

2
2



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: Hedley Bizctr Ontario, L.P.
Address: 3189-B Airway Ave., Costa Mesa, CA 92626
Telephone No.: (714) 437-1122 Fax No.: (714) 437-1125

Applicant: Hedley Bizctr Ontario, L.P.
Address: 3189-B Airway Ave., Costa Mesa, CA 92626
Telephone No.: (714) 437-1122 Fax No.: (714) 437-1125

Applicant's Representative: Hedley Construction + Mgmt.
Address: 3189-B Airway Ave., Costa Mesa, CA 92626
Telephone No.: (714) 437-1122 Fax No.: (714) 437-1125

(For staff use only)

File No.: PSGPO5-001

Related Files: _____

Submission Date: 4/1/05

Rec'd By: DW

Fees Paid: \$ 1225.00

Receipt No.: R200501092

Action: Approved Denied

By: L. Batres

Date: 8/1/05

SITE INFORMATION

Site Address (include N, S, E or W): 1706, 1710, 1726, 1730, 1736 E. Francis Street
1705, 1715, 1725, 1735 E. Grevillea Ct.

Assessor's Parcel No.: 0113-631-01 to 0113-631-09 (9 Parcels)

Development Name: H Bizctr Ontario

Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

Copy of Sign Program
is in Permit Plus under
File No. PSGPO5-001



**Hedley Construction
& Management Inc.**

*Open Book Contractors
Development Services
Total Team Approach*

August 5, 2005

Planning Department
Received
AUG 2005
City of Ontario

Mr. Luis Batres
City of Ontario Planning Department
303 East B St.
Ontario, CA. 91764

Re: H Biz Ontario Nine Industrial Bldgs. Baker and Francis

Dear Luis,

Enclosed you will find the color swatches for the signage call outs per page 5a of the sign program. Please review and call should you have any questions. Thank you for your assistance in this matter

Sincerely,

Chris Christie
Vice President Construction Operations



July 7, 2005

Mr. Roger Arroyo, Assistant Planner
City of Ontario
303 East "B" Street, Civic Center
Ontario, CA 91764-4196

Re: **Sign Program Application PSGP05-001**
Revised Sign Program

Dear Roger:

Enclosed for your review is three (3) copies the revised master sign program.

Should you have any other concerns, please do not hesitate to contact me. Thank you.

Sincerely yours,

Karen Gard
Asset Manager – Development Services
HEDLEY CONSTRUCTION & MANAGEMENT INC.

Enclosures

Planning & Development
JUL 2005
City of Ontario



**Hedley Construction
& Management Inc.**

*Open Book Contractors
Development Services
Total Team Approach*

May 31, 2005

Mr. Roger Arroyo, Assistant Planner
City of Ontario
303 East "B" Street, Civic Center
Ontario, CA 91764-4196

Re: **Sign Program Application PSGP05-001**
Revised Sign Program

Dear Roger:

Enclosed for your review is three (3) copies the revised master sign program. The monument has been reduced to 40" tall per your request.

Should you have any other concerns, please do not hesitate to contact me. Thank you.

Sincerely yours,

Karen Gard
Asset Manager – Development Services
HEDLEY CONSTRUCTION & MANAGEMENT INC.

Enclosures

Sign Type: WS Occupant Wall Sign

Quantity: Building 1 Occupant: 2 signs.
Buildings 2-9 Occupant: 1 sign per Tenant, with location chosen by Occupant from the two options indicated on building elevation (see Exhibits 4a-4j).

Area: 40 square feet.

Height: 2 feet.

Width: 20 feet.

Content: Occupant name as it appears on D.B.A. and (optional) logo.

Occupant I.D. Maximum logo / stocked copy height: 16 inches. Maximum letter height: 16 inches. Minimum letter height: 3 inches. Maximum overall Occupant I.D. length: 18 feet and 6 inches.

Construction & Illumination: All signs to be fabricated to match requirements to right. Signs are non-illuminated.





Sign Specifications:

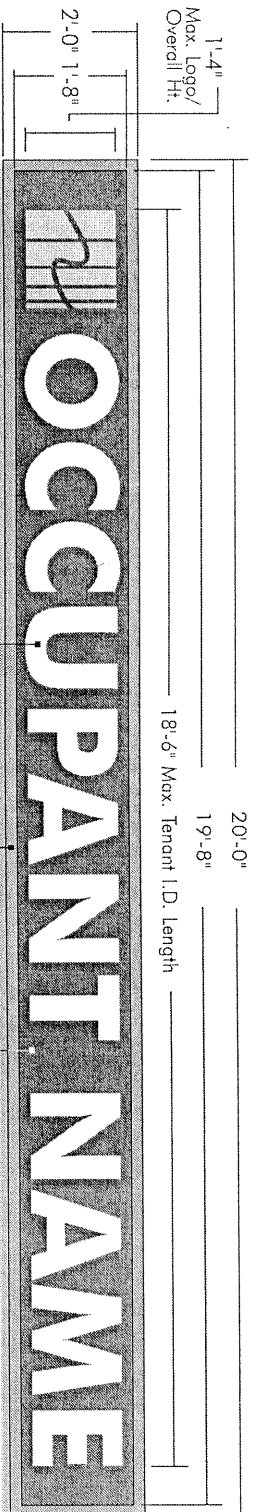
A. Occupant Name & (Optional) Symbol: Routed out of 3/4-inch thick PVC, painted on faces and edges and installed flush to face of Item B using VHB tape and construction adhesive.

B. Sign Panel: 1/8-inch thick aluminum panel, painted as noted using satin finish automotive enamel enamel. Install spaced 3/4-inch off wall using aluminum studs welded to back of panel and set into construction adhesive in pre-drilled holes in wall, min. (6) places.

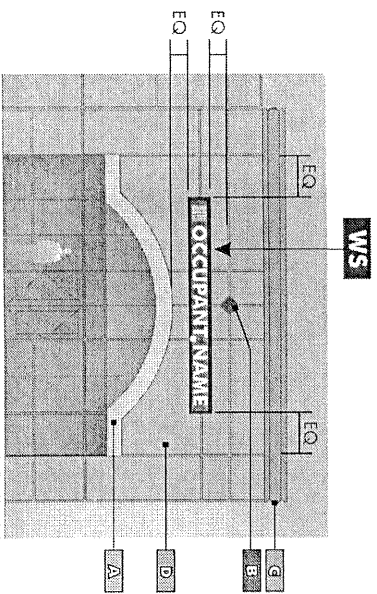
C. Border: Routed out of 3/4-inch thick PVC.

Project Finishes:

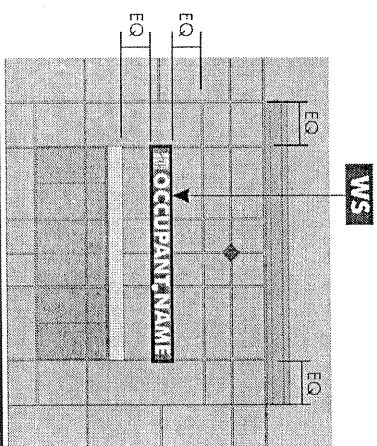
-  ICI 815 "Natural White"
-  ICI 88 "Blackberry Farm"
-  ICI 523 "Heron Grey"
-  ICI 546 "O'Keefe Grey"



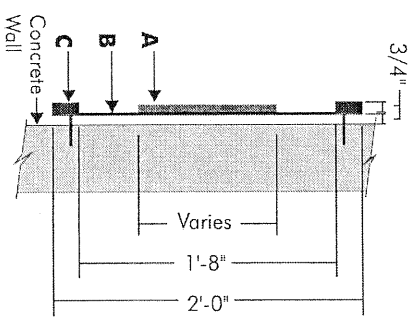
SAMPLE SIGN ELEVATION
Scale: 3/8"=1'-0"



TYPICAL PARTIAL BUILDING ELEVATION AT ENTRANCE (TYPICALLY LOCATION OPTION #1)



TYPICAL PARTIAL BUILDING ELEVATION NOT AT ENTRANCE (TYPICALLY LOCATION OPTION #2)



SIGN SECTION
Not To Scale

Note: Arrangement of project colors on building to be verified.

SE Corner E. Francis Street and S. Baker Avenue Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



20361 Hermans Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

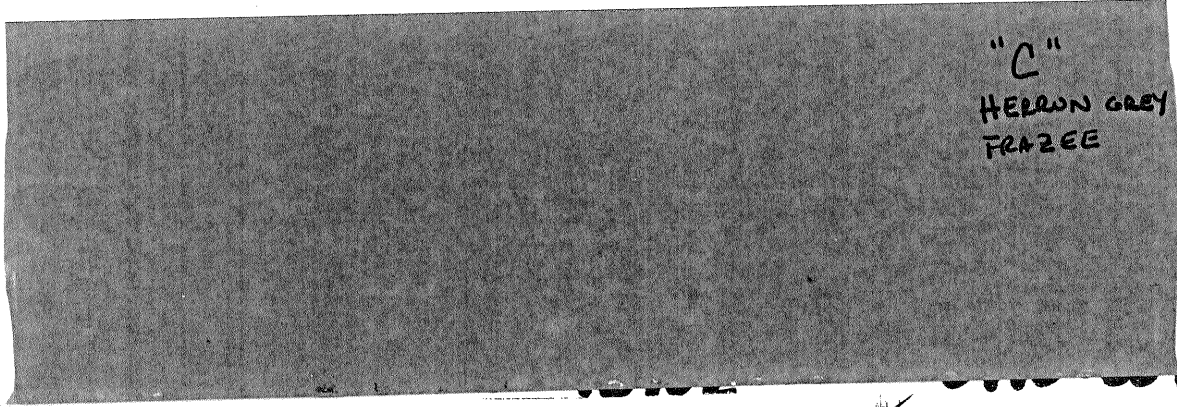
Scale: 3/8"=1'-0"

Sign Type: **W2**

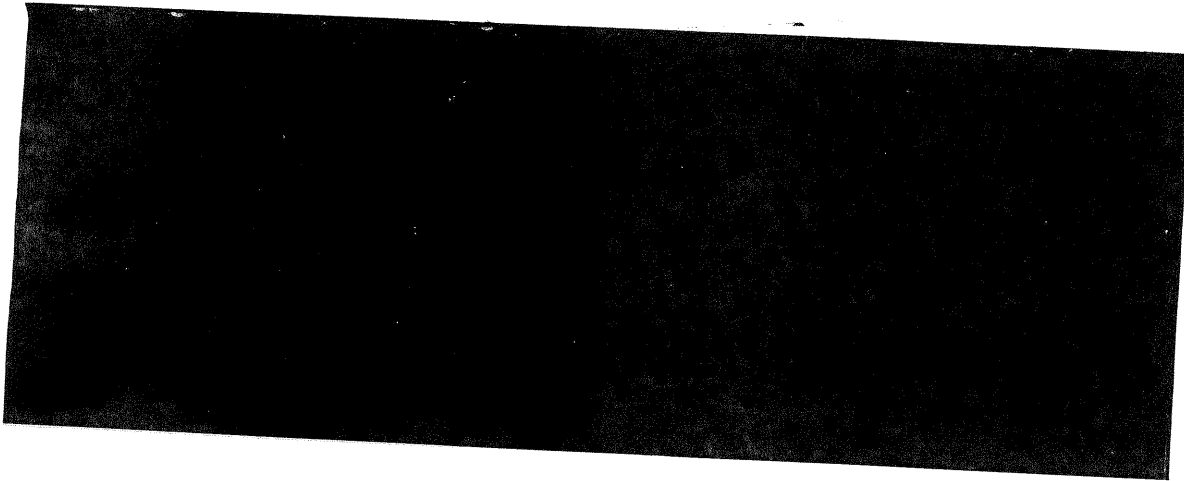
Sign Specifications:

