



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: THE EXCHANGE ONTARIO CENTER INC
 Address: 224 S JOY ST CORONA, CA 92879
 Telephone No.: 909) 280-3833 Fax No.: 909) 280-3832

Applicant: LNI SIGN CO
 Address: 12536 CHADEAN HAWTHORNE, CA 90250
 Telephone No.: 310) 978-2000 Fax No.: 310) 978-4000

Applicant's Representative: _____
 Address: _____
 Telephone No.: _____ Fax No.: _____

(For staff use only)

File No.: P56P04-003
 Related Files: _____

Submittal Date: 3/18/04
 Rec'd By: RE
 Fees Paid: \$ 1048.00
 Receipt No.: 22004-01400

Action: Approved Denied
 By: RE
 Date: 3/18/04

SITE INFORMATION

Site Address (include N, S, E or W): SE CORNER I15 & 4TH ST ONTARIO
 Assessor's Parcel No.: 238-012-23
 Development Name: THE EXCHANGE
 Zone: SP Euclid Avenue Overlay District?: Yes No

NOTES

RELATED FILE PDEV02-03

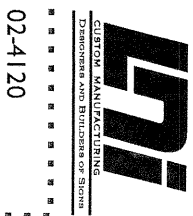


1-15 & 4th STREET • ONTARIO, CA

SIGN PROGRAM

FEBRUARY, 2004

PLANNING DEPARTMENT APPROVED PDEU02-037	
<input type="checkbox"/> SUBJECT TO CONDITIONS	
<i>PSN 04-003</i>	
<hr/>	
<hr/>	
Approved By: <i>[Signature]</i>	Date: <i>3/9/04</i>



02-4120

THE EXCHANGE IN ONTARIO



I-15 & 4th STREET • ONTARIO, CA

PROJECT DIRECTORY

Owner:

The Exchange Ontario Center Inc.
224 South Joy Street
Corona, CA 92879
Contact: Jack Kofdarali
(909) 280-3833
(fax) 280-3832

Project Architect:

Pierce-Cooley AIA
19762 MacArthur
Irvine, CA 92612
Contact: Glen Pierce
(949) 399-0878
(Fax)

Signage Consultant:

LNI Custom Manufacturing
12536 Chadron Avenue
Hawthorne, CA 90250
Contact: Randy Potts
(310) 978-2000
(fax) 978-4000

City Planning:

City of Ontario
Planning and Building Services
303 East B. Street
Ontario, CA 91764
Contact: Rudy Zeledon
(909) 395-2422
(fax) 395-2420

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SIGN TYPE SCHEDULE

ITEM SIGN TYPE PAGE

TENANT WALL SIGNS

MA Major Tenant Signage	1.1
SM Sub Major Tenant Signage	1.2
WS Shop Tenant Signage	1.3
WP Pad Tenant Signage	1.4



ONTARIO MANUFACTURING
DISTRIBUTION AND BUILDERS OF SIGNS

THE EXCHANGE IN ONTARIO

SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at The Exchange Ontario. All Tenant's signage is subject to the Owner's, and the governing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for The Exchange Ontario.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Ontario Planning and Building Department. Approval of plans by Owner shall not constitute a waiver of tenant requirement to comply with sign program.

Submittals shall include the following:

1. STOREFRONT ELEVATION:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy/layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are rejected, Tenant must resubmit revised plans until Owner's approval is obtained. Requests to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the

City of Ontario, CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

B. SUBMITTALS TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit Application. Tenant or his sign contractor must submit to the City of Ontario, CA, and will be responsible for all applicable applications and permit fees for the Planning and Building departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's, and City's approval shall be on file in the Owner's office.
2. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance.

3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program. Tenant is responsible for sign maintenance or Owner may do at tenant's expense.

E. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable).
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign installation, removal and including repair of any damage to the building.
- If tenant sign goes dark, tenant must remove signs at Owner's request.
- All roof penetrations must be repaired by Owner at tenant's expense.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A. MIXED MEDIA FORMS AND EMBELLISHMENTS:

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Painted, polished, etched, patina or abraided metals.
- Etched or sandblasted glass or acrylic.
- Screens, grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Mixed media, three dimensional signs painted gold, silver or copper leaf or metallic paint finishes.
- Oxidized and patina finishes.
- Mixed media/ 3-dimensional signs using images, icons, logos, etc.
- Front and halo illuminated channel letters.
- Halo illuminated letters, 3" deep minimum.
- Dimensional, geometric shapes.
- Sand blasted, textured and/ or burnished metal leaf faced dimensional letters pin mounted from facade.
- Signs mounted to hard canopies, eyebrows or other projecting architectural elements.

For example:

- a. Prismatic face letter forms with full strokes.
- b. Rounded face letter forms with radius faces and eased edges.
- c. Layered letterforms with face and liner. Letter face must be at least 1" thick, and the liner must be a minimum of 1/2" thick.
- d. Channel letters with clear plex faces.

B. ILLUMINATION:

Tenant signage should incorporate two or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.
- L.E.D.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront. All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

The following are prohibited:

- Exposed conduits.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.

C. SIGN COLORS AND FINISHES:

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a

harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.

D. TYPESTYLES:

The use of logos and distinctive typestyles is encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

E. SIZES AND QUANTITIES:

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

PROHIBITED SIGNS

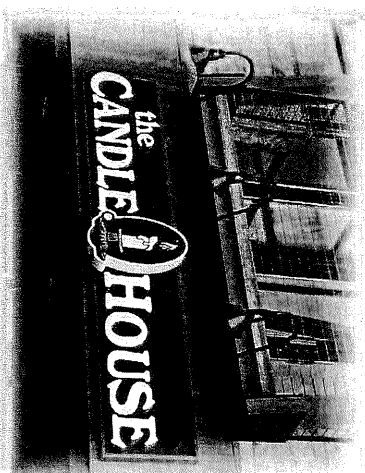
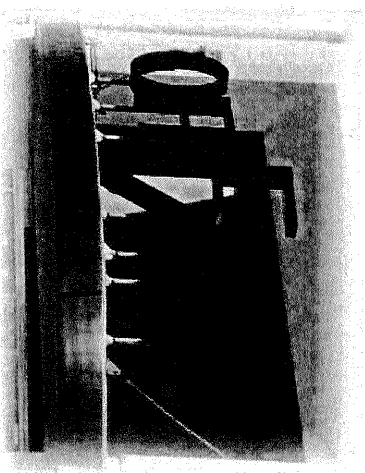
Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

