



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: KOSHAN, LLC
 Address: 1125 Napoli DR, Pacific Palisades CA 90272
 Telephone No.: 213/434-7700 Fax No.: 310/459-6192
 Applicant: ONTARIO NEON CO, INC.
 Address: 303 W. MAIN ST. ONTARIO 91762
 Telephone No.: 909/986-4632 Fax No.: 909/988-6376
 Applicant's Representative: EILEEN ESCOBEDO
 Address: POB 9297 ONTARIO 91762-9297
 Telephone No.: 909/986-4632 Fax No.: 909/988-6376
X 306

(For staff use only)
 File No.: PSGP04-010
 Related Files: _____
 Submittal Date: 11-16-04
 Rec'd By: GW
 Fees Paid: \$ 1225.00
 Receipt No.: R200406555
CK# 5209
 Action: Approved Denied
 By: Chick Mercer
 Date: 11-16-04

SITE INFORMATION

Site Address (include N, S, E or W): 4323 E. Mills Circle, Ontario, CA
 Assessor's Parcel No.: 02380 1449 0000
 Development Name: LA GALLERIA
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

S I T E Signatures

VIA – TELEFACSIMILE/U.S. MAIL

November 11, 2004

Ms. Eileen Escobedo
Ontario Neon Co., Inc.
P.O. Box 9267
Ontario, CA 91762-9297

RE: Ontario Mills ~ Parcel J-1
Proposed Tenant Sign Regulations

Dear Eileen:

The Ontario Mills Design Review Committee (“DRC”) has received and reviewed the revised Signage Program Submission for the above referenced parcel, consisting of the following drawings as received:

▪ Exhibit “A”	Site Plan	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “B”	Letter Detail	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “C1”	South Elevation	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “C2”	Elevations	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “C3”	Elevations	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “C4”	Elevations	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “D”	Window Elevation	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “E”	Parcel ID Sign	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “F”	Parcel ID Sign Detail	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “G”	Parcel ID Sign Detail	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “H”	Parcel ID Sign Placement	by: Ontario Neon Co. dated 11/4/04
▪ Exhibit “I”	Parcel ID Sign Placement	by: Ontario Neon Co. dated 11/4/04

The above submission is approved subject to incorporation of the comments from this review into the each tenant submission.

The total gross leasable area needs to be identified and the size of the suite for each tenant and the leasable areas shown on the plan. Each tenant sign should be submitted on an overall plan and elevation in order to ensure continuity.

Be advised that this approval is not intended to take precedence over any rules and regulations promulgated by The City of Ontario, CA, or any other governmental agency having jurisdiction over the property. The sign owner, at its sole expense and effort will need to pursue whatever types of approvals necessary to install the sign package as approved by the DRC. In closing, DRC appreciates the quality and completeness of the submission as received.

Thank you.

Sincerely,



Michael J. Shamey
Ontario Mills “DRC” Coordinator
Agent for The Mills Corporation

cc: Mr. William Montgomery – The Mills Corporation
Ms. Ruth Tewalt – Ontario Mills
Ms. Pam Posten – Ontario Mills
File
z:\tmc\ontario\jblockj-1\signdrc-lagalleria-11.11.04.doc

300 Corbet Street, Suite 200 Tarentum, PA 15084
phone (724) 224 1997 fax (724) 224 1998

Eileen Escobedo

From: Mike Shamey [mshamey@sitesig.com]
Sent: Monday, November 15, 2004 10:39 AM
To: eileen@ontarioneon.com
Cc: Montgomery, Bill
Subject: Ontario Mills ~ La Galleria Sign Program DRC

Please find attached a pdf of the Sign Program DRC approval (dated 11/11/04) Hard copy to follow via U.S. Mail

Thank you.

Sincerely,

Mike Shamey
Site Signatures
300 Corbet Street; Suite 200
Tarentum, PA 15084
724.224.1997
724.224.1998 fax

11/15/2004

PLANNING DEPARTMENT
APPROVED

SUBJECT TO CONDITIONS

LA GALLERIA

4323 E. Mills Circle
Ontario, CA 91764
Roshan, LLC

Sign Program

Approved By:

Date: 11/16/04

General Information

The intent of these sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at La Galleria near the Ontario Mills in Ontario, CA.

Adherence to these sign criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at his/her expense, upon demand by the owner.

The Ontario Mills Peripheral Parcel Development Standards and the City of Ontario's sign code govern all signage not addressed in this sign program.

Note that approvals of the proposed signs must be secured from the Landlord and the Tenant Coordinator for The Mills Corporation prior to obtaining permits from the City of Ontario. This process will take time so the Tenant is encouraged to secure a sign contractor and to begin the approval process as soon as the lease agreement is completed.

Approvals

It is a mandatory requirement that the design and construction of the Tenant's exterior signs receive written approval by the Landlord and The Mills Corporation prior to fabrication and installation.

These approvals shall be based on:

- Conformity to sign criteria established for La Galleria, including the fabrication and method of installation.
- Final approval upon viewing of final sign installed, making sure plans submitted and approved were followed.
- Landlord has the specific right to refuse approval of any sign design which does not conform to these specific criteria.
- Landlord and The Mills Corporation must provide written approval of the sign(s) prior to manufacture. The city of Ontario will require that both written approvals be filed with the permit package.

To secure approval, Tenant agrees to conform to the following procedures:

Submit three copies of the detailed sign design with one in full color of the proposed sign or signs. Sign contractor must supply Landlord with a copy of its State Contractor's License and Workman's Compensation Insurance with sign designs.

Mr. Fred Roshan
Roshan, LLC - La Galleria
1125 Napoli Drive
Pacific Palisades, CA 90272

Submit four copies of the same design, with one in full color, with a copy of the written Landlord approval to:

Mr. Michael J. Shamey
Ontario Mills "DRC" Coordinator
Site Signatures
300 Corbet Street, Ste. #200
Tarentum, PA 15084
Ph: 724/224-1997

Approvals Continued:

All sign designs and specifications are to be prepared by a reputable licensed sign contractor. The sign drawings must indicate the following information:

- A scaled leasehold/storefront drawing illustrating the proposed sign design and all dimensions, as it relates to the leasehold/storefront elevation including elevation facing the parking lot and one facing the public street elevation if Tenant has sign rights for that elevation. The drawings are to include all exterior signs and vinyl window graphics being requested for store usage.
- A plot plan indicating the exact location of each Tenant's sign as it relates to the building. (See Exhibit A)
- A detailed letter through section of the sign and building fascia to show its construction and method of attachment. (See Exhibit B)
- All aluminum, acrylic colors, paint finish colors and material specifications.
- Neon tubing sizes, color, intensity, and transformer size.
- The square footage of each sign, including the total square footage for all building signs shall be noted on the sign design.
- All drawings marked "Disapproved" or "Approved as Noted" must be changed as noted and re-submitted to Landlord as specified in "Approvals."
- Tenant or tenant's sign contractor will not be permitted to commence installation of any exterior sign unless the following conditions are met:
 - No sign shall be installed until permits from the City of Ontario Building and Safety Department have been secured by the sign contractor.
 - A "Permitted" stamped set of the final sign drawings are retained on the Tenant's premises at all times during the installation of sign or signs, until a final inspection by the city has signed off on and approved the signs during final inspection.

Tenant Identification Signs/Specifications & Requirements

Each retail tenant shall be permitted one (1) illuminated channel letter sign facing the parking lot. Tenants may also be allowed one additional sign on the public street elevation subject to Landlord's written approval.

- Sign shall not exceed a maximum of 60 square feet or 26 square feet per each 1,000 square feet of leased floor area whichever is less.
- Maximum letter height is 24 inches with a maximum horizontal letter projection of 12" and maximum mounted height of 25 feet.
- No wall sign shall extend above the roof, parapet line or maximum allowable building height.
- Each tenant shall be permitted a maximum quantity of not to exceed two signs, one on the elevation facing the parking lot, and one on the public street elevation subject to Landlord approval.
- Signs to be located only within the space and surface specifically approved on the building. (See Exhibit C1-C4)
- Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
- All signs shall consist of acrylic faced aluminum channel letters with face colors and type styles subject to Landlord's approval.
- Logos used in conjunction with individual letters will be considered a part of the sign area, and are subject to Landlord's approval.
- The Tenant shall pay for all signs, their installation, (including final connection) and maintenance.
- Tenant sign contractor must file, and obtain any licenses, permits and variances as required for sign installation from the City of Ontario. A copy of the sign permits is to be furnished to the Landlord for his file.