Occupant Wall Sign

"A"
NATURAL WHITE
FRAZEE



"C"
HERON GREY
FRAZEE

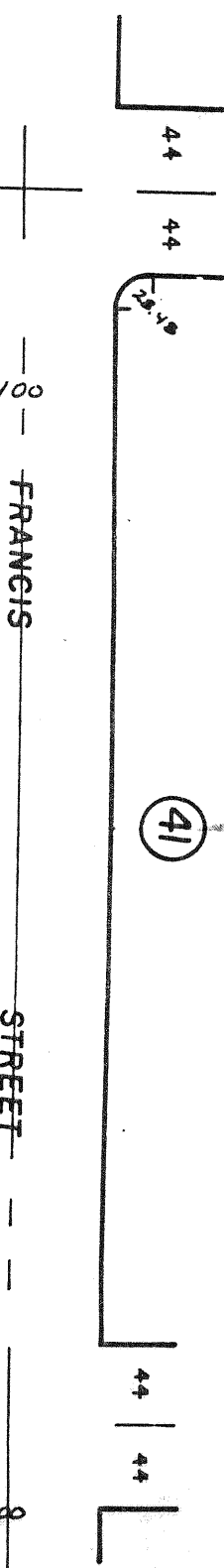




Parcel Map No. 10924, M.B.127/19-20

Ontario City
Tax Rate Area
4002

113-63



FRANCIS STREET

FRANCIS

00

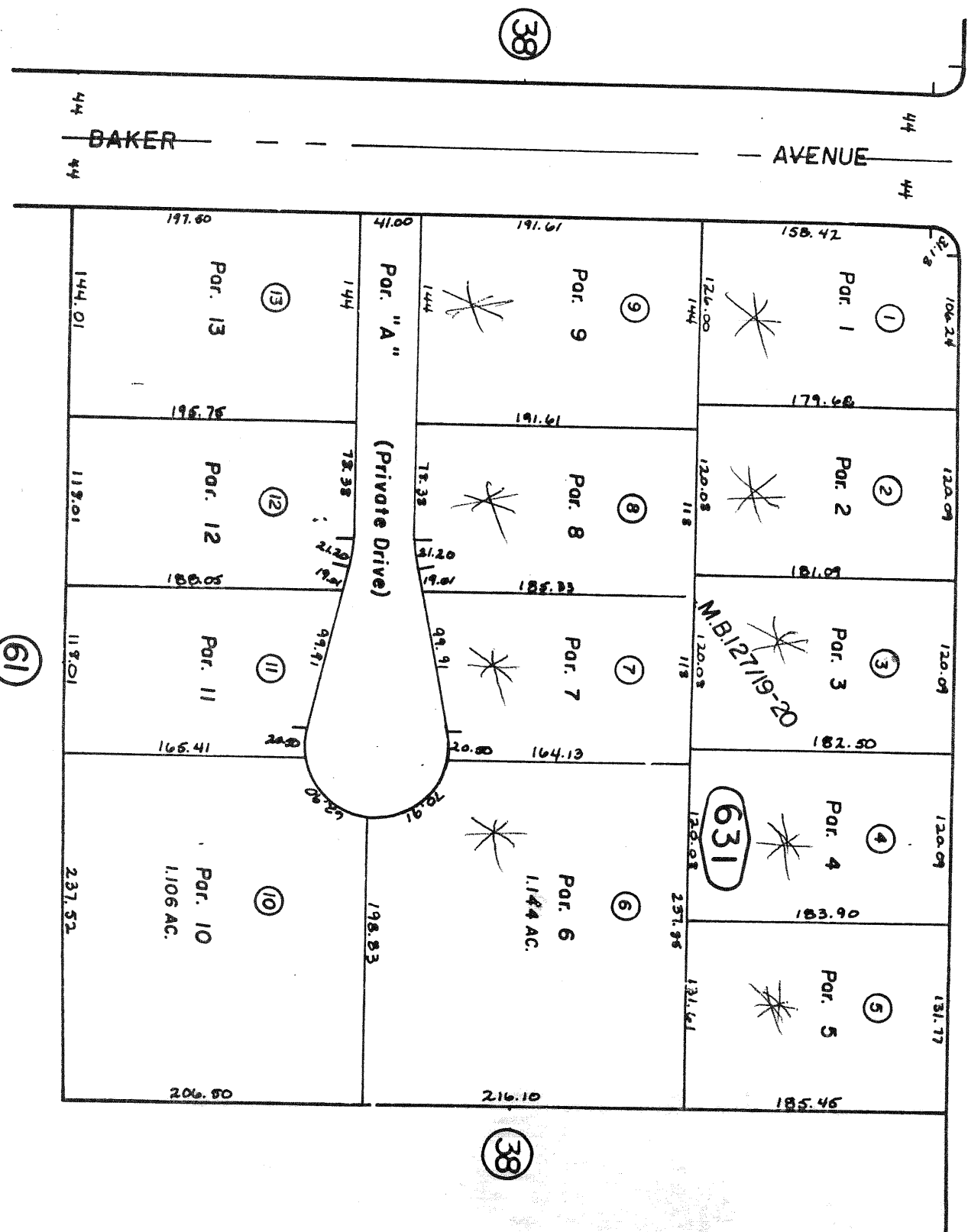
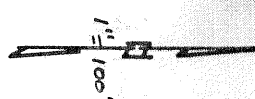
00

44

44

44

44



38

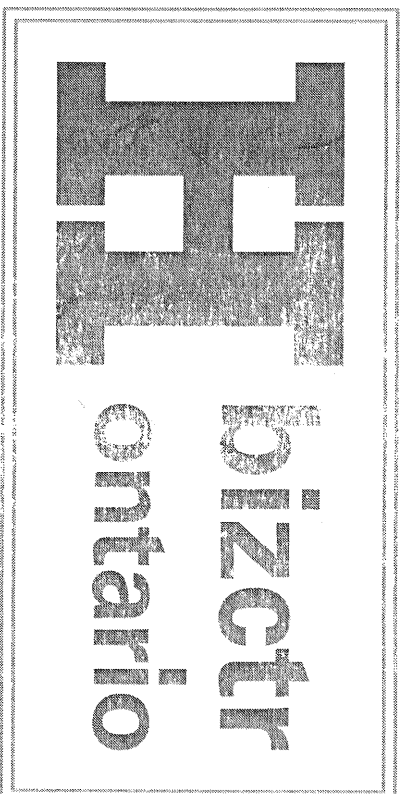
41

61

38

2m

PLANNING DEPARTMENT
APPROVED
SUBJECT TO CONDITIONS
PSG POS-001
Approved By: *[Signature]* Date: *8/11/05*



MASTER SIGN PROGRAM

Project Location:

SE Corner East Francis Street and South Baker Avenue
Ontario CA 91761

Project Addresses:

1706, 1716, 1726, 1730 & 1736 East Francis Street
1735, 1725, 1715 & 1705 Grevillia Court

Program Designer:

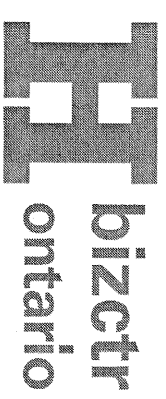


20361 Hermana Circle
Lake Forest CA 92630
(949) 458-1000 Phone
(949) 458-3530 Fax

TABLE OF CONTENTS:

Page Number	Item
1.	Project Directory
2.	Written Criteria:
2a.	Purpose and Intent General Landlord/Occupant Requirements General Specifications
2b.	Occupant Wall Sign Design Requirements
2c.	Prohibited Signs and Sign Restrictions
3.	Site Plan
4.	Elevations:
4a.	Building 1
4b.	Building 2
4c.	Building 3
4d.	Building 4
4e.	Building 5
4f.	Building 6
4g.	Building 7
4h.	Building 8
4i.	Building 9
5.	Sign Specifications:
5a.	Occupant Wall Sign
5b.	Monument: Project I.D.
5c.	Building Address
5d.	Handicap Parking Sign

WS
M
BA
H



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**



Prepared By:
20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

Scale: N/A

**Table of
Contents**

Project Information:

H-BIZCTR

Project Location:
SE Corner E. Francis St. and S. Baker Av.
Ontario CA 91761

Project Addresses:
1706, 1716, 1726, 1730 &
1736 East Francis Street
1735, 1725, 1715 & 1705
Grevillia Court
Ontario CA 91761

Approved Sign Vendor:

Promotional Signs, Inc.
20361 Hermana Circle
Lake Forest CA 92630

Contact: Pete Cappelli
(949) 458-1000 Phone
(949) 458-3530 Fax
pcappelli@promosigns.com

Sign Permit Jurisdiction:

**City of Ontario
Planning Department**

303 East 'B' Street
Ontario CA 91764

(909) 395-2036 Phone

Sign Program Designer:

Promotional Signs, Inc.
20361 Hermana Circle
Lake Forest CA 92630

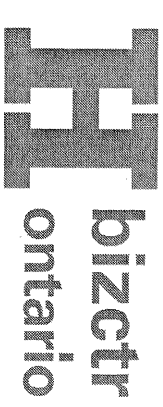
Contact: Pete Cappelli
(949) 458-1000 Phone
(949) 458-3530 Fax
pcappelli@promosigns.com

Project Finishes:

- A** ICI 815 "Natural White" (Building Accent Color)
- B** ICI 88 "Blackberry Farm" (Building Decor. Square Color)
- G** ICI 523 "Heron Grey" (Building Accent Color)
- D** ICI 546 "O'Keefe Grey" (Building Field Color)

**Hedley Construction
& Management**

3189-B Airway Avenue
Costa Mesa CA 92626



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**

Prepared By:



20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

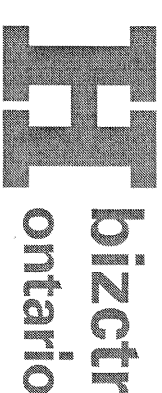
Scale: N/A

A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at H-bizctr Ontario reflects the integrity and overall aesthetic values of the Landlord and the City of Ontario. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Occupant.

B. GENERAL LANDLORD / OCCUPANT REQUIREMENTS

1. Prior to manufacture of any sign in the Center, the Occupant shall submit to Landlord for written approval, two copies detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Ontario.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
3. Prior to the install and manufacture of any sign, the Occupant shall obtain a sign permit from the City of Ontario.
4. The Occupant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Occupant fascia signs will be limited to Occupant's name, logo, and/or logotype. The use of brand name logos will not be allowed on the sign unless it is specifically included in the Occupant D.B.A.
6. It is the responsibility of the Occupant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event a Occupant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Occupant shall provide a blank panel for any freestanding sign he occupies.
8. Landlord reserves the right to periodically hire an independent electrical engineer, at Occupant's sole expense, to inspect the installation of all Occupant's signs. Occupants will be required to have any discrepancies and/or code violations corrected at Occupant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Occupant's expense.
9. All Occupant signs shall be installed prior to opening for business, only after city permits are secured.
10. Cooperative Occupant advertising, signing or seasonal event signing will require a specially event sign permit from the City of Ontario.



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**

Prepared By:



20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

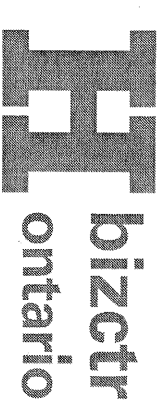
Date: 07.06.05

Scale: N/A

**Written
Criteria**

C. OCCUPANT WALL SIGN DESIGN REQUIREMENTS ("Sign Type WS")

1. Overall sign dimensions to be 2'-0" high by 20'-0" wide.
2. Overall Occupant identification dimensions not to exceed 1'-4" high by 18'-6" wide.
3. Letter or symbol height maximum is 1'-4".
4. Overall sign area to be 40 square feet. Note: City code requires that the maximum sign area shall not exceed 1 square foot per each lineal foot of leasehold frontage. This has been further restricted by this Program to a maximum of 40 square feet per sign, which conforms to City code given that no Occupant's frontage is less than 40 feet wide.
5. Fonts used for Occupant Wall Sign are to be Occupant's choice, pending Landlord approval.
6. Sign colors to be uniform and must match specifications shown on page 5a of this document. Occupant name and symbol must adhere to specification shown (to be painted ICI 546 "O'Keefe Grey").
7. Signs shall be fabricated per the specifications shown on page 5a of this document.
8. All signs and their installation shall comply with all applicable building codes.
9. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
10. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
11. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
12. Signs shall be placed in locations as shown on elevations with Landlord approval. Occupants of Buildings 2-9 must choose between the two location options shown.
13. All signs shall have its sign permit number, name of fabricator, date of installation in a visible location.
14. Any Occupant sign left thirty (30) days after vacating premises shall become the property of the landlord unless previous arrangements have been agreed upon by Landlord and Occupant.



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**

Prepared By:



20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

Scale: N/A

**Written
Criteria**

D. PROHIBITED SIGNS AND SIGN RESTRICTIONS

Prohibited Signs:

1. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
2. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
3. Signs within the public right-of-way except those required by law for traffic control, information and hazard identification.
4. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City Identification signs.
5. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
6. Any advertising device involving animals and human beings.
7. Signage painted directly on wall.
8. Signs projecting above the highest point of the building.
9. Flashing, moving, or audible signs.
10. Signs not deemed architecturally compatible with the entire center per the approval of Landlord and all applicable City Departments.

