

SIGN PROGRAM COVER SHEET

TO BE COMPLETED BY PLANNER:

SIGN PLAN NO. 89-59 RELATED ITEMS 3689-5
 SIGN ADDRESS (include N, S, E, W) 1108, 1118, 1128 W. Mission Blvd
 RECEIVED BY PKelly DATE 4/17/89

TO BE COMPLETED BY APPLICANT:

OWNER SPI Equities Gary Jones TELEPHONE _____
 MAILING ADDRESS 261-A S. Lakeview Ave
 CITY, STATE, ZIP Placentia, CA 92670
 REPRESENTATIVE _____ TELEPHONE _____
 MAILING ADDRESS _____
 CITY, STATE, ZIP _____

BACKGROUND INFORMATION

ZONE: cl 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: Commercial

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: SIGN PROGRAM!

ACTION

COUNTER	PLANNING COMMISSION
DATE: <u>4/27/89</u>	MEETING DATE: _____
ACTION: <u>Approved</u>	ACTION: _____
PLANNER: <u>PKelly</u>	_____

CITY OF



ONTARIO

303 EAST "B" STREET

ONTARIO

CALIFORNIA 91764-4196

(714) 986-1151

April 27, 1989

SDI Equities, Incorporated
Attn: Gary Jones
261-A South Lakeview Avenue
Placentia, California 92670

RE: File No. 3699-S (Sign Program)

Dear Mr. Jones:

This letter is to inform you that the enclosed sign program for File No. 3699-S has been approved by the Planning Department. Individual sign applications must comply with the standards set forth in the program.

Please note that signs for the fast food restaurant are subject to separate review and approval.

Should you have any questions regarding this matter, contact me in the Planning Department at (714) 391-2506.

Sincerely,

ONTARIO PLANNING DEPARTMENT
Joyce I. Babicz, City Planner

Patrick Kelly
Associate Planner

PK:da

Enclosure: Approved Sign Plan

SIGN CRITERIA FOR MISSION/MTN. CENTER

This criteria has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the complex 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 non-conforming or unapproved signs must be brought into conformance at the expense of the Tenant.

GENERAL REQUIREMENT

1. Each Tenant shall submit or cause to be submitted to the Landlord for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design, color, illumination, material and method of attachment.
2. All permits for sign and installation shall be obtained by the Tenant's sign contractor and be responsible for submitting his approved sign drawing to the City of Ontario for necessary permits which will include the following:
 - A. One (1) copy of drawings approved by landlord.
 - B. Three (3) copies of detailed drawings.
 - C. Elevation indicating location of sign.
 - D. Method of attachment of fascia.
3. Tenant shall be responsible for the installation and maintenance of his sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant a thirty (30) day written notice to effect said maintenance or repair. Should Tenant fail to do same: Landlord shall undertake repair and Tenant shall reimburse Landlord within ten (10) days from receipt of the invoice.
4. At the expiration or termination of Tenant's lease term, Tenant shall be required to remove his signs and restore exterior to original condition.

RECEIVED
CITY OF ONTARIO
PLANNING DEPT.

APR 17 1989

AM PM
7 8 9 10 11 12 1 2 3 4 5 6

SPECIFICATION-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 the Landlord. Any signs found not in conformance will be rejected and removed at Tenant's expense.

GENERAL SPECIFICATIONS

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or tubing will be permitted.
3. No portable signs will be permitted.
4. Painted lettering will not be permitted.
5. Grand opening or promotional sales signs shall comply with the City of Ontario sign ordinance.

DESIGN REQUIREMENTS

1. All signs shall be channel letters.
2. All Tenant's shall utilize the letter style as shown in Exhibit "A" (Helvetica medium) style in all upper case.
3. One square foot of sign area for each foot of width of the front elevation of the tenant space. Total sign area not to exceed 75% of length of the store front.
4. Sign placement to be centered equally both vertically and horizontally on the store front.
5. Letter height shall be 18" maximum unless Tenant's name cannot be accommodated at that size, in which instance 12" letters may be approved.
6. The plex color shall be selected by Tenant and approved by Landlord.
7. Tenant's with two (2) frontages maybe allowed two (2) signs. One (1) to be placed on the street elevation and one (1) on the front elevation. Each sign can have a maximum equal to 75% of each lineal leased front.