Tenant Identification Signs/Specifications & Requirements continued

- Each Tenant shall include one set of vinyl graphics providing store name, hours, security phone numbers and address copy that does not exceed 280 square inches. Graphics to be high performance white vinyl applied second surface to storefront glass. (See Exhibit D)
- The fabrication and installation of all signs shall be subject to the following restrictions:
 - All channel letters (returns and backs) are to be fabricated from .040 to .063 aluminum.
 - No pop-riveted or stapled letters will be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, minimum of two (2) coats, satin finish, in a color compatible with the letter faces or building fascia color. Interior of letters are to be primed and painted white.
 - Channelume, Channel Classic, and Channel letter edge or similar material/construction will not be permitted. All channel letters must have 3/16" diameter drain hole at bottom of each channel letter or logo.
 - Letter faces shall be minimum 1/8" thick, translucent Rohm & Haas Plexiglas or equivalent acrylic material. Retainer trim cap shall be 3/4" wide in a color compatible with the letter returns or face of the letters. Retaining screws shall be 07x3/8" Phillips type sheet metal screws. All trim cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
 - All channel letters to be illuminated with neon tubing with a 30 ma transformer. Neon tube size and color to be determined by channel letter face color. All neon housings and connectors for the signs must be UL approved. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City of Ontario.
 - No exposed raceways shall be used. The maximum projection of the wall sign may not exceed 12" horizontally from the face of the building. In addition, no wall sign shall extend above the roof, parapet line or maximum allowable building height.
 - All signs will be mounted pegged off the fascia 1".
 - All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
 - All signs shall be fabricated and installed with UL approval in compliance with all applicable local building and electrical codes.
 - UL sticker shall be placed as inconspicuously as possible. No sign company labels will be permitted on the exposed surfaces of the signs or raceways except what is required by the City of Ontario.

Peripheral Parcel Monument Signs

See Exhibit E for the exact location of each sign – Peripheral Parcel Identification Sign Plan. The design of these signs has been established and developed in conjunction with and approved by the City of Ontario. No deviation from the established criteria will be permitted. See Exhibits F and G for sign designs and Exhibits H and I for sign placement.

The monument signs shall:

- have a maximum height of 7 feet
- have a maximum area of 25 square feet per face
- be setback 15 feet from the curb line along the ring road and entry magazines
- be set back 8 feet from the property line along Milliken Avenue
- have sign copy limited to name and logo
- have a 4 inch minimum border on all sign faces

Tenants may participate on the designated monument signs at the Landlord's discretion. Tenant shall pay for identification panels and copy on the monument signs and copy thereon including the installation and maintenance of those panels. Tenant copy will be limited to business name only and will be one color and one letter style as designated by Landlord.

Performance

Each Tenant shall be responsible for keeping its signage or graphics on its premises in good working order. Landlord shall inform Tenant in writing, of unacceptable conditions, dimly lit or partially lit signs or signs in poor visual condition. Repairs shall be made by Tenant within fifteen (15) days of receipt of such written notice.

- Each tenant or his/her sign contractor shall be responsible for the repair of any damage to the building caused by the installation of said Tenant's sign(s). Only state licensed and insured sign contractors shall perform sign manufacturing and installations.
- Each Tenant shall be responsible for the performance of his/her sign contractor.
- Tenant shall be responsible for removal of said sign(s) within fifteen (15) days of vacating the site.
- After removal of the sign(s) the wall surface must be returned to its original condition, and must undergo final inspection by Landlord.

Non-conformance

No field installation changes are permitted without first notifying Landlord in writing. In the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible for removal and relocation of sign to proper placement at Sign Company's expense. Sign Company will also repair fascia from where the sign was removed.

Any sign that is installed by Tenant that is not in conformance with approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, Landlord shall then have the option to correct said sign at Tenant's expense.

LA GALLERIA

sign criteria

PLANNING DEPARTMENT
APPROVED
SUBJECT TO CONDITIONS

Approved By: <i>[Signature]</i> Date: <i>11/14/02</i>

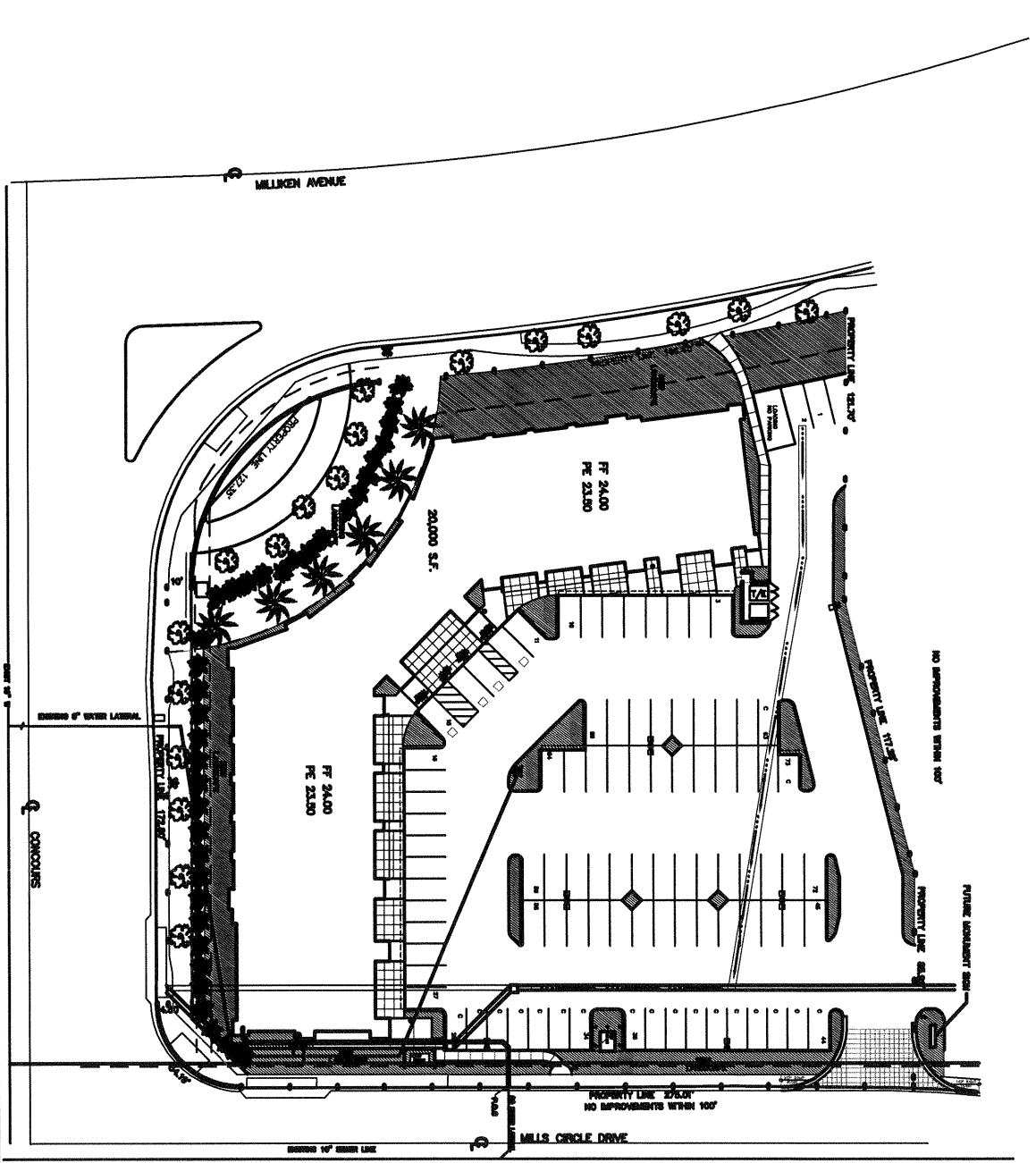


EXHIBIT "A"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED. THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ONTARIO NEON CO. INC., AND MAY NOT BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT BY AN ONTARIO NEON CO. INC. OFFICER.

