

SIGN PROGRAM COVER SHEET

TO BE COMPLETED BY PLANNER:

SIGN PLAN NO. 80-54 (See 89-158) RELATED ITEMS 3522-5
 SIGN ADDRESS (include N, S, E, W) 710-750 N Archibald
 RECEIVED BY SR DATE 4/0/88

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: SIGN PROGRAM

ACTION

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

4/1/88

BUILDING SIGN CRITERIA FOR AIRPORTER SQUARE SHOPPING CENTER

These criteria have been established for the purpose of maintaining a 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 including the location, size, layout, design, color, illumination, materials, and method of attachment.
- B. Each tenant shall submit to the City of Ontario Planning Department, prior to fabrication, three (3) copies of detailed drawings (one of which must have written approval by the Landlord) including the location, size, layout, design, color, illumination, materials and method of attachment, for review and approval.
- C. All permits for signs and their installation shall be obtained by the Tenant or his representative.
- D. All signs shall be constructed and installed at the Tenant's expense.
- E. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Ontario.
- F. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics or design shall remain the sole right of the landlord or his authorized representative and the City of Ontario.
- G. 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 within ten (10) days from the receipt of invoice.
- H. Signing for Tenants of single purpose, free-standing buildings shall be in conformance with the architecture of the building and shall be subject to the Uniform Sign Criteria.

*Ok by Planning
for wall sign
criteria for
airporter square
shopping center
S.P. Miller
Assistant Planner
4-11-88*

*note:
revisions made
+ sign program
highlighted in yellow
approved by Planning
on 5-16-88
S.P. Miller
Assistant Planner
5-16-88*

Exhibit "C"

5/12/88

- I. At the expiration or termination of Tenant's lease term, Tenant shall be required to remove his signs and restore exterior to original condition.

II. SPECIFICATIONS - SIGNS (RETAIL SHOPS)

All companies bidding to manufacture these signs are advised that no substitutes will be accepted by the 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 Landlord. 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. No exposed lamps or tubing will be permitted.
3. All signs and their installation shall comply with all local building codes, electrical codes and Sign Ordinances.
4. No portable signs will be permitted.
5. Grand opening or promotional sales signs shall receive approval from and comply with the City of Ontario Sign Ordinance.
6. All cabinets, conductors, transformers and other equipment shall be concealed.
7. Painted lettering will not be permitted.

B. LOCATION OF SIGNS

1. All signs 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 and Elevation drawings #88-134, sheets one and two.
2. Because of the unique design of this center, it is imperative that all sign contractors check the proposed locations for signs to determine the exact wiring requirements. See install detail drawing #88-143.

III. DESIGN REQUIREMENTS

- A. All Tenants shall utilize the letter style as shown in Exhibit "C-1".

EXHIBIT "C"

CHANGES FROM "AUNT GARRE" TO "FRITZ QUASPERIC"

- B. Maximum width shall be equal to 66% of the lineal leased frontage or as shown on Elevation drawings #88-134 sheets one and two for those tenants whose frontages will not accommodate the maximum width.
All lettering will be centered horizontally on the demised premise where applicable or as shown on the elevation drawings unless otherwise directed by Landlord.
Sign area per tenant shall not exceed the amount shown on the Elevation drawings.
The maximum sign area per building shall not exceed 200 square feet for Buildings B, C, D, F. The maximum sign area for Building A shall be 400 square feet.
- C. Letter height shall be 18" maximum unless Tenant's name cannot be accommodated at that size, in which instance 12" letters may be approved.
- D. Tenants with letter styles other than shown in Exhibit "C-1", or colors other than the criteria shows, may use them provided they are registered trademarks and/or are currently being used at five other locations.
- E. Plastic face letter colors shall be Red #2793.
- F. Sides of letters to be painted Wyandotte DARK BRONZE #313E Duranodic.
- G. Sign copy shall include minimal information only. The name of the store or business shall be the dominant message on the sign.
- H. Trimcap retainers shall be used at the perimeter of sign letter faces and shall be same color as the face.
- I. Depth of letters to be 5".
- J. Neon colors to be clear red for letters with red faces.
All other letters to have white 6500.

IV. CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated.
- B. All exterior signs exposed to the weather shall be mounted 1/2" from the building to permit proper dirt and water drainage.
- C. All letters shall be fabricated using full welded construction.