CONSTRUCTION REQUIREMENTS

1. Letter fabrication to be 22ga sheet metal returns and backing. Interiors to be primed and painted white. Exteriors to be primed and painted to match the plex face color. Plex to be 1/8" thick and 3/4" white trim cap.
2. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
3. Depth of letter to be no more than 5".
4. All letters shall be fabricated using full welded construction.
5. All signs shall be connected to junction box provided by Landlord and connected to Landlord's house panel. Final hookup and connections by Tenant's sign contractor.
- 6 All penetration of the building structure required for sign installation shall be neatly sealed in a water tight condition.
7. Underwriter's label required on all signs.
8. Labels or other identification will be applied in an inconspicuous location.
9. 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.
- 10 3/16" drain holes required at the bottom of each letters stroke.

GUARANTEE

1. Entire display shall be guaranteed for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced with out charge.

INSURANCE

1. Sign company shall carry workmen 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 \$1,000,000.00 per occurrence.

EXHIBIT 'A'

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

a b c 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 0

Helvetica
Medium

(& . , ; ! ? ' " % & - \$ @ % /)

CLEANERS

3/8" x 5/16" Flat Face
W/1/4" WHITE TORLOX

22 GA SHEET ST. LETTERS - STUDES TO BE PINK-D-1
PAINTED WHITE. SIZE 3" TO 1/2" HIGH. W/4" x 3/4" x 3/16" x 1/4"
S.A.S. (P.P.)

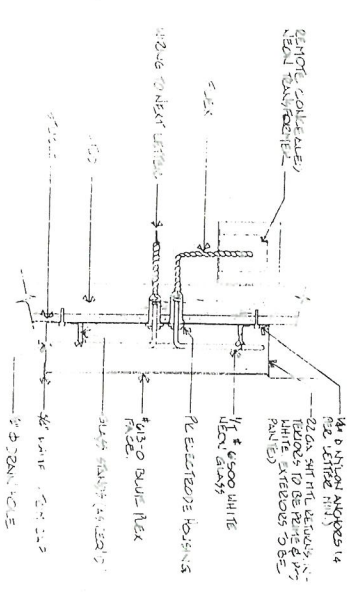
SCALE 1" = 1'-0"

16'-0"

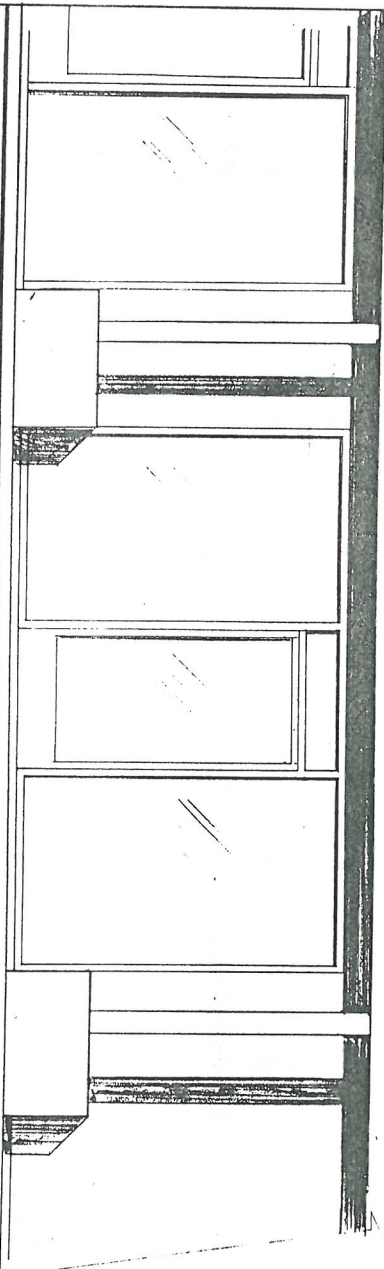
CLEANERS

A) LAYOUT FOR INDIVIDUAL MESHALUX LUMINA AND PEX FACE - SHEET METAL PAINT CHANNEL LETTER

SCALE 1" = 1'-0"



DETAIL LETTER



B) STORE FRONT ELEVATION

SCALE 1/2" = 1'-0"



1155 E. BELMONT ST., ONTARIO, CA. 91754 (714) 823-0585

Note: This is an unpublished drawing, created for your personal use, and intended to be used for your own information only. It is not to be reproduced, distributed, or used in any way without the express written consent of Reynolds & Reynolds.