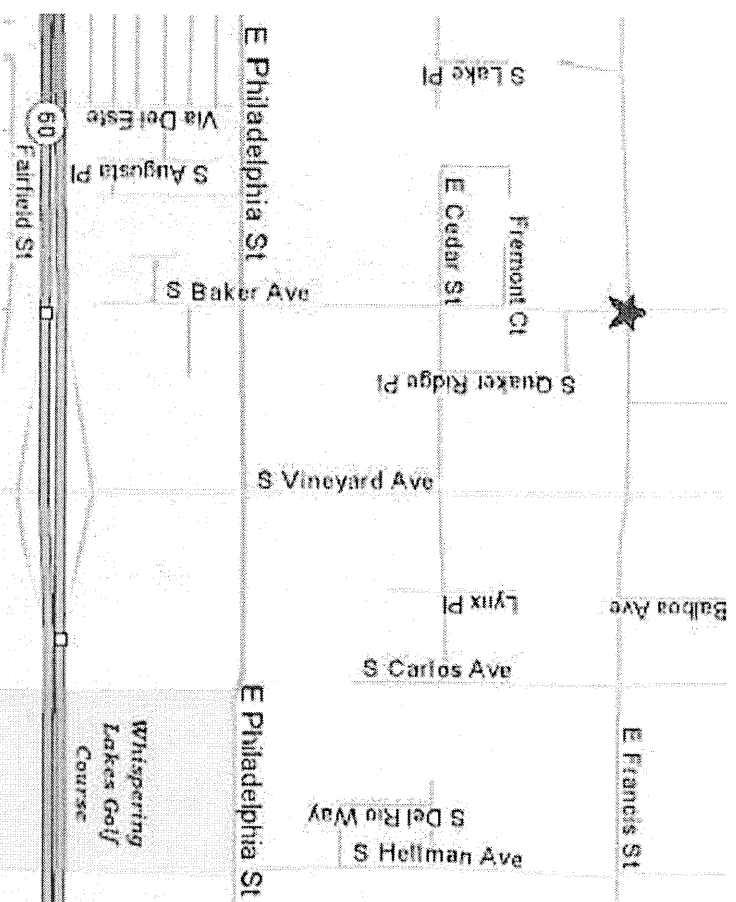
11. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.

12. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the landlord when the display is an integral part of the design character of the activity to which it relates.

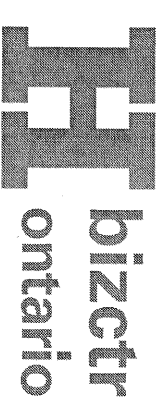
13. Advertising devices/displays such as balloons, flags and pennants.

14. Captive balloons such as blimps, hot air balloons, or similar devices.

15. Cabinet signs, can signs and signs on raceways.



Vicinity Map



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**

Prepared By:

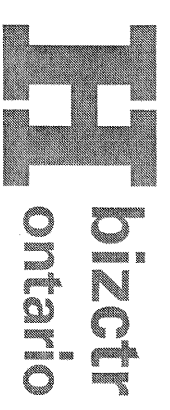


20361 Herrmana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

Scale: N/A

**Written
Criteria**



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:
Promotional SIGITE

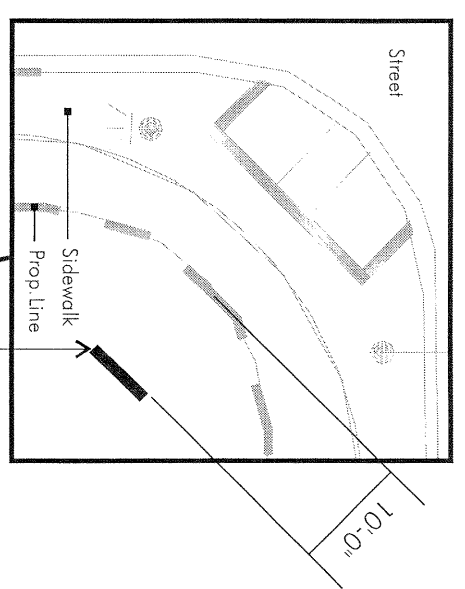
20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

Scale: 1"=100'-0"



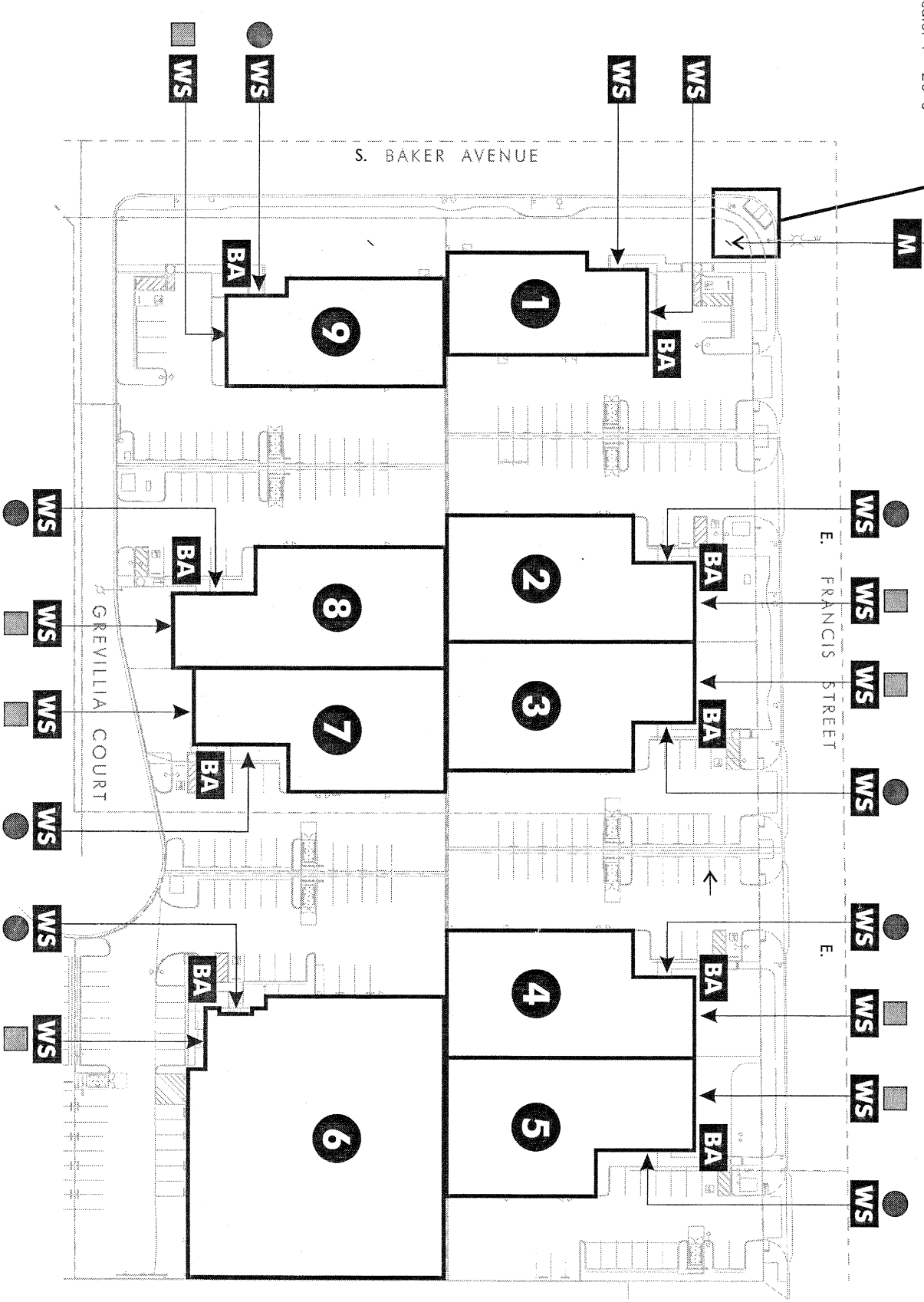
Site Plan

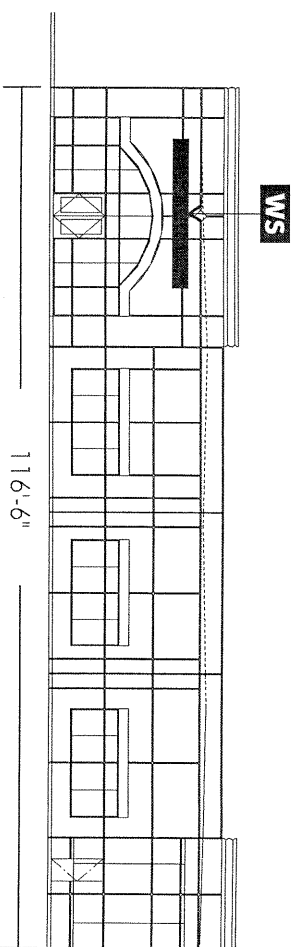


BUILDING:	ADDRESS:
1	1706 East Francis Street
2	1716 East Francis Street
3	1726 East Francis Street
4	1730 East Francis Street
5	1736 East Francis Street
6	1735 Grevillia Court
7	1725 Grevillia Court
8	1715 Grevillia Court
9	1705 Grevillia Court

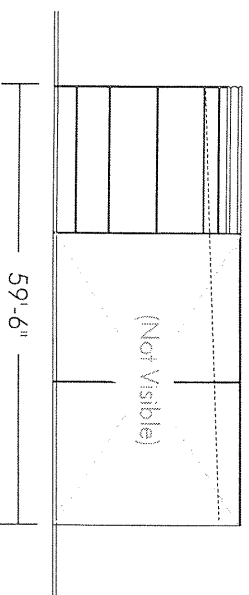
SIGN LEGEND	
M	MONUMENT: PROJECT I.D.
BA	BUILDING ADDRESS NUMBER
WS	OCCUPANT WALL SIGN

Building 1 Occupant may utilize both sign locations shown, per City.
Building 2-9 Occupant must choose from the two location options shown (one sign total allowed).
● = Location Option #1
■ = Location Option #2

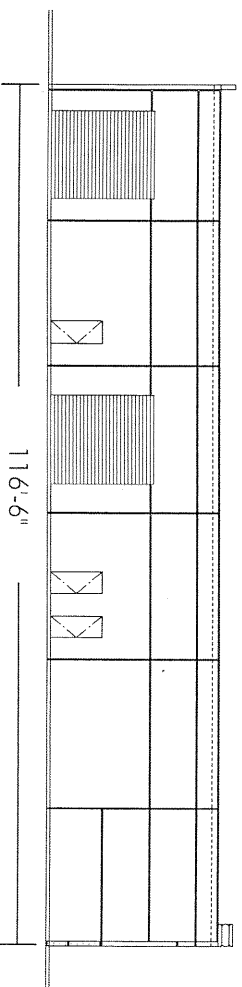




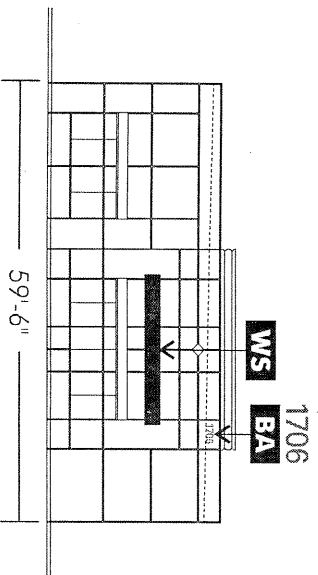
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

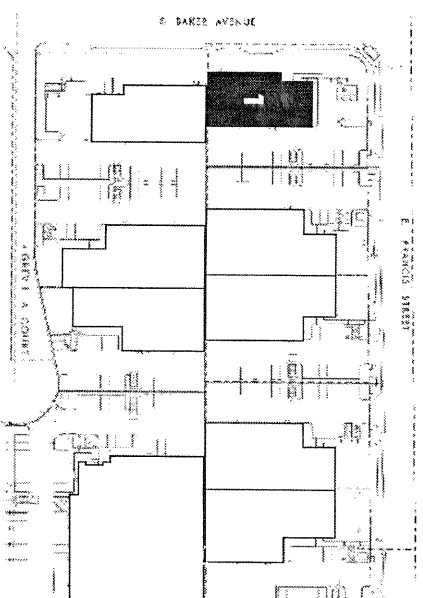


NORTH ELEVATION

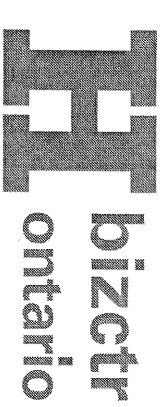
SIGN LEGEND

WS OCCUPANT WALL SIGN
 Building 1 Occupant (being located on corner) may utilize both sign locations shown, per City.

