



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: CASPIAN PROPERTIES
 Address: 19762 MACARTHUR BLVD. IRVINE
 Telephone No.: 949-250-0626 Fax No.: 250-0620
 Applicant: SIGN-TRONICS DBA SIGN-WIRE
 Address: 282 N. PARK AVE POMONA
 Telephone No.: 909 620-8181 Fax No.: 620-5411
 Applicant's Representative: ANTHONY E. BOARD
 Address: 282 N. PARK AVE.
 Telephone No.: _____ Fax No.: _____

(For staff use only)
 File No.: PSG P03-008
 Related Files: PREV02-015
 Submittal Date: 11-4-03
 Rec'd By: TW
 Fees Paid: \$ 1,048.00
 Receipt No.: R200306390
 Action: Approved Denied
 By: [Signature]
 Date: 12/14/03

SITE INFORMATION

Site Address (include N, S, E or W): 4295A & 4295B JULIUS ST.
 Assessor's Parcel No.: _____
 Development Name: ONTARIO SPECTRUM
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

SIGN CRITERIA FOR
ONTARIO SPECTRUM

NWC JURUPA & MILLIKEN
ONTARIO CA. 91761

Prepared by



282 NORTH PARK AVE.
POMONA, CA. 91768
PH. 909 620 8989 Fax. 909 620 5491

ORIGINATED DECEMBER 2003

PSGP 03-009

PLANNING DEPARTMENT APPROVED	
<input type="checkbox"/> SUBJECT TO CONDITIONS	
<i>PDEV 02-045</i>	
Approved By: <i>[Signature]</i>	Date: <i>12/16/03</i>

ONTARIO SPECTRUM SIGN CRITERIA

4295A & 4295B Jurupa St. Ontario, CA 91761

SUBMISSION FOR SIGNAGE APPROVAL

2 copies of a detailed sign plan minimum size 8/50" x 11" prepared by a professional sign company.

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.

A: GENERAL SIGN REQUIREMENT:

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. 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.
3. Tenant shall be responsible for fulfillment of all of these Sign Criteria to the extent applicable.
4. Tenant shall be solely responsible for installation and maintenance of its own signs.
5. 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's expense.
6. Tenant shall be fully responsible for the actions of Tenant's sign contractor.

B: GENERAL SPECIFICATIONS:

1. Tenants shall be allowed one (1) sign per building frontage as illustrated on Exhibit A1. Can signs are not allowed. Tenant signs will be non-illuminated individual letters mounted on the sign fascia area as detailed on the attached drawings.
2. 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.
3. Sign letters/logo to be constructed from 1" thick ultra sign foam/Gator foam machine cut on CNC router with painted Frazee #7763 faces and returns. Tenant may use their logo and any typestyle with Owner's approval. Signs to be installed with silicone adhesive.
4. In addition to the signs described above, each Tenant shall be permitted to place "Calon" Camel Beige vinyl lettering (Exhibit "C") to provide store name and hours information. The total area for this sign shall not exceed 280 square inches.
5. Maximum letter height 12". Minimum 6". Maximum number of lines (2).
6. Sign must be within dimensioned limits as indicated on the attached diagram, 6" space to be left on either end and 2" top & bottom.
7. 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.
8. Tenant shall be responsible for the installation and maintenance of all signs. In the event tenant sign needs repairs the tenant must contract for maintenance at tenant's expense. Should the tenant fail to make necessary repairs when needed the landlord shall have the right to maintain said sign at Tenant's expense.
9. All signs to be installed under the direction of the project Contractor's superintendent or representative.

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 other Tenants.
5. Upon removing any sign, Tenant shall, at its own expense, repair and 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: REQUIRED SIGNS:

In the interest of safety all permanent structures in the City shall display street address numerals of a size and location which are clearly visible from a public right of way, unless otherwise authorized in writing by the Police and Fire Departments.

E: PROHIBITED SIGNS:

