

SIGN PROGRAM COVER SHEET

TO BE COMPLETED BY PLANNER:

SIGN PLAN NO. 87-50 88-35 RELATED ITEMS 2088-5
 SIGN ADDRESS (include N, S, E, W) 939, 941 W. Mission
 RECEIVED BY _____ DATE 4/18/89

TO BE COMPLETED BY APPLICANT:

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

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:

Found this sign program and entered in log for record keeping purposes

ACTION

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

Mission Square
Mission & Palmetto
Ontario, California

File No. 2008-9

The purpose of this criteria is to establish sign standards necessary to insure maximum Tenant identification within an overall harmony of design for the shopping center.

The criteria has been designed to give Tenants a considerable amount of flexibility in personalizing their own store, and at the same time allow for maximum creativity in sign design. However, since deviations from the broad criteria would be an injustice to all, other tenant's who comply, conformance to the criteria will be strictly enforced. In the interest of the center, any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the tenant.

A. GENERAL SPECIFICATIONS

1. Tenant shall be responsible for the installation & maintenance of all signs.
2. Wording of the signs shall not include product sold, except as part of the tenant's name or insignia.
3. Tenants Sign Contractor shall repair any damage to any work, caused by his work.

B. RESTRICTIONS

1. Logo's or manufacturer's decals, hours of business, telephone numbers, etc. are limited to a total of 144 sq. in. per single door entrance. All "sale" signs, special announcements, etc. are not permitted on exterior or interior glass. Such advertising material must be set back a minimum of 24" from glass surface.
2. Advertising devices such as attraction boards, posters, banners and flags will not be permitted.
3. Painted, flashing, animated, audible, revolving, or other signs that create the illusion of animation are not permitted.
4. Exposed bulb signs are not permitted.
5. No exposed junction boxes, lamps, tubing, conduits, raceways, or neon cross-overs of any type are permitted.
6. No wall graphics are permitted.
7. No projections above or below the designated area shall be permitted.
8. No roof mounted signs shall be permitted.
9. Any sign that does not conform to the specific criteria shall constitute a default of this lease.
10. All signs should conform to standards & regulations contained in article 26 &

(Sign sections 9-3.2030 of the Ontario Municipal Code.

C. APPLICATION FOR TENANT SIGN APPROVAL

1. Tenant shall submit to Marv Wyatt, Sign Consultant, at 1505 W. Mission Blvd. Ontario, California, 91762, four (4) copies of a sign layout & shop drawings prepared by the sign contractor using a legible scale, for landlords written approval prior to sign fabrication & application of permit. Drawings shall also show a side view of lettering indicating construction methods, neon tubing sizes, colors, voltages, & intensity.
2. All drawings submitted by tenant & returned to Landlord marked "disapproved" or "Approved as Noted" must be resubmitted to Landlord as set forth in Subparagraph 1 above with the required corrections.
3. Following receipt of Landlord's written notice, Tenant shall submit approved shop drawings to the applicable governmental authority for approval & issuance of the appropriate permit authorizing installation of the signs. Tenant shall pay for costs of obtaining the proper permits.
4. Signs built and/or installed without Landlords and City approval and permit, or contrary to corrections made by Landlord or City, shall be altered to conform to these standards at the tenants expense. If the Tenant's sign has not been brought into conformance within 15 (fifteen) days after written notice from Landlord, then Landlord shall have the right to correct said sign at the expense of the Tenant.
5. Approval or disapproval of the tenant's sign drawings, based on upon code conformance, aesthetics & design shall remain the sole right of the Landlord.

D. INSTALLATION OF SIGNS

1. Tenant shall pay for the installation & maintenance of all signs. Landlord will provide primary electrical service stubbed to the approved signage area.
2. It is the responsibility of the Tenant's Sign Contractor to verify all conduit, transformers, and main service locations prior to fabrication & installation of sign. Tenant is responsible for the cost of the electrical hookup of his sign.
3. All signs must be installed prior to Tenant's opening for business, unless prior authorization is given by the Landlord.
4. Tenant's sign contractor shall repair any damage to Landlord's or Tenant's premises caused by his work of sign installation.
5. The Sign Contractor shall be responsible for the fulfillment of all governing code requirements & adhering to sign criteria.
6. Location of all openings for conduit in sign panels of building walls shall be indicated by the sign contractor on drawings submitted to Landlord.

7. Each sign contractor must seal off & touch up all mounting holes & leave premises free of debris after installation. The Landlord is authorized to correct all such work at the expense of the Tenant.
8. Tenant shall be responsible for the operations of their sign contractor.

E. ABANDONMENT OF SIGN

Any Tenant signs left after 30 (Thirty) days of the Tenant's vacating premises shall become property of the Landlord, unless previous arrangements have been agreed upon by Landlord & Tenant.

F. HOURS FOR ILLUMINATION

Tenant shall be required to illuminate main signs consistent with operating hours established by Landlord.

G. SIGN TYPES

Sign Type A

Individual channel letters, internally illuminated with plex faces. Maximum letter height to be 16" high. Total sign area not to exceed 70% of length of frontage. Letters to be interior illuminated with neon, returns to be white with white trim cap. Face of letters to be plexiglass, red 2115 or blue 2051.

Sign Type B

Individual tenant address-white vinyl 3" Helvetica medium, 3" copy, mounted on glass doors.

ALL SIGNS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE ILLUSTRATIONS ON THE FOLLOWING PAGE.

18' TENANTS LEASED AREA

12.6' 7070 sq BRONZE

DONUT TIME

1208

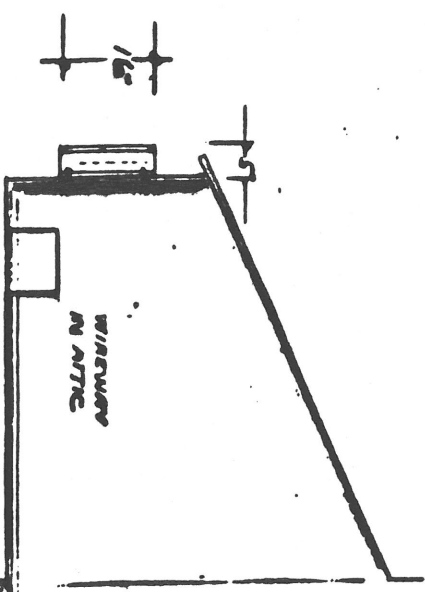
ADDRESS
3' WHITE VINYL

HOURS
MON-FRI
9-5
SAT-SUN
10-4
WHITE

FRONT ELEVATION

REAR ELEVATION

MAX 16" CHANNEL LETTERS INTERIOR ALUMINUM/ARTG
WITH NEON, CENTER OF STORE FRONT
WHITE RETURNS & TRIMCAP- RED 4115- BLUE 2051



MARY WYATT, SIGN DESIGN CONSULTANT
1505 W. MISSION, ONTARIO, CA 91762 984-5

SCALE: 1/8" = 1'-0"
DATE: _____ APPROVED BY: _____

MISSION SQUARE CENTER
MISSION & PALMETTO, ONTARIO CA 91

DRAWING NUMBER
C-5944