BA BUILDING ADDRESS



KEY PLAN



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

**MASTER
 SIGN
 PROGRAM**

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

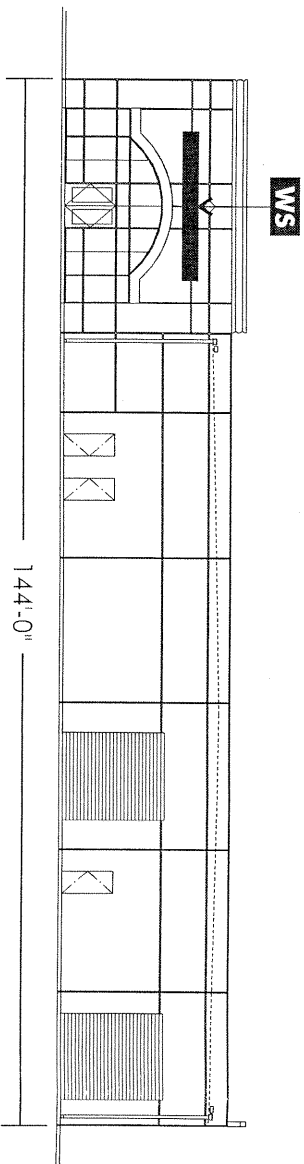
Date: 07.06.05

Scale: 1/32" = 1'-0"

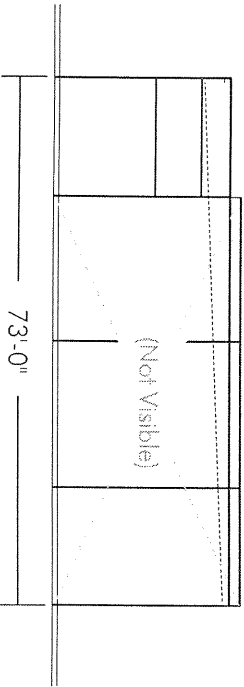
Elevations:
 Building 1

1706 East Francis Street

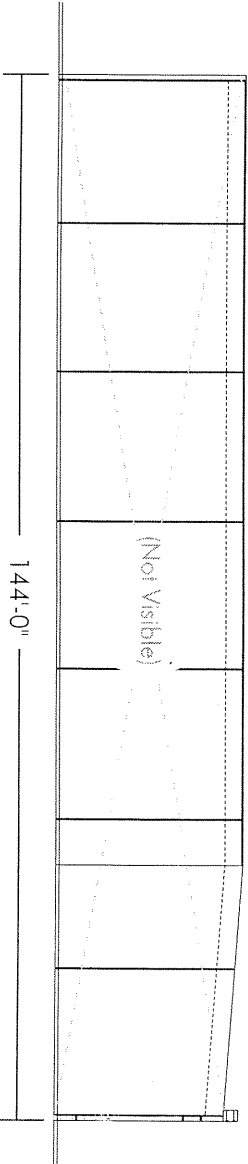
Location Option #1



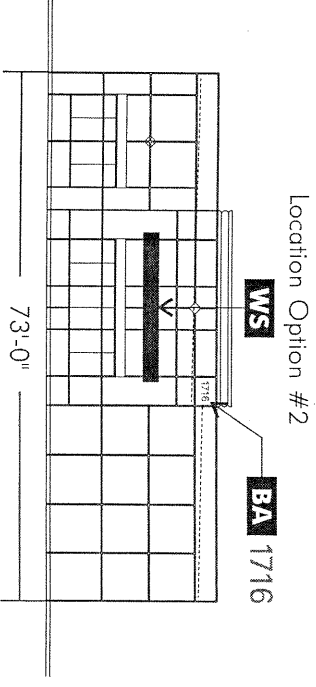
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

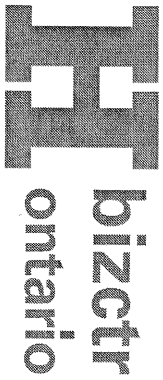


NORTH ELEVATION

SIGN LEGEND

WS OCCUPANT WALL SIGN
Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



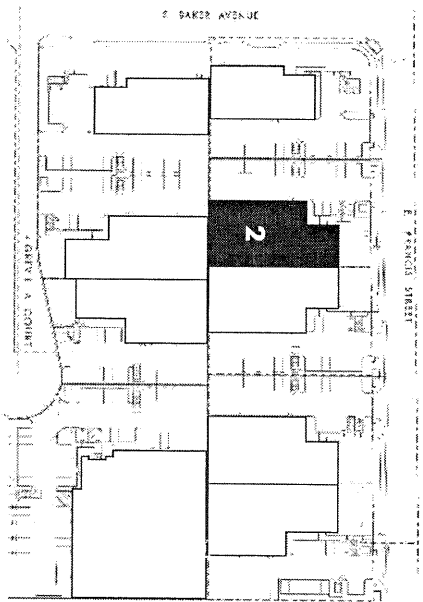
20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

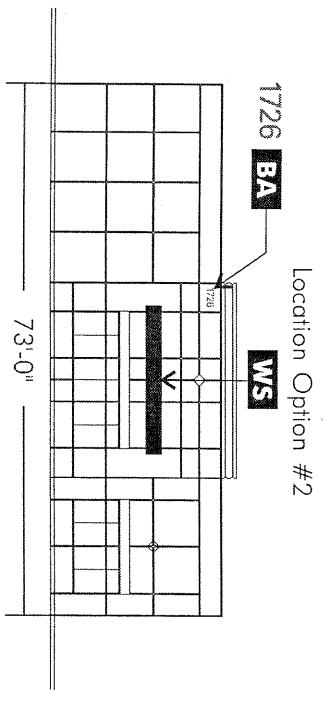
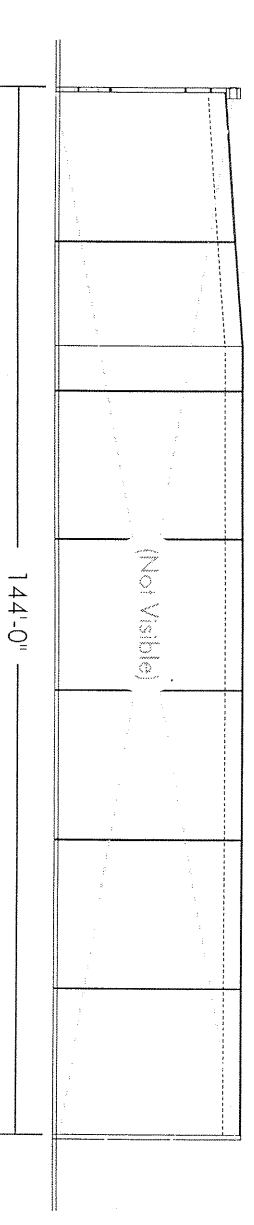
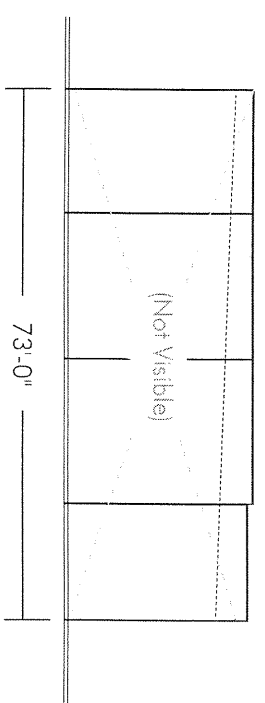
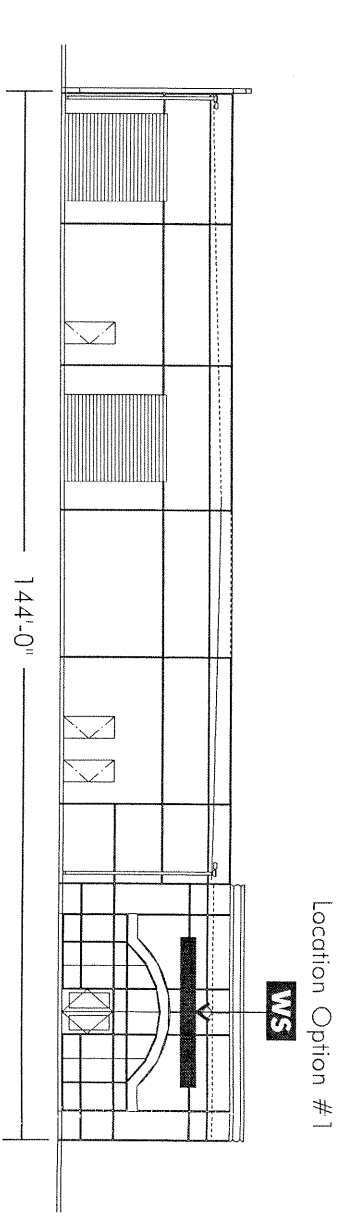
Scale: 1/32" = 1'-0"

Elevations:
Building 2

1716 East Francis Street



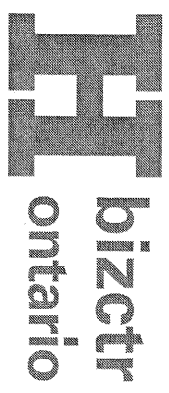
KEY PLAN



SIGN LEGEND

WS OCCUPANT WALL SIGN
 Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario, CA 91761

MASTER SIGN PROGRAM

Prepared By:
Promotional Signs

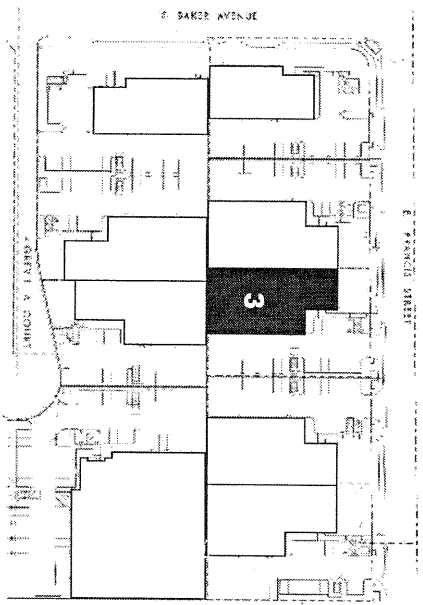
20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

Date: 07.06.05

Scale: 1/32" = 1'-0"

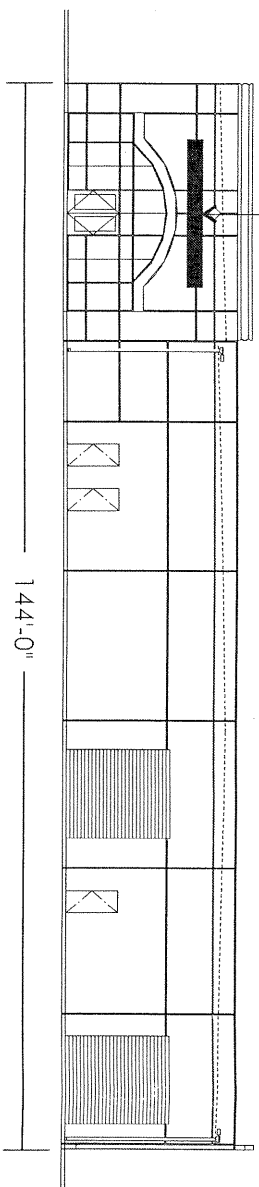
Elevations:
 Building 3

1726 East Francis Street

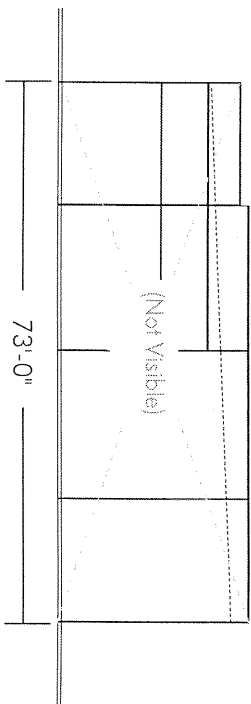


KEY PLAN

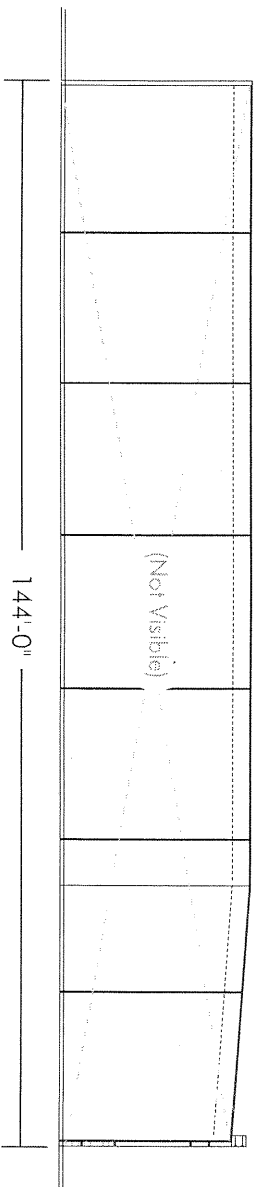
Location Option #1



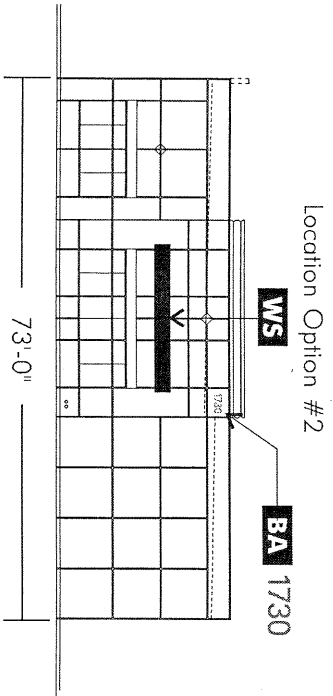
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

