

PLANNING DEPARTMENT
APPROVED
PSG POS-006

SUBJECT TO CONDITIONS

Sign Program

Approved By: *[Signature]* Date: *10/19/05*

SIGN CRITERIA
for
PINE WAVE DEVELOPMENT
S. GROVE AVE.
ONTARIO, CA.

Prepared by



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The Art of Visual Communication

1435 S. GROVE

PINEWAVE DEVELOPMENT, THE GROVE, ONTARIO.

BUILDINGS 'A' AND 'D', 'B AND C',

"E, F, G, H, J, K, L, M, N"

AND 'I',

SUBMISSION FOR SIGNAGE APPROVAL

Prior to fabrication of any sign, each tenant shall submit for sign approval to the owner's design consultant or agent:-

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

Agent/Owner: Pinewave Development,
21017 Commerce Point Drive,
Walnut, CA.91789.

GENERAL SIGN REQUIREMENTS.

1. All permits for signs and their installation shall be obtained by the Tenant or his representative. The tenant shall be responsible for submitting his approved sign drawing with owner's approval to the city of Ontario for necessary permits.
2. Tenant shall be responsible for the fulfillment of all requirements and specifications.
3. All signs shall be constructed and installed at Tenant's expense.

REQUIRED SIGNS:

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

Door Signs: Stores may also have white vinyl letters adjacent to door with store name, hours, security phone numbers, copy not to exceed 280 square inches.

PROHIBITED SIGNS:

- A. A-frame (portable) signs, unless approved as part of a temporary display pursuant to Sec.9-1.3130 City of Ontario Development Code
- B. Balloon, inflated signs, kites and any other type of aerial sign unless approved as part of a temporary display pursuant to Sec. 9-1.3130
- C. Flashing, blinking, rotating or otherwise animated signs, except barber poles, time/temperature signs and theater marquee signs.
- D. Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.
- E. Signs that emit or generate, sound, smoke or similar material.

BUILDINGS 'A' AND 'D'

GENERAL SPECIFICATIONS.

1. Three (3) architecturally compatible wall-mounted identification signs shall be allowed. One sign per elevation. Buildings 'A' and 'B' tenants may be allowed presence on one (1) monument sign at following locations:
 - Building 'A' northeast corner of Grove Avenue and Locust Street..
 - Building 'D'; southeast corner of Grove Avenue and Locust Street.

Monument Sign Criteria

Monument Sign area per panel shall not exceed 50 square feet. The maximum height shall be 7 feet, measured from finished grade to the top of the sign. The monument sign shall have a decorative cap (to match cornice on building) and a masonry or concrete base with an exterior slate (to match the building) tile finish.

Signs to be located only in the positions indicated on the site map.

Wall Signs

1. Three (3) architecturally compatible wall-mounted identification signs, one sign per elevation. Can signs are not allowed. The height of each sign shall be measured from top to bottom and shall not exceed the following guidelines:
 - a. Two line signs shall not exceed 24" in total height, including space between lines, and no individual line shall be more than 18" in height. The space between lines shall not exceed one third of the letter height of smallest letter.

- b. Upper and lower case signs shall not exceed 24" including downstrokes.
 - c. Single line signs in all upper case shall not exceed 24".
 - d. Ultimate sign height and width must be architecturally compatible with the building frontages, which they are on.
2. Signage shall be in accordance with the criteria contained within this program unless, in the opinion of the landlord, the design contributes to the unique benefit of the complex and the City.
 3. A registered trademark/logo, may be included within the calculated sign area. Logo sign shall also be sized to be in proportion to the building face to which it is attached. This sign is also subject to approval by the Landlord and the City Design Review Committee.
 4. A trademark/logo may be combined with individual letters if said trademark/logo is registered and is within the allowable area and size requirements.
 5. A sign shall consist of internally illuminated individual letters. Internally illuminated individual letters shall consist of one (1) channel letters/logo, two (2) neon illuminated, three (3) plastic face, and four (4) trim cap.
 6. Channel letters/logo shall be made of 22 gauge steel metal, 4" to 5" deep, sides painted medium bronze. Channel letters shall be fasted to and be centered on the sign fascia.
 7. Letters shall be internally illuminated via neon lighting. Transformer shall be housed in a raceway located behind the sign fascia. Exposed raceways are prohibited.
 8. Individual letter styles of Tenants shall be allowed. Colors subject to Landlord and Planning Department review and approval.
 9. Plastic faces shall be trimmed with a 3/4" trim cap medium bronze to match letters returns.
 10. Sign copy shall contain legally registered name only. No other services or product advertising will be allowed.

