



City of Ontario
 Planning Department
 303 East "B" Street
 Ontario, CA 91764
 Phone: (909) 395-2036
 Fax: (909) 395-2420

Sign Program Application

APPLICANT/OWNER INFORMATION (print or type)

Property Owner: ONTARIO GATEWAY LLC
 Address: 101 HODENCAMP ROAD THOUSAND OAKS, CA
 Telephone No.: (805) 494-7704 Fax No.: (805) 494-1226

Applicant: SAME AS ABOVE
 Address: _____
 Telephone No.: _____ Fax No.: _____

Applicant's Representative: ROBERT M. D'AMBROSSI
 Address: 101 HODENCAMP ROAD THOUSAND OAKS, CA
 Telephone No.: (805) 494-7704 Fax No.: (805) 494-1226

(For staff use only)
 File No.: PSGP02-007
 Related Files: _____
 Submittal Date: 12/15/02
 Rec'd By: TW
 Fees Paid: \$ 1048.00
 Receipt No.: R200205957
 CK # 0001371
 Action: Approved Denied
 By: R2
 Date: 12/18/02

SITE INFORMATION

Site Address (include N, S, E or W): 700S. ROCHESTER TO 940S ROCHESTER
 Assessor's Parcel No.: 0238-221-26, 27, 28, 29, 30
 Development Name: ONTARIO GATEWAY
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

ROBERT D'AMBROSSI
 SILAGI DEVELOPMENT
 & MANAGEMENT
 101 Hodencamp Road, Suite 200
 Thousand Oaks, CA 91360
 Tel 805-494-7704
 Fax 805-494-1226
 email silagidevelopment@yahoo.com

ONTARIO GATEWAY, LLC

A. SIGNAGE AND GRAPHICS

A master program for signage and graphics has been developed for the Ontario Gateway, LLC. Plan to ensure a high quality visual environment, project identity, and cohesiveness. The master program establishes overall general criteria for graphics and signage with the project area.

1. Definition Of Sign Types and Related Terms

a. Entry Statements/Master Identification

Signs, graphics and landscape treatments at perimeter access points to the project defining the entries to the development.

b. Freestanding Identification

Signs along Rochester which identify facilities, businesses, tenants and addresses.

c. Building Identification

Signs mounted on the face(s) of buildings which identify the tenant. (See Location Exhibit A).

d. Complex Identification

Signs which are freestanding by the entry to the development identifying a multi-building development.

e. Tenant Identification

Signs mounted on the face(s) of buildings identifying tenants within the building (See Location Exhibit A).

f. Building Street Address

Signs mounted on buildings designating the street address number.

g. Tenant Directories

Signs in commercial facilities which identify the location of individual tenants.

h. Directional and Regulatory Signs

Signs within the development and within individual projects which control and direct the circulation of vehicles and pedestrians.

i. Temporary Signs

Any sign, barrier, pennant, valance or advertising display used for marketing purposes for a short period of time.

j. Sign Area

The area of a sign having an integral part of a building as identified in Exhibit A1 or other components of the sign including all intervening spaces. The area A1 of all other signs shall be the largest cross-sectional area measured to a line encompassing all portions of the sign, including the background and tubing, but excluding the supporting posts or poles without attached lighting. In determining the area of a sign having more than one face, only the area of one face shall be counted.

k. Halo Lit Letters

Opaque, fabricated metal letter-form with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surface immediately adjacent to letter, creating halo effect.

l. Interior Illuminated Letters

Fabricated letterform with internal luminous tubing and translucent acrylic face.

m. Flush Left Layout

Typography begins at left margin, and any additional lines of typography are also flush with first line at left margin.

n. Centered Layout

Each line of typography is centered horizontally within the sign panel.

o. Integral Graphic Band

Constant horizontal band or fascia area of an architectural complex, where graphics must be placed.

GENERAL GUIDELINES

A. General Requirements:

1. Each Tenant shall submit to the Landlord for written approval before fabrication, not less than three (3) copies of detailed drawings of the Tenant's proposed signs indicating the location, size, layout, design, materials and color graphics. Such drawings shall be submitted concurrently with architectural drawings, sufficient in Landlord's opinion, to show the exact relationship with the store design, Tenant's store location on site and the dimensions of the building frontage.
2. Prior to fabrication, detailed drawings of all signs shall be submitted to the Landlord and stamped as approved by the Landlord. Drawings then must be submitted to the City Planning Division for review and approval prior to fabrication.
3. Tenant shall obtain and pay the entire cost of all permits, and approvals, construction, installation and maintenance of its respective sign. No sign shall be installed until all required approvals and permits have been obtained.
4. Tenant shall be responsible for fulfillment of all of these Sign Criteria to the extent applicable.
5. No Tenant shall affix or maintain upon any glass or other material on the storefront of within twenty-four inches (24") of any window, any signs unless such signs or materials have received the written approval of the Landlord, and comply with this Sign Criteria.
6. All primary identification of Tenant shall be internally illuminated. Secondary Signage may be non-illuminated if total allowable sign area is not exceeded in height and width.
7. Two lines of copy may be used as long as the total height of sign does not exceed maximum sign height for the applicable type of Signage and the design is approved by the Landlord and the City.
8. Sign shall center on the storefront unless prior written approval is obtained from the Landlord and the City.
9. No sandblasted or painted wood signs will be allowed.
10. Tenant shall be solely responsible for the installation and maintenance of its own signs.