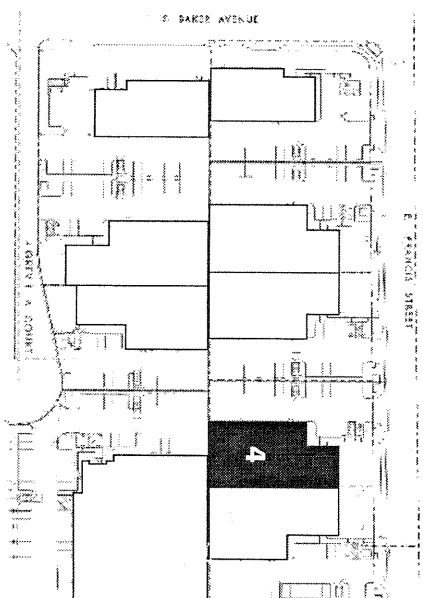


NORTH ELEVATION

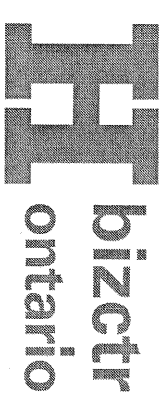
SIGN LEGEND

WS OCCUPANT WALL SIGN
Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



KEY PLAN



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:
Promotional Signs

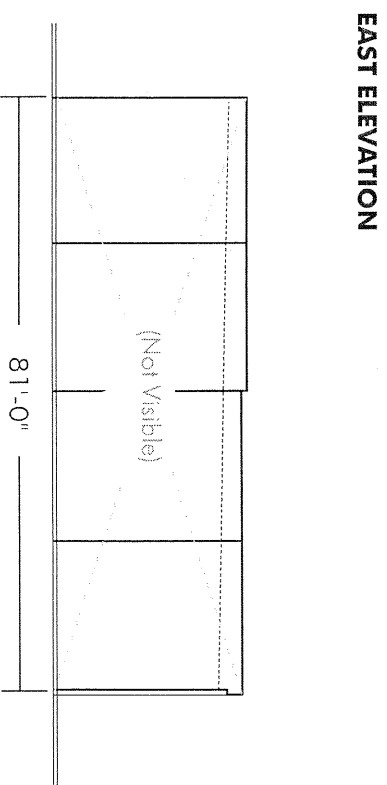
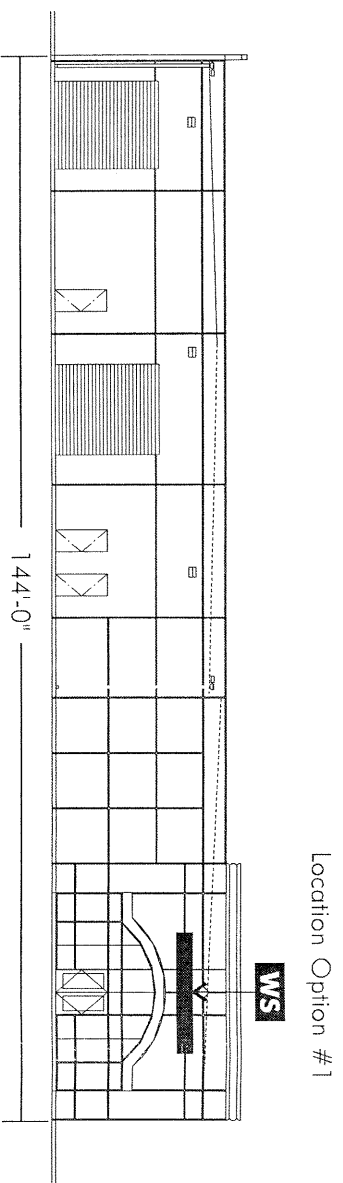
20361 Herrmana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

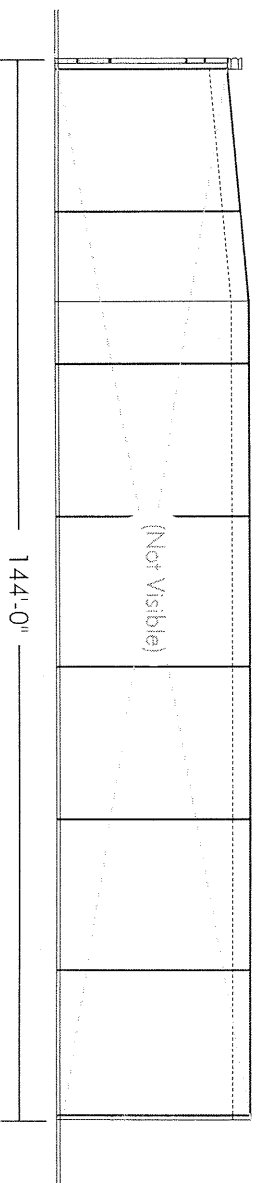
Scale: 1/32"=1'-0"

Elevations:
Building 4

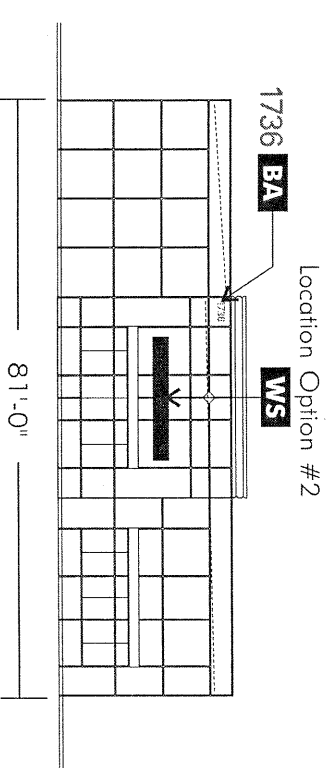
1730 East Francis Street



SOUTH ELEVATION



WEST ELEVATION

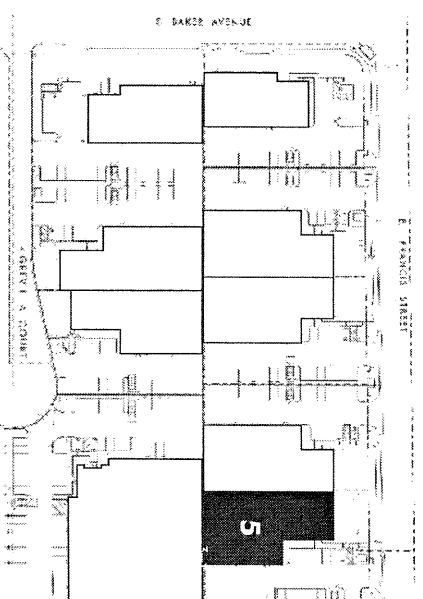


NORTH ELEVATION

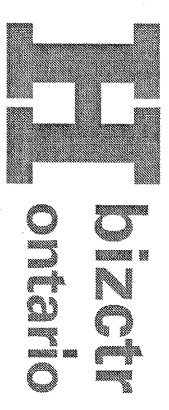
SIGN LEGEND

WS OCCUPANT WALL SIGN
Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



KEY PLAN



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:
Promotional Signs

20361 Herrmana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

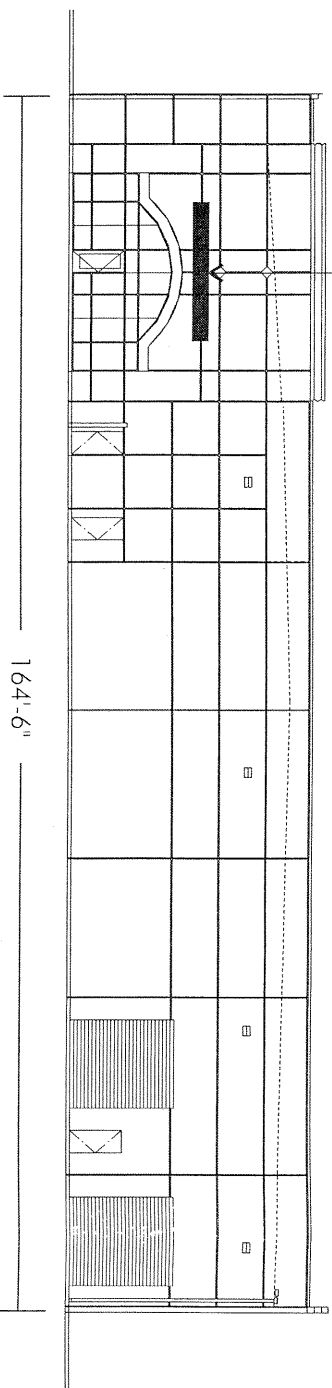
Scale: 1/32" = 1'-0"

