

ARCHIBALD FREEWAY CENTER

SIGN PROGRAM

Project Address:

2550 E. Philadelphia Street, Buildings A-E
Ontario CA 91761
(Corner of Archibald Avenue & Philadelphia Street)


Property Owner:

Panattoni Development Company, LLC
19600 Fairchild Road, Suite 285
Irvine, California 92612-2514
Tel 949-474-7830
Fax 949-474-7833

Program Designer

20361 Hermana Circle
Lake Forest CA 92650



<p style="text-align: center;">PLANNING DEPARTMENT APPROVED</p> <p><input type="checkbox"/> SUBJECT TO CONDITIONS</p>
Approved By: 
Date: 5/30/00

FILE NO.: 734905-011



**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: ARCHIBALD JP/PI LLC
C/O PANATTONI DEVELOPMENT CO.
 Address: 18111 VON KARMAN, SUITE 500, IRVINE 92612
 Telephone No.: 949-474-7830 Fax No.: 949-474-7833

Applicant: PANATTONI DEVELOPMENT CO.
 Address: 18111 VON KARMAN, SUITE 500, IRVINE
 Telephone No.: 949-474-7830 Fax No.: 949-474-7833

Applicant's Representative: L. TAYLOR GERRY
 Address: 18111 VON KARMAN, SUITE 500, IRVINE
 Telephone No.: 949-474-7830 Fax No.: 949-474-7833

(For staff use only)

File No.: PSL05-011
 Related Files: PDEV04-023

Submittal Date: 12/19/05
 Rec'd By: _____
 Fees Paid: \$ 1225.-
 Receipt No.: R200507230

Action: Approved Denied
 By: CHUCK WELCH
 Date: 9/29/2006

SITE INFORMATION

Site Address (include N, S, E or W): 2550 PHILADELPHIA, SW @ ARCHIBALD & PHILADELPHIA
 Assessor's Parcel No.: 0218-021-54, 56, 57
 Development Name: ~~218~~ ARCHIBALD & PHILADELPHIA BUSINESS CENTER
 Zone: ARCHIBALD SPECIFIC PLAN Euclid Avenue Overlay District?: Yes No
GENERAL INDUSTRIAL

