

SIGN PROGRAM COVER SHEET

SIGN PROGRAM NO. 87-63B

TO BE COMPLETED BY THE PLANNER:

SIGN ADDRESS (include N, S, E, W) 2401 S. VINEYARD AVENUE

RELATED ITEMS _____

RECEIVED BY _____ DATE _____

TO BE COMPLETED BY APPLICANT

OWNER PAN PACIFIC TELEPHONE 619 727-1002

MAILING ADDRESS 1631-B S. MELROSE DR.

CITY, STATE, ZIP CODE VISTA, CA 92083

REPRESENTATIVE _____ TELEPHONE _____

MAILING ADDRESS _____

CITY, STATE, ZIP CODE _____

BACKGROUND INFORMATION

ZONE: C2 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: _____

ACTION

COUNTER

DATE: _____

ACTION: _____

PLANNER: _____

PLANNING COMMISSION

MEETING DATE: _____

ACTION: _____

- LAURENTIAN CENTER
VINEYARD VILLAGE SHOPPING CENTER
2401 SOUTH VINEYARD AVENUE
ONTARIO, CALIFORNIA

SIGN CRITERIA

These criteria have been established for the purpose of maintaining continuity of quality and aesthetics throughout the shopping center for the mutual benefit of all Tenants, and to comply with the regulations of the City of Ontario. Conformance will be strictly enforced and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

I. GENERAL REQUIREMENTS

- A. Each Tenant shall submit or cause to be submitted to the landlord, for approval, prior to fabrication, three (3) copies of detailed drawings indicating the location, size, layout, design, color, illumination, materials, and method of attachment. Signature of Landlord shall be required on plans submitted to the City of Ontario for permitting purposes.
- B. All City of Ontario permits for signs and their installation shall be obtained by the Tenant or his representative. Before installation of signs, Tenant must submit to Landlord a copy of the City of Ontario permit.
- C. All signs shall be constructed and installed at the Tenant's expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Ontario.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord or his authorized representative and the City of Ontario.
- F. Tenant shall be responsible for the installation and maintenance of his sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do same, Landlord shall undertake repairs and Tenant shall reimburse Landlord with ten (10) days from receipt of invoice.

- G. Signing for Tenants of single purpose, free-standing building shall be commensurate with the architecture of the building and shall be subject to this Uniform Sign Criteria.
- H. Should Tenant relocate within the shopping center, Tenant shall be responsible for obtaining City of Ontario permit for the relocation of its signage.
- I. Landlord shall remove signs installed without City of Ontario and Landlord approval, at the expense of the Tenant.

II. SPECIFICATIONS - CANOPY SIGNS (Retail Shops)

All companies bidding to manufacture these signs are advised that no substitutes will be accepted by purchaser whatsoever, unless so indicated in the specifications and approved by Landlord and Tenant. Any deviation from these specifications may result in purchaser's refusal to accept same. All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of developer. Any signs found not in conformance will be rejected and removed at Tenant's expense.

A. General Specifications

1. No animated, flashing or audible signs will be permitted.
2. All signs and their installation shall comply with all local building codes, electrical codes and Sign Ordinance.
3. No portable signs will be permitted.
4. Grand opening or promotional sales signs shall comply with the City of Ontario Sign Ordinance.
5. All cabinets, conductors, transformers and other equipment shall be concealed.
6. Painted lettering will not be permitted.

B. Location of Signs

1. All sign or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord and in accordance with the Uniform Sign Criteria.

2. 

III. DESIGN REQUIREMENTS

- A. All Tenants shall utilize one of the two letter styles as shown in Exhibit "A", except for Anchor Tenants.
- B. [REDACTED]
of the lineal leased frontage and centered horizontally on the demised premises, unless otherwise directed by Landlord. Signage for major Tenants: total sign area shall not exceed one (1) square foot per lineal foot of leased premises frontage or two hundred (200) square feet maximum, whichever is less. The square footage will be distributed equally between the signage on the front of the store under the canopy signs.
- C. Letter height shall be sixteen inches (16") maximum unless Tenant's name cannot be accommodated at that size, in which instance smaller letters may be approved (12 inches minimum), [REDACTED]
- D. Anchor Tenants with two (2) frontages shall be allowed two (2) signs; each sign shall be equal to sixty-six percent (66%) of each lineal leased frontage. Tenants with two frontages shall be defined as those Tenants occupying corner units and having exposure on two sides. Further, the maximum sign area shall not exceed a total of two hundred (200) square feet. Sign cabinets will not be permitted. [REDACTED]
[REDACTED] No tenant shall be permitted to have signs on more than two sides of building.
- E. Logos shall not exceed fifteen percent (15%) of sign area and will be included in the calculation of the allowable signage subject to the following: (See Exhibit "B")
- Cabinet faces shall be Ivory #2146.
 - Lettering shall be Red #2793
 - Returns to be bronze in color.
- F. Plastic face colors for letters shall be limited to the following colors:
- Lettering shall be red #2793 with three quarter's inch (3/4") gold trim cap.
- G. Sides of letters to be bronze in color.
- H. Sign copy shall include minimal information only. The name of the store or business shall be the dominant message on the sign.
- I. Trimcap retainers shall be used at the perimeter of sign letter faces, color needed (to match plexi face).

J. Neon color shall be clear red with 30 MA transformers. Anchor Tenants will be allowed to utilize trademark colors.

K. [REDACTED]

L. [REDACTED]

M. Tenants must occupy a minimum of 600 square feet of leased building area to be allowed wall signs.

IV. CONSTRUCTION REQUIREMENTS - See Exhibit "C"

A. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.

B. All exterior signs exposed to the weather shall be mounted one half inch (1/2") from the building to permit proper dirt and water drainage.

C. All signs shall be fabricated using full welded construction.

D. All signs shall be connected to junction box provided by Landlord and connected to Landlord's house panel. Final hook up and connections by Tenant's sign contractor.

E. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.