In addition to the signs described above, each Tenant shall be permitted to place white viny letter (Exhibit "A") to provide store name and hours. The total area for this sign shall not exceed 280 square inches. Additionally, restaurants may also display one (1) menu adjacent to the entry door.

11. Promotional or special event signs, banners and flags shall be in conformance

with the City's Sign Ordinance and must be approved by Landlord prior to submission to the City.

BUILDINGS 'B' AND 'C'

GENERAL SPECIFICATIONS.

1. Tenant signs will be individual letters mounted on the sign fascia areas as detailed on the attached drawings.
2. Non-illuminated sign letters/logo to be constructed from 2" thick ultra sign foam/Gator foam machine cut on CNC router with painted faces and returns, medium bronze. Tenant may use their logo and any typestyle with Owner's approval. Signs to be installed with silicone adhesive.
- 2(a) Illuminated signs to be channel letters with plex faces and 5" returns, finished medium bronze..
3. All signs to be centered over entrance doors or architectural features. Bottom of sign to be 24" above bottom of facade or as shown on elevation.
4. Maximum sign area: One square foot per lineal foot of frontage. Maximum letter height 24", minimum height 6", maximum number of lines (2), . Signs to be centered and kept within 12" of perimeter of architectural panels, i.e. change of color and/or profile lines..
5. Tenant shall be responsible for the installation and maintenance of all signs. In the event tenant sign needs repairs the tenant must contract for maintenance at tenant's expense. Should the tenant fail to make necessary repairs when needed the landlord shall have the right to maintain said sign at Tenant's expense.
6. All signs to be installed under the direction of the project Contractor's superintendent or representative.
7. Wording of signs shall not include the product sold except as part of the Tenant's established trade name or insignia.
8. Tenant's Sign Contractor shall repair any damage to any surface caused by his work.

9. Tenant shall be fully responsible for the operation of the Tenant's Sign Contractor.
10. Window Displays: shall not exceed a maximum of fifteen percent of the total window area on the frontage on which such sign is located.
11. An additional five percent of window display is permitted for the notification of cultural, social, community events or announcements.

BUILDINGS 'E,F,G,H,J,K,L,M,N'

GENERAL SPECIFICATIONS.

1. Tenant signs will be individual letters mounted on the entrance canopy as per Sheet A and/or a free standing monument sign, as per Sheet B.
2. CANOPY LETTERS: Fabricated from brushed aluminum with a 12" minimum height and a 16" maximum height with 1.50" return. The letters to be mounted on a 1" x 2" aluminum tube with end caps. Type style to be Arial Regular as per sample. Maximum sign length to be kept within 12" of end of canopy.
3. MONUMENT SIGNS. Maximum size 7' long x 3' high sign area, set 16" above grade. Located in planter area adjacent to entrance. Exact position to be confirmed by owner. Signs to be constructed from 090 aluminum with a radius top and grid lines to confirm to canopy. Signs to be finished in Matthews Brushed Aluminum. Logo or copy to be cut from 1/2" PVC, painted to tenant's corporate colors.
4. Signs to be located only in positions indicated on the site map.
5. Tenant shall be responsible for the installation and maintenance of all signs. In the event tenant sign needs repair the tenant must contract for maintenance at tenant's expense. Should the tenant fail to make necessary repairs when needed the landlord shall have the right to maintain said sign at Tenant's expense.
6. All signs to be installed under the direction of the project Contractor's superintendent or representative.
7. Wording of signs shall not include the product sold except as part of the Tenant's established trade name or insignia.
8. Tenant's Sign Contractor shall repair any damage to any surface caused by his work.