11. Tenant's sign contractor shall repair any damage to the premises or other property in the Shopping Center caused by the contractor's work. Should Tenant's contractor fail to adequately repair such damage, Landlord may, but shall repair such damage at the tenant expense.
12. Tenant shall be fully responsible for the actions of Tenant's sign contractor.
13. Electrical service to Tenant's signs will be connected to Tenant's meter and shall be connected to a time clock supplied by Tenant. Time clock hours shall be subject to Landlord approval.

B. Construction Requirements

1. Landlord's construction superintendent shall be given adequate notice prior to installation of all signs. Failure to notify Landlord may result in removal of sign to inspect penetration in building face.
2. All signs shall be fabricated and installed per UL and City standards.
3. Letter fastening and clips are to be concealed and be of galvanized, stainless, aluminum, brass, or bronze metals.
4. No labels will be permitted on the exposed surface of the signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
5. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the Shopping Center.
6. Design, layout and materials for Tenant signs shall conform in all respects with the sign design drawings included in this criteria. The maximum heights for letters in the body of the sign shall be as indicated in these criteria.
7. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish to Landlord's satisfaction.
8. No wood backed letter material will be allowed.

C. Sign Installation:

1. All work to fabricate, erect, or install signs (including connection to electrical junction box) shall be contracted and paid for by Tenant and subject to approval by Landlord.

2. All signs shall be designed, constructed and installed in accordance with local codes and ordinances. All permits shall be obtained by Tenant's sign contractor, at Tenant's sole expense.
3. Signs not installed in strict accordance with previously approved plans and specifications shall be immediately corrected by Tenant, at Tenant's cost and expense, upon demand by Landlord. If not corrected within fifteen (15) days, sign may be removed or corrected by Landlord at Tenant's expense.
4. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum of inconvenience to the Landlord and to the other Tenants.
5. Upon removing any sign, Tenant shall, at its own expense, repair any damage created by such removal and shall return the area from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from its site.

D. Protection of Property:

1. Tenant's sign contractor shall design, install, or erect Tenant's sign in such a manner that it will not over-stress, deface, or damage any portion of the building or grounds.
2. Any sign, temporary or permanent, capable of exerting damaging pressures on the building due to its size, weight or design shall have its design examined by a structural engineer. Prior to installation of such sign, Tenant shall submit to Landlord such engineer's written approval verifying that no unsafe condition will be imposed upon the building or other structure to which the sign will be attached.
3. All exposed parts of any sign or sign support subject to corrosion or other similar damage shall be protected in a manner acceptable to Landlord.
4. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by Tenant. Landlord may remove and store, at Tenant's expense, any signs not maintained properly or not in accordance with sign program.

E. Restrictions:

All users are subject to the following:

1. No animated, revolving, flashing, audible, or odor producing signs will be allowed.
2. No vehicle signs will be allowed.
3. No exposed neon signs allowed.
4. No formed plastics or injection-molded plastic sign will be permitted.
5. No exposed raceways, cross-overs or conduits will be permitted to be visible.
6. No other types of sign except those specifically mentioned within this criteria will be allowed without prior approval from Landlord and City.
7. Tenant will be required to remove any sign considered to be in bad taste or that does not contribute positively to the overall design of the center.

Single Building Occupant Identification: Warehousing, manufacturing, research and development and commercial signage.

A. Street Identification

Within each property there are a number of requirements for signs. The primary need is owner/tenant or facility identification.

1. The freestanding monolith will be placed adjacent to the main entry to the property.
2. The sign will be positioned perpendicular or parallel to the street and set back behind the property line, per the Civil Plans location.
3. The double-faced sign will be integrated with the landscape.
4. Design for the signs will consist of a park standard base and a customized cap to accommodate the message content. The caps may be constructed of a variety of materials to be consistent with the architecture.