WORK ORDER #	42360
SALES	EILEEN SCORBERO
DRAWN BY	EDDIE
DATE	11-9-04
SCALE	NOT TO SCALE
FILE	LWISC
FOLDER	LA GALLERIA
DESIGN #	001

REVISIONS	
DATE	BY
XXXXXXXXXX	XX

LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL	
SIGN	DATE
PRINT	TITLE

THE PROOF DRAWING IS FOR YOUR REVIEW AND APPROVAL BEFORE FABRICATION BEGINS. ONTARIO NEON CO. INC. WILL NOT BE RESPONSIBLE FOR PROBLEMS OR DISCREPANCIES THAT COULD HAVE REASONABLY BEEN PREVENTED BY THE PROPER REVIEW OF THIS DESIGN.

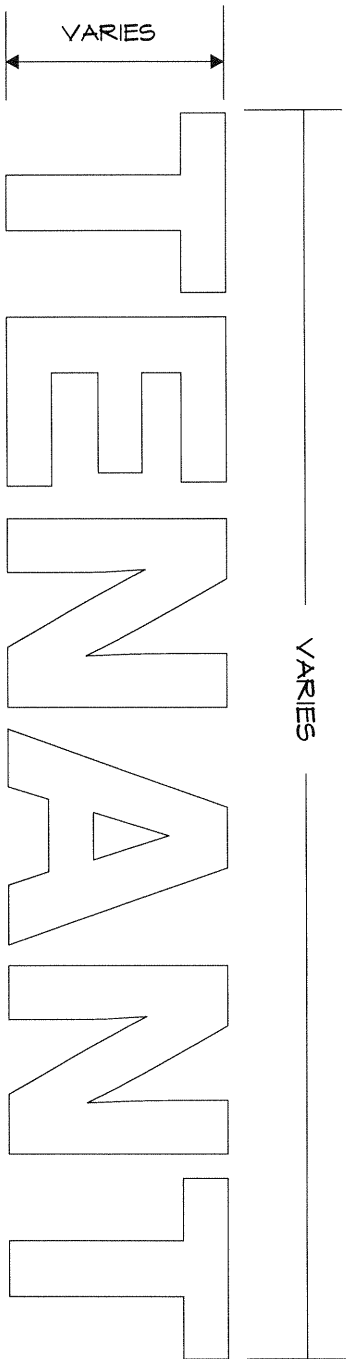
**SKETCH MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 9' OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
SINCE 1945

303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888

PLOT PLAN

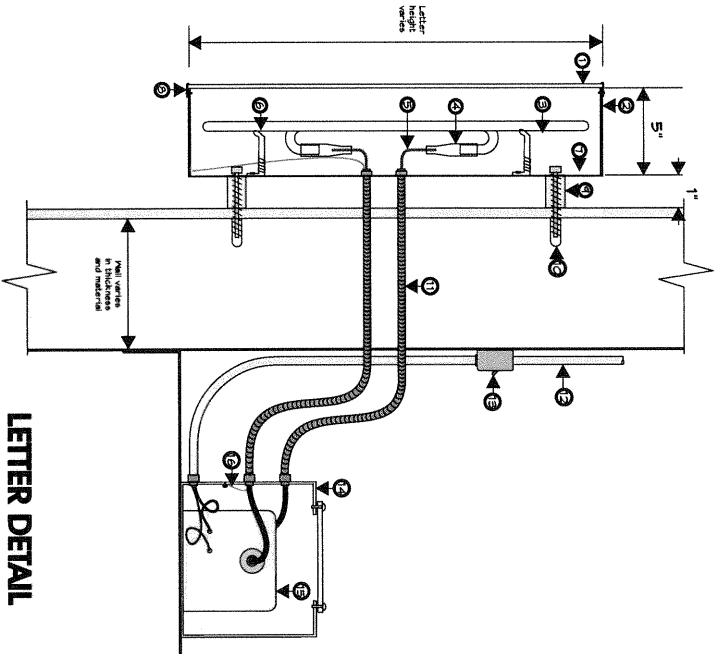




TENANT STOREFRONT SIGN

INTERIOR ILLUMINATED PAN CHANNEL LETTERS

FACE: 1/8" THK. ACRYLIC WITH 3/4" TRIMCAP
 RETURNS: .040 ALUMINUM RETURNS AND .063 ALUMINUM BACK
 ILLUMINATION: WHITE NEON 30 MA TRANSFORMER
 INSTALLATION: MOUNT SIGN 1" PEGGED OFF FROM FASCIA



LETTER DETAIL

- ① Acrylic face
- ② Return of letter (material varies)
- ③ Neon Tube
- ④ Electrode insulating boot
- ⑤ Insulated GTO
- ⑥ Neon tube support
- ⑦ ALUMINUM BACK
- ⑧ Trim cap
- ⑨ Spacers
- ⑩ Fasteners as required by local jurisdiction
- ⑪ Conduit
- ⑫ Primary electrical source
- ⑬ Disconnect switch
- ⑭ Transformer box
- ⑮ Transformer
- ⑯ Ground wire attached to angle clip

EXHIBIT "B"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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WORK ORDER #	42360
SALES	EILEEN SCORRERO
DRAWN BY	EDDIE
DATE	11-3-04
SCALE	NOT TO SCALE
FILE	LAMISC
FOLDER	LA GALLERIA
DESIGN #	002

REVISIONS	DATE	BY
	XXXXXX	XX

LA GALLERIA
 ONTARIO, CA.

CUSTOMER APPROVAL

SIGN _____ DATE _____

PRINT _____ TITLE _____

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**SIGNON MAY VARY FROM SPECIFIED COLORS
 **DEDICATED TAB OUT SIGN (CIRCLES) WITH A GROUND WIRE TO BE PROVIDED WITHIN 6" OF THE DISPLAY(S) BY THE CUSTOMER

ONTARIO NEON CO.
 SINCE 1945

303 WEST MAIN STREET • ONTARIO, CA 91762
 TEL: 909-986-4632 • FAX: 909-988-6376
 STATE LICENSE #622888

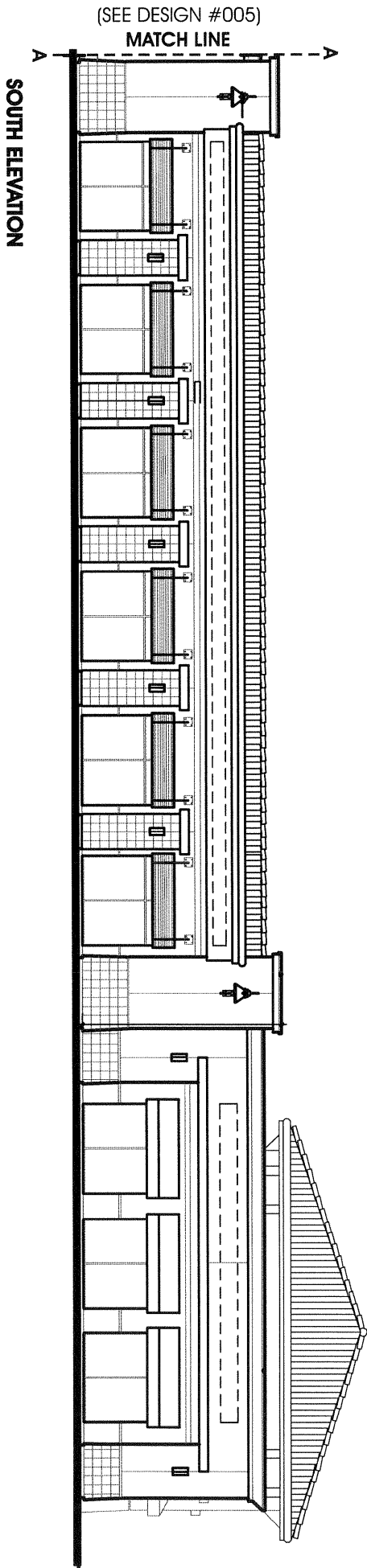


EXHIBIT "C1"

THE CUSTOMERS GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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WORK ORDER # **42360**
 SALES: EILEEN ESCOBEDO
 DRAWN BY: EDIE
 DATE: 11-8-04
 SCALE: NOT TO SCALE
 FILE: LAISC
 DESIGNER: LA GALLERIA
 DESIGN #: 004

REVISIONS	DATE	BY
	xxxx-xxxx	xx

LA GALLERIA
 ONTARIO, CA.

CUSTOMER APPROVAL

SIGN _____ DATE _____

PRINT _____ TITLE _____

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**SKECH MAY VARY FROM SPECIFIED COLORS.
 **DEDICATED TO NOT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 8' OF THE DISPLAYS BY THE CUSTOMER.