Elevations:
Building 5

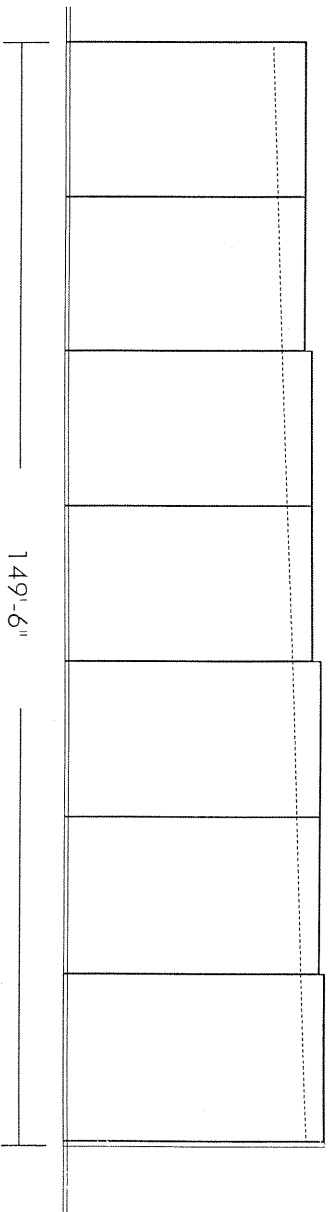
1736 East Francis Street

Location Option #1

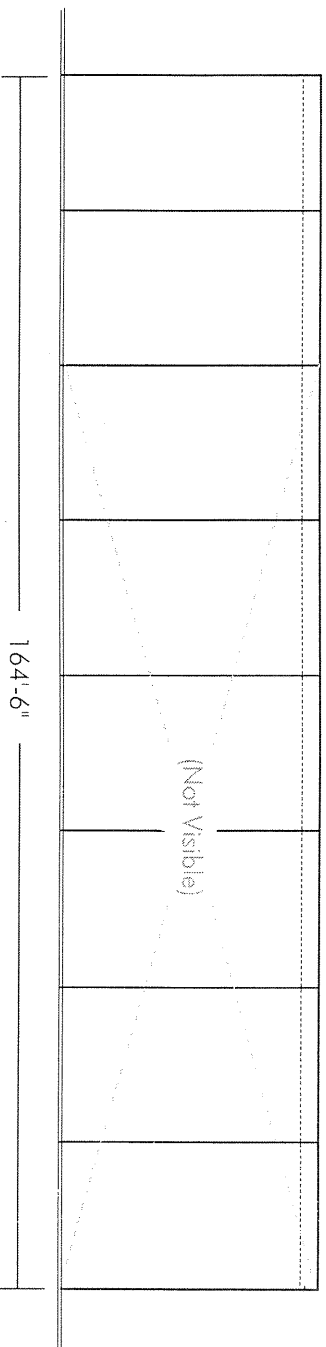
WS



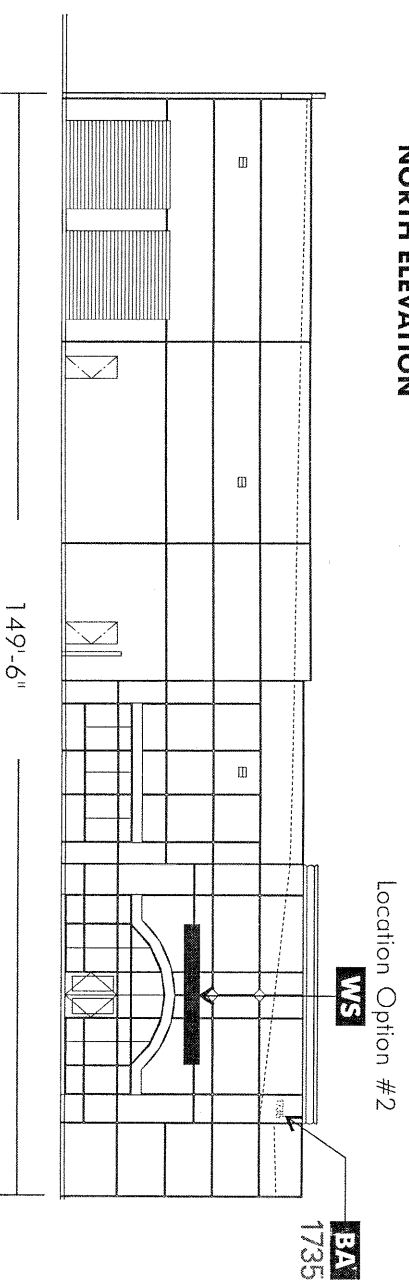
SOUTH ELEVATION



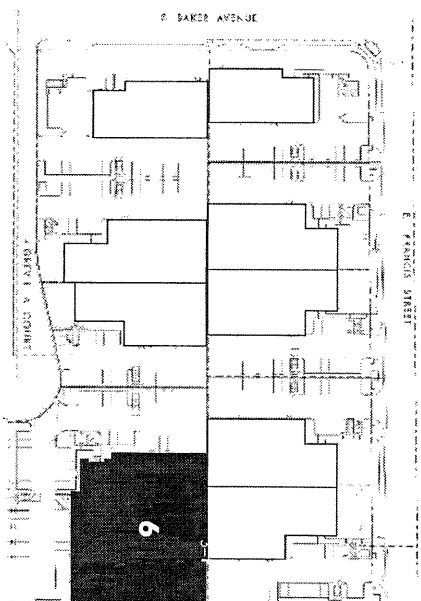
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

SIGN LEGEND

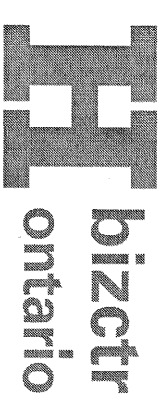
WS

OCCUPANT WALL SIGN

Building Occupant must choose from the two location options shown (one sign total allowed).

BA

BUILDING ADDRESS



SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**

Prepared By:



20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

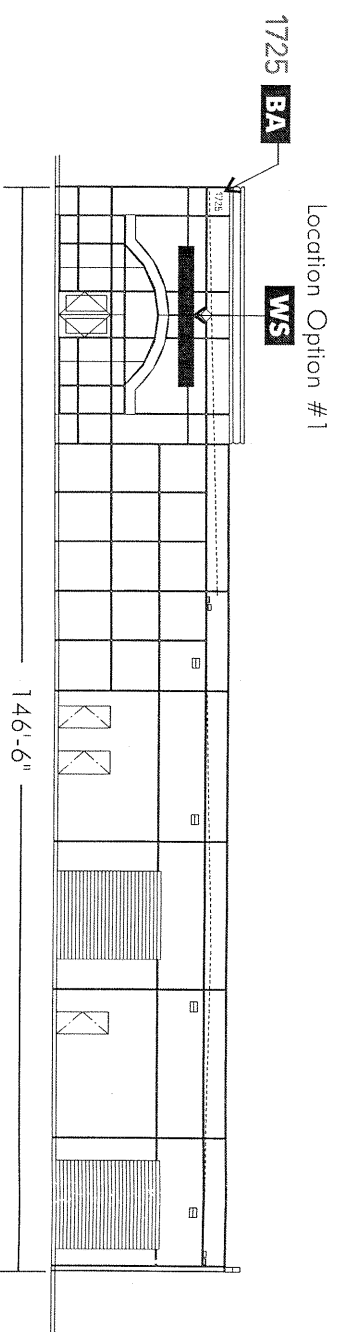
Date: 07.06.05

Scale: 1/32" = 1'-0"

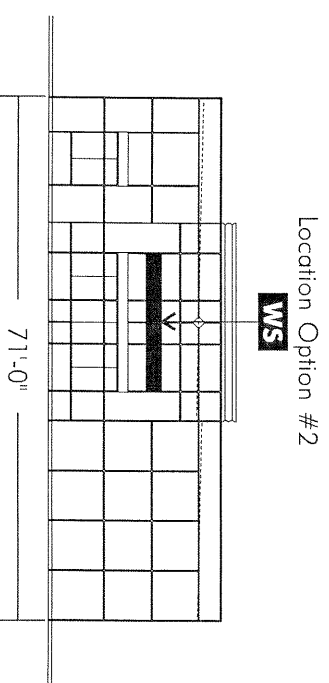
Elevations:

Building 6

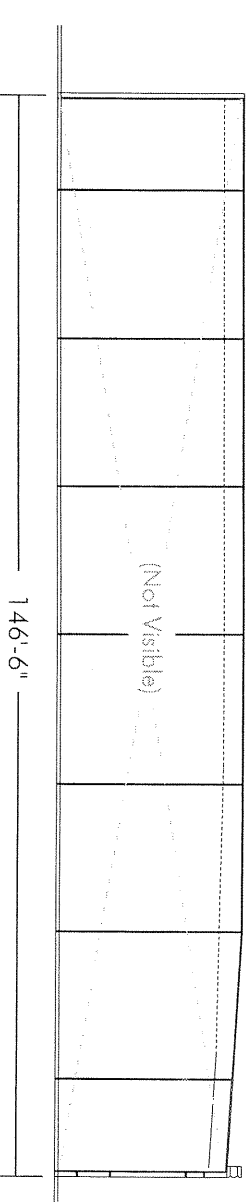
1735 Grevillia Court



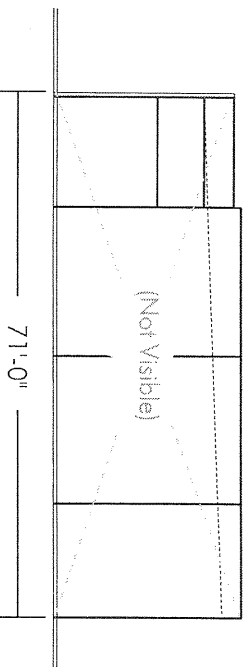
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

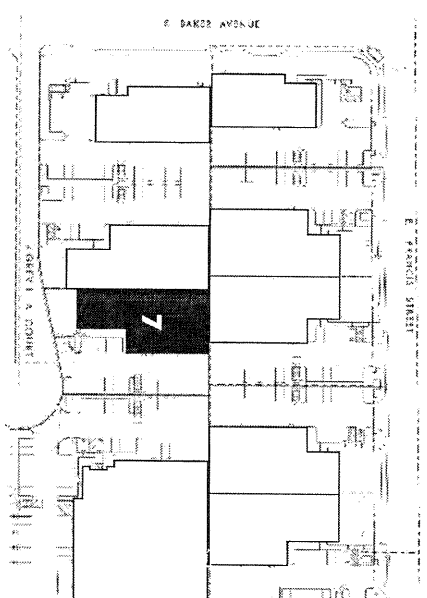


NORTH ELEVATION

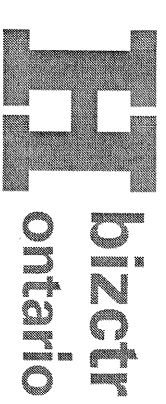
SIGN LEGEND

WS OCCUPANT WALL SIGN
 Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



KEY PLAN



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

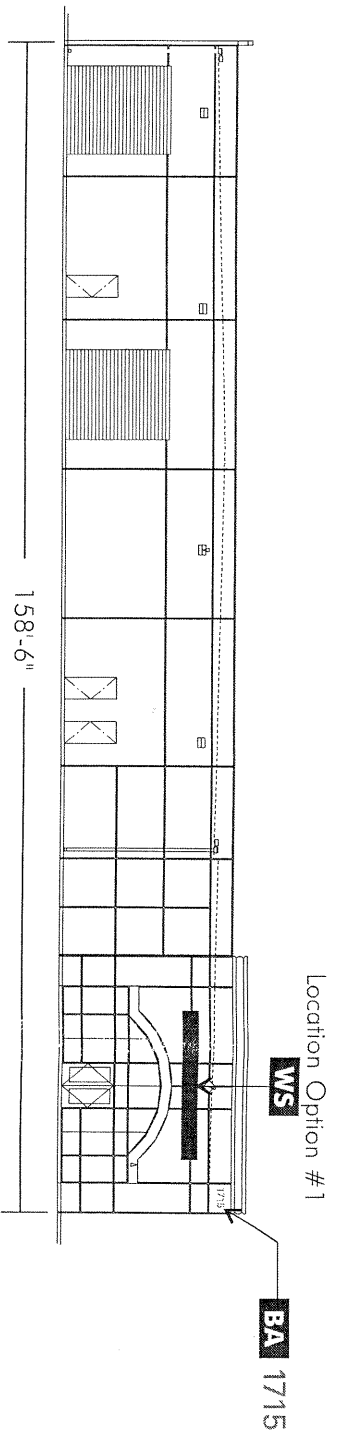
Date: 07.06.05

Scale: 1/32" = 1'-0"

Elevations:

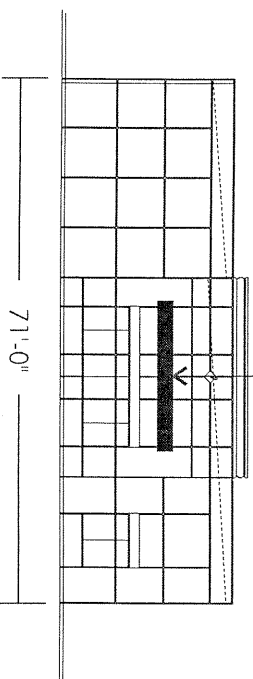
Building 7

1725 Grevillia Court

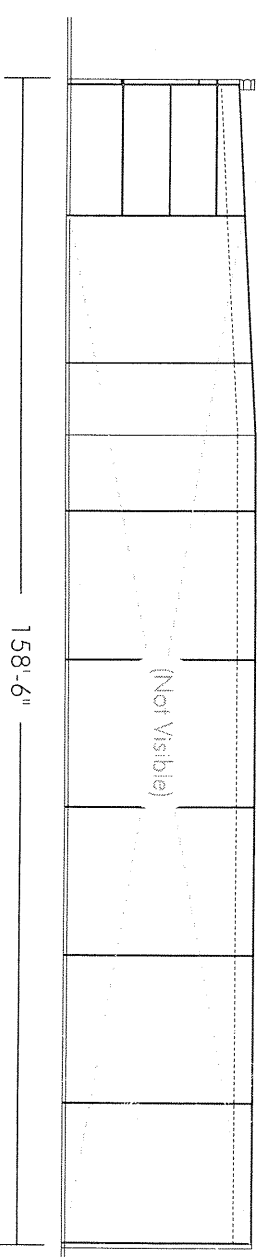


WEST ELEVATION

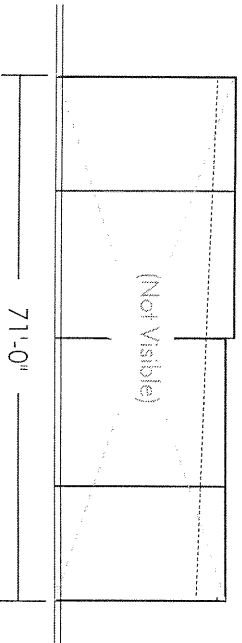
Location Option #2



SOUTH ELEVATION



EAST ELEVATION

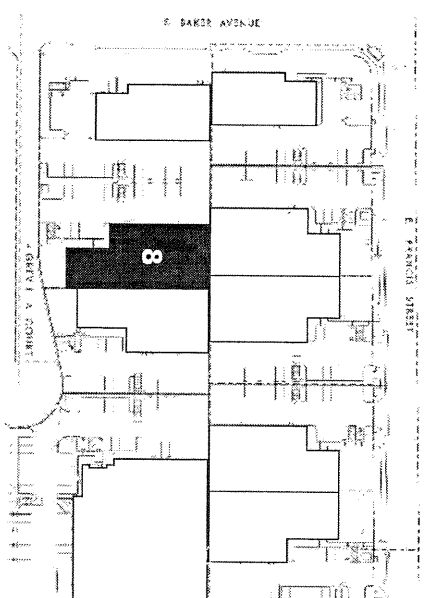


NORTH ELEVATION

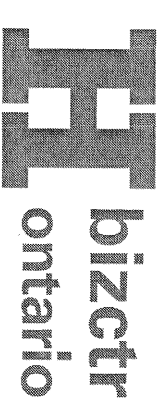
SIGN LEGEND

WS OCCUPANT WALL SIGN
 Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



KEY PLAN



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

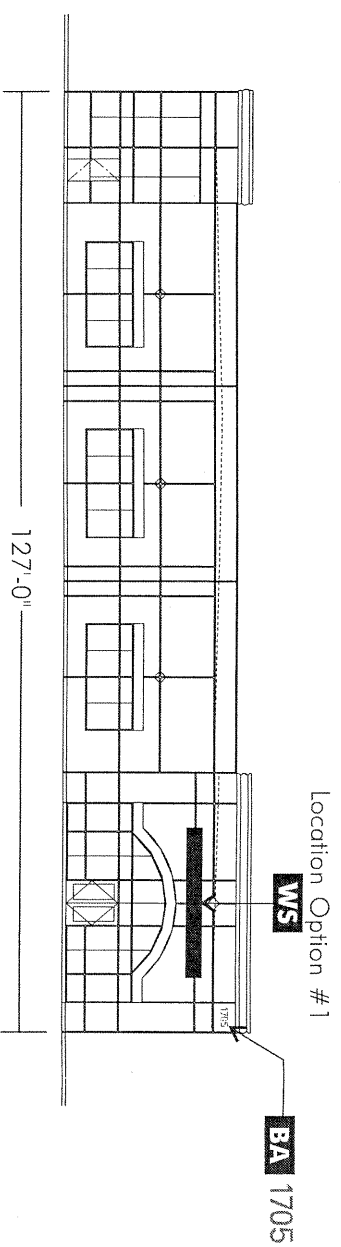
Date: 07.06.05

Scale: 1/32" = 1'-0"

Elevations:

Building 8

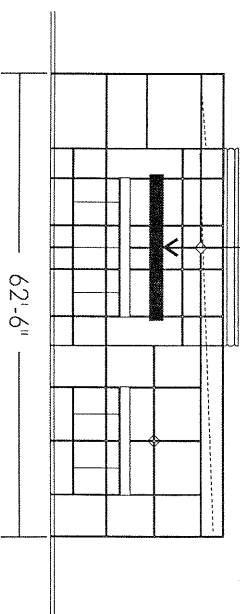
1715 Grevillia Court



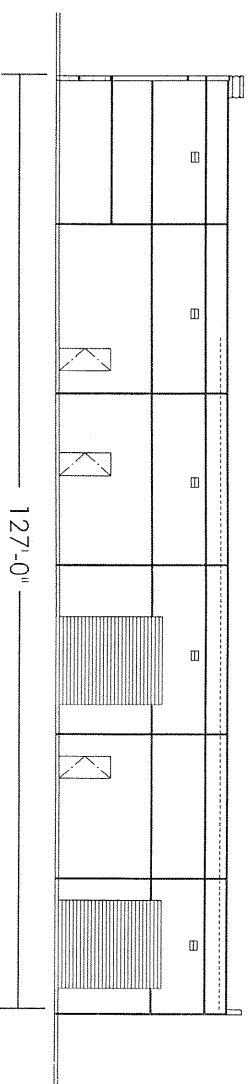
WEST ELEVATION

Location Option #2

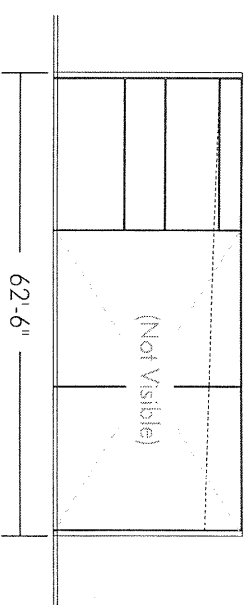
W/S



SOUTH ELEVATION



EAST ELEVATION

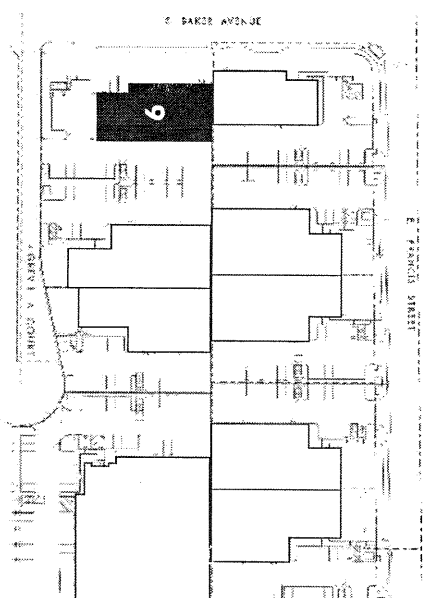


NORTH ELEVATION

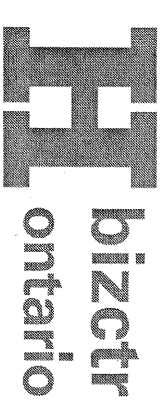
SIGN LEGEND

WS OCCUPANT WALL SIGN
 Building Occupant must choose from the two location options shown (one sign total allowed).

BA BUILDING ADDRESS



KEY PLAN



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

Date: 07.06.05

Scale: 1/32" = 1'-0"

Elevations:
 Building 9

1705 Grevillia Court

Sign Type: WS Occupant Wall Sign

Quantity:

Building 1 Occupant: 2 signs.
 Buildings 2-9 Occupant: 1 sign per Tenant, with location chosen by Occupant from the two options indicated on building elevation (see Exhibits 4a-4j).

Area:

40 square feet.

Height:

2 feet.

Width:

20 feet.

Content:

Occupant name as it appears on D.B.A. and (optional) logo.

Occupant I.D.

Maximum logo / stacked copy height: 16 inches. Maximum letter height: 16 inches. Minimum letter height: 3 inches. Maximum overall Occupant I.D. length: 18 feet and 6 inches.

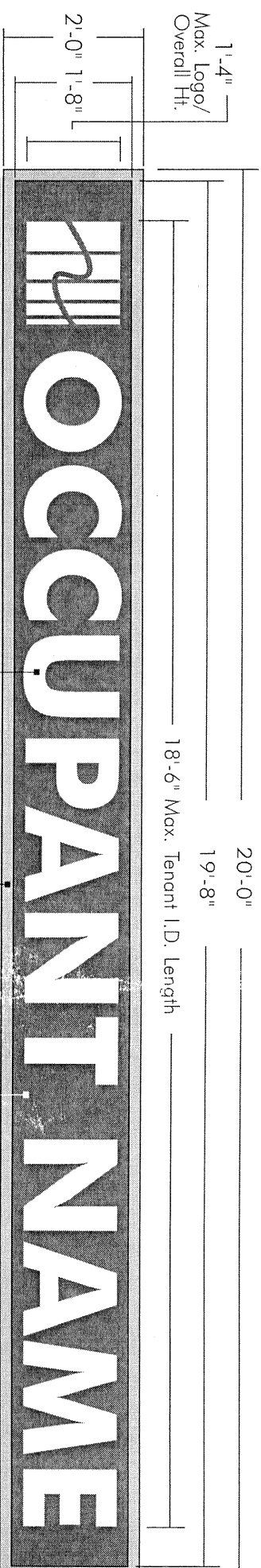
Construction & Illumination: All signs to be fabricated to match requirements to right. Signs are non-illuminated.

Sign Specifications:

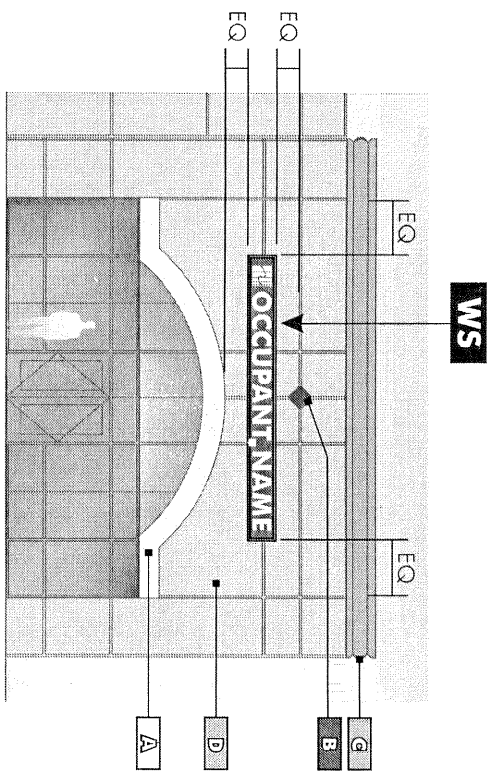
- A. Occupant Name & (Optional) Symbol:** Routed out of 3/4-inch thick PVC, painted on faces and edges and installed flush to face of Item B using VHB tape and construction adhesive.
- B. Sign Panel:** 1/8-inch thick aluminum panel, painted as noted using satin finish automotive enamel enamel. Install spaced 3/4-inch off wall using aluminum studs welded to back of panel and set into construction adhesive in pre-drilled holes in wall, min. (6) places.
- C. Border:** Routed out of 3/4-inch thick PVC.

Project Finishes:

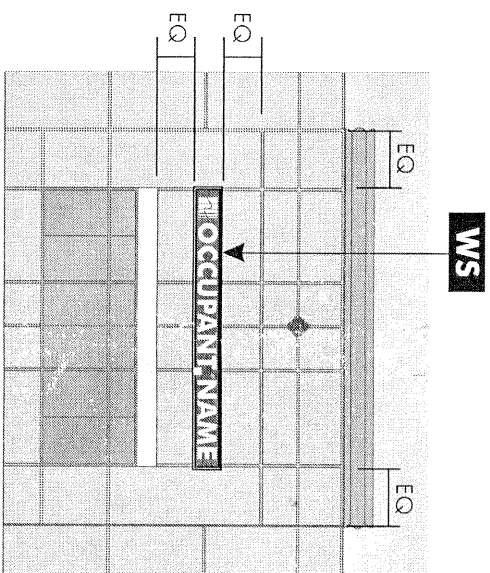
- A** ICI 815 "Natural White"
- B** ICI 88 "Blackberry Farm"
- G** ICI 523 "Heron Grey"
- D** ICI 546 "O'Keefe Grey"



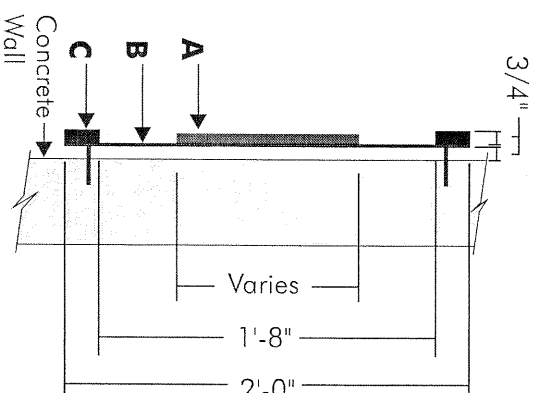
SAMPLE SIGN ELEVATION
 Scale: 3/8" = 1'-0"



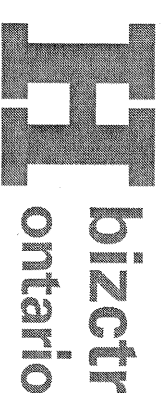
TYPICAL PARTIAL BUILDING ELEVATION AT ENTRANCE (TYPICALLY LOCATION OPTION #1)



TYPICAL PARTIAL BUILDING ELEVATION NOT AT ENTRANCE (TYPICALLY LOCATION OPTION #2)



SIGN SECTION
 Not To Scale



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

Date: 07.06.05

Scale: 3/8" = 1'-0"