F. Underwriter's Label required on all signs.

G. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.

H. Sign contractor shall repair any damage caused by his work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.

I. Tenant shall be fully responsible for the operations of his sign contractors, and shall indemnify, defend and hold the parties harmless from damages or liabilities on account thereof.

J. Three sixteenth's inch (3/16") drain hole required at the bottom of each letter stroke.

K. Plastic faces for letters shall be three sixteenth's inch (3/16") thick Rohm and Haas Companies plexiglass, manufactured for outdoor advertising displays, in colors noted.

L. Metal portions of lettering to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.

V. GUARANTEE

A. Entire display shall be guaranteed for period of not less than one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

VI. INSURANCE

A. Sign company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or erection of signs in the amount of \$500,000 per occurrence.

VII. INSTALLATION

A. Tenant's sign contractor shall completely install and connect a sign display and primary wiring at sign location stipulated by Landlord.

B. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all Tenant signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

VIII. UNDER CANOPY SIGNS

A. One under canopy sign per Tenant. 18" x 60" D/F sandblasted redwood. See Exhibit "C-I" for specifications.

IX. MISCELLANEOUS REQUIREMENTS

A. Each Tenant shall be permitted to place upon each entrance of it's demised premises not more than four (4) square inches of vinyl, Scotchal #365A, gold lettering not to exceed four inches (4") in height, indicating hours of business, emergency telephone numbers, etc.

B. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon either the interior or exterior of the glass panes and supports of the show windows and doors, or upon the exterior walls of the building. Landlord shall remove

signs described herein installed with City of Ontario and Landlord approval, at the expense of the Tenant.

- C. Tenants may install on the storefront, if required by the U.S. Postal Service, the street address in the exact location as stipulated by the owner. Numbers shall be uniform in size and style as required by the owner.
- D. At the expiration, or sooner termination of Tenant's lease term, Tenant shall be required to remove his signs and patch the canopy and fascia and paint the patched area to match the surrounding area.

X. MONUMENT SIGNS

- A. A maximum of two (2) master I.D. monument signs, as shown in Exhibit "D", as located as per Site Plan. The maximum letter height is to be eighteen inches (18").
- B. The two (2) master I.D. monument signs are approved and built. (Exhibit "D")
- C. Only those Tenants with 2,000 or more square feet of leased area will be allowed on a master I.D. monument sign.

XI. MONUMENT SIGN VARIANCE

- A. One (1) monument sign is proposed for the Vineyard Garden Hand Car Wash/Chevron Gas. (Exhibit "D-I"), as located per attached Site Plan. The maximum letter height is to be eighteen inches (18").

XII. PYLON SIGN

- A. A maximum of two (2) pylon signs, as shown in Exhibit "E-I" and Exhibit "E-II", as located as per Site Plan. (The pole-ylon sign is located on the Vineyard Village East parcel and the pylon sign is located on the Laurentian Center parcel. The request is being made in this variance (Paragraph XIII.) to incorporate both parcels into one shopping center.

- B) Anchor Tenants are those Tenants with 6,000 or more square feet of leased space.

- C) Freeway Pole Sign Variance:

- 1) There are currently three Anchor Tenants on this sign: Sears, Family Fitness and Dunn Edwards Paints. Permits will be drawn for Family Fitness and Dunn Edwards Paints.

- 2) A drawing is attached for the enhancement of this sign to reflect the architectural style and theme of the center and other existing pylon sign (Exhibit G). Permit will be drawn to re-engineer sign to City specifications.
- 3) A maximum of three tenants will be allowed for this sign.

D) Freeway Pylon Sign Variance:

- 1) There are currently four Anchor Tenants on this sign: Pep Boys; Play Co; Carls, Jr.; and Direct Carpet. Permit will be drawn for Direct Carpet.
- 2) A variance is being requested to allow for an additional spanner panel for the car wash which would include the Chevron Gas logo.

E) Banners and Balloons:

- 1) Banners will only be allowed for grand openings with a 30-day time limit. Tenants must have City of Ontario permit to display banners.
- 2) Balloons will not be allowed under any circumstances.
- 3) Landlord shall remove, at Tenant's expense, any banner that remains over the 30-day time limit or any balloon put on display,

XIII.

MISCELLANEOUS

A) Combining Two Parcels Into One Shopping Center:

The National Lumber building was purchased in 1992 by a subsidiary of the General Partner of Laurentian Center, Ltd. Both parcels are now incorporated into one shopping center.

B) Freeway Exposure Wall Signs For Tenants Located in North Building:

- 1) Tenants located in the North Building shall be allowed freeway exposure signs along the north face of the building. Letter height shall be eighteen inches (18") maximum and twelve inches (12") minimum. All other sign requirements shall be pursuant to the criteria contained herein.

C) Landlord understands that a permit for the Chevron spanner sign will not be issued until permits are obtained for existing signs installed without permits as identified in Paragraphs I(A) and IX(B) herein.

ABCDEF GHIJKLMN
OPQRSTU VWXYZ

LOUDY HEAVYFACE CONDENSED
TENANT STOREFRONT LTR. STYLE

EXHIBIT "A"

20'-0"

20'-0"

EQ.