ONTARIO NEON CO.
 SINCE 1945

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 TEL: 909-986-4632 • FAX: 909-988-6376
 STATE LICENSE #622888

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WEST ELEVATION

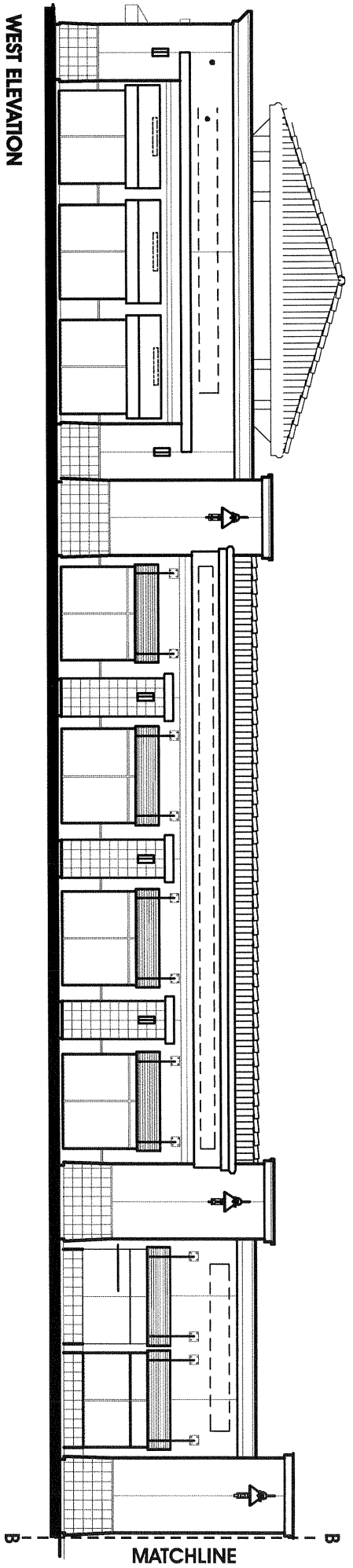
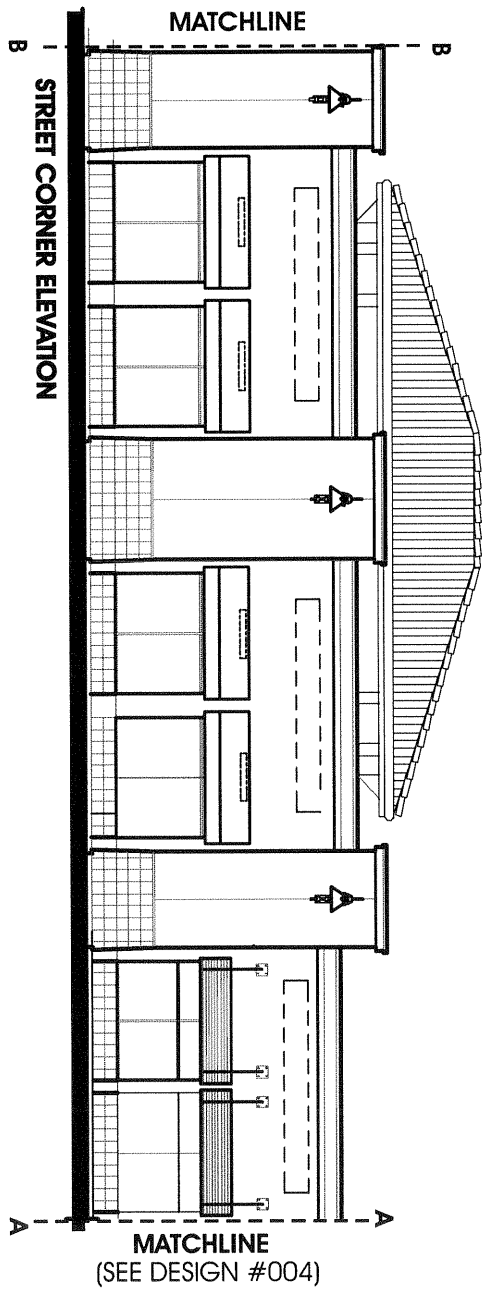


EXHIBIT "C2"



THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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WORK ORDER # 423360

SALES:	EILEEN ESCOBEDO
DRAWN BY:	EDDIE
DATE:	11-23-04
SCALE:	NOT TO SCALE
FILE:	LWISC
FOLDER:	LAGALLERIA
DESIGN #:	005

REVISIONS	
DATE	BY
XXXXXXXXXX	XX

LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL

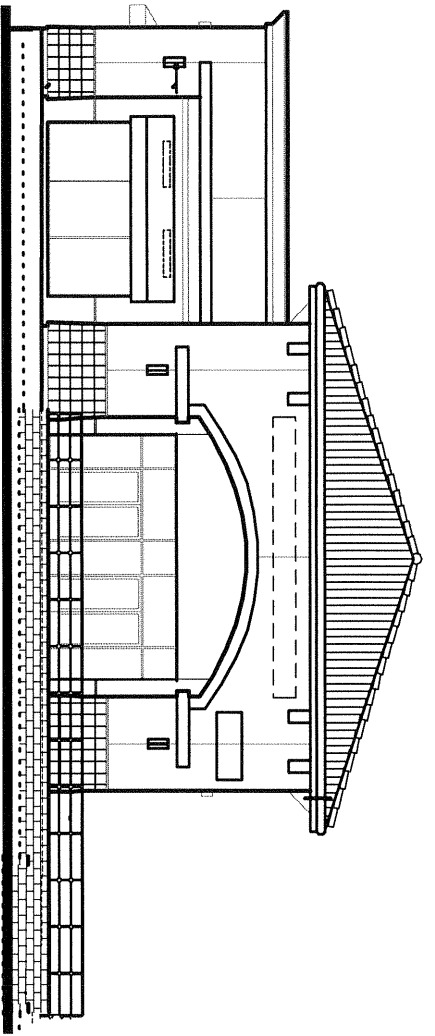
SIGN	DATE
PRINT	TITLE

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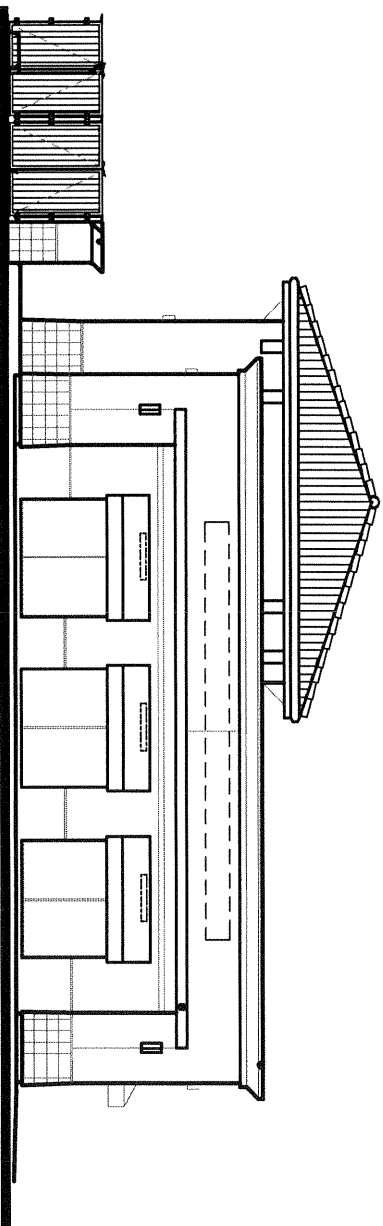
**SKETCH MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 9' OF THE DISPLAY(S) BY THE CUSTOMER

ONTARIO NEON CO.
SINCE 1945

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TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

EXHIBIT "C3"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOVE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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WORK ORDER #	42360
SALES	EILEEN ESCOBEDO
DRAWN BY	EDDIE
DATE	11-8-04
SCALE	NOT TO SCALE
FILE	LAMISC
FOLDER	LA GALLERIA
DESIGN #	006