EXHIBIT "C"

- D. 3/16" drain hole required at the bottom of each letter stroke.
- E. Plastic faces for letters shall be 3/16" thick Rohm and Hass Companies plexiglass, manufactured for outdoor advertising displays.
- F. Neon to be 13 M.M. double tube for 18" letters and 13 M.M. single tube when using the alternate smaller size of 12".
- G. No "crossovers" between letters or punctuation marks will be allowed.
- H. Metal portions of lettering to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
- I. All signs shall be connected to a junction box provided by the Landlord and connected to Landlord's house panel. Final hookup and connections by tenant's sign contractor.
- J. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
- K. Underwriter's table required on all signs.
- L. 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.
- M. Sign contractor shall repair any damage caused by his work. Damage to structure that is not repaired by the sign contractor shall become the Tenants responsibility to correct.
- N. Tenant shall be fully responsible for the operation of his sign contractors, and shall indemnify, defend and hold the parties harmless from damages or liabilities on account thereof.

V. GUARANTEE

- A. Entire display shall be guaranteed for (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

EXHIBIT "C"

VI. INSURANCE.

- A. Sign company shall carry worker'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 sign display and primary wiring at the 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. STORE FRONT SIGNAGE

- A. Each Tenant shall be permitted to place upon each entrance of it's demised premises not more than 144 square inches of vinyl, Scotchcal #365A gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
- B. 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 be uniform in size and style as required by the Landlord.

EXHIBIT "C"

Archibald Avenue

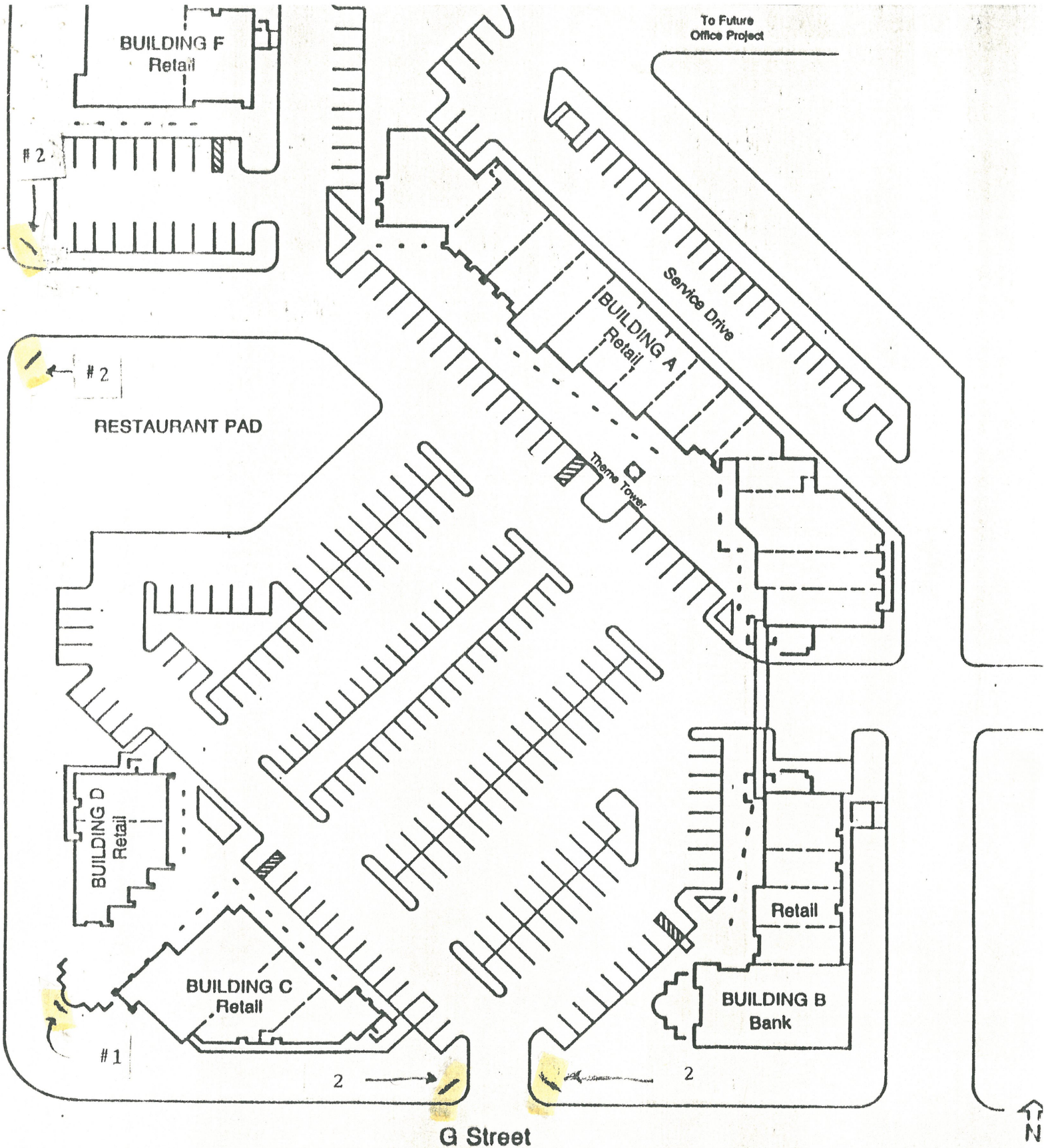


EXHIBIT 'D'