9. Tenant shall be fully responsible for the operation of the Tenant's Sign Contractor.
10. Window Displays: shall not exceed a maximum of fifteen percent of the total window area on the frontage on which such sign is located.
11. An additional five percent of window display is permitted for the notification of cultural, social, community events or announcements.

BUILDING 'I'

GENERAL SPECIFICATIONS.

CENTER SUITE:

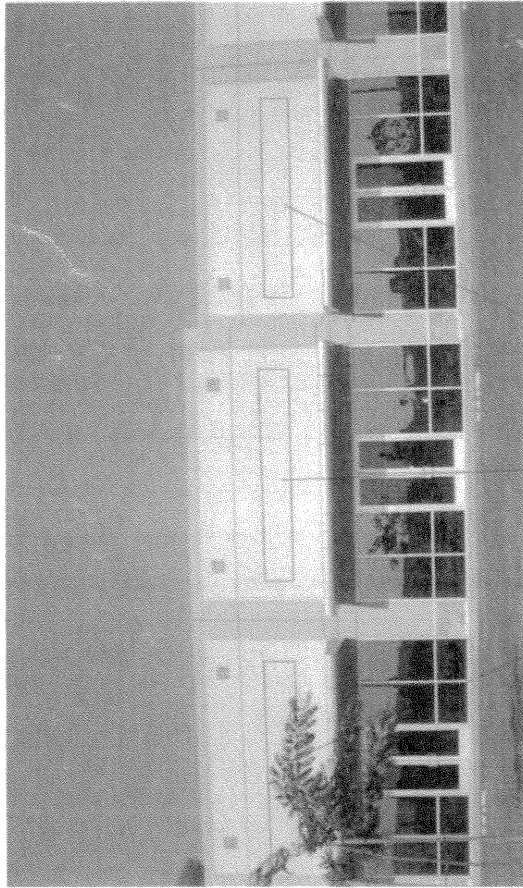
1. Individual letters mounted on the center of the building façade above windows. Sign letters or logo to be constructed from 2" thick ultra sign foam/Gator foam, machine cut on CNC router with painted faces and returns, medium bronze. Sign to be centered over window above entrance and to be kept within 12" of architectural panels, i.e. change of color and/or profile lines.

NORTH AND SOUTH SUITES:

1. Tenant signs will be individual letters mounted on the entrance canopy as per Sheet A and/or a free standing monument sign, as per Sheet B.
2. CANOPY LETTERS: Fabricated from brushed aluminum with a 12" minimum height and a 16" maximum height with 1.50" return. The letters to be mounted on a 1" x 2" aluminum tube with end caps. Type style to be Arial Regular as per sample. Maximum sign length to be kept within 12" of end of canopy.
3. MONUMENT SIGNS: Maximum size 7' long x 3' high sign area, set 16" above grade. Located in planter area adjacent to entrance. Exact position to be confirmed by owner. Signs to be constructed from 090 aluminum with a radius top and grid lines to confirm to canopy. Signs to be finished in Matthews Brushed Aluminum. Logo or copy to be cut from ½" PVC, painted to tenant's corporate colors.
4. Tenant shall be responsible for the installation and maintenance of all signs. In the event tenant sign needs repair the tenant must contract for maintenance at tenant's expense. Should the tenant fail to make necessary repairs when needed the landlord shall have the right to maintain said sign at Tenant's expense.
5. All signs to be installed under the direction of the project Contractor's superintendent or representative.

6. Wording of signs shall not include the product sold except as part of the Tenant's established trade name or insignia.
 7. Tenant's Sign Contractor shall repair any damage to any surface caused by his work.
 8. Tenant shall be fully responsible for the operation of the Tenant's Sign Contractor.
 9. Window Displays: shall not exceed a maximum of fifteen percent of the total window area on the frontage on which such sign is located.
 10. An additional five percent of window display is permitted for the notification of cultural, social, community events or announcements.
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August 2005.