REVISED	
DATE	BY
XXXXXX	XX

LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL

SIGN _____ DATE _____

PRINT _____ TITLE _____

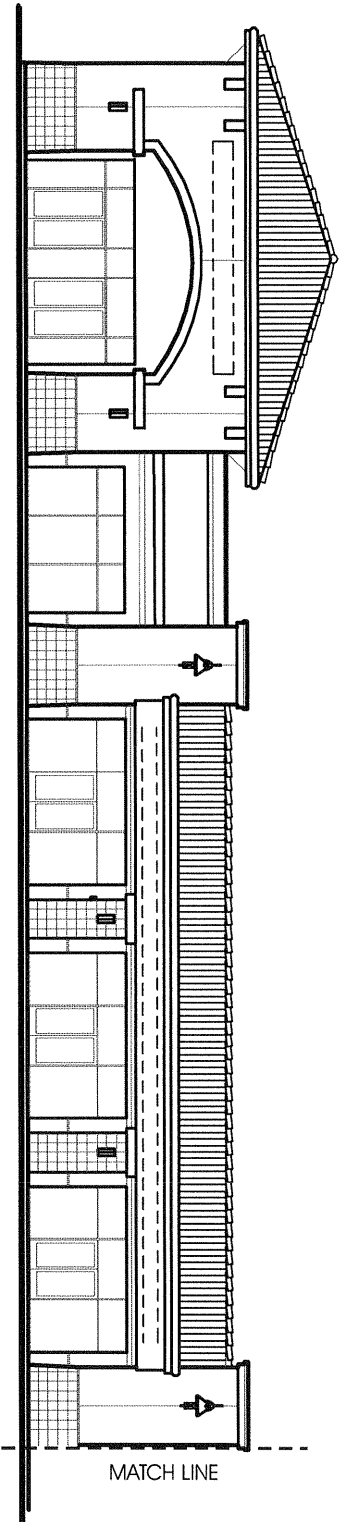
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**SKECH MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 1/2" VOID SIGN CIRCUMFERENCE WITH A GROUND WIRE TO BE PROVIDED WITHIN 6" OF THE DISPLAY BY THE CUSTOMER.

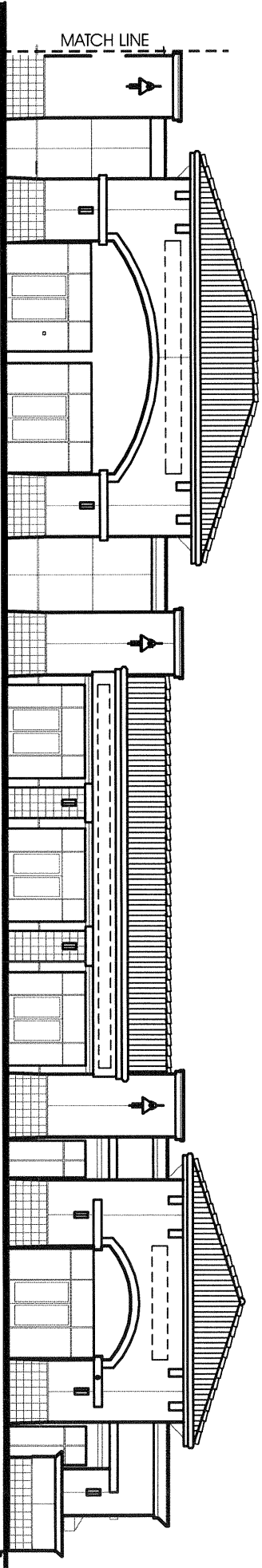
ONTARIO NEON CO.
SINCE 1945

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TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888

© 2004



NORTH ELEVATION



INSIDE CORNER ELEVATION

EAST ELEVATION

EXHIBIT "C4"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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WORK ORDER # **42360**
 SALES: EILEEN ESCOBEDO
 DRAWN BY: EDDIE
 DATE: 11-8-04
 SCALE: NOT TO SCALE
 FILE: LAISC
 DESIGNER: LA GALLERIA
 DESIGN #: 007

REVISIONS	
DATE	BY
XXXXXX	XX

LA GALLERIA
 ONTARIO, CA.

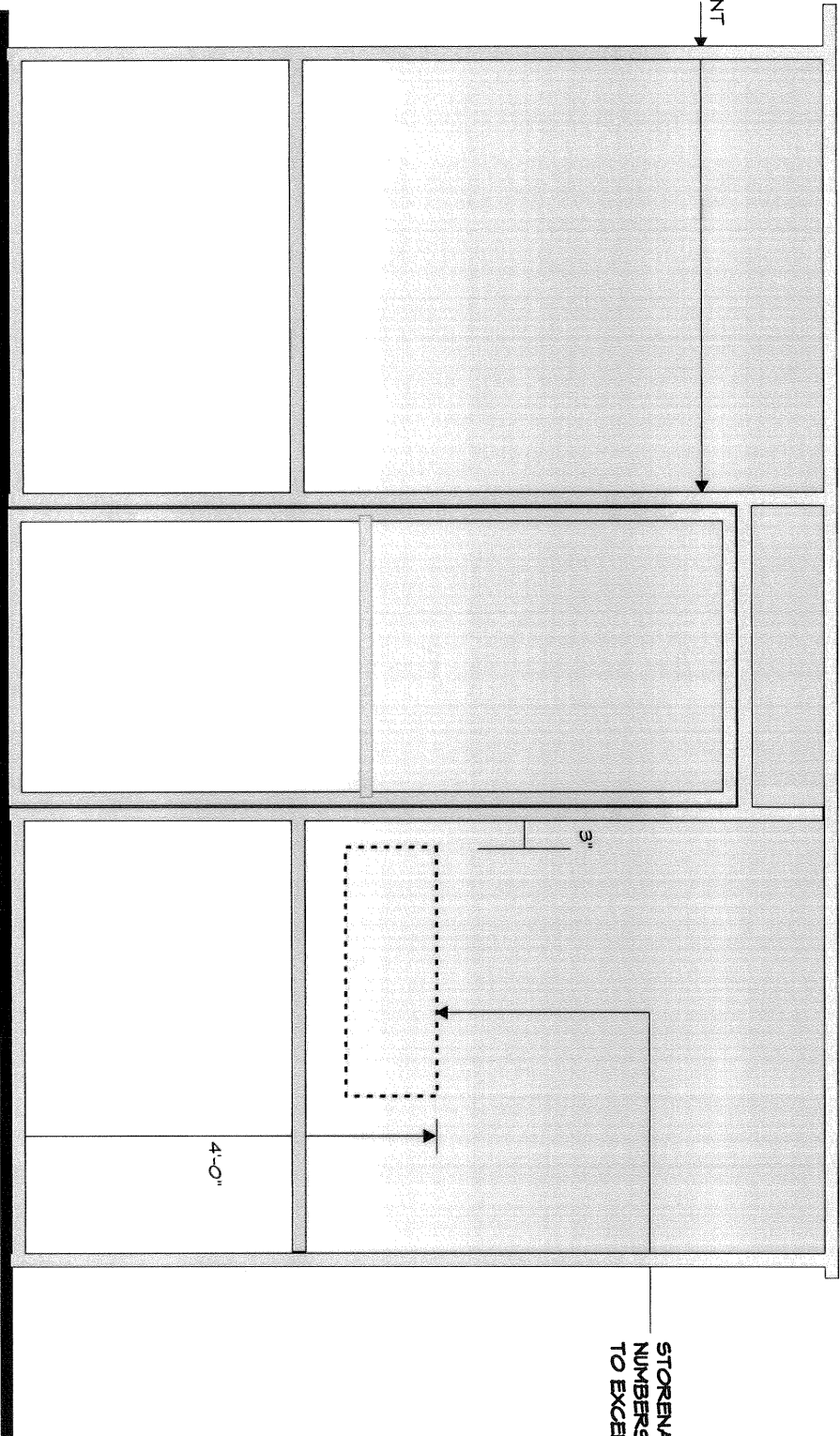
CUSTOMER APPROVAL

SIGN _____ DATE _____
 PRINT _____ TITLE _____

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 **SIZES MAY VARY FROM SPECIFIED COLORS.
 *DEDICATED 120 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 5' OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
 SINCE 1945
 303 WEST MAIN STREET • ONTARIO, CA 91762
 TEL: 909-986-4632 • FAX: 909-988-6376
 STATE LICENSE #622888

STOREFRONT
WINDOW
MULLIONS



STORENAME, HOURS, SECURITY PHONE
NUMBERS, AND ADDRESS COPY NOT
TO EXCEED 280 SQ. INCHES

STOREFRONT ENTRANCE DOOR AND WINDOW ELEVATION

EXHIBIT "D"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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ORDER NUMBER: 42360
SALES: EILEEN ESCOBEDO
DRAWN BY: EDDIE
DATE: 11-8-04
SCALE: NOT TO SCALE
FILE: LAISC
FOUNDER: LA GALLERIA
DESIGN #: 003