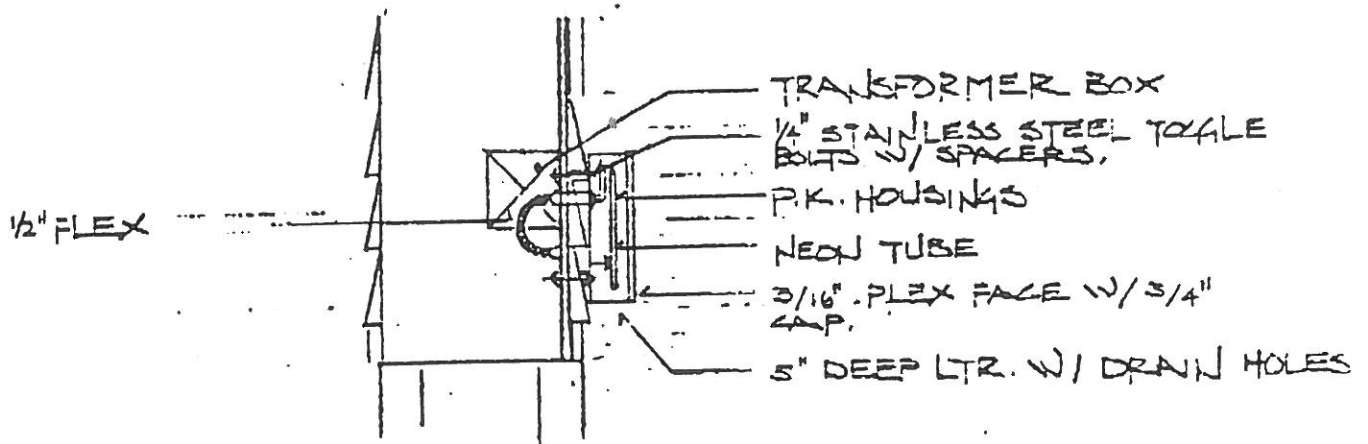
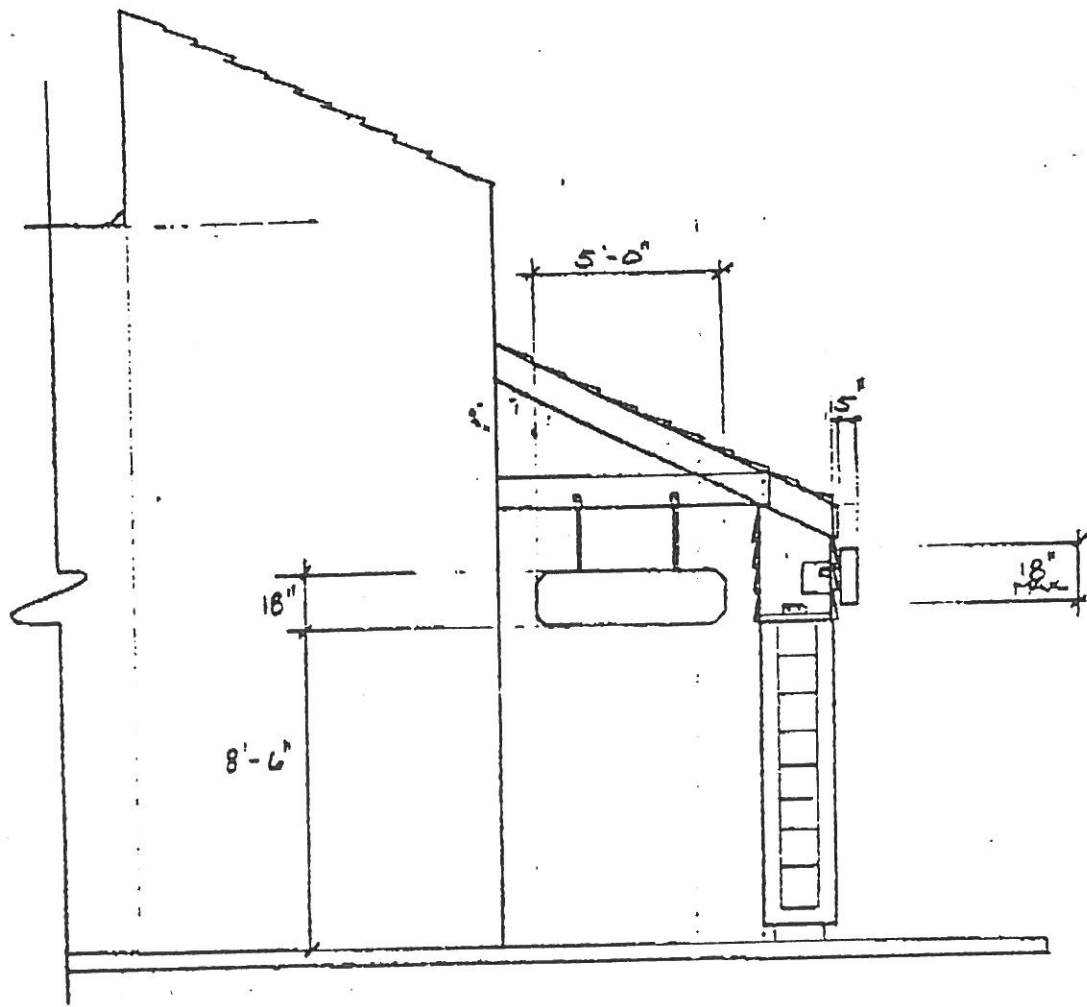
13'-0"

EQ.