- (1) Project Identification Sign
- (2) Project Directional Identification Signs

II. SPECIFICATIONS

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A. PROJECT I.D. SIGN #1 (One Sign Maximum)

1. 10" high x 1/2" thick plexiglas letters as per sketch #87-543-B. Maximum square footage is 10.
2. Paint to match Sherwin Williams #EM29-30 gloss.
3. Pegged off masonry base 1/4".
4. Location as per Exhibit D.
5. Ground mounted exterior flood lighting.
6. Location of sign as per exhibit "D".

B. PROJECT DIRECTIONAL I.D. SIGNS #2 (Four Signs Maximum)

1. 8" high x 1/2" thick plexiglas letters as per sketch #87-543-A. Maximum square footage per sign is 6.
2. Paint to match Sherwin Williams #EM29-30 gloss.
3. Pegged off masonry base 1/4".
4. Location as per Exhibit D.
5. Ground mounted exterior flood lighting.
6. Location as per Exhibit "D".

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Friz Quadrata Demi

abcdefghijklmnopqrstvwxyz

ABCDEFGHIJKLM

NOPQRSTUVWXYZ

0123456789 !“\$%&’”¢:~;/,.

EXHIBIT C-1

All upper case and/or upper and lower case

BUILDING SIGN CRITERIA FOR AIRPORTER SQUARE SHOPPING CENTER

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*OK by Planning
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airporter square
shopping center
DJ
Assistant Planner
4-11-88*

*note:
Review made
to sign program
(highlighted in yellow)
approved by Planning
DJ
5-16-88
Assistant Planner
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5/12/88

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EXHIBIT "C"

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Friz Quadrata Demi

abcdefghijklmnopqrstvwxyz

ABCDEFGHIJKLM

NOPQRSTUVWXYZ

0123456789 !“\$%&’”¢:~;/,.

EXHIBIT C-1

All upper case and/or upper and lower case

88-54

SIGN PROGRAM COVER SHEET

FOR MONUMENT SIGNS ONLY

TO BE COMPLETED BY PLANNER:

SIGN PLAN NO. 88-54 (Dec 89-158) RELATED ITEMS 3520-S
 SIGN ADDRESS (include N, S, E, W) 710-750 North Archibald
 RECEIVED BY Ligida Rivera, Assistant Planner DATE _____

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: _____

ACTION

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

SIGN PLAN COVER SHEET

710-750
N Archibald

APPLICANT ALPPOFFER SQUARE

MAILING ADDRESS NEC of "G" and Archibald

TELEPHONE _____

REPRESENTATIVE ONTARIO NEON

MAILING ADDRESS 303 WEST MAIN STREET
ONTARIO, CALIFORNIA

TELEPHONE 480-4632

SIGN PLAN NO. 88-54

ADDRESS NEC of "G" ARCHIBALD

RECEIVED BY S.G.P.

DATE 4-6-88

RELATED ITEMS 9522-S

BACKGROUND INFORMATION

ZONE: SP (PARKCENTER) 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: vacant / industrial / commercial

PROPOSED/EXISTING SIGNS

	WALL (s.f.)	FREESTANDING (s.f.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS			
PROPOSED SIGNS		<u>1 @ 9.2' 3'-6"</u> <u>4 @ 5.8' ea. 3'-3"</u>	<u>letter height is 10" inches</u> <u>letter height is 8" inches</u>
CODE LIMITS		<u>50' 7'</u>	

PROPOSED SIGN LOCATION NOTES: Four (4) project directional signs to be located one (1) on each side of the two (2) main entrances to the project. One (1) project I.D. sign to be located at the NEC of "G" and Archibald Avenue. All project I.D. and directional signs will be located on existing low profile site walls.

ACTION

COUNTER	PLANNING COMMISSION
DATE: <u>4-19-88</u>	MEETING DATE: _____
ACTION: <u>approved</u>	ACTION: _____
PLANNER: <u>[Signature]</u>	_____

4/14/88

MONUMENT SIGN CRITERIA FOR AIRPORTER SQUARE SHOPPING CENTER

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- H. At the expiration or termination of Tenant's lease term, Tenant shall be required to remove his signs and restore exterior to original condition.

*OK by Planning
for monument sign
criteria. Note
do not include
Master J.D. Signs.
Assistant Planning
4-19-88*