REVISIONS	
DATE	BY
XXXXXXXX	XX

LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL

SIGN _____ DATE _____
PRINT _____ TITLE _____

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**SPECTRA MAY VARY FROM SPECIFIED COLORS.
**MEDICAL BID 120 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 5' OF THE DISPLAY(S) BY THE CUSTOMER

ONTARIO NEON CO.
SINCE 1945
303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888

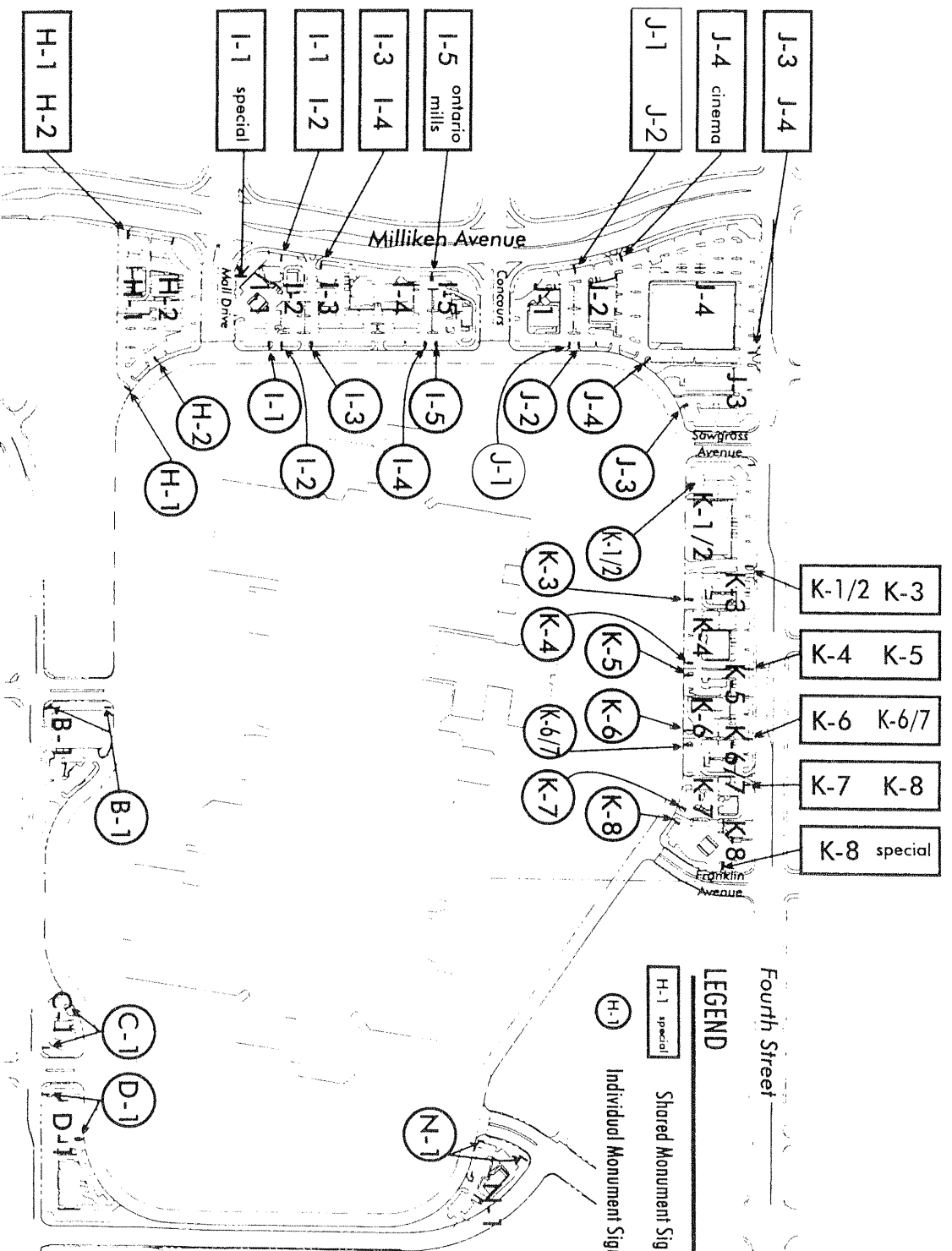


EXHIBIT "E"

PERIPHERAL PARCEL IDENTIFICATION SIGN PLAN

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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PROJECT NUMBER	42360
SALES BY	EILEEN ESCOBEDO
DATE	11-3-04
SCALE	NOT TO SCALE
FILE	L.A.I.S.C.
FOLDER	LA GALLERIA
DESIGN #	009

REVISIONS	BY	DATE
	XX	XXXXXX
	XX	

LA GALLERIA
ONTARIO, CA.

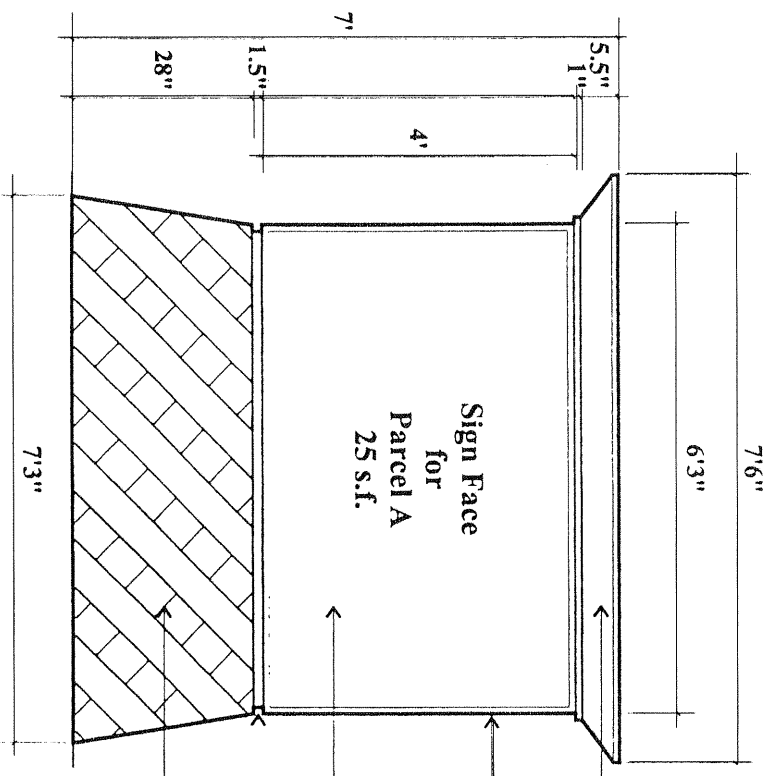
CUSTOMER APPROVAL	
SIGN	DATE
PRINT	TITLE

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*SIZES MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 6' OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
SINCE 1945

303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888

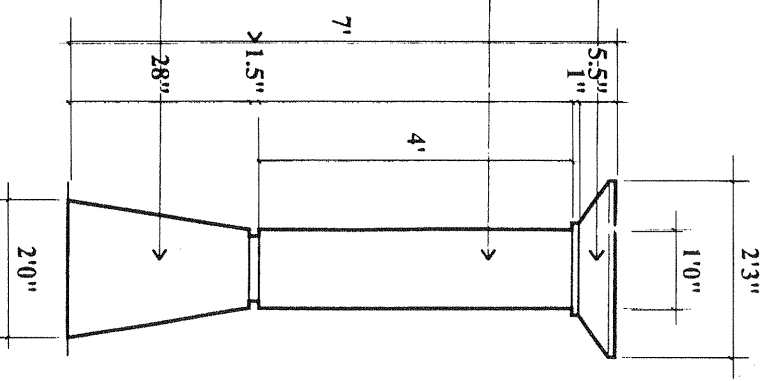


Individual Monument Sign

NOTES:

1. This is a two sided sign.
2. Internal lighting (warm white) as required for full even illumination of translucent sign graphic.
3. All signs to be designed to use 480 volt single phase.
4. Electrical feed to sign supplied by General Contractor.
5. Engineered sub-grade foundation to be provided by Sign Contractor.