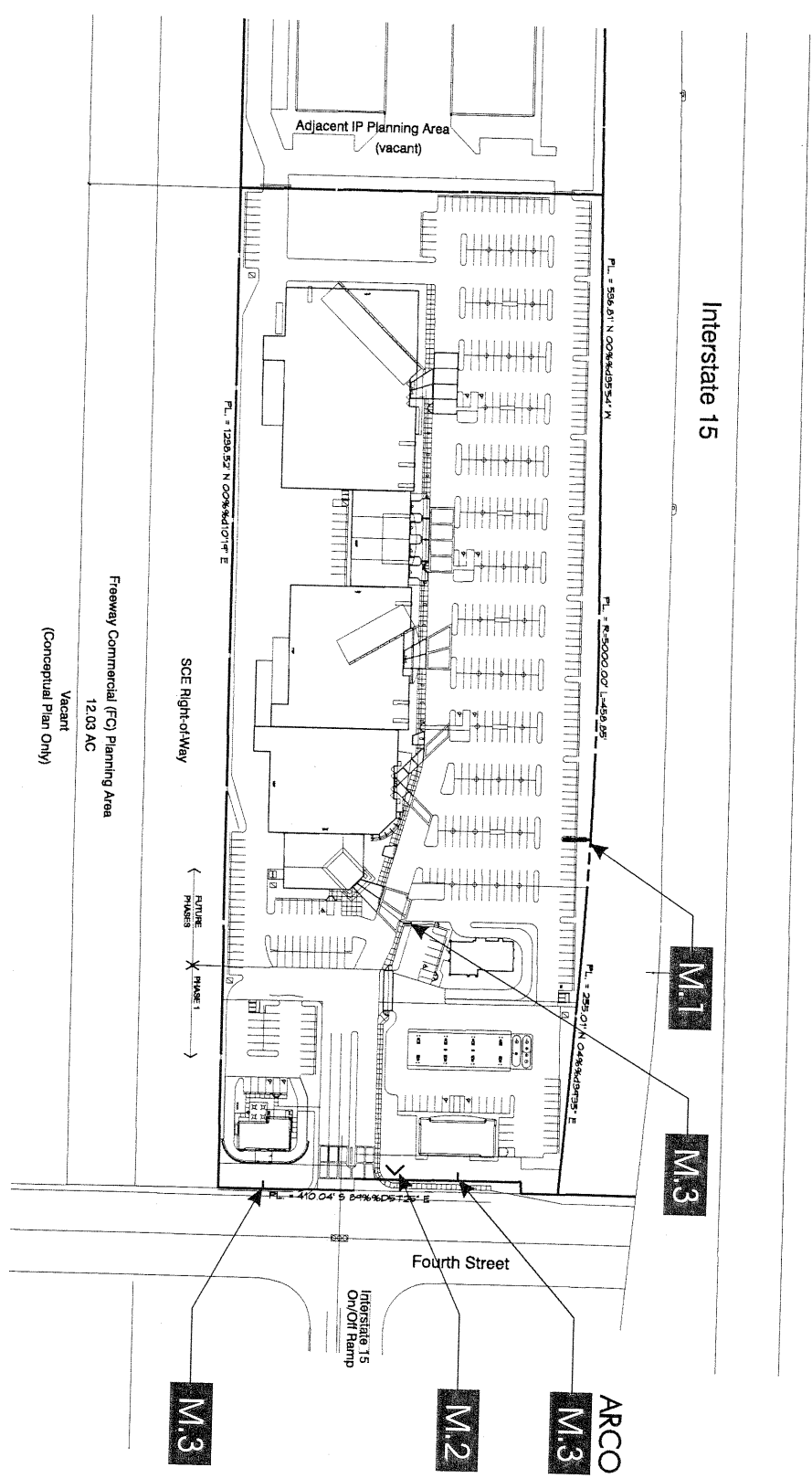
- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
- No billboard signs.
- No window signs except for as provided in this sign program.
- Unadorned rectangular cabinet signs with translucent or opaque faces.
- Temporary wall signs, pennants, banners, inflatable displays or sandwich boards.
- Window signs unless approved by the Owner (Note: box signs hanging in display windows are not allowed.)
- Gold leaf treatments on windows, box signs and exposed neon window displays without Owner's written approval. Note: Approval is at Owner's sole discretion. Off- the shelf signs are discouraged.
- Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, or neon crossovers of any type.
- Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are not permitted).
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet this criteria.
- Paper, cardboard or Styrofoam signs, stickers, or decals hung around or behind storefronts.
- Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
- Simulated materials such as wood grained plastic laminates or wall coverings.
- Flashing, oscillating, animated lights or other moving sign components, except as specifically approved by the Owner.
- Rooftop signs or signs projecting above roof lines or parapets.
- Signs on mansard roofs or equipment screens.
- Advertising or promotional signs on parked vehicles.
- Sign company decals in full view (limit to one placement only).

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs and related lighting components shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all threaded post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letterfaces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.
- P. Landlord to provide one (1) 120V junction box within 5 feet of sign location. Powered and controlled by house panel. Tenant to make all connections.