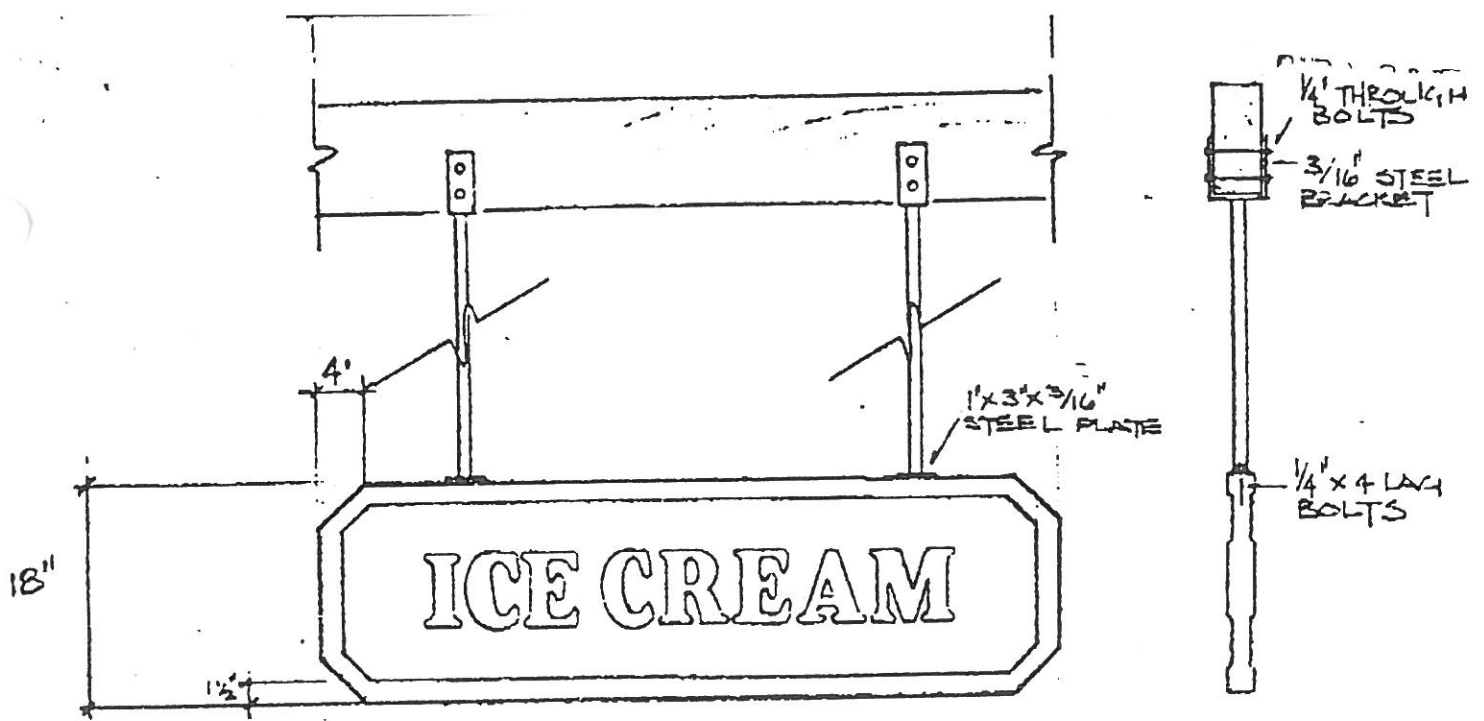
12" RESTAURANT

16" PATIO SHOP

TYPICAL CHANNEL LTRS.
EXHIBIT "B"



INSTALLATION DETAIL
 EXHIBIT "C"



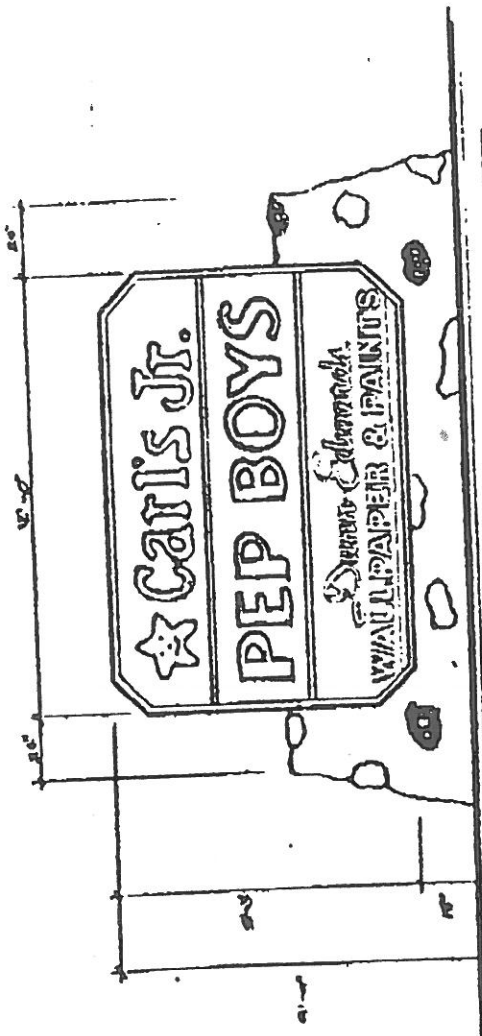
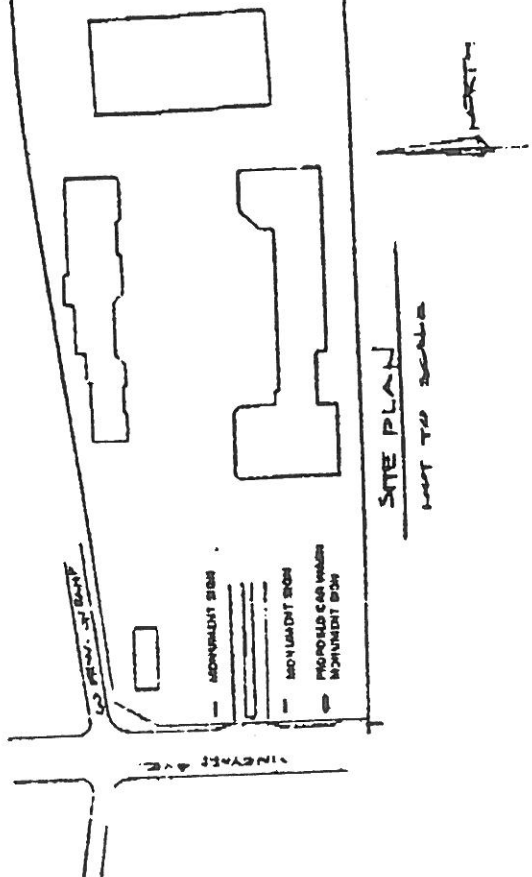
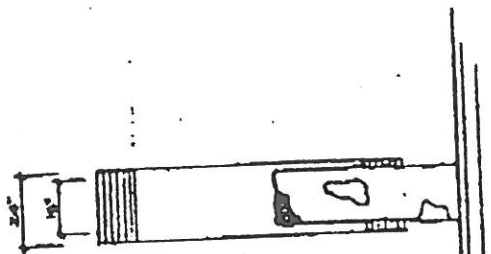
UNDER CANOPY SIGN
EXHIBIT "C-I"

D/F UNDER CANOPY SIGN. ONE PER TENANT
CENTERED ABOVE TENANT'S PRIMARY PUBLIC ENTRANCE

18" HIGH BY 60" WIDE DOUBLE FACE 2" THICK RED WOOD,
WITH SANDBLASTED BKGD. STAINED DARK BROWN.
PAINT RAISED BORDER WHITE. RAISED COPY COLOR
& DESIGN WILL BE AS APPROVED BY LANDLORD TO
BE CONSISTANT WITH TENANT CANOPY SIGN.