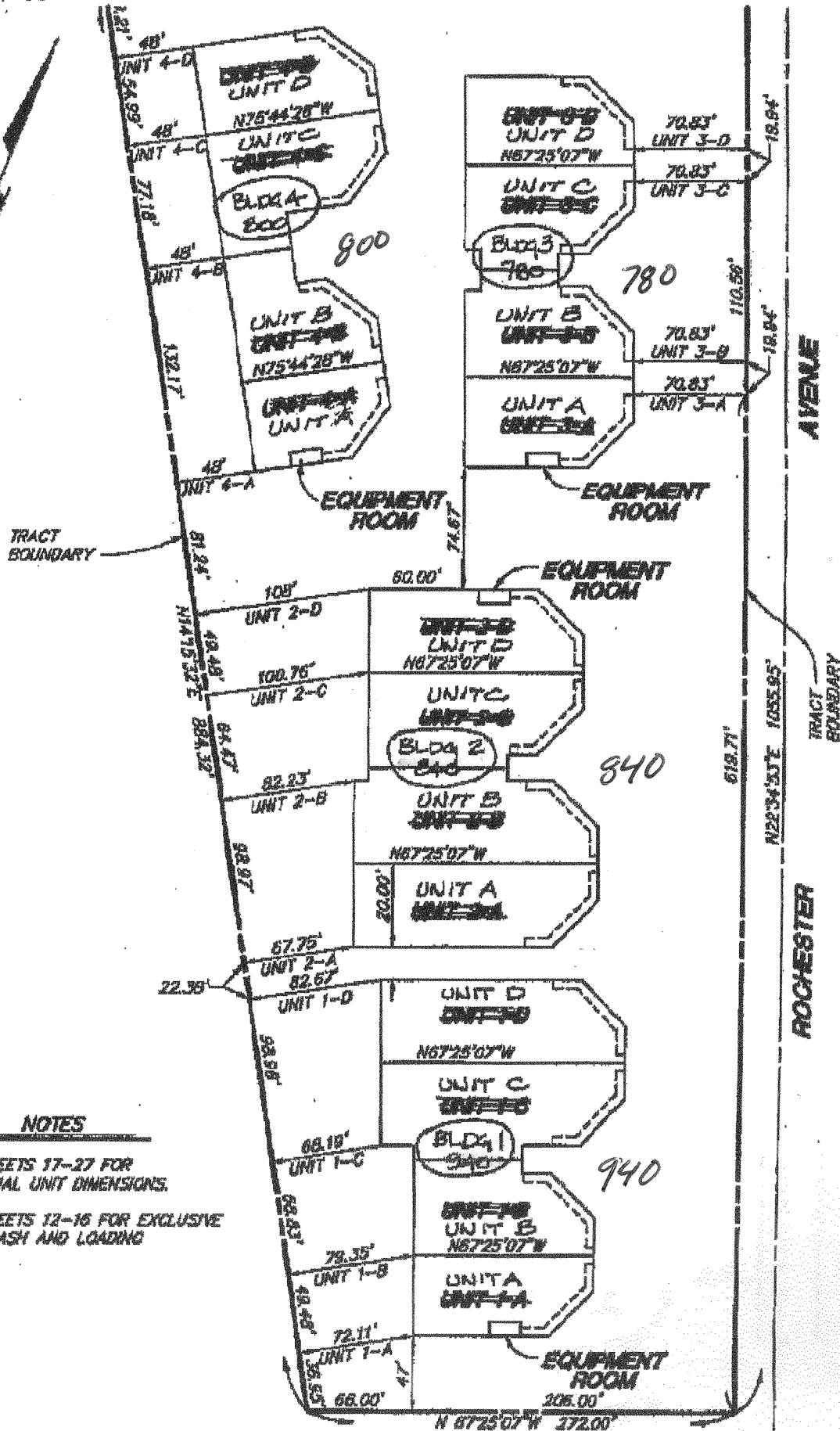
These materials may include split face block walls, brushed or polished metal, anodized aluminum, granite, wood or fiberglass.

5. The sign shall be indirectly illuminated.

TENANT WALL MOUNTED SIGN

- A. Tenants shall be allowed one (1) sign per building frontage as illustrated on Exhibit A1. Can signs are not allowed.
- B. The height of each sign shall be measured from top to bottom and shall not exceed the following guidelines:
1. Single line signs shall not exceed 24". Double line signs shall not exceed 36" including the space between the lines in total height and no individual line shall be more than 18" in height (See Exhibit "A1").
 2. Upper and lower case signs shall not exceed 24" in height including downstrokes.
 3. Single line signs in all upper case shall not exceed 24" in height.
 4. The length of sign shall not exceed 75% of Shop frontage, or 25 feet (25'), whichever is less. Per sign square feet shall not exceed 60. Shop frontage shall be defined as storefront dimension directly in front of the main entrance (approximately 34 feet in length).
- C. A trademark/logo may be combined with individual letters if said trademark/logo is registered and within the allowable area and size requirements, subject to City and Landlord review and approval.
- D. Each sign shall consist of internally illuminated. Internally illuminated individual letters shall consist of one (1) channel letters; two (2) neon illumination, three (3) face, and four (4) trim cap.
- E. Channel letters shall be made of 22-gauge sheet metal, 5" deep (minimum), sizes painted medium bronze. Channel letters shall be fastened to and be centered on the sign fascia.
- F. Letters shall be internally illuminated via neon lighting. Transformers shall be housed in a raceway located behind the sign fascia and exposed raceways are prohibited.
- G. Individual letter styles of Tenants shall be allowed. Tenants shall be limited in choice of colors to Red, Blue and Green.
- H. Plastic faces shall be trimmed with a 3/4" trim cap (medium bronze) to match letter returns.