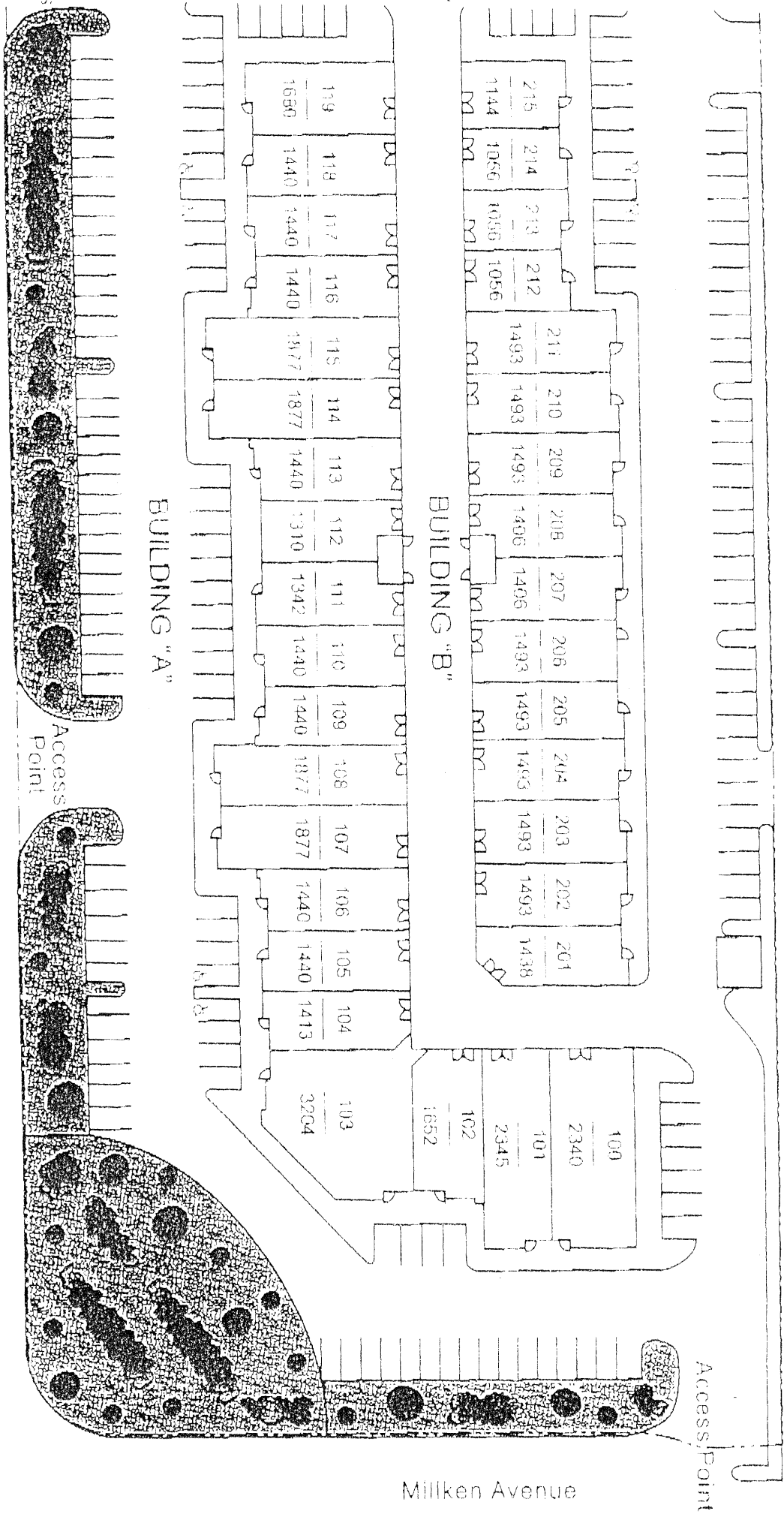
- A: A-frame (portable) signs, unless approved as part of a temporary display pursuant to Sec.9-1.3130 City of Ontario Development Code.
- B: Balloon, inflated signs, kites and any other type of aerial sign unless approved as part of a temporary display pursuant to Sec. 9-1.3130
- C: Flashing, blinking, rotating or otherwise animated signs, except barber poles, time/temperature signs and theater marquee signs.
- D: 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.

E: Signs that emit or generate, sound, smoke or similar material.

F: 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 be 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 become 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.



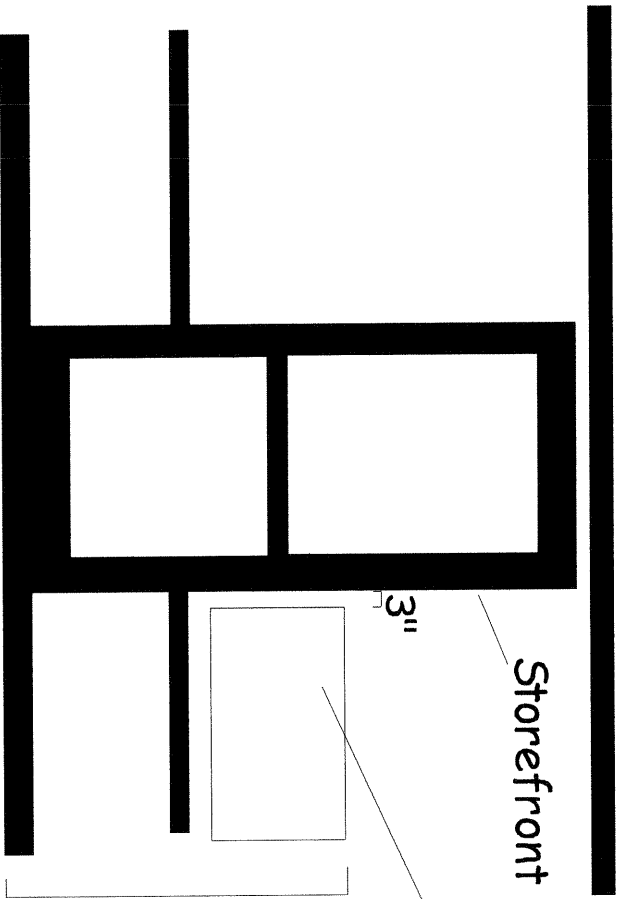
Jurupa Street

Millken Avenue

EXHIBIT 'A'