THE EXCHANGE IN ONTARIO

EXHIBIT

A

SITE PLAN



MA MAJOR ANCHOR TENANT SIGNAGE (20,000 SF AND OVER)

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

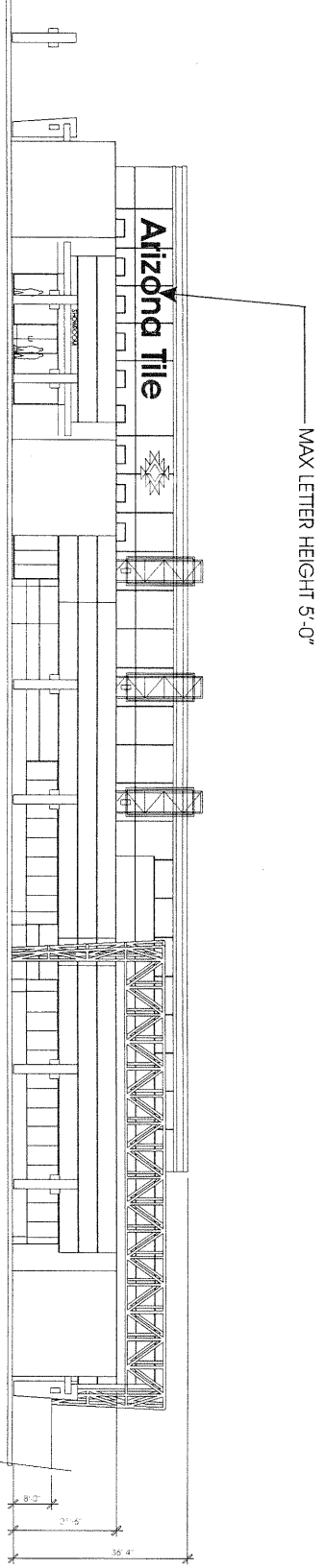
SIGNAREA: The maximum allowable letter height is not to exceed sixty inches (60") for a single line. Maximum sign height not to exceed seventy-two inches (72") for two lines of copy. The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant storefrontage up to 300 sf per elevation.

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot up to a maximum of two (2) signs per building. Sign on second elevation can be the same size as storefront sign. Signs must maintain a twelve inch (12") buffer between architectural features (i.e. cornices, arches and expansion joints).

TYPEFACE: Custom tenant logotype/ name with owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal.



WEST ELEVATION



THE EXCHANGE IN ONTARIO





MAJOR TENANT SIGNAGE (10,000 TO 19,999 SF)

MATERIALS:

A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY:

Tenant name/logo.

SIGNAREA:

The maximum allowable letter height is not to exceed forty eight inches (48") for a single line. Maximum sign height not to exceed forty eight inches (48") for two lines minimum height eighteen inches (18").

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lined foot of tenant store frontage (Not to exceed 75% of storefront).

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot up to a maximum of two (2) signs per building.

TYPEFACE:

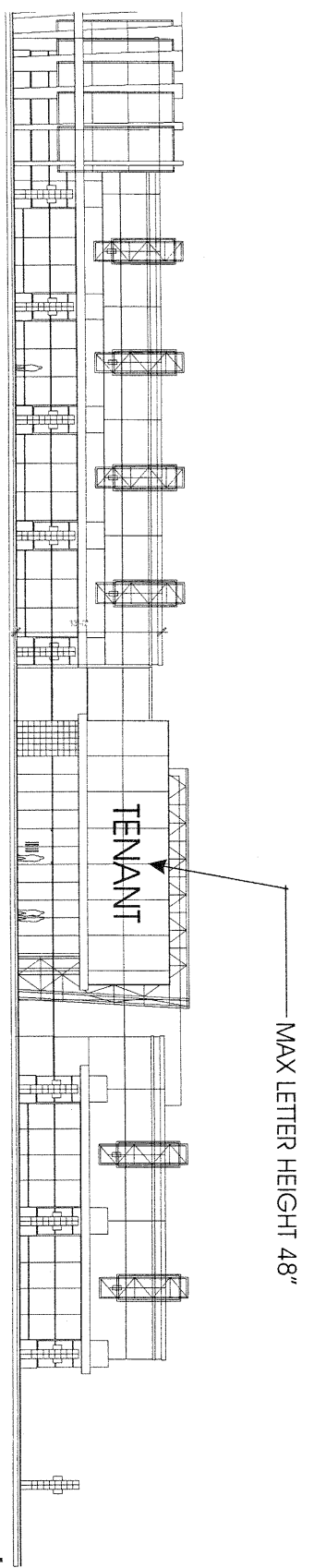
Custom tenant logotype/ name with Owner approval.

COLORS:

Custom colors logotype/ or colors with Owner approval.

LIGHTING:

Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal.



WEST ELEVATION



THE EXCHANGE IN ONTARIO



MS SHOP TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGNAREA: The maximum allowable letter height is not to exceed thirty six inches (36") for a single line.

Double line of copy shall not exceed thirty six inches (36") in height.
Maximum sign length not to exceed seventy five percent (75%) of storefront.

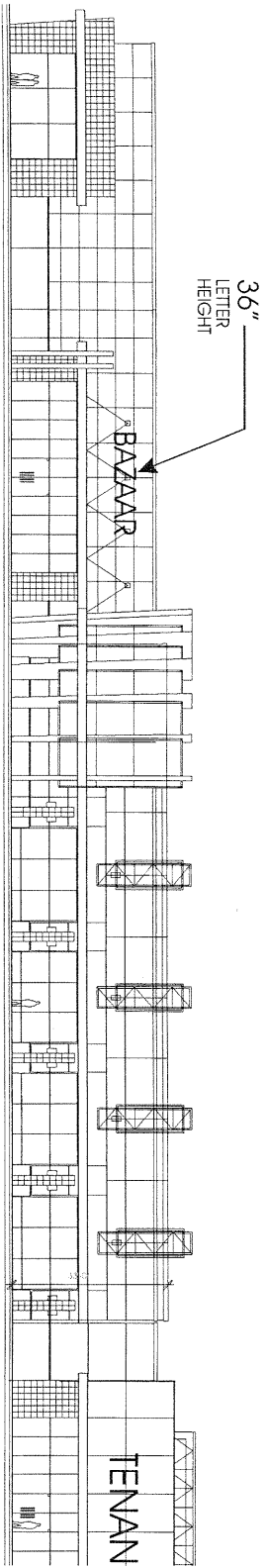
Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the shop tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with up to a maximum of two (2) signs. Three (3) signs may be considered for end cap tenants under city sign review. Signs must maintain a four inch (4") buffer between architectural features (i.e. cornices and arches).

TYPEFACE: Custom tenant logo/type/ name with Owner approval.

COLORS: Custom colors logo/type/ or colors with Owner approval.

LIGHTING: Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal.



WEST ELEVATION



THE EXCHANGE IN ONTARIO

PAD TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGN AREA: The maximum allowable letter height is not to exceed thirty six inches (36") for a single line. Double line of copy shall not exceed thirty six inches (36") in height.