- I. Sign copy shall contain Tenant's trade name only. No other services or product advertising will be allowed unless it is part of the Tenant's trade name without Landlord's prior consent.
- J. In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Exhibit "A") to provide store name and hours information. The total area for this sign shall not exceed 280 square inches.
- K. Promotional or special event signs and banners shall be in conformance with the City Sign Ordinance and must be approved by the Landlord prior to submission to the City. A Temporary Sign permit must be obtained from the Planning Department prior to the installation of a banner or special promotional sign.



NOTES

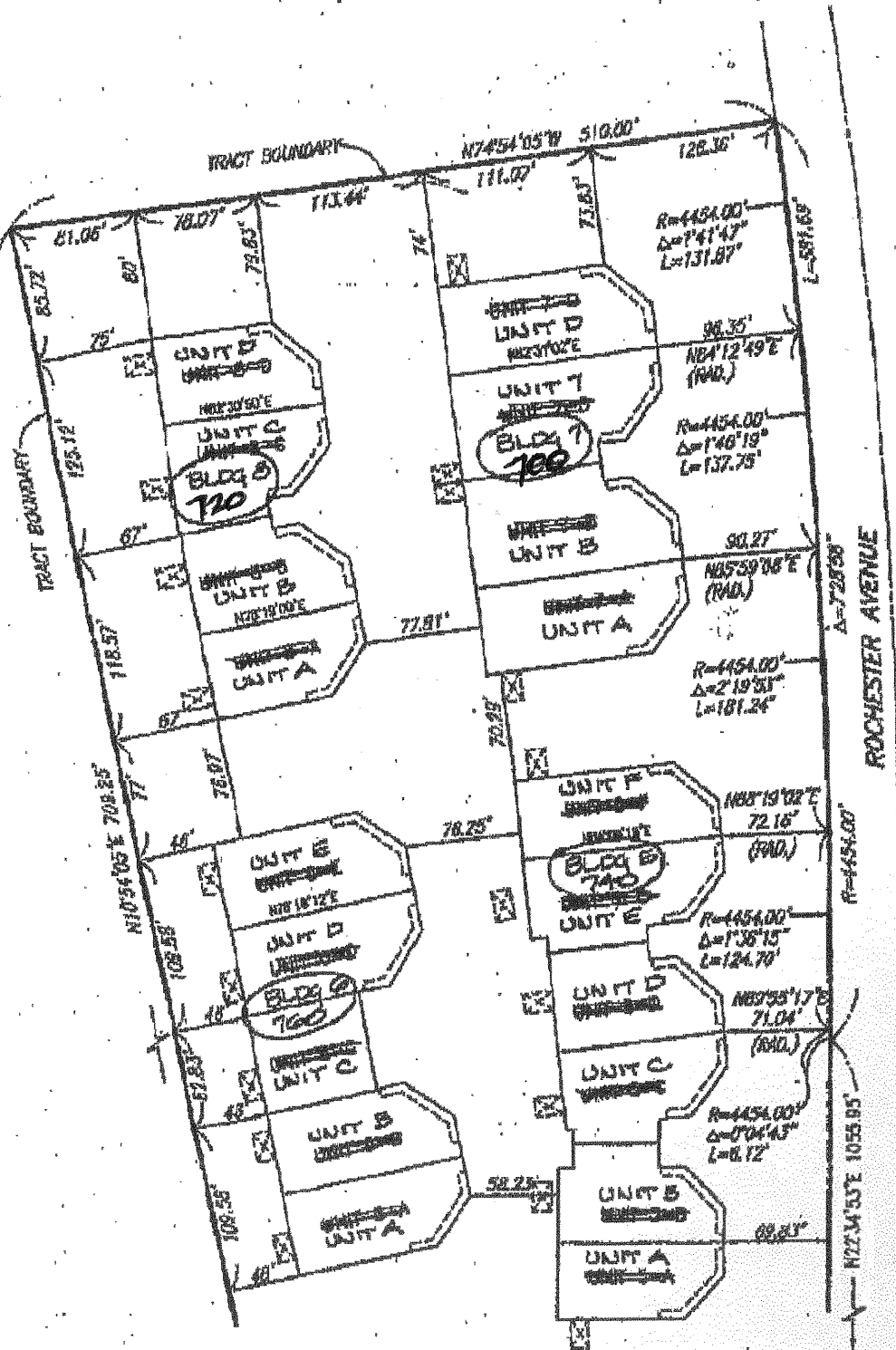
SEE SHEETS 17-27 FOR INDIVIDUAL UNIT DIMENSIONS.

