

SIGN PROGRAM COVER SHEET

TO BE COMPLETED BY PLANNER:

SIGN PLAN NO. 80-11 RELATED ITEMS _____
 SIGN ADDRESS (include N, S, E, W) ~~119~~ 1195 S. GROVE
 RECEIVED BY _____ DATE 2409-2443

TO BE COMPLETED BY APPLICANT:

OWNER _____ TELEPHONE _____
 MAILING ADDRESS _____
 CITY, STATE, ZIP _____
 REPRESENTATIVE _____ TELEPHONE _____
 MAILING ADDRESS _____
 CITY, STATE, ZIP _____

See Attached!

BACKGROUND INFORMATION

ZONE: _____ 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 (s.f.)	FREESTANDING (s.f.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS			
PROPOSED SIGNS			
CODE LIMITS			

PROPOSED SIGN LOCATION NOTES: _____

ACTION

COUNTER	PLANNING COMMISSION
DATE: _____	MEETING DATE: _____
ACTION: _____	ACTION: _____
PLANNER: _____	

SIGN PLAN COVER SHEET

PROJECT LOCATION: SEC GROVE & 60 FRWY

APPLICANT Grove Center Commercial Ventures
 MAILING ADDRESS 2731 W. LINCOLN AVE ALLEN
 TELEPHONE _____
 REPRESENTATIVE A.C. AD Graphics
 MAILING ADDRESS 1785 W. ARROW DR
 TELEPHONE 614 946 7616 UP 14-13

SIGN PLAN NO. 88-11
 ADDRESS SEC OF GROVE + 60 FWY.
 RECEIVED BY P.K.
 DATE 1-22-88
 RELATED ITEMS _____

BACKGROUND INFORMATION

ZONE: C1 EUCLID/HOLT 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: site is located @ SEC of Grove & 60 Fwy.

PROPOSED/EXISTING SIGNS

	WALL (s.f.)	FREESTANDING (s.f.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS	-		
PROPOSED SIGNS	11 57019 S.F.		
CODE LIMITS			

PROPOSED SIGN LOCATION NOTES: 11 individual tenant signs 5th to 19th Signs are not to exceed 16" in height. Future tenants are subject to sign program.

ACTION

COUNTER	PLANNING COMMISSION
DATE: <u>1/22/88</u>	MEETING DATE: _____
ACTION: <u>Approved</u>	ACTION: _____
PLANNER: <u>P.K.</u>	_____

SIGN CRITERIA

FOR

GROVE CENTER

DEVELOPER

COMMERCIAL VENTURES

2731 W LINCOLN AVE

PO BOX 3262

ANAHEIM CA 92803

MR LARRY ARMOUR

SIGN CONTRACTOR

A.C. ADVERTISING GRAPHICS

1785 ARROW ROUTE SUITE D-3

UPLAND, CALIFORNIA 91786

(714) 946-7616



SIGN CRITERIA

These criteria have been established for the purpose of complying with the Grove Center and the Ontario city sign ordinances and assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

1. GENERAL REQUIREMENTS

- A. Each tenant shall submit or cause to be submitted to A.C. Advertising Graphics for approval before fabrication at least four copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and graphics.
- B. All permits for signs and their installation shall be obtained by the tenant or tenant's representative prior to installation.
- C. Tenant shall be responsible for the fulfillment of all requirements and specifications.
- D. All signs shall be constructed, installed and maintained at tenant's expense.
- E. All signs shall be reviewed by the developer for conformance with this criteria and overall design quality.
- F. Tenant's sign contractor to be responsible to obtain all required city approvals.
- G. Landlord reserves the right to designate a sign company to coordinate the design, construction and installation of tenant's sign.
- H. Tenant's Sign Contractor shall repair any damage caused by his work.
- I. Electrical service to all signs will be connected to tenant's meter.

2. GENERAL SPECIFICATIONS

- A. Tenant signs will be internally illuminated channel letters, minimum 24 gauge paint loc, 5" deep, fabricated utilizing spot welded construction. All letters to be primed and painted with white interior and medium bronze exterior.
- B. All electrical interconnections taken thru the Heritage sign wireway. No holes will be allowed in the building structure!
- C. Plastic faces cut from 1/8th" acrylic plastic finished with 3/4" bronze plasco trim cap. Color of faces to be 202 red. Copy style to be Helvetica medium.
- D. All illumination to be provided by 13mm neon, burning at 30 milliamperes. UL approved connectors shall be utilized for all high voltage connections. No exposed lamps or tubing will be permitted. All conductors, and other equipment shall be concealed within letters and wireway. Transformers are to be concealed inside the soffit.
- E. Letters shall be a minimum of 12" and a maximum of 16" high only.
- F. Shop signs shall be attached in designated areas only and may not exceed 70% of the leased frontage. Tenant signs shall not exceed 1 square foot per lineal foot of lease frontage.
- G. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained.
- H. Individual shop logos may be located anywhere within the "net sign area". Height may not exceed 24"; length may not exceed 24". A second row of copy, or logo cabinet may be utilized, but shall be limited to 24" overall height.
- I. Each tenant will be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed 2" in height, indicating hours of business, emergency telephone numbers, ect.
- J. Signs on windows will be professionally prepared. Window graphics will be considered on a case by case basis by the developer. No sign shall be installed, relocated, or maintained so as to prevent free entrance to or exit from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.

- K. Vehicle signs 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, is prohibited.
- L. Flags, banners, pennants, and balloons, or a combination of same, used for advertising will not be permitted without Owner and City approval.
- M. Sandwich boards temporary or permanent are prohibited.
- N. Awning signs temporary or permanent may be affixed to existing awnings.
- O. No signs with alternating colors of letters or words allowed.
- P. MAJOR TENANTS The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of markets, drug stores or other occupancy designated by the landlord as a "Major Tenant" that may be located in the shopping center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from California; provided, however, there shall be no rooftop signs which are flashing, moving or audible and provided said sign is architecturally compatible and has been approved by the Project Architect.

3. GUARANTEE

Entire signage will be guaranteed for 2 years against defects in material and workmanship and 1 year guarantee on lamps by Sign Company. Defective parts shall be replaced without charge to tenant.

4. INSURANCE

Sign company shall carry worker's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$500,000.00.

5. DESIGNATED SIGN CONTRACTOR

In order to minimize the cost of signage to the Tenant, to insure safe and high quality workmanship and materials and to further provide for conformity, the Landlord has designated the following Sign Contractor as the Project Sign Contractor:

A.C. ADVERTISING GRAPHICS
1785 ARROW ROUTE SUITE D-3
UPLAND, CALIFORNIA 91786
Attn: Mark Lochte
(714) 946-7616