SCALE: A320 CLEANERS

DATE: 5/1/99

BY: USA L FOS

PROJECT: 8915

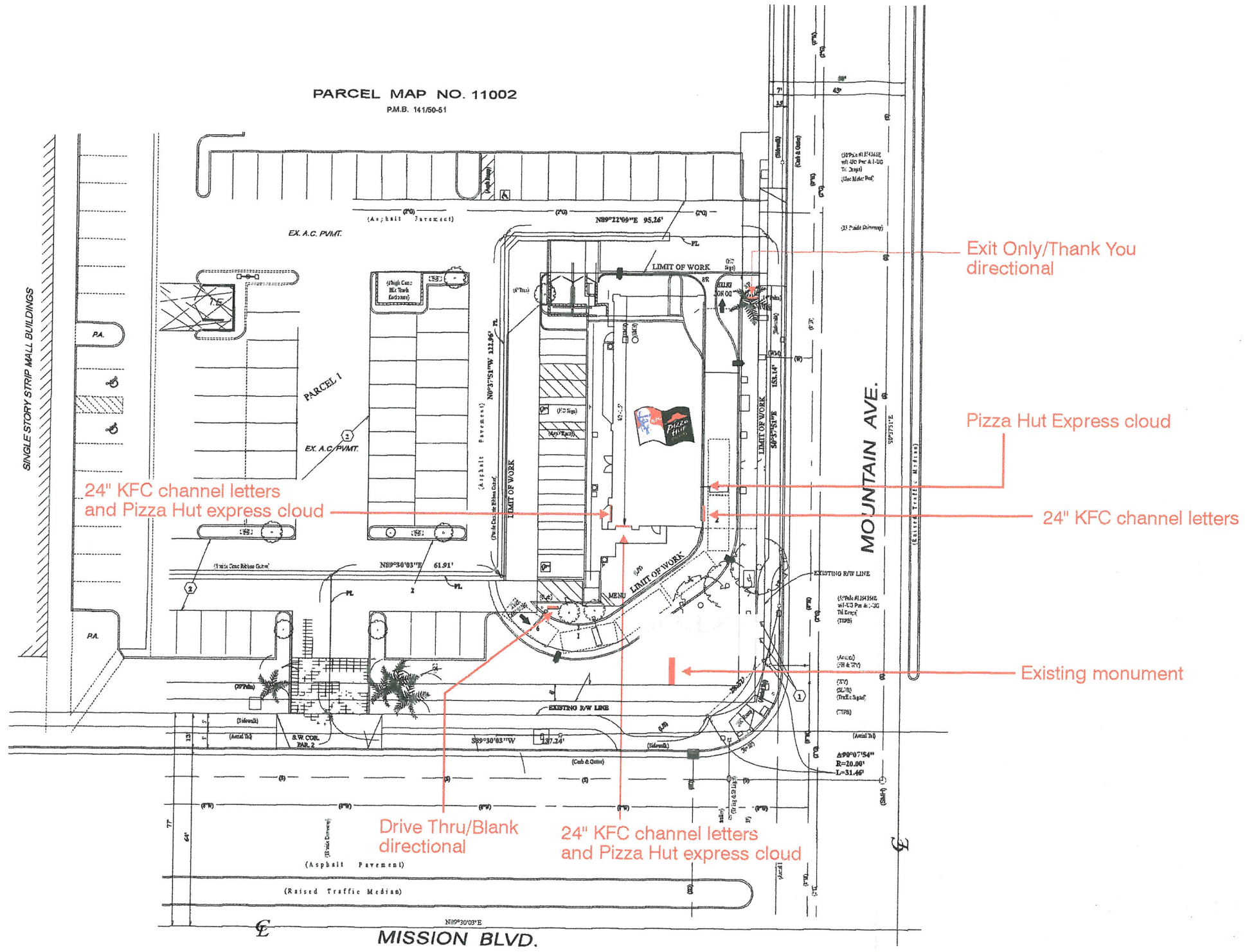
REVISIONS:

INSTALLATION

1. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location stipulated by Landlord.
2. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

STORE FRONT SIGNAGE

1. Each Tenant shall be permitted to place upon each entrance of it's demised premises not more than 144 square inches of vinyl lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
2. Tenants may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall uniform in size and style as required by the Landlord. *the*