Typical sign locations

BUILDINGS "B & C"

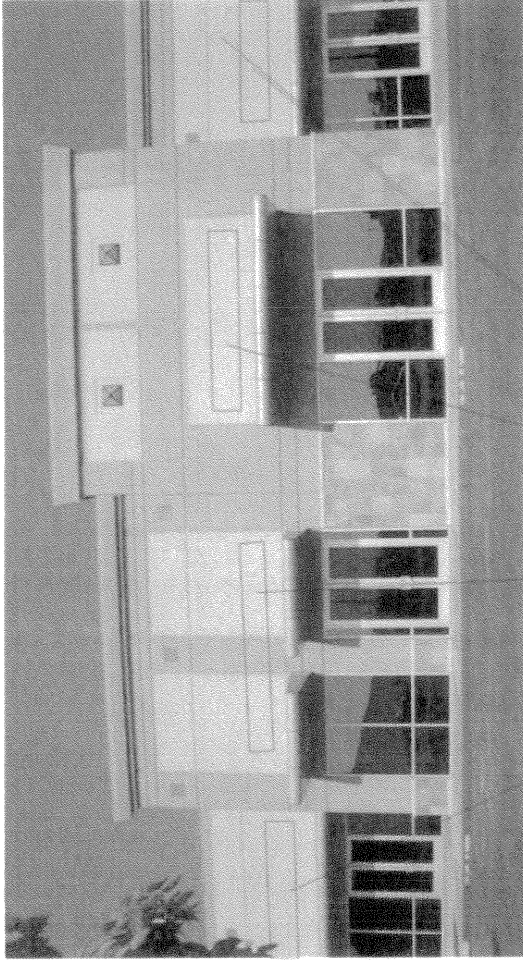
Facing West on Grove Ave.

Allowable signage

Individual letters only
One sign per tenant

Maximum sign area 1 sq ft
per linear ft of leased
frontage.

Sign area to be centered &
kept within 12" of edge of
architectural element over
store entrance.



Typical sign locations

- A. ILLUMINATED CHANNEL LETTERS
All aluminum construction
5" medium bronze returns
& trimcap.
- B. HALO ILLUMINATED LETTERS
All aluminum construction
4" medium bronze returns & face
- C. DIMENSIONAL LETTERS
Sign letters to be cut from 2"
laminated "Ultra Sign Foam" finished in
in contrasting approved color

Max Ht 24" Min Ht 6"
No of lines of copy 2
Typesyles
Reg. Logos

Sheet A

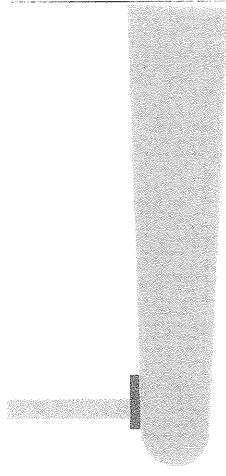
BUILDINGS E,F,G,H,J,K,L,M,& N.

ALLOWED SIGNAGE

- A. Individual canopy mounted letters
See sheet A
- B. Non illuminated monument sign
See sheet B



AMERICAN



Letters to be fabricated brushed aluminum
12" min ht - 16" max ht. x 1.5" returns
base to be 1" X 2" aluminum tube with end caps
Type style to be Arial regular as sample

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Sheet B

BUILDINGS E,F,G,H,J,K,L,M,& N.