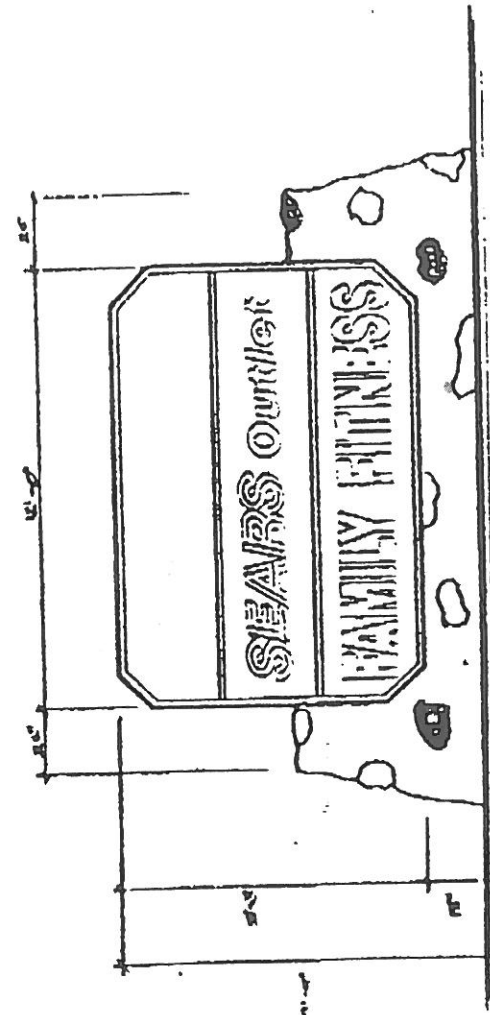
ATTACHMENTS:

HANG SIGN WITH 1" x 1" x 1/8" STEEL SQUARE WITH THROUGH
BOLT ATTACHMENTS TO UPPER BEAM AND LAG BOLTS
THROUGH 3/16" PLATE AT SIGN. PAINT ATTACHMENTS
TO MATCH BUILDING.



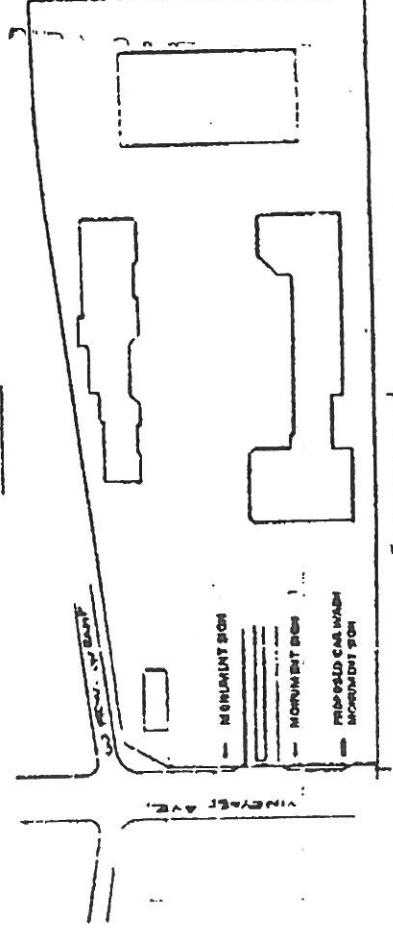
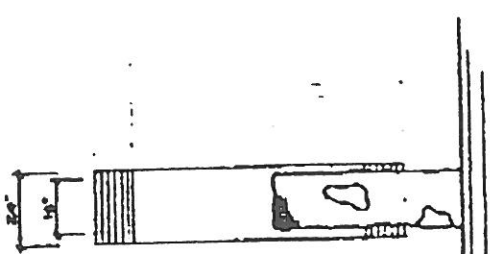
INTERIOR ILLUSTRATED MONUMENT SIGN

BASE - MOUNTED ON (2) 2x4s w/
 DIVIDER BAR FOR THREE TREATMENTS
 FRONT CARBONET - BRASS (SEE POSTER) SAME AS P.100
 BASE - BRASS ROD: BY LUNA ANCHOR.



ILLUMINATED MONUMENT SIGN

BACK-NOTY FLOOR (2140) w/
 DIVIDER BAR FOR THREE TOWALTS
 FRONT CABINET - BEW. GRAY POST. BRASS.) SAME AS P1104.
 BASE - BRASS REEL: BY LUNA MACHRY.