Maximum sign length not to exceed seventy five percent (75%) of storefront.
Pod Tenants with recognized logo graphics may use their business identity graphics.
If a logo symbol is used on the pad tenant sign, it must be confined with an area of thirty six inches (36").

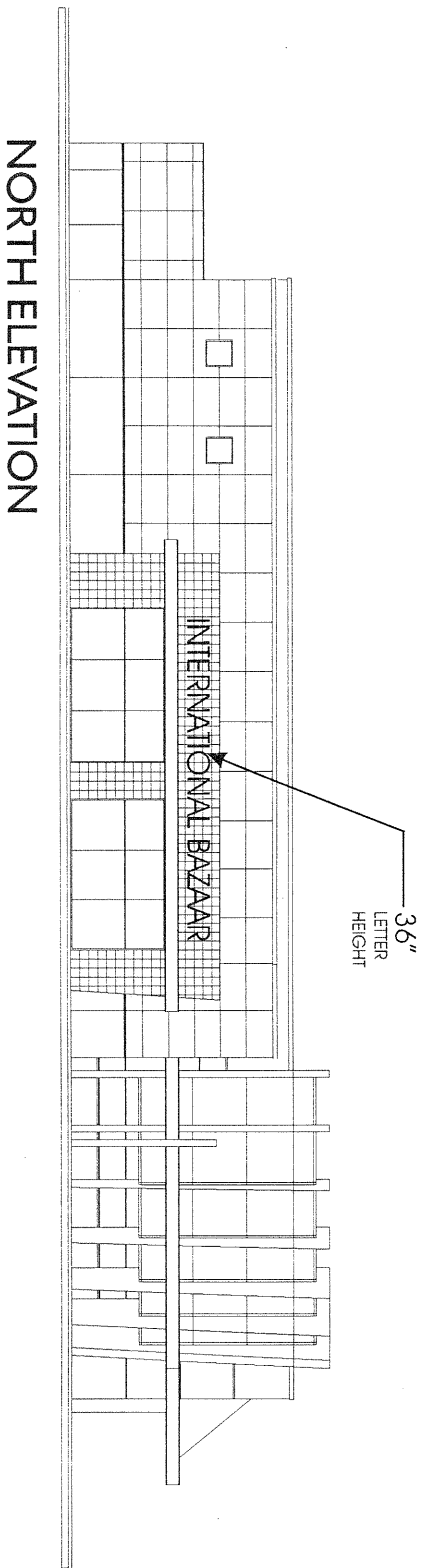
The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant storefront. One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of either (3) signs per building - or two (2) primary signs and two (2) secondary signs (defined as 50% of a primary sign) or logo symbols.

Signs must maintain a four inch (4") buffer between architectural features (i.e. Cornices and arches).

TYPEFACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal.



NORTH ELEVATION



THE EXCHANGE IN ONTARIO

SHOPPING CENTER PYLON DISPLAY

MATERIALS: (2) - Single sided fabricated aluminum extruded flex face cabinets. Tenant copy to be translucent vinyl overlay on first surface. Internally illuminated with Fluorescent Lamps. Mounted cabinets to steel tube frame with wire mesh back-ground.

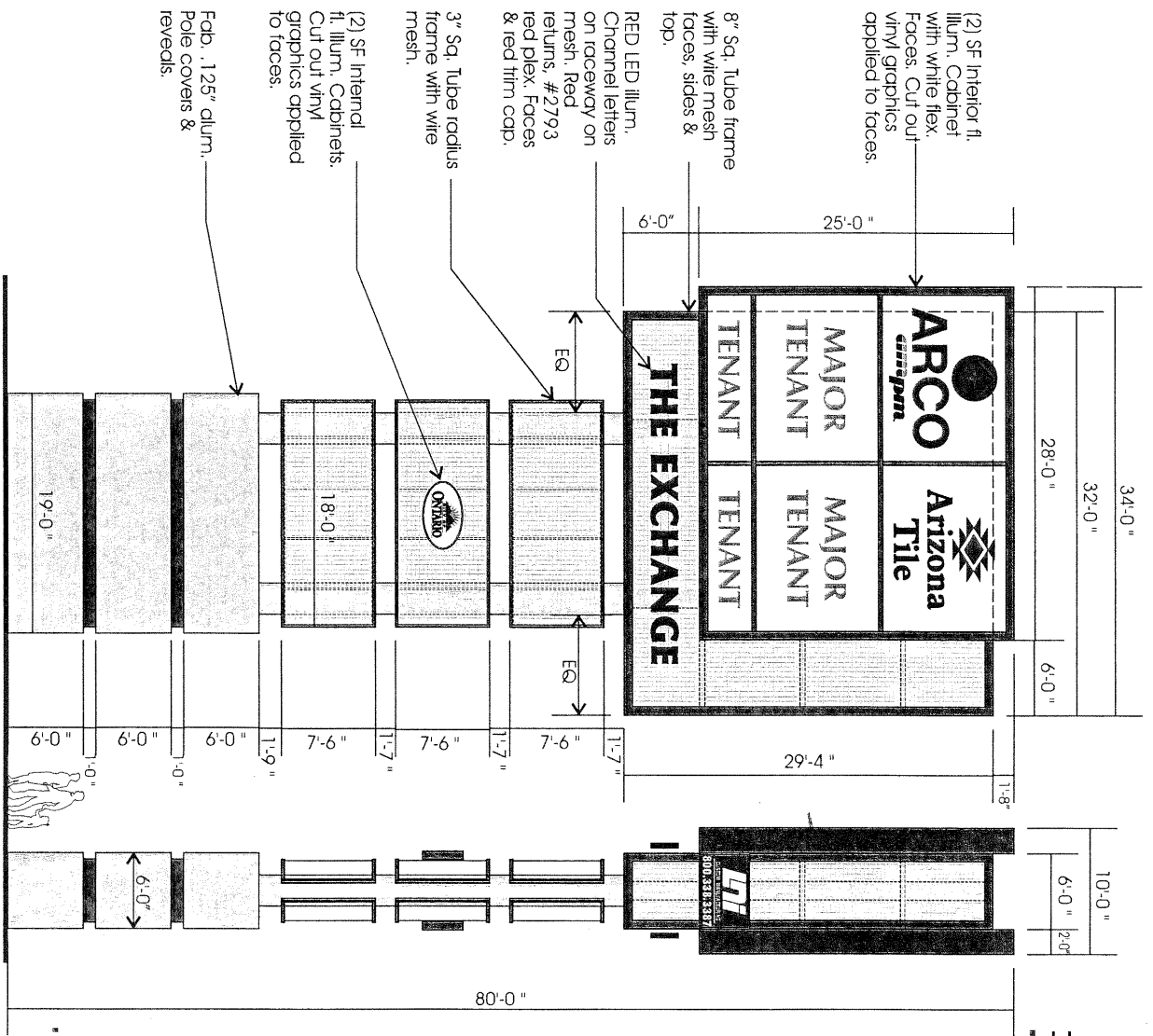
QUANTITY (1)

