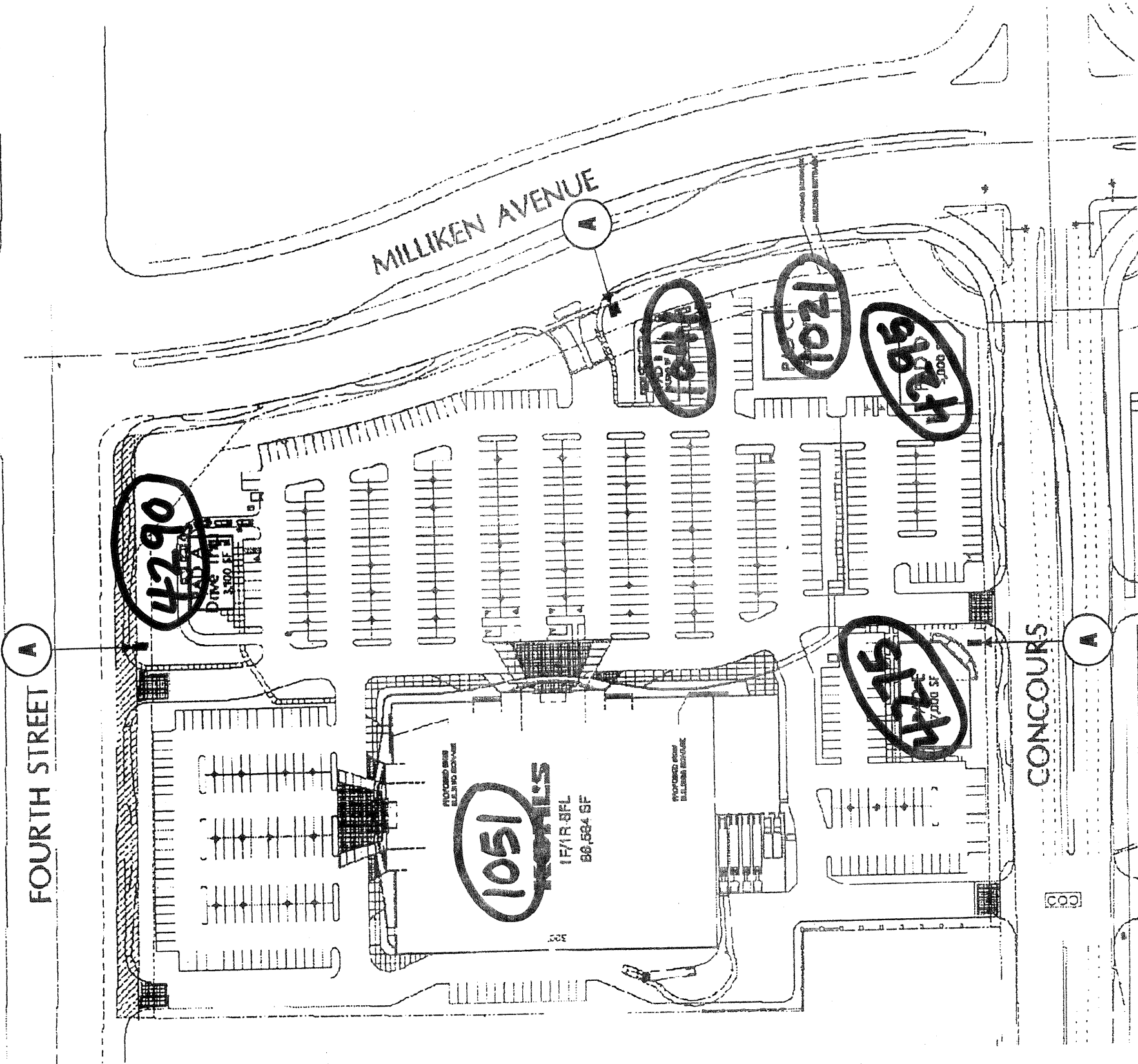
REVISED
01/07/05 GW
03/04/05 LH

Ptn. Parcel Map No. 15048, P.M. 183/31-32
Ptn. Parcel Map No. 11468, P.M. 133/28-31
Parcel Map No. 15508, P.M. 195/28-30
Ptn. Parcel Map No. 10606, P.M. 121/39-41
Parcel Map No. 10868, P.M. 128/51-53

Parcel Map No. 15812, P.M. 196/23-25
Parcel Map No. 15210, P.M. 190/98-100
Ptn. Parcel Map No. 15284, P.M. 189/50-54

Parcel Map No. 16056, P.M. 199/96-97
Parcel Map No. 15999, P.M. 199/21-22

October 2004



FOURTH STREET A

MILLIKEN AVENUE A

CONCOURS A

4290
DINE IN
5,800 SF

1051
1 1/2 R. BFL
86,684 SF

1021

4291
5,800 SF

4292
5,800 SF

4293

CCC