Scope of work:

Mfr & Install:

- (3) Three sets of KFC 2'-0" x 7'-3" channel letters
- (3) Three Pizza Hut 2'-0" x 9'-10" cloud signs
- (2) Two face replacement panels for existing D/F monument sign
- (1) One KFC door panel
- (1) One Pizza Hut door panel
- (1) One KFC/Pizza Hut door panel
- (3) Three Thank You door panels

Install Only:

- (7) Seven illuminated awnings
- Menu board, Preview board and Speaker post

**PLANNING DEPARTMENT
APPROVED**

SUBJECT TO CONDITIONS

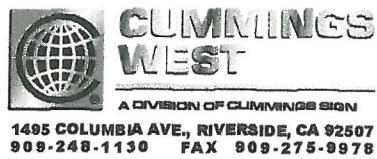
Revised Plan No. 3

West & South stations approved per this revised plan

Approved By: *[Signature]* Date: *5/7/02*



**NORTH
SITE PLAN**



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS WEST. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS WEST.

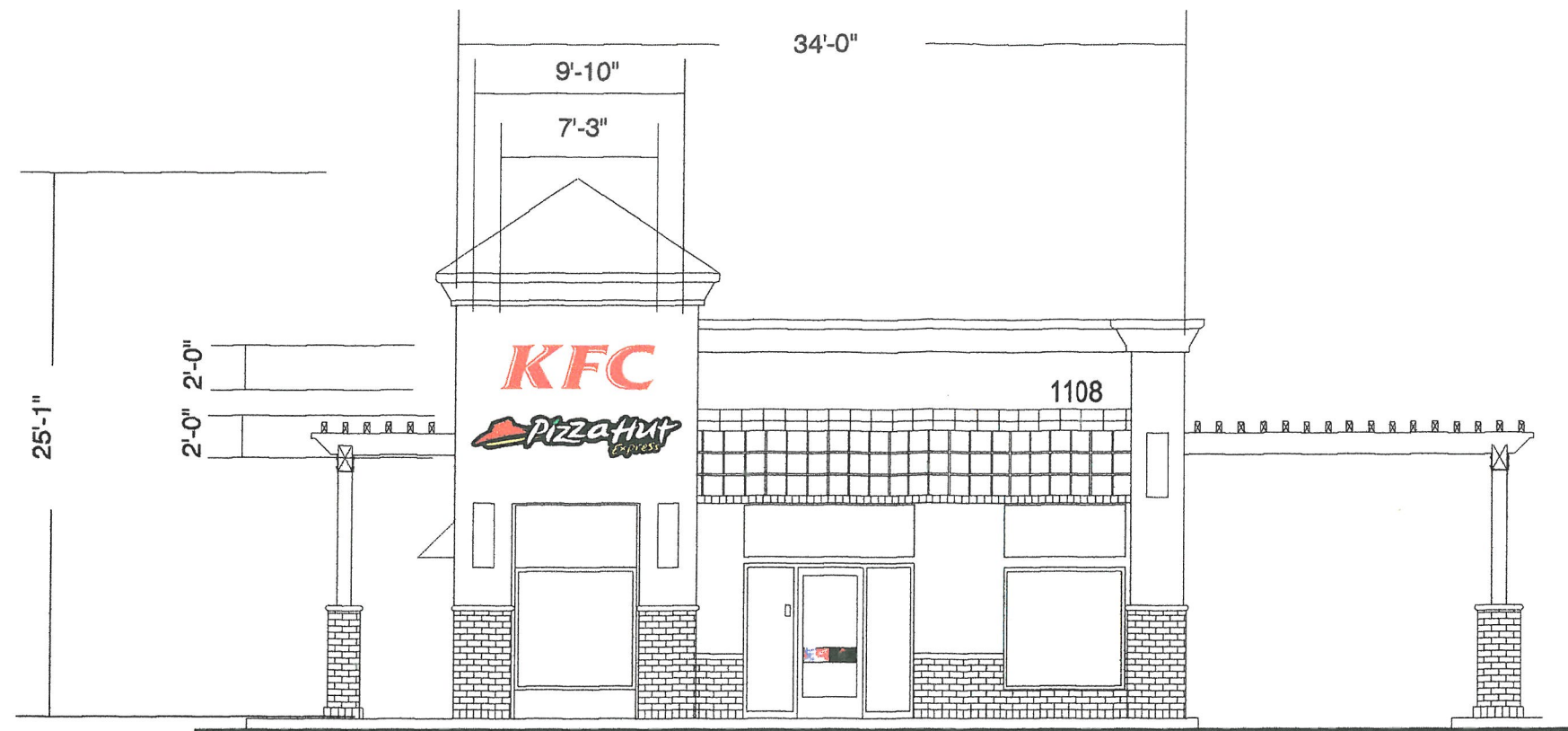
CUSTOMER APPROVAL:

DATE: _____

DATE	BY	DATE	BY
REV#1 2/20/02	AMG	REV#4 5/2/02	RC
REV#2 2/27/02	AMG	REV#5	
REV#3 3/5/02	AMG	REV#6	

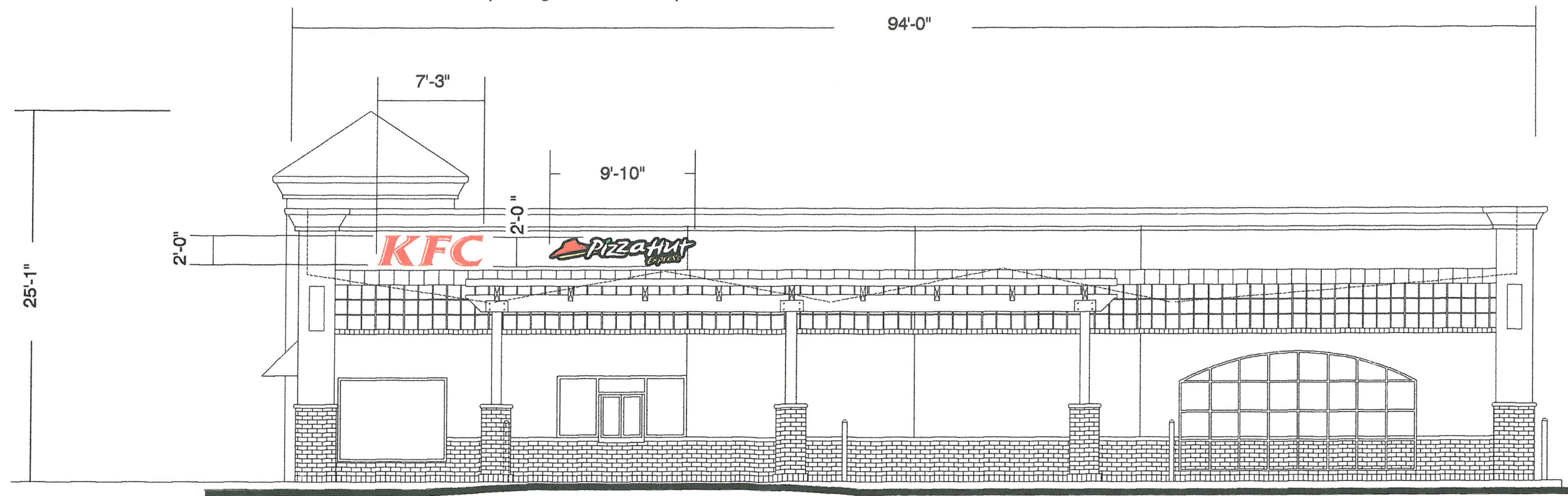
PROJECT: KFC/Pizza Hut
 ADDRESS: 1108 W. Mission Ave., Ontario, CA
 PHONE: _____ ACCT. MGR. R. Kerr
 DESIGNER: AMG SCALE: _____ DATE: 2/14/02

DRAWING NO. **02-139** 4
 SHEET 1 OF 11



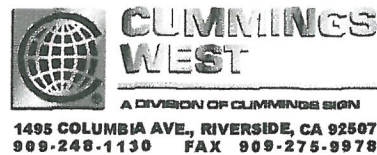
South Elevation (Facing Mission Blvd.)

Scale: 1/8"=1'-0"



East Elevation (Facing Mountain Ave.)