SIGN AREA: Major Tenant: Sign area 127 sq. ft. each side & 254 sq. ft. Maximum for both sides. Tenant: Sign area 46 sq. ft. each side & 92 sq. ft. Maximum for both sides.

TYPEFACE: Custom tenant logotype/ name with owner approval.

COLORS: Custom colors logotype/ or colors with owner approval.

ILLUM.: Internally illuminated with Fluorescent Lamps.



SIGN ELEVATION

SIDE VIEW



THE EXCHANGE IN ONTARIO



M.2

PROJECT/ TENANT ENTRY MONUMENT

MATERIALS:

Single sided fabricated "L" shape monument sign with smooth and metal finishes. Tenant copy to be fabricated 5" deep aluminum channel letters, acrylic faces with trim-capped edges. Illuminated with LED modules/ neon. Mounted on custom fabricated aluminum wireway.

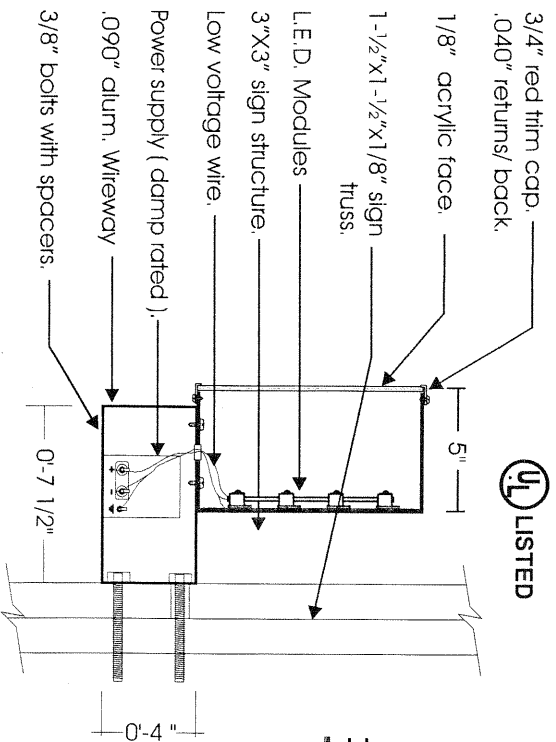
QUANTITY : (1)

SIGN AREA: Sign area 74 sq. ft. Each side & 148 sq. ft. maximum for both sides.

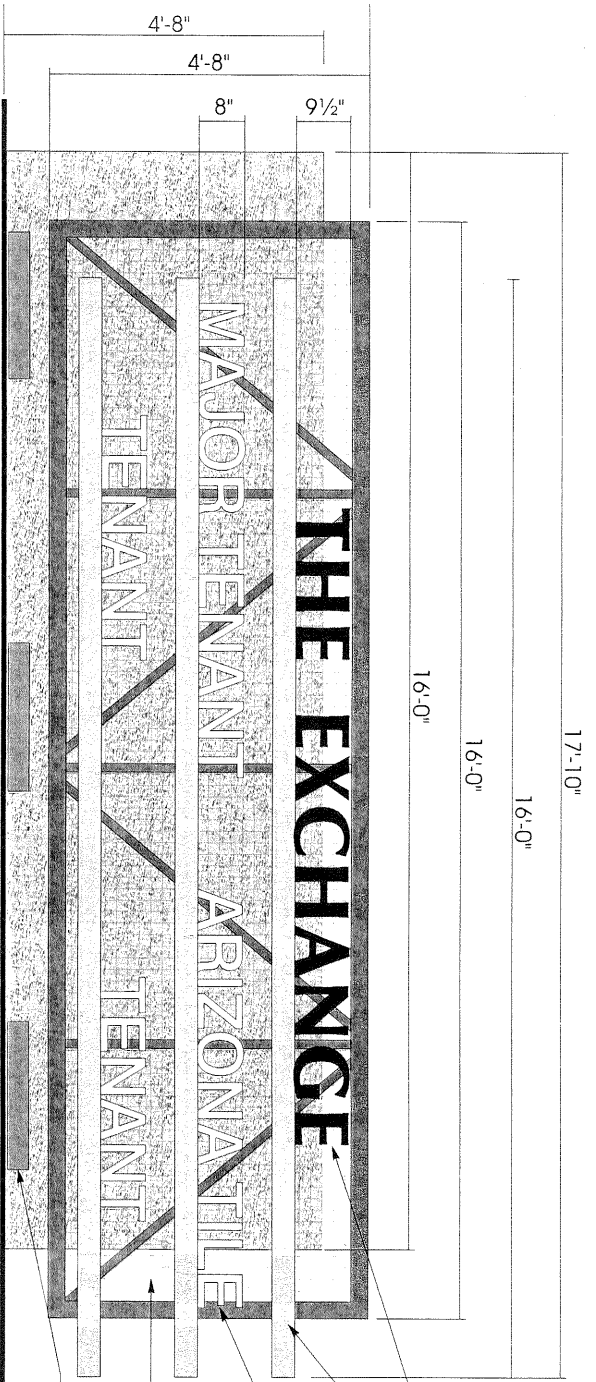
TYPEFACE: Custom tenant logotype/ name with owner approval.

COLORS: Custom colors logotype/ or colors with owner approval.

ILLUM.: Tenant copy will be internally illuminated with LED modules/ neon. Externally illuminated with flood lights.