ALLOWED SIGNAGE

- A. Individual canopy mounted letters
See sheet A
- B. Non illuminated monument sign



MONUMENT SIGN 1/4"

SIGN CONSTRUCTION

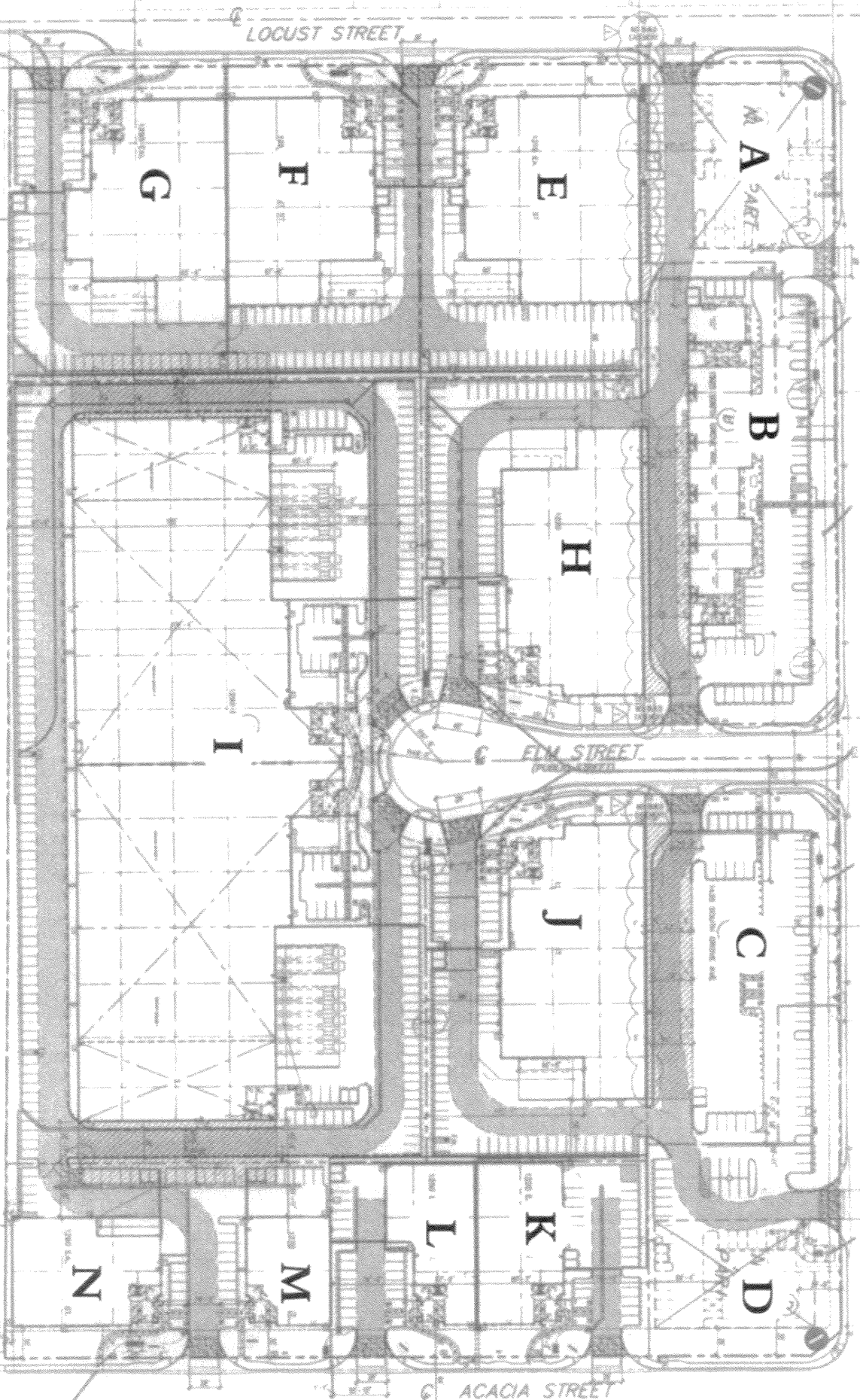
- Size 7' x 3' on 16" high base
- All aluminum 2" x 2" frame with 090 aluminum skin with Textured Finish to match building.
- Base to covered in slate tile to match building
- The sign to be located in planter adjacent to building front entrance.
- Letters / logo to be stud mounted 1/2" thick PVC finished to tenants color

Sign-Wize 909-620-8989 Fax. 620-5491

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**PINEWAVE DEVELOPMENT
GROVE AVE, ONTARIO**

GROVE AVENUE GROVE AVE.