SEE SHEETS 12-16 FOR EXCLUSIVE USE TRASH AND LOADING AREAS.

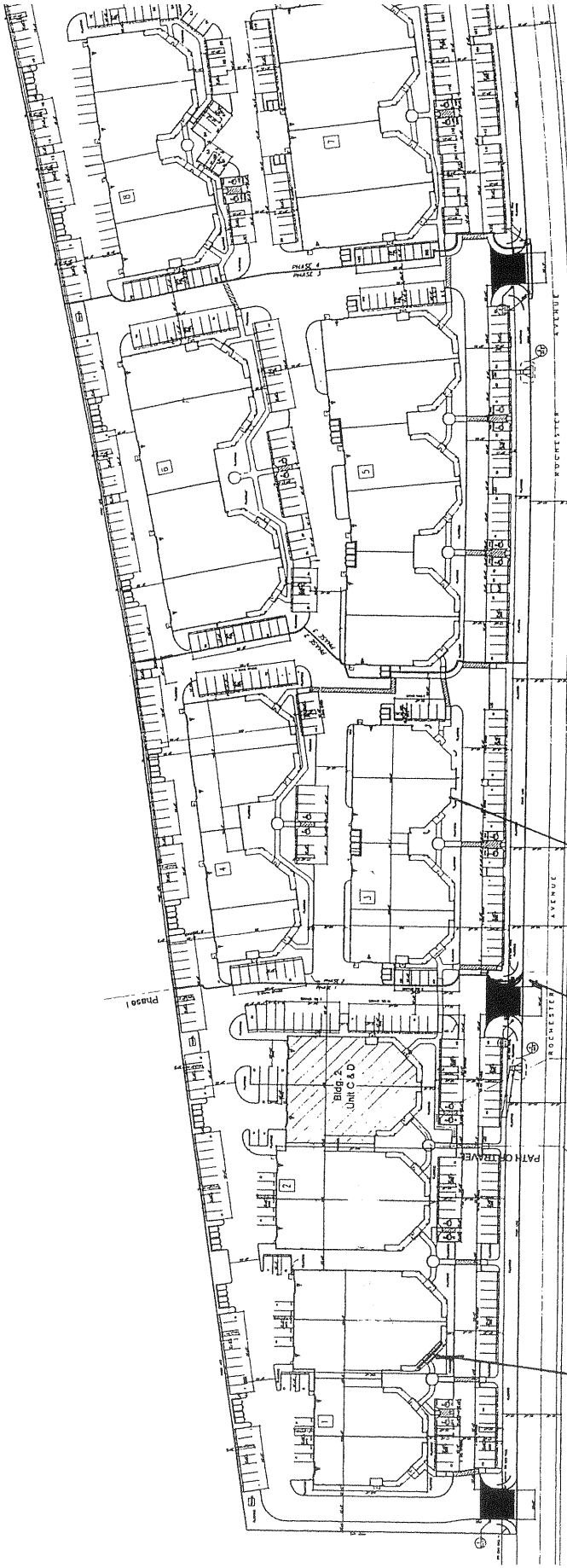
WESTLAND CIVIL, INC.

100 N. RANCHO ROAD, SLITE 7 - THOUSAND OAKS, CA 91302 - (805) 485-1330 FAX: (805) 446-9125

UNIT LOCATION PLAN



CONTINUED ON SHEET 9



Path of travel from handicap parking to building entrance to comply with Part 2, Title 24 of the state Building Code for Handicap accessibility req.

TAUNT
SIGN
(TYP)