Tenant Letter Section



SIGN ELEVATION

- Internally Illuminated Channel Letters
- Metal Raceway / Sign Support
- Internally Illuminated Channel Letters (Tenants).
- Metal Truss with Screen
- Illuminated Back-ground Wall Behind Screen With Med Tex Coat

THE EXCHANGE IN ONTARIO



M.2 212

Pad Monument (ARCO)

MATERIALS: Double sided fabricated monument sign with smooth and metal finishes. Formed acrylic faces with embossed and debossed copy (Option); Second surface decorated/ Translucent vinyl overlay; Mounted on Concrete Pad.

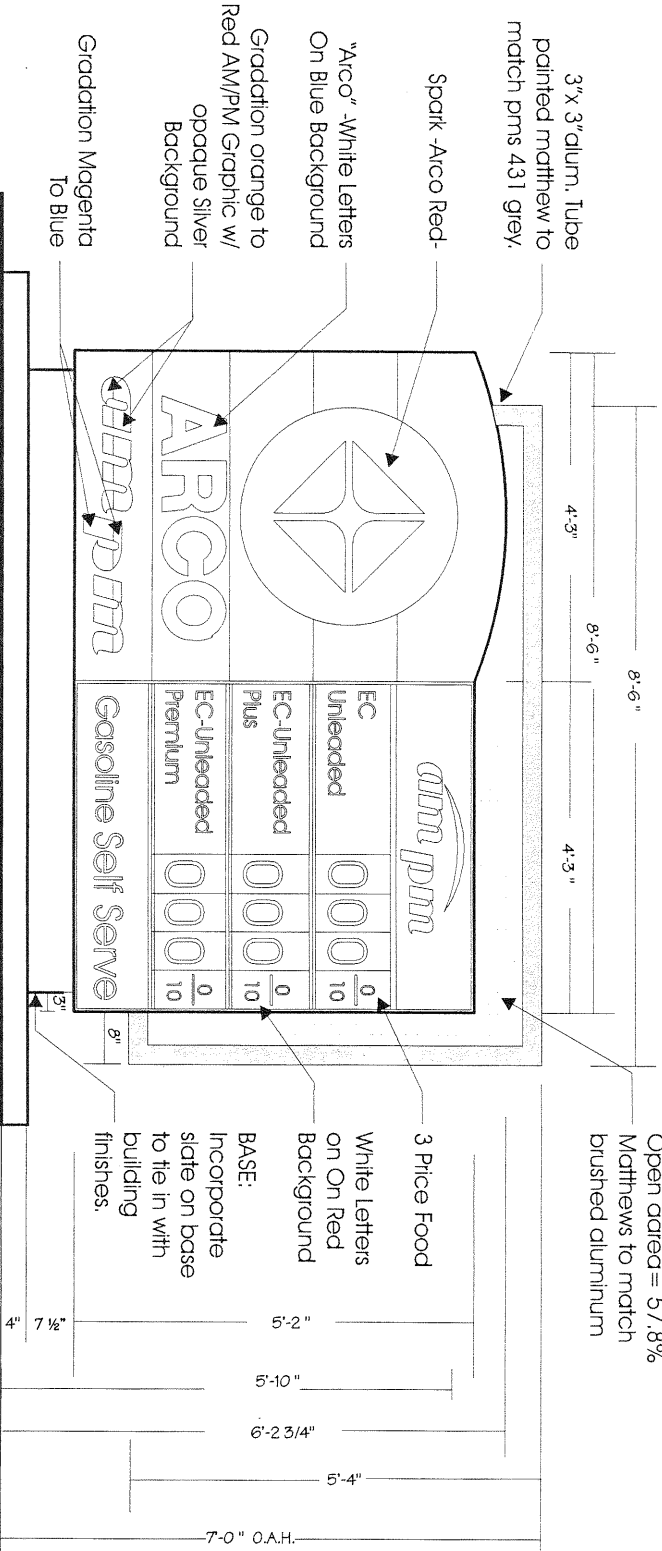
QUANTITY : (1)

SIGN AREA: Sign area 44 sq. ft. Each side & 88 sq. ft. maximum for both sides.

TYPEFACE: Custom tenant logotype/ name with owner approval.

COLORS: Custom colors logotype/ or colors with owner approval.

ILLUM: Internally with Fluorescent lamps.



SIGN ELEVATION



THE EXCHANGE IN ONTARIO

Pod Monument

MATERIALS: Double sided fabricated monument sign with smooth and metal finishes. Formed acrylic faces with embossed and debossed copy (Option). Second surface decorated/ Translucent vinyl overlay. Mounted on Concrete Pod.

QUANTITY : (2)

SIGN AREA: Sign area 44 sq. ft. Each side & 88 sq. ft. maximum for both sides.

TYPEFACE: Custom tenant logotype/ name with owner approval.

COLORS: Custom colors logotype/ or colors with owner approval.

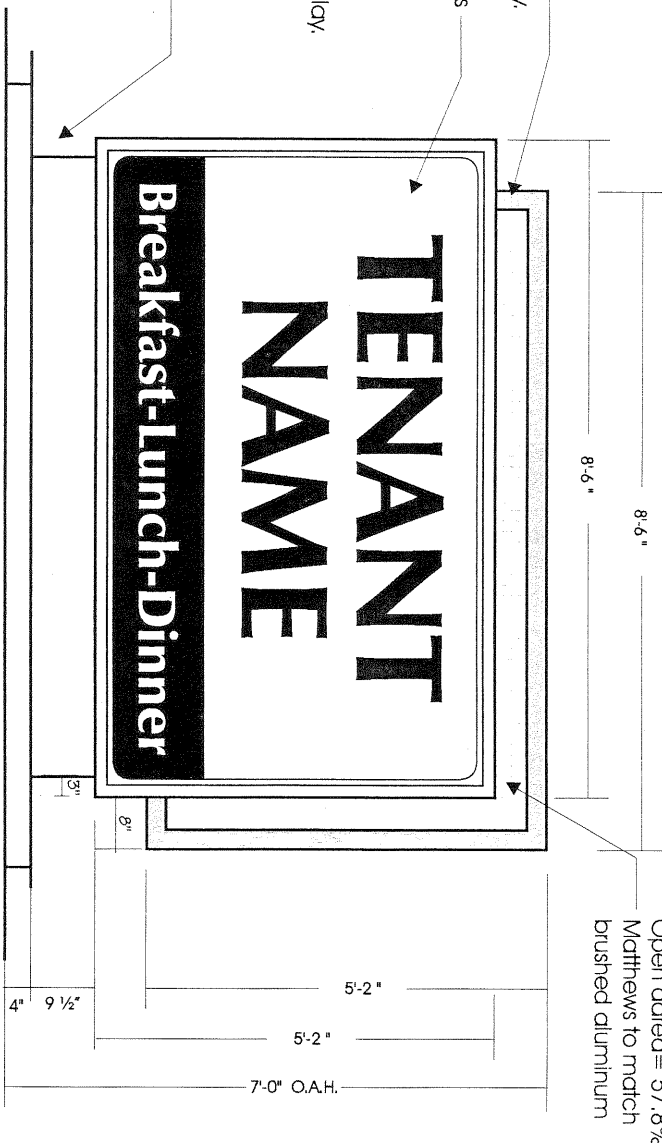
ILLUM: Internally with Fluorescent lamps.