Information contained herein has been prepared by the engineer or architect that we do not warrant. We have no reason to doubt its accuracy, but we do not guarantee that its specifications should be followed. We do not warrant that the work will conform to the specifications. The engineer or architect is not responsible for any errors or omissions in this plan. The engineer or architect is not responsible for any errors or omissions in this plan.

STOREFRONT WINDOW SIGNAGE



Storefront Mullions

Store name, hours, security
phone numbers and
address copy not to
exceed 280 square inches

48"

3"

Graphics above to be first surface high performance
"Calon" camel beige #48 vinyl applied to storefront glass

Exhibit "C"

ONTARIO SPECTRUM SIGN CRITERIA

All type style to be Avante Garde Medium

Let sign area to be 2" in from top and bottom and 6" in from each end

Registered logos & company font styles are acceptable if sizes do not exceed net sign area & are finished frazee #7763



All signs to be computer cut from 1" ultra foam attached to Glass sign panel with clear silicone adhesive.

2 lines with 6" letters only

all letters to be specific color, Frazee #7763

Maximum height of letters not to exceed 12"

Minimum size 6"

ALL SIGNAGE TO BE ON CENTER GLASS PANEL ONLY

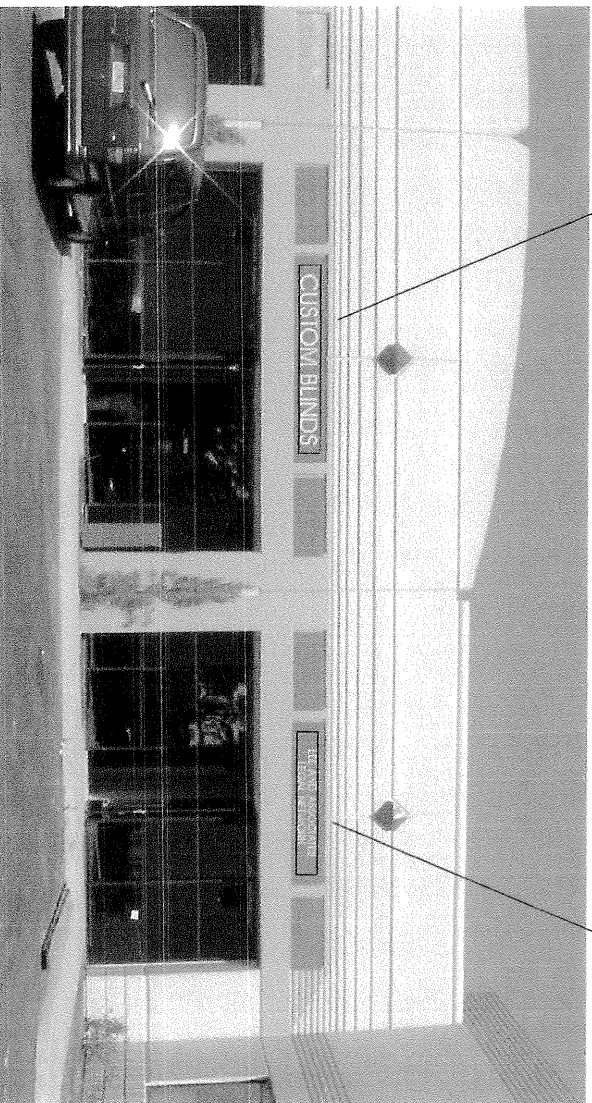


Exhibit "B"

FILE NAME: ONTSPC2

DRAWN BY: JUAN THORP

JARUPA & MILLIKEN
ONTARIO, CA

SignWize

909-620-8989 Fax. 620-5491

THIS DRAWING HAS BEEN PREPARED BY SIGNWIZE EXCLUSIVELY FOR THE PURPOSE OF THE QUOTATION REQUESTED BY YOU FOR A SIGN TO BE PREPARED AND PRODUCED BY SIGNWIZE. IT IS THE PROPERTY OF SIGNWIZE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIGNWIZE. NEITHER YOU NOR ANYONE ON YOUR BEHALF OR ANY OTHER PERSON WHATSOEVER HAS THE RIGHT TO USE OR REPRODUCE THIS DRAWING.