MONUMENT
SIGN
(TYP) @
3 ENTRIES

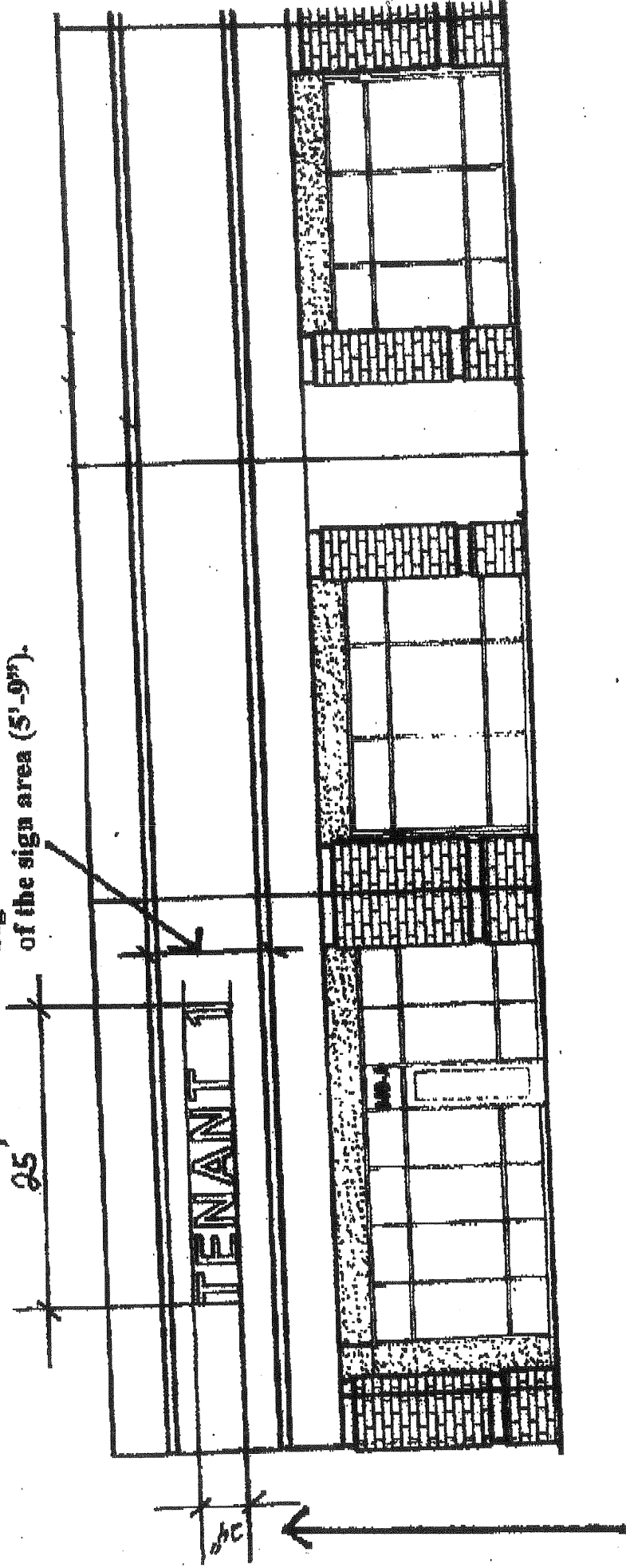
BUDA
NUMERICAL
SIGN
(TYP)

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	TAUNT SIGN (TYP)	1	100.00	100.00
2	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
3	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
4	TAUNT SIGN (TYP)	1	100.00	100.00
5	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
6	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
7	TAUNT SIGN (TYP)	1	100.00	100.00
8	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
9	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
10	TAUNT SIGN (TYP)	1	100.00	100.00
11	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
12	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
13	TAUNT SIGN (TYP)	1	100.00	100.00
14	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
15	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
16	TAUNT SIGN (TYP)	1	100.00	100.00
17	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
18	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
19	TAUNT SIGN (TYP)	1	100.00	100.00
20	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
21	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
22	TAUNT SIGN (TYP)	1	100.00	100.00
23	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
24	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
25	TAUNT SIGN (TYP)	1	100.00	100.00
26	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
27	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
28	TAUNT SIGN (TYP)	1	100.00	100.00
29	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
30	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
31	TAUNT SIGN (TYP)	1	100.00	100.00
32	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
33	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
34	TAUNT SIGN (TYP)	1	100.00	100.00
35	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
36	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
37	TAUNT SIGN (TYP)	1	100.00	100.00
38	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
39	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
40	TAUNT SIGN (TYP)	1	100.00	100.00
41	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
42	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
43	TAUNT SIGN (TYP)	1	100.00	100.00
44	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
45	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
46	TAUNT SIGN (TYP)	1	100.00	100.00
47	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00
48	BUDA NUMERICAL SIGN (TYP)	1	100.00	100.00
49	TAUNT SIGN (TYP)	1	100.00	100.00
50	MONUMENT SIGN (TYP) @ 3 ENTRIES	3	150.00	450.00



The length of sign shall not exceed 75% of Shop frontage, or 25 feet (25'), whichever is less.

Sign shall be horizontally centered between the top and bottom reveals of the sign area (5'-9").



Single line signs shall not exceed 24".
Double line signs shall not exceed 36" including the space between the lines in total height and no individual line shall be more than 18" in height.