- Fabricated metal frame, painted color: P-92 & P-88
- Internally illuminated fabricated metal sign cabinet all exposed surfaces painted: P-90
- Provide waterproof translucent exterior backlit sign system.
- Translucent photographic image by tenant.
- Metal reveal painted: P-88
- Concrete base with integral color (C-4), and decorative scoring pattern.



Side Elevation

EXHIBIT "F"

PERIPHERAL PARCEL IDENTIFICATION SIGN DETAIL

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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PROJECT NUMBER	42360
SALLES	EILEEN ESCOBEDO
DRAWN BY	EDDIE
DATE	11-3-04
SCALE	NOT TO SCALE
FILE	LAISG
DESIGNER	LA GALLERIA
DESIGN #:	010

REVISIONS	DATE	BY
	XXXXXXXX	XX

LA GALLERIA
ONTARIO, CA.

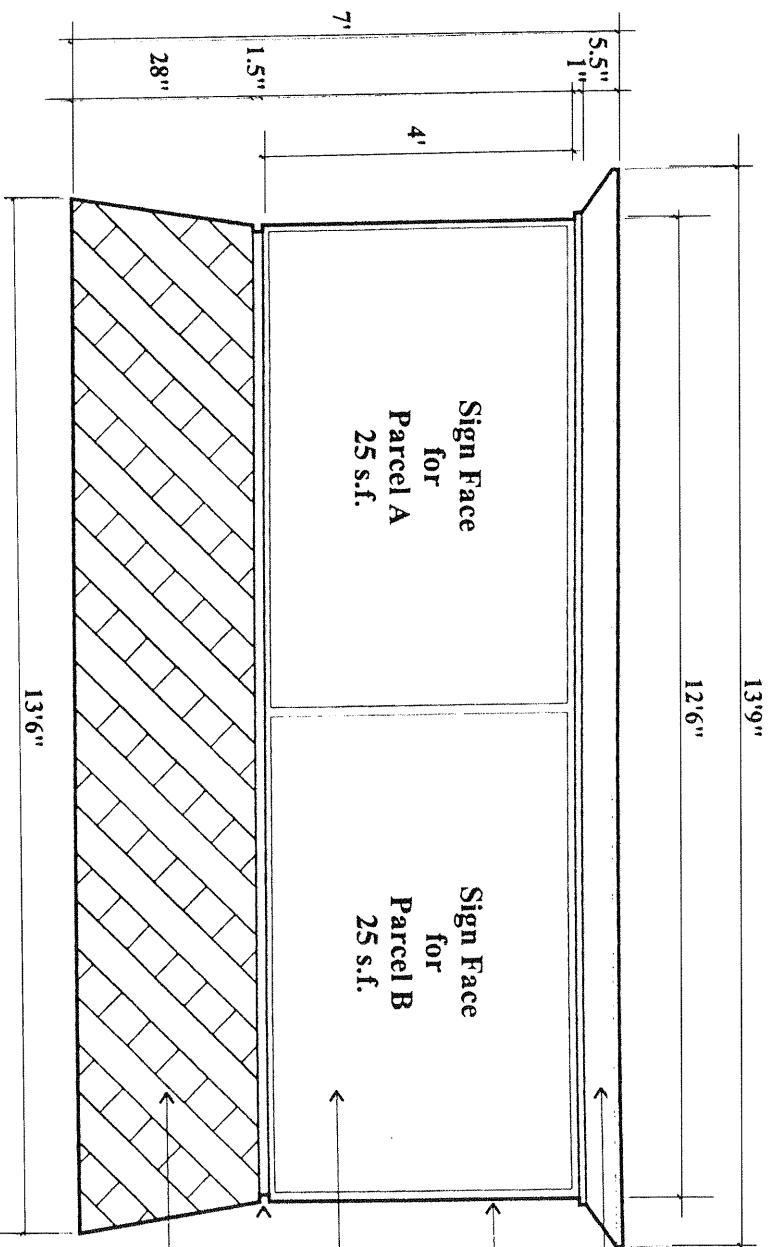
CUSTOMER APPROVAL	
SIGN	DATE
PRINT	TITLE

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*SPECTRUM MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 6' OF THE DISPLAYS BY THE CUSTOMER.

ONTARIO NEON CO.
SINCE 1945

303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888



Shared Monument Sign

- NOTES:**
1. This is a two sided sign.
 2. Internal lighting (warm white) as required for full even illumination of translucent sign graphic.
 3. All signs to be designed to use 480 volt single phase.
 4. Electrical feed to sign supplied by General Contractor.
 5. Engineered sub-grade foundation to be provided by Sign Contractor.

- Fabricated metal cornice, painted color: P-57 & P-88
- Intensely illuminated fabricated metal sign cabinet all exposed surfaces painted: P-50
- Provide waterproof translucent exterior backlit sign system.
- Translucent photographic image by tenant.
- Metal reveal painted: P-88
- Concrete base with integral color (C-4), and decorative scoring pattern.

EXHIBIT "G"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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WORK ORDER #	423360
SALES	ELEEN ESCOBEDO
DRAWN BY	EDDIE
DATE	11-8-04
SCALE	NOT TO SCALE
FILE	LAMIS
FOLDER	LA GALLERIA
DESIGN #	011

REVISIONS	
DATE	BY
XXXX-XXXX	XX

LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL

SIGN

DATE

PRINT

TITLE

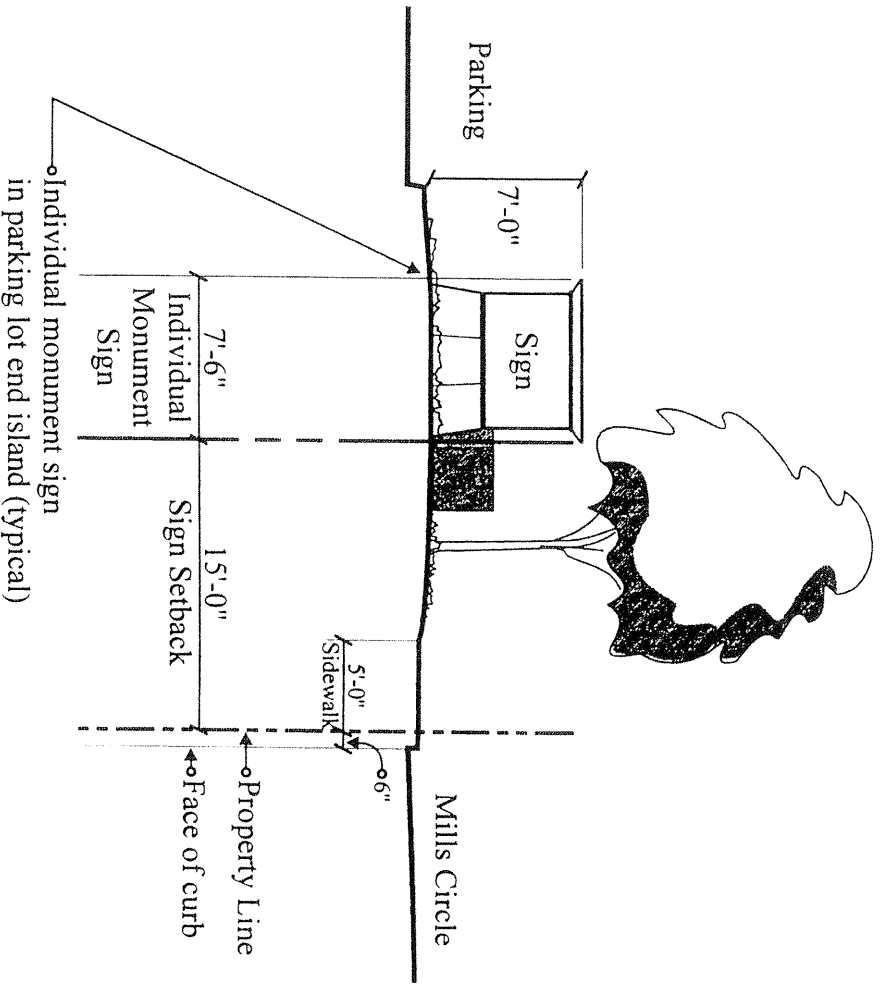
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**SKETCH MAY VARY FROM SPECIFIED COLORS.