Sign Type: **W2**

Sign Specifications:

Occupant Wall Sign

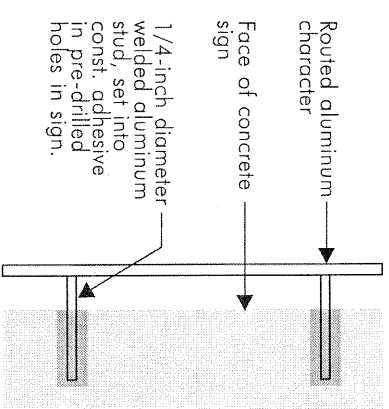
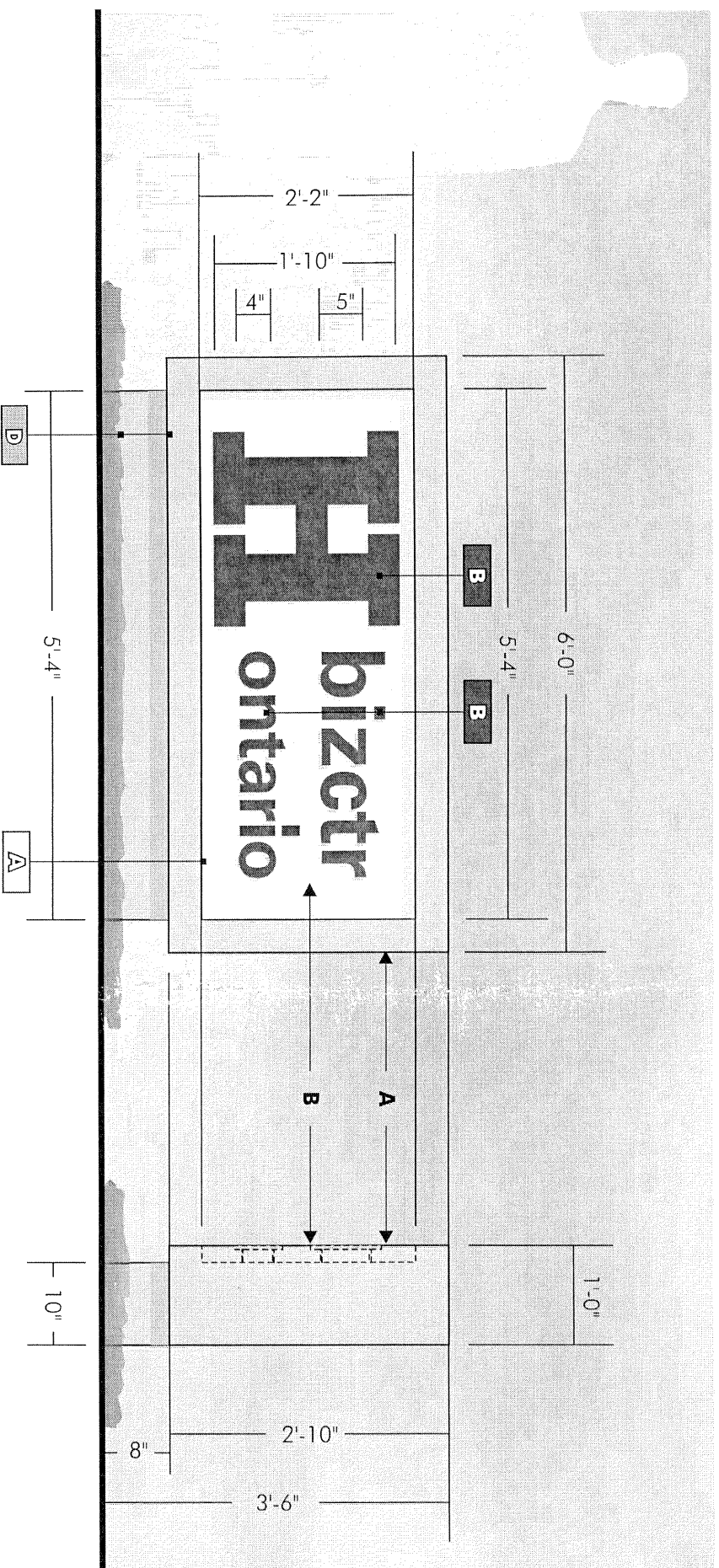
Note: Arrangement of project colors on building to be verified.

Sign Type: M Single Faced Project Identification Monument Sign

Purpose: To identify Project and Project address range.
Maximum Quantity: 1 sign, to be located on corner of E. Francis Street & S. Baker Avenue.
Sign Area: 21.0 square feet.
Sign Height: 3.5 feet.
Sign Width: 6 feet.
Illumination: Sign is non-illuminated or externally illuminated by others.
Typeface: Geometry 415 Black and Zurich BT (Bold).
Construction: Constructed as shown below.

Project Finishes:

A	ICI 815 "Natural White"
B	ICI 88 "Blackberry Farm"
C	ICI 523 "Heron Grey"
D	ICI 546 "O'Keefe Grey"



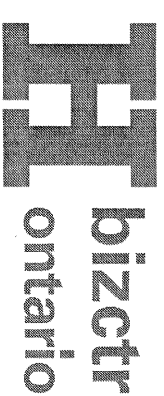
Project I.D.
Section Detail
Not To Scale

MONUMENT ELEVATION
SIGN SPECIFICATIONS:

- A. Monument:** Integrated concrete sign and base with 4-inch wide border. Face is recessed 2 inches from border.
- B. Project I.D.:** Routed out of 1/2-inch thick aluminum, installed pin-mounted 1-1/2 inches off recessed concrete face using construction adhesive and welded aluminum studs. Paint letters and studs using satin automotive enamel paint.

Note: Colors to be determined.

Must be set back a minimum of 10 feet from face of public right-of-way / prop. line, and 15 feet from any driveway.



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

**MASTER
 SIGN
 PROGRAM**

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

Date: 07.06.05

Scale: 1/2" = 1'-0"

Sign Type: **M**

Sign Specifications:

Monument:
 Project I.D.

Sign Type: BA Building Address

Purpose: To identify building address.
 Maximum Quantity: 1 per building, located as shown on building elevations.
 Sign Area: 3.0 square feet.
 Sign Height: 12 inches.
 Sign Width: 3 feet.
 Illumination: Sign is non-illuminated.
 Typeface: Zurich BT.

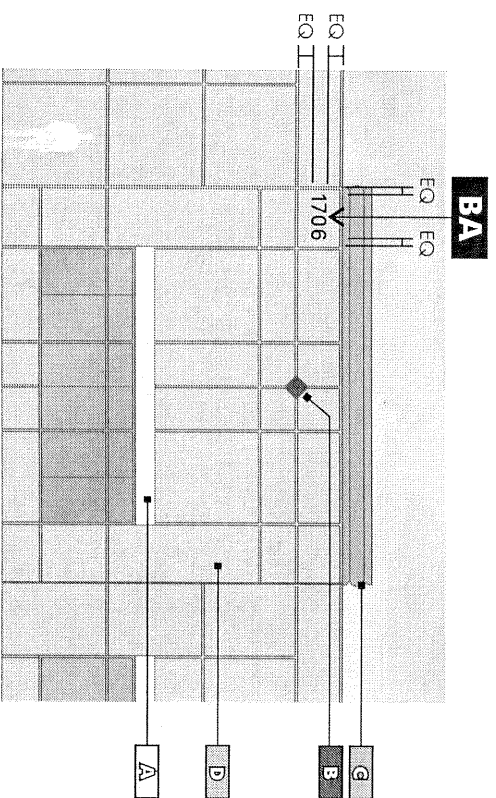
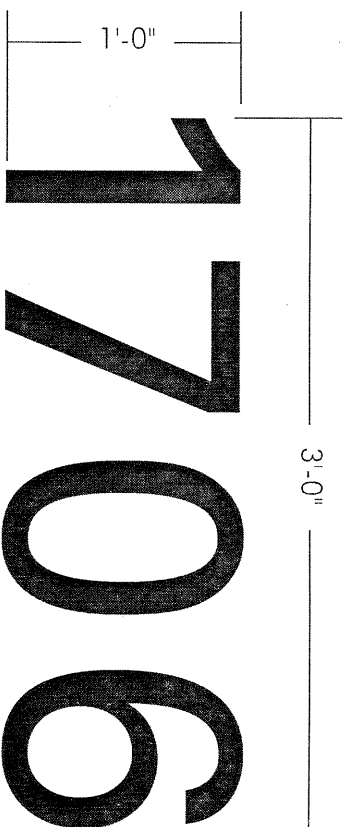
SIGN SPECIFICATIONS:

Address Numerals:

Individual reverse pan channel numerals fabricated from 0.063 aluminum, with 2-inch deep returns and 0.090 aluminum faces.

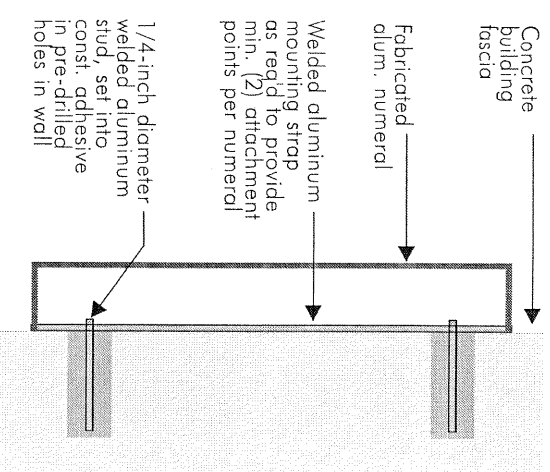
Faces and returns are painted black using satin finish automotive enamel paint.

Numerals are to be installed to concrete fascia using welded studs set into construction adhesive in pre-drilled holes in wall. Studs are to be located within perimeter of numeral and not visible.



TYPICAL PARTIAL BUILDING ELEVATION - FACING STREET
 Scale: 1/16"=1'-0"

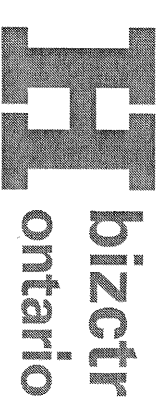
Note: Arrangement of project colors on building to be verified.



Building Address Section Detail Not To Scale

- 1706 1735
- 1716 1725
- 1726 1715
- 1730 1705
- 1736

Building Address List (Qty. 1 Per Address)



SE Corner E. Francis Street
 and S. Baker Avenue
 Ontario CA 91761

MASTER SIGN PROGRAM

Prepared By:



20361 Hermana Circle
 Lake Forest, CA 92630
 (949) 458-1000 Ph.
 (949) 458-3530 Fax

Date: 07.06.05

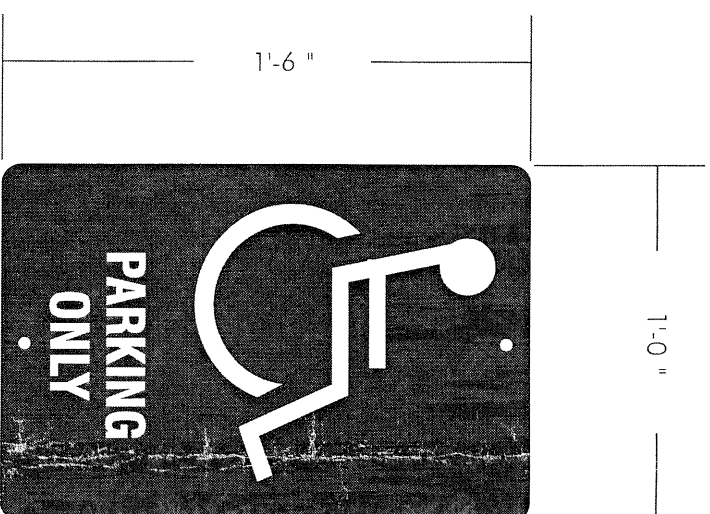
Scale: 1"=1'-0"

Sign Type: **BA**

Sign Specifications:

Building Address

Sign Type: **H** Handicap Parking Sign



SIGN R99R12

Single-faced porcelain on steel non illuminated sign.

H bizctr
ontario

SE Corner E. Francis Street
and S. Baker Avenue
Ontario CA 91761

**MASTER
SIGN
PROGRAM**

Prepared By:

**Promotional
SIGNS**

20361 Hermana Circle
Lake Forest, CA 92630
(949) 458-1000 Ph.
(949) 458-3530 Fax

Date: 07.06.05

Scale:

Sign Type: **H**

Sign Specifications:

Handicap
Parking Sign

Page 5d