TYPICAL BUILDING ELEVATION

**SIGNAGE GRAPHICS
ONTARIO GATEWAY, LLC**

Use	Sign Type	Number Of Signs	Placement/ Location	Sign Area	Letter Size	Sign Height & Materials	Form & Layout	Message	Color	Illuminal
Business/ Tenant/ Flex	Complex Identification/ Freestanding	3 per complex per street frontage	Perpendicular to street	60 sq. ft. MAX	12" & 6"	42" high	Must relate to architectural style	Property name & numbers	Must relate to architectural style	Ground lit
	Occupant Identification - Wall	1 per tenant	Above primary entrance	60 sq. ft. MAX	***	N/A	Individual channel letters	Tenant or business name and/or logo	Red, Blue Green	Internal/ Illuminal

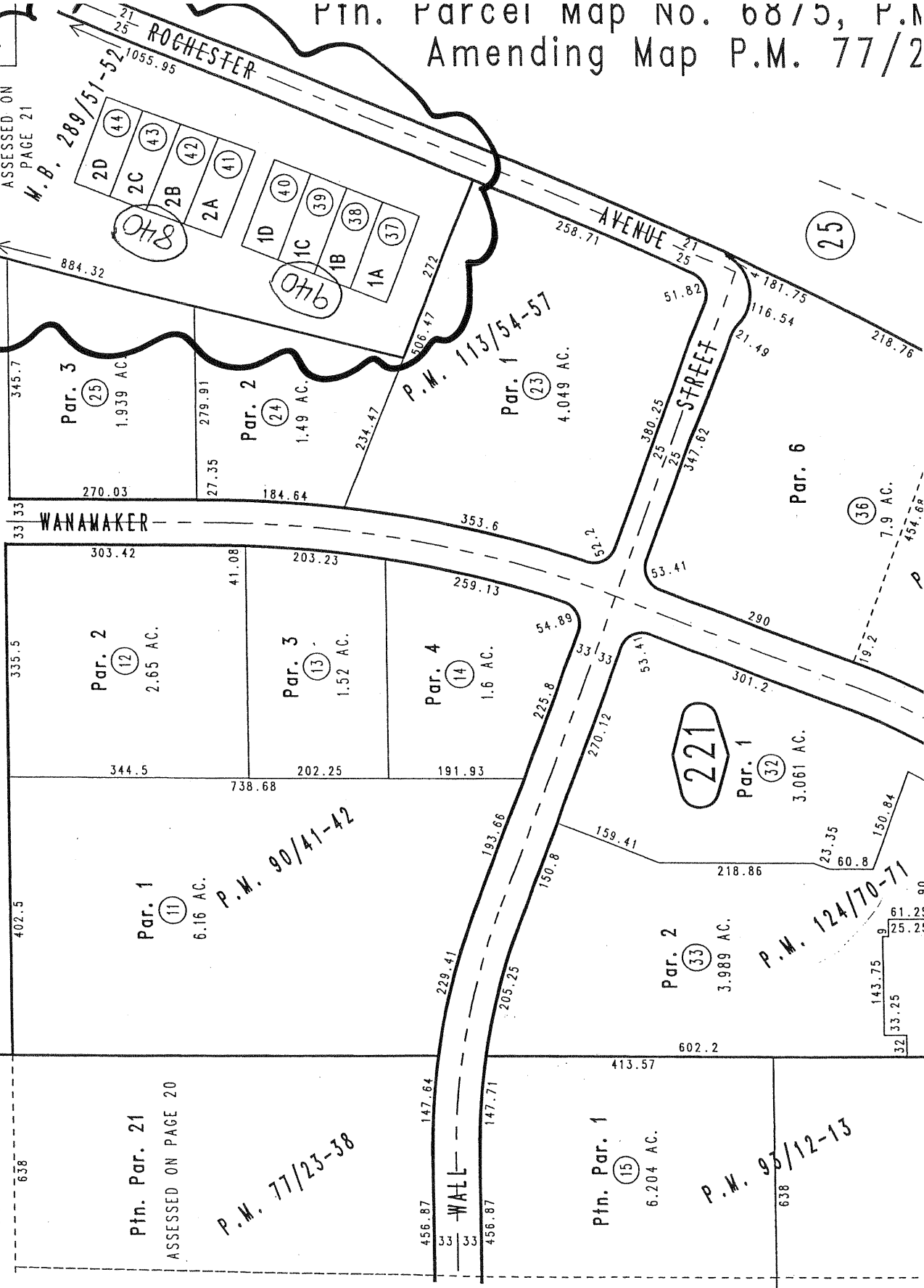
4" Single Line
6" Double Line
2" Min Single Line

EXHIBIT "A2"



(21)

ASSESSED ON PAGE 21
M.B. 289/51-52



(19)