Street Side

2" plain steel mesh+
Dia. Of wire = .12"
Width of wire = .38"
Open area = 57.8%
Matthews to match brushed aluminum

3"x 3"dalum. Tube painted matte to match pms 431 grey.
Formed acrylic faces with embossed and debossed copy (option). Second surface decorated/ translucent vinyl overlay.

NOTE: Incorporate slate on base to tie in with building finishes.



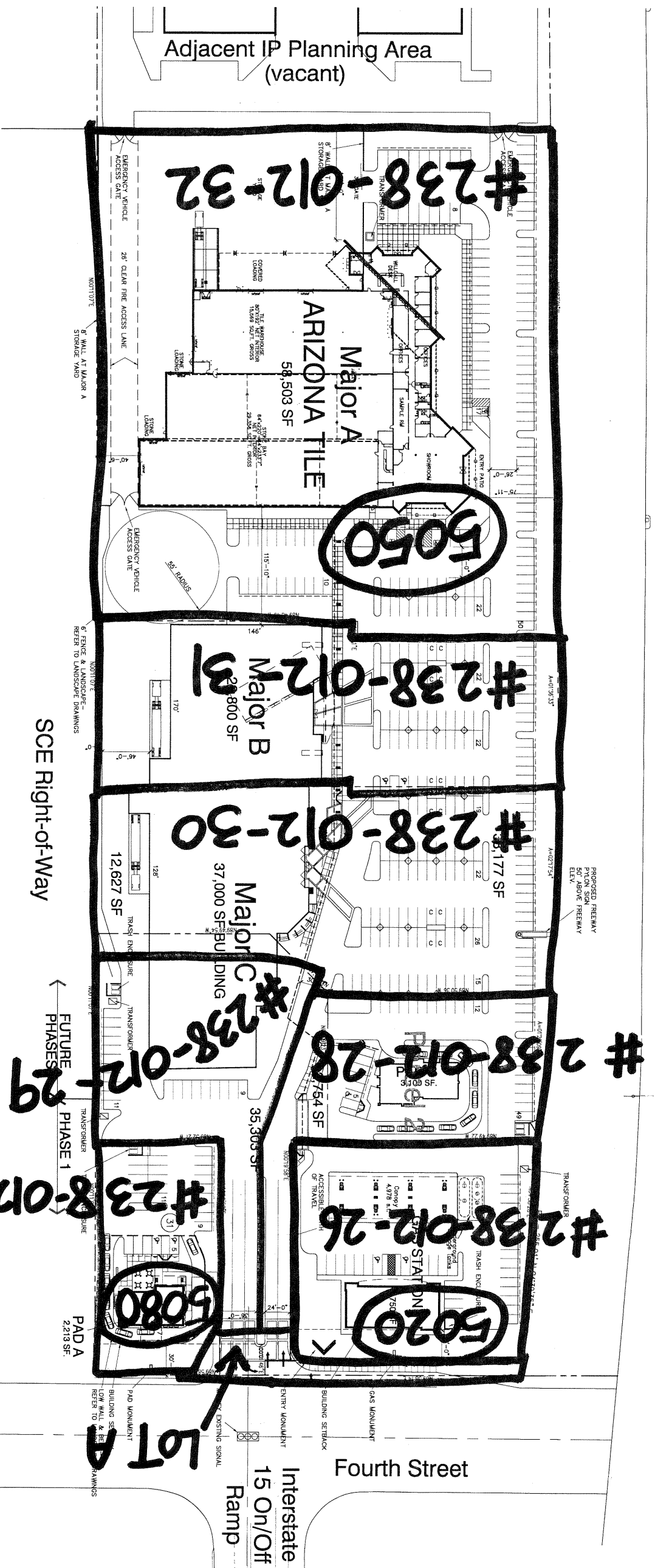
SIGN ELEVATION



THE EXCHANGE IN ONTARIO



Interstate 15

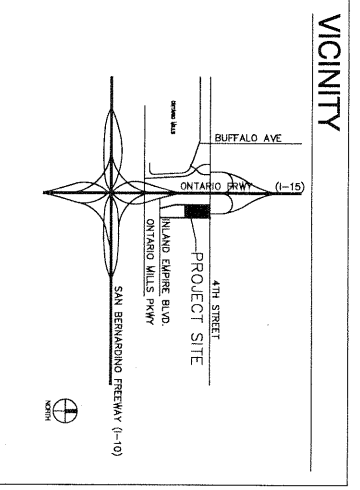


DEVELOPMENT TEAM
 OWNER OF RECORD: RICHARD WAGNER MARTIAL TRUST
 BRANE SAHIB, CALIFORNIA PARTNERSHIP
 C/O WAGNER DEVELOPMENT GROUP
 P.O. BOX 122
 CORONA DEL MAR, CA 92625
 714.515.1575
 DEVELOPER: THE EXCHANGE ONTARIO CENTER, INC.
 224 SOUTH JOY STREET
 CORONA, CA 92878
 909.280.3833