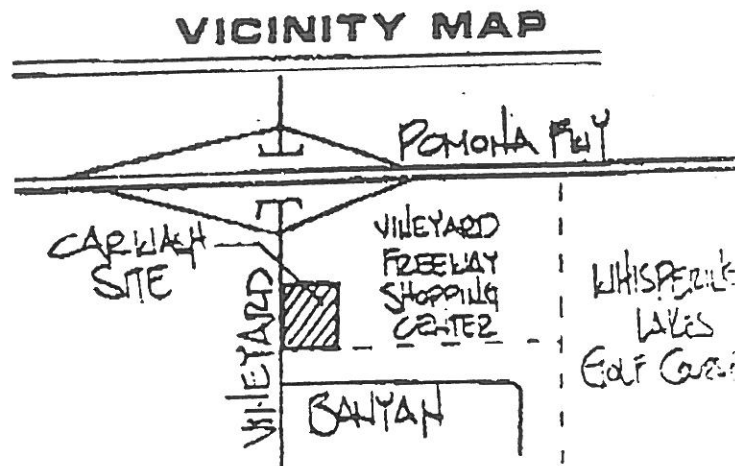
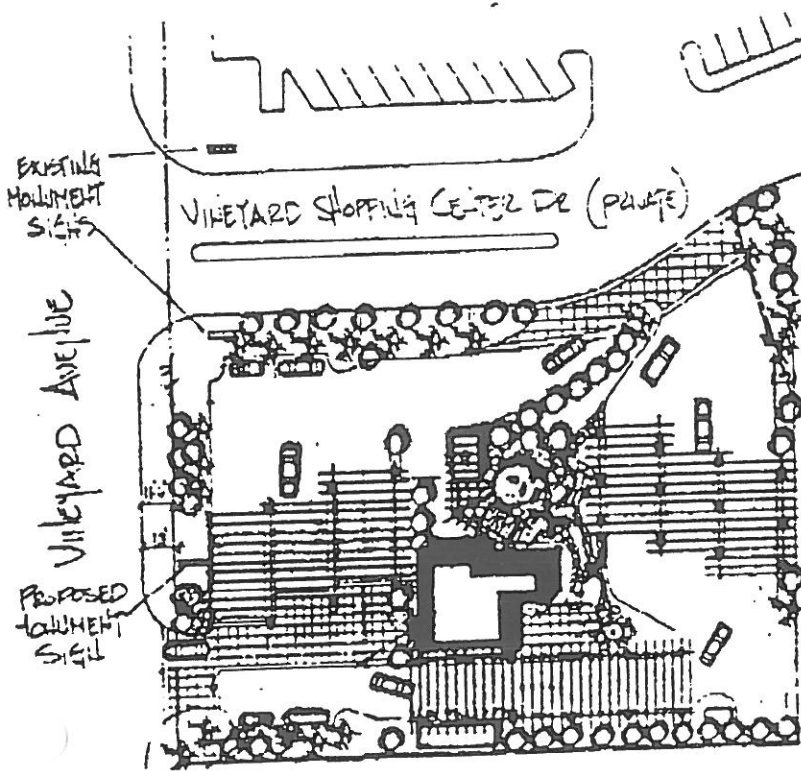
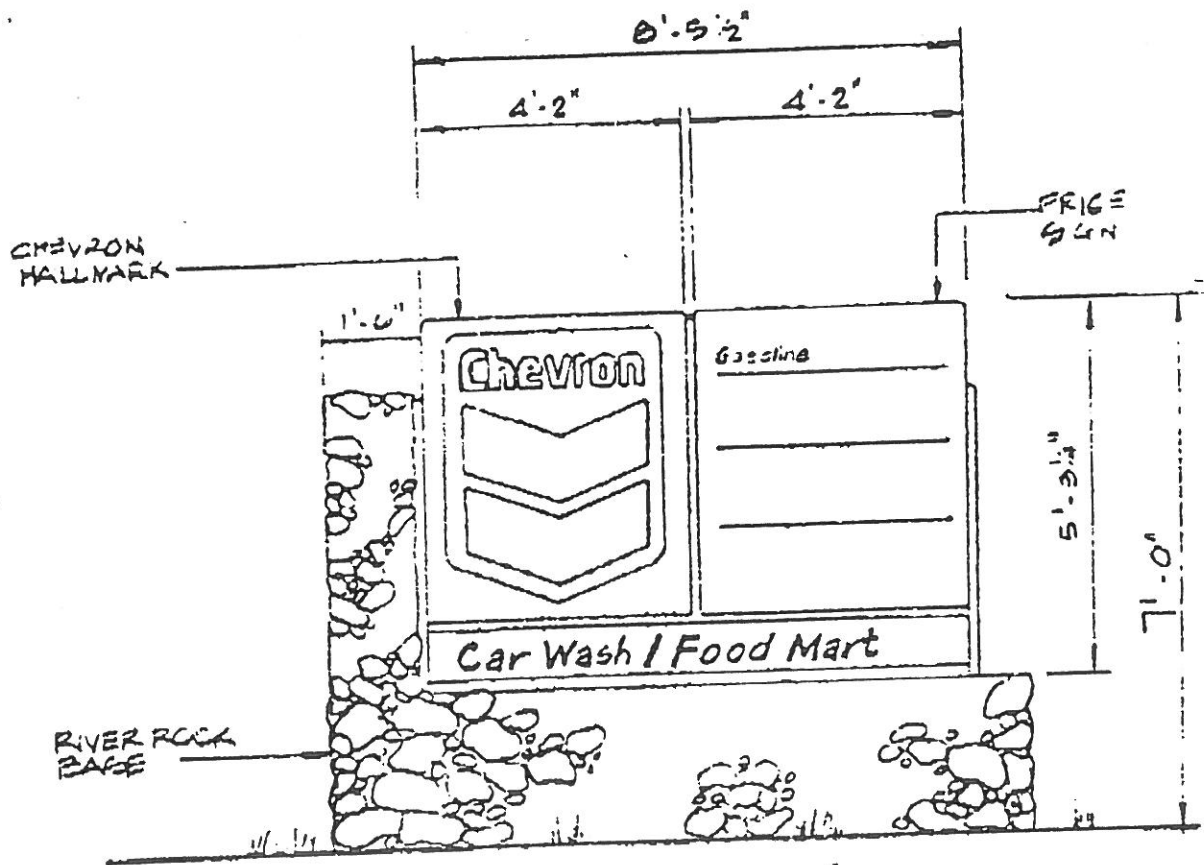
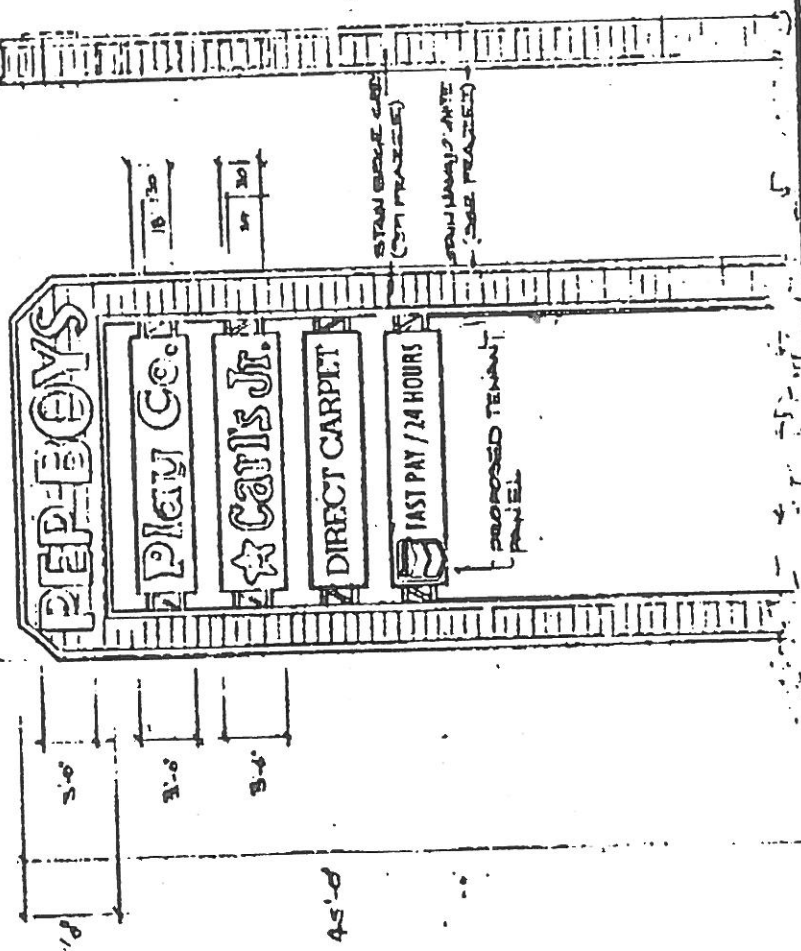