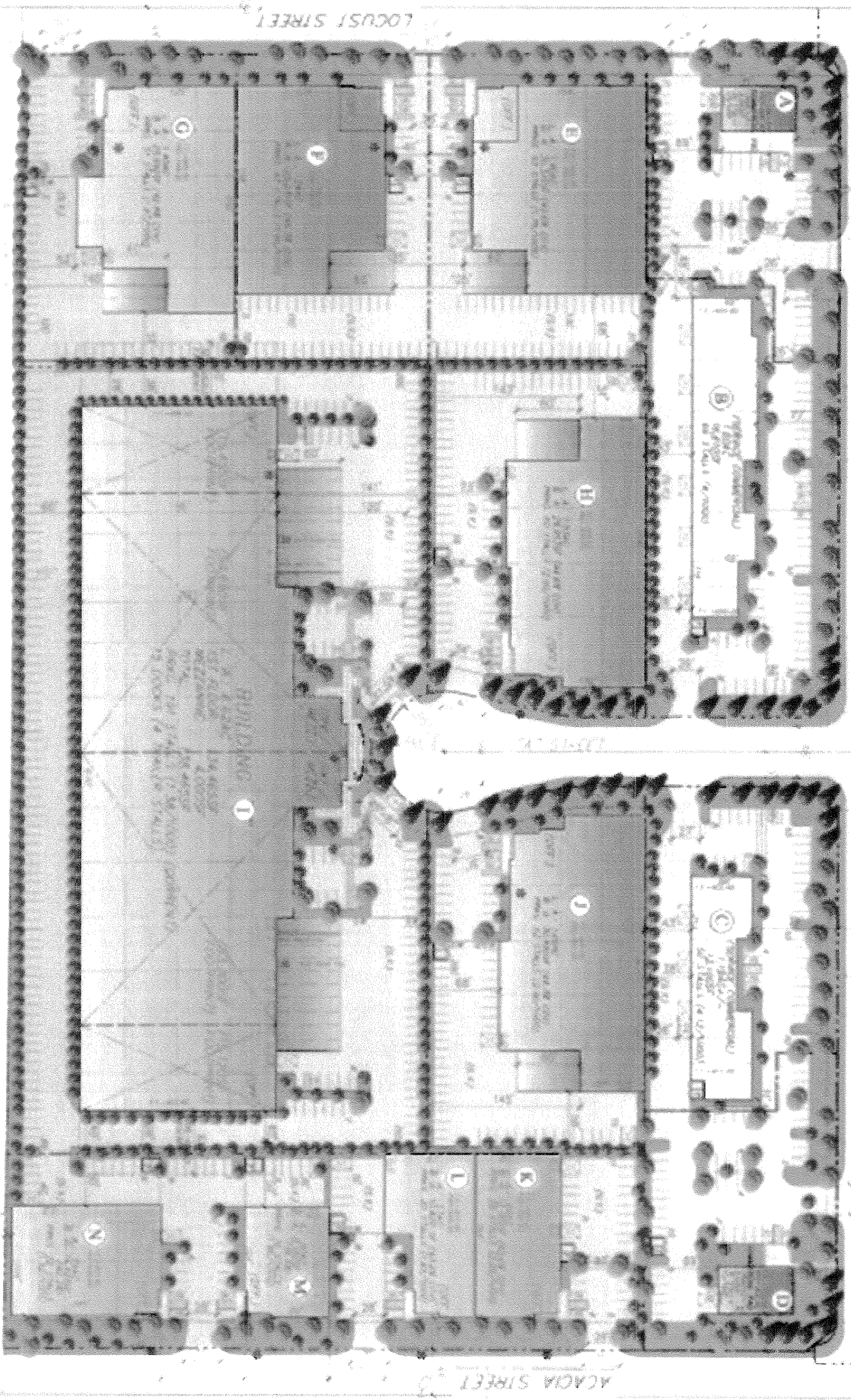
LOCUST STREET

ELM STREET

ACACIA STREET

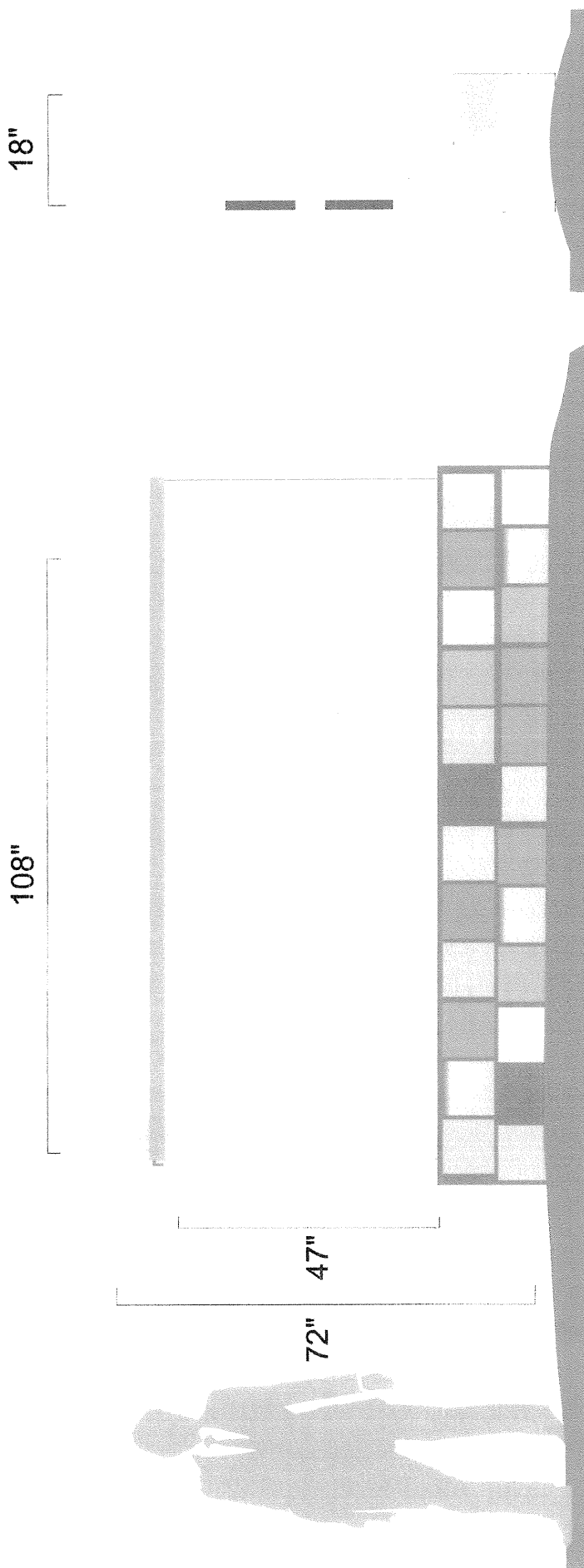
INDICATES MONUMENT SIGN SHOWN ON SHEET 'E'
 POSITIONS FOR BUILDINGS 'A' & 'D' ONLY

INDICATES MONUMENT SIGN SHOWN ON SHEET 'B'
 POSITIONS FOR ALL OTHER BUILDINGS EXCEPT 'B' & 'C'



Sheet E

BUILDINGS A & D



MONUMENT SIGN

ALUMINUM CABINET AND CORNICE. COLOR & FINISH TO MATCH BUILDING
FACE TO BE ROUTED OUT ALLUMINIUM WITH 1/2" PUSH THROUGH ACRYLIC COPY / LOGOS
ILLUMINATION WITH 800MA HO FLOURESCENT LAMPS
BASE TO BE SLATE TILE TO MATCH BUILDING.