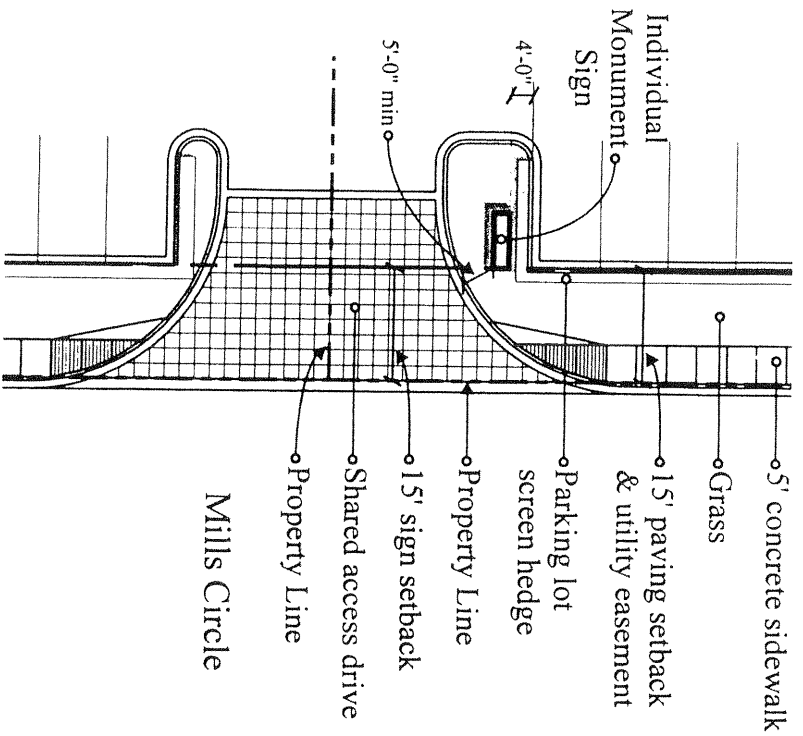
*DEDICATED 120 VOLT SIGN CIRCUIT WITH A GROUND WIRE TO BE PROVIDED WITHIN 6" OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
SINCE 1948

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TEL: 909-986-4532 • FAX: 909-986-5376
STATE LICENSE #422888



11a-1 / Section



11a-2 / Plan

EXHIBIT "H"

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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WORK ORDER #	42360
DRAWN BY	EILEEN ESCOBEDO
DATE	11-8-04
SCALE	NOT TO SCALE
FILE #	LANSIC
FOUNDER	LA GALLERIA
DESIGN #	012

REVISIONS	DATE	BY
	XXXXXXXX	XX

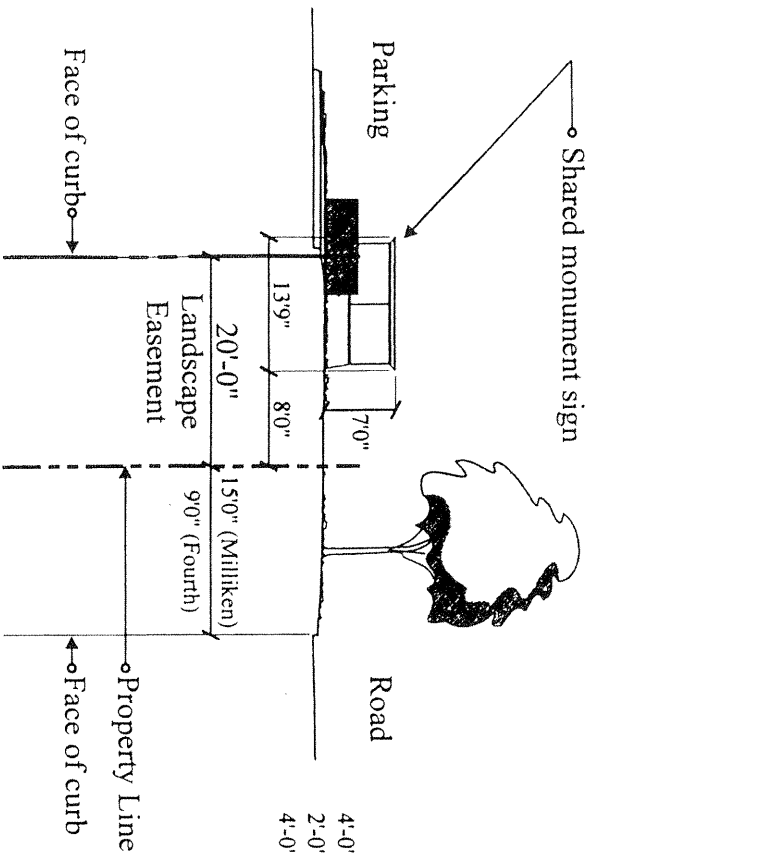
LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL	DATE
SIGN	
PRINT	TITLE

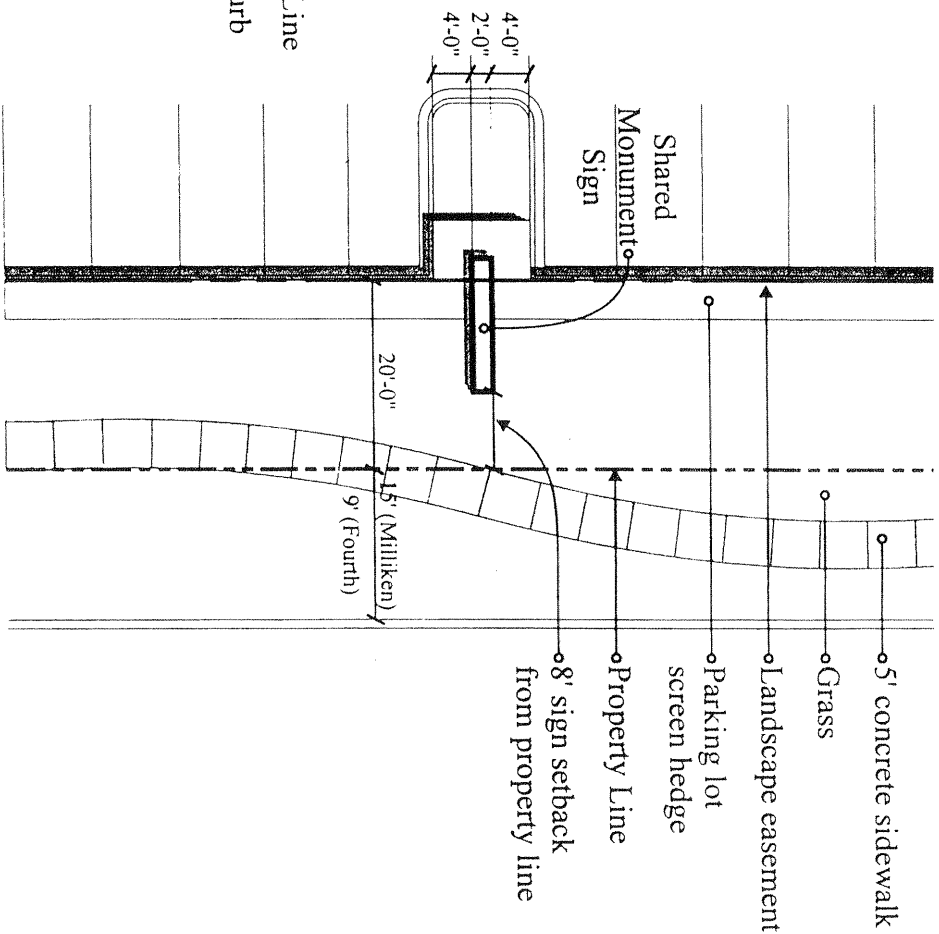
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**SKECH MAN VARY FROM SPECIFIED COLORS
**DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 9' OF THE DISPLAY(S) BY THE CUSTOMER

ONTARIO NEON CO.
303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #422888



11b-1 / Section



11b-2 / Plan

EXHIBIT "1"

THE CUSTOMERS GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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ORDER NUMBER	42360
SALES	EILEEN ESCOBEDO
DRAWN BY	EDDIE
DATE	11-8-04
SCALE	NOT TO SCALE
TITLE	LAMISC
FOLDER	LA GALLERIA
DESIGN #	013

REVISED BY	DATE
XX	XXXXXX
XX	

LA GALLERIA
ONTARIO, CA.

CUSTOMER APPROVAL	
SIGN	DATE
PRINT	TITLE

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**SKETCH MAY VARY FROM SPECIFIED COLORS

**DEDUCTED 150 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 6" OF THE DISPLAYS BY THE CUSTOMER

ONTARIO NEON CO.
SINCE 1945

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TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #652888