EXHIBIT "D-1"
Page 1 of 1

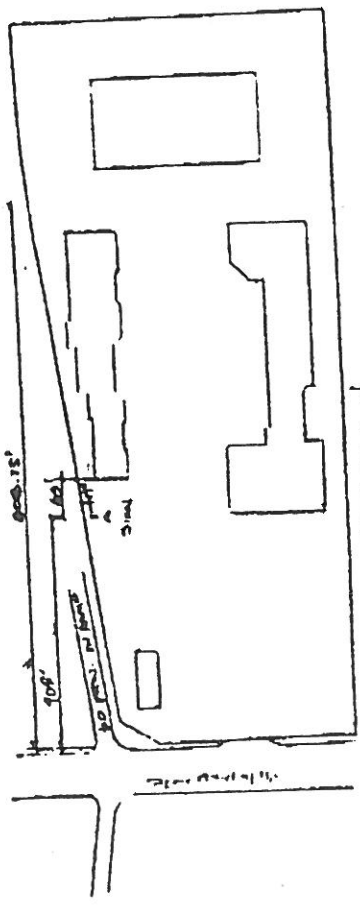
14'-0"



PEPBOYS:
 ONE ELEVATION PER SIDE OF 36' INTERIOR
 ILLUMINATED CHANNEL LETTERS.
 PAINTED PLEX (2x2x) WITH GOLD CAP
 RETURN'S PAINT RED TO MATCH WALL
 RETURN'S ISM 2x2x
 VEG RED, ISM 2x2x
 INSTALLATION ATTACH TO INTERNAL IRON
 STRUCTURE (2x2x) W/ 1/2" TOLLIE
 BOLTS PER ITR.

PLAYCO
 WITH PLEX FACED CHANNEL LETTERS W/ BLUE NEON
 2 3/4" GOLD CAP ON S' DEEP SLACK CHANNEL

CAT'S JR.
 WITH PLEX FACED CHANNEL LETTERS W/ GOLD
 CAP MOUNTED TO BROWN 5" DEEP CHANNEL.



STAIN ABOVE CAR - RESIN W/ GOLD W/ 1/2" TOLLIE
 STAIN ABOVE CAR - RESIN W/ GOLD W/ 1/2" TOLLIE
 STAIN ABOVE CAR - RESIN W/ GOLD W/ 1/2" TOLLIE

DOUBLE FACE ILLUMINATED
PYLON SIGN

12' 0"



6' 0"



6"

6' 0"



6"

5' 0"

21' 0"