Ptn. Par. 15
638

Ptn. Par. 21
ASSESSED ON PAGE 20

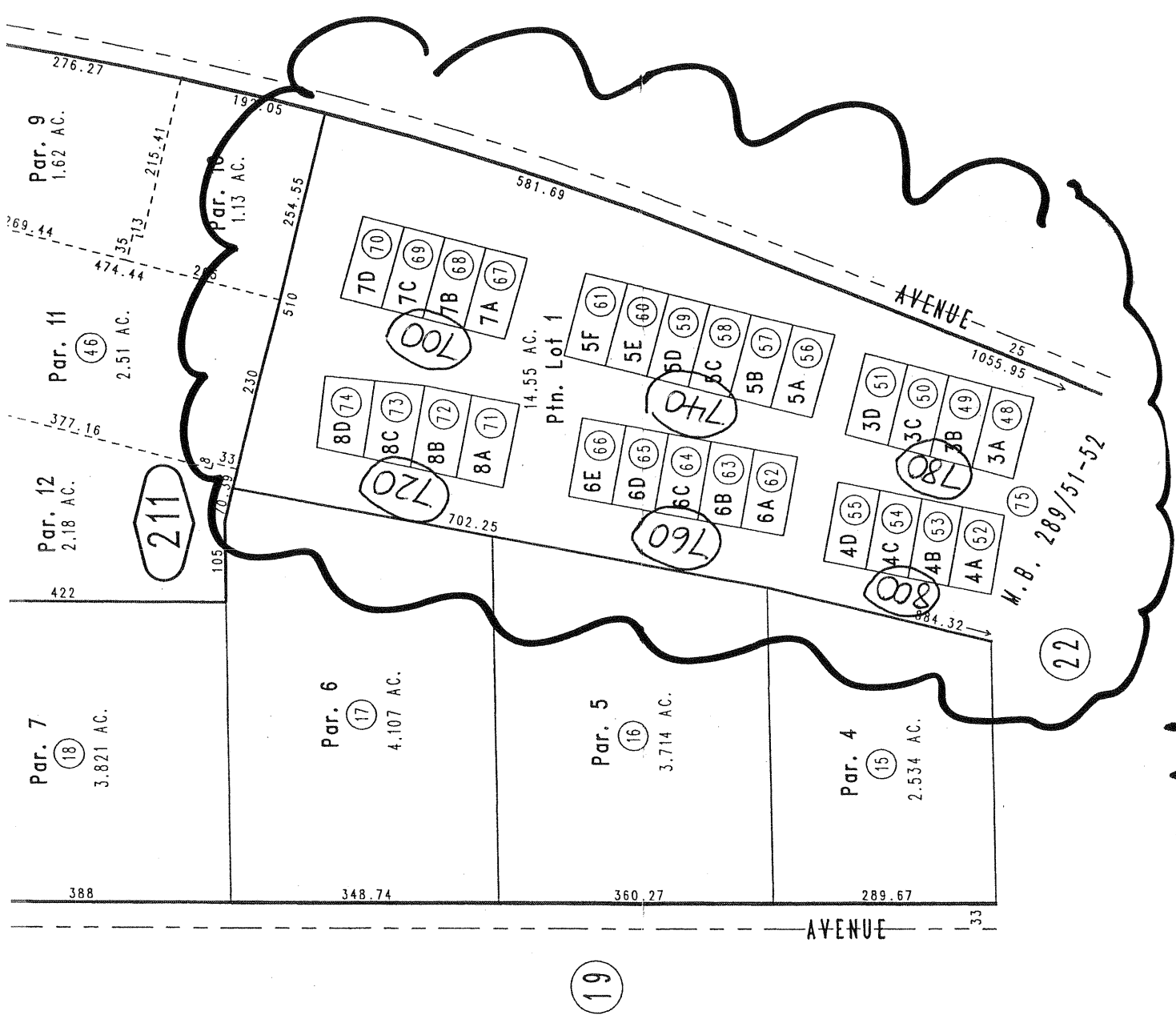
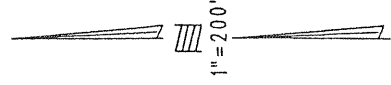
P.M. 77/23-38

Ptn. Par. 1
6.204 AC.
(15)

P.M. 93/12-13
638

Ptn. Parcel Map No. 8938, P.M. 94/12-14
 Ptn. Parcel Map No. 8801, P.M. 93/12-13
 Parcel Map No. 8351, P.M. 90/41-42
 Ptn. Parcel Map No. 9553, P.M. 113/54-57

Parcel Map No. 9474, P.M.
 Parcel Map No. 10089, P.M.
 Ptn. Parcel Map No. 9752,
 Ptn. Tract No. 16040, M.B.
 Condominium Plan 2002-646



- Addresses -

Ptn. S.1/2, Sec.30
T.1S.,R.6W., S.B.B.&M.

Assessor's Map
Book 0238 Page 21.
San Bernardino County

REVISED