Scale: 1/8"=1'-0"



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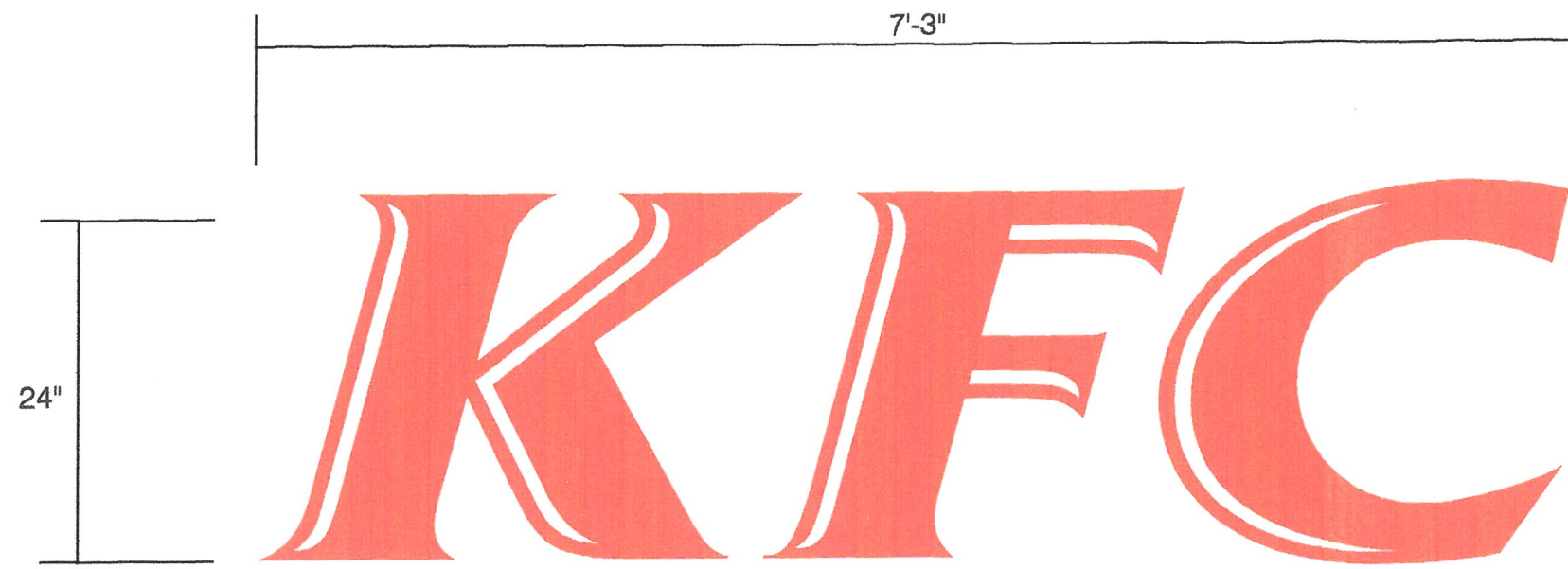
CUSTOMER APPROVAL: _____
DATE: _____

REV#	DATE	BY	REV#	DATE	BY
REV#1	2/20/02	AMG	REV#4	5/2/02	RC
REV#2	2/27/02	AMG	REV#5		
REV#3	3/5/02	AMG	REV#6		

PROJECT: KFC/Pizza Hut
ADDRESS: 1108 W. Mission Ave., Ontario, CA
PHONE: ACCT. MGR. R. Kerr
DESIGNER: AMG SCALE: _____ DATE: 2/14/02

DRAWING NO. 02-139
SHEET 2 OF 11





Scale: 1"=1'-0"