EXISTING POLE-PYLON SIGN

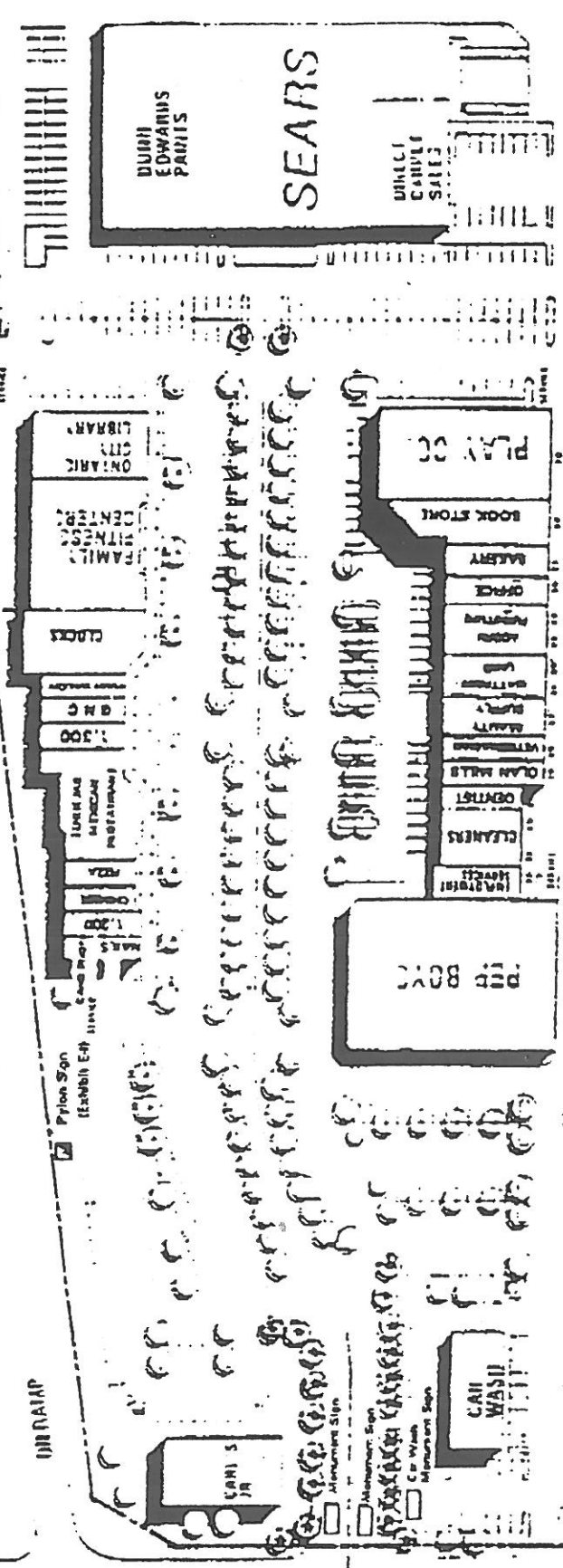
EXHIBIT "E-II"

POMONA FWY (HIWY 60)

RAMP

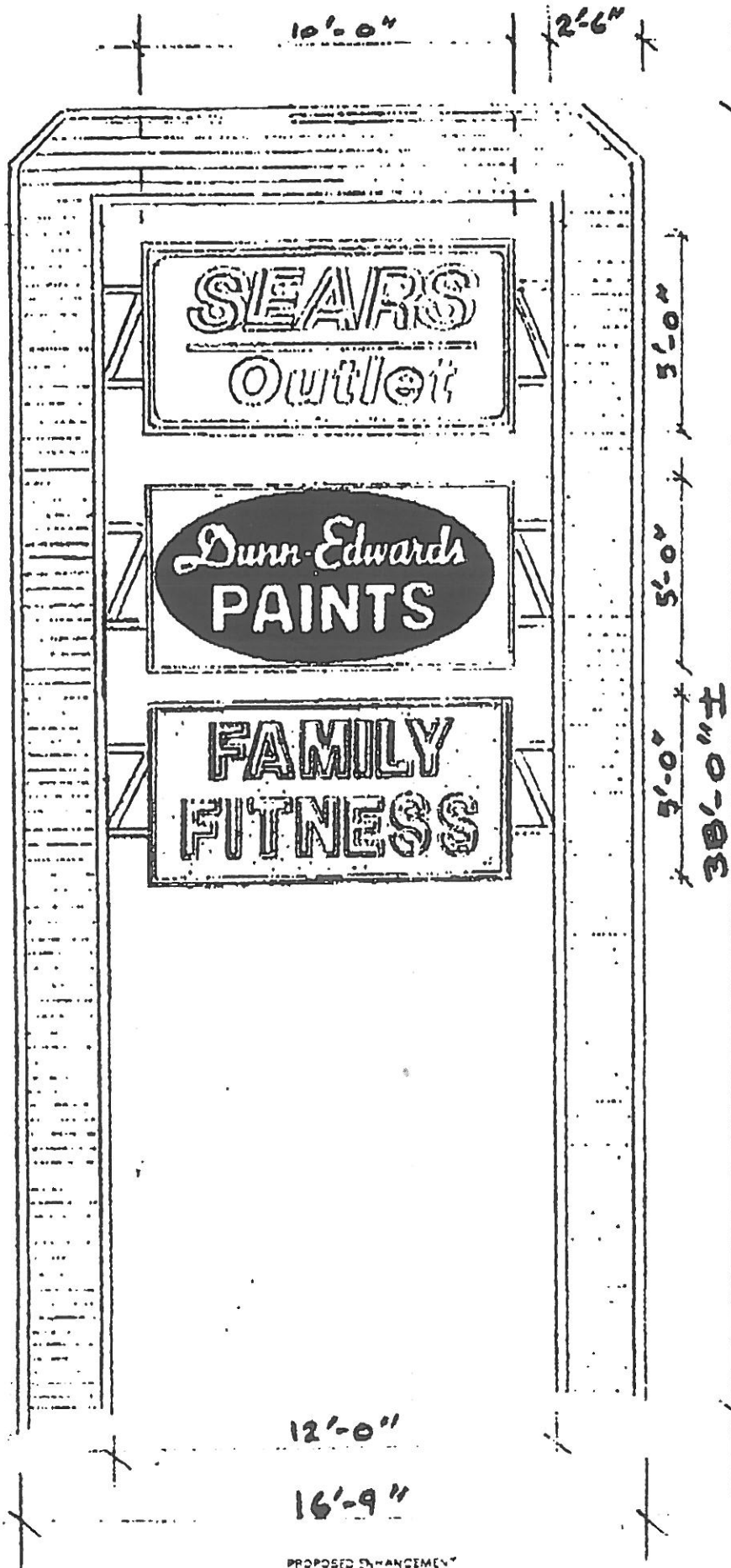
RAMP

VINEYARD AVENUE



PECHU-WHARD

EXHIBIT "F"



1/4" SCALE

PROPOSED ENHANCEMENT
OF EXISTING POLE-TYPE SIGN

EX-11101