PROPERTY DATA
 LEGAL DESCRIPTION: PARCEL 8 OF PARCEL MAP 19983 OFFICIAL RECORDS OF THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
 ASSESSORS PARCEL NUMBER: 238-012-19

RETAIL/ RESTAURANT SUMMARY
 COMMERCIAL LAND AREA: 10.90 AC (474,721 SF)
 RETAIL/COMMERCIAL: 109,503 SF
 RESTAURANT: 6,000 SF
 DRIVE-THRU: 5,313 SF
 TOTAL BUILDING AREA: 120,816 SF
 BUILDING COVERAGE: 25.4%
 PARKING REQUIRED: 413 STALLS
 ARIZONA TILE: 23 STALLS
 WAREHOUSE (44,855 SF / 11,000): 46 STALLS
 RESTAURANT (11,000): 180 STALLS
 DRIVE-THRU (1,775): 71 STALLS
 TOTAL PARKING PROVIDED: 413 STALLS

GAS STATION SUMMARY
 COMMERCIAL LAND AREA: 1.15 AC (48,934 SF)
 BUILDING AREA: 2,750 SF
 CANOPY AREA: 4,500 SF
 BUILDING COVERAGE: 17.5%
 PARKING REQUIRED: 15 STALLS
 TOTAL PARKING PROVIDED: 428 STALLS



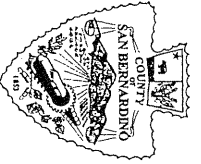
SCALE: 1" = 40'



SITE PLAN

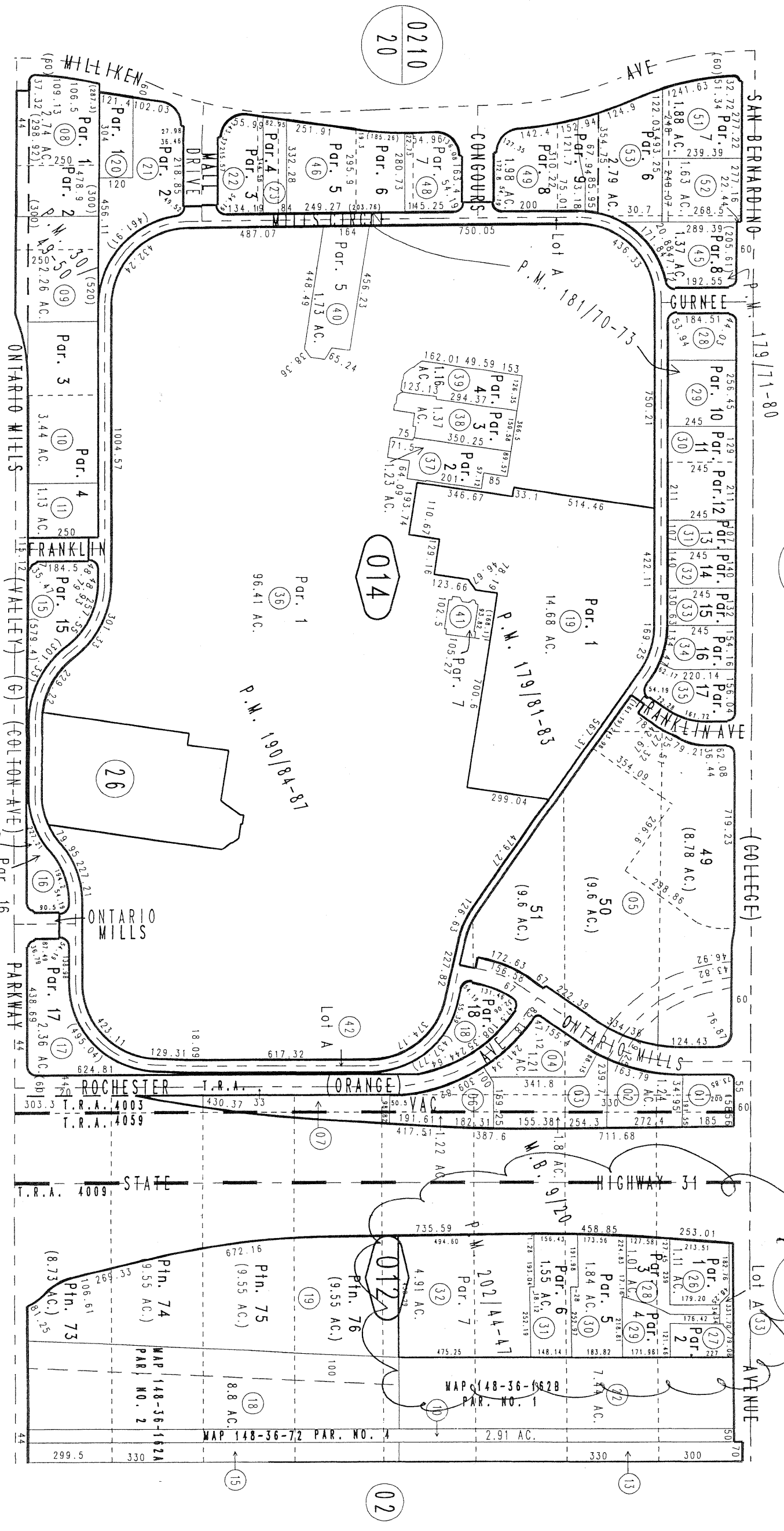
P/CA PROJECT NUMBER: 02.103.01
 DATE: 29 OCTOBER 2003

THE EXCHANGE ONTARIO CENTER, INC.
 224 SOUTH JOY STREET
 CORONA, CALIFORNIA 92879
 909.280.3833



Ptn. Map of Rochester
M.B. 9/20

City of Ontario
Tax Rate Area
4003, 4009, 4059
0238-01



0229
34

0229
26

0229
33

0210
20

014

04
P.M. 179/71-80

- Parcel Map No. 15953, P.M. 202/44-47
- Parcel Map No. 15255, P.M. 190/84-87
- Parcel Map No. 14898, P.M. 181/70-73
- Ptn. Parcel Map No. 14862, P.M. 179/81-83
- Parcel Map No. 13237, P.M. 179/71-80
- Parcel Map No. 3259, P.M. 30/49-50

Assessor's Map
Book 0238 Page 01
San Bernardino County

1"=400'

REVISED
02/04/05 CW