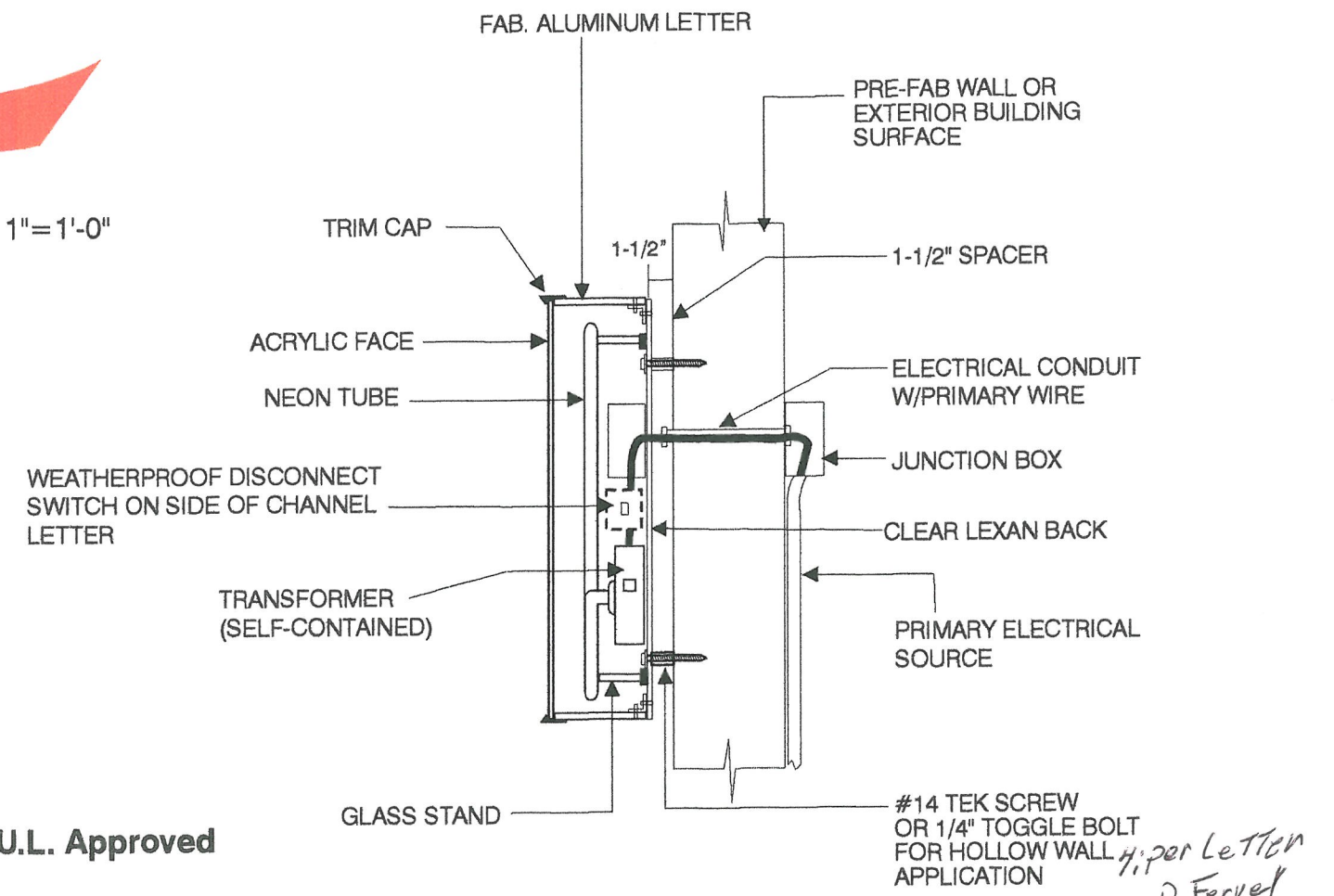
Mfr & Install:
Front and 'Halo' illuminated self contained Channel letters

Returns: Fabricated aluminum (8" deep) pre-coated white

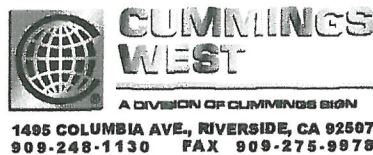
Faces: White acrylic with Red 3M film overlay VQ7255 with White detail. Faces to have white trim cap.

Illumination: 15mm, 6500 White neon with transformers mounted inside each letter

U.L. Approved



TYPICAL SELF-CONTAINED FRONT AND 'HALO' ILLUMINATED CHANNEL LETTERS



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CUSTOMER APPROVAL: _____
DATE: _____

REV#	DATE	BY	REV#	DATE	BY
REV#1	2/20/02	AMG	REV#4	5/2/02	RC
REV#2	2/27/02	AMG	REV#5		
REV#3	3/5/02	AMG	REV#6		

PROJECT: KFC/Pizza Hut
ADDRESS: 1108 W. Mission Ave., Ontario, CA
PHONE: ACCT. MGR. R. Kerr
DESIGNER: AMG SCALE: DATE: 2/14/02

DRAWING NO. 02-139
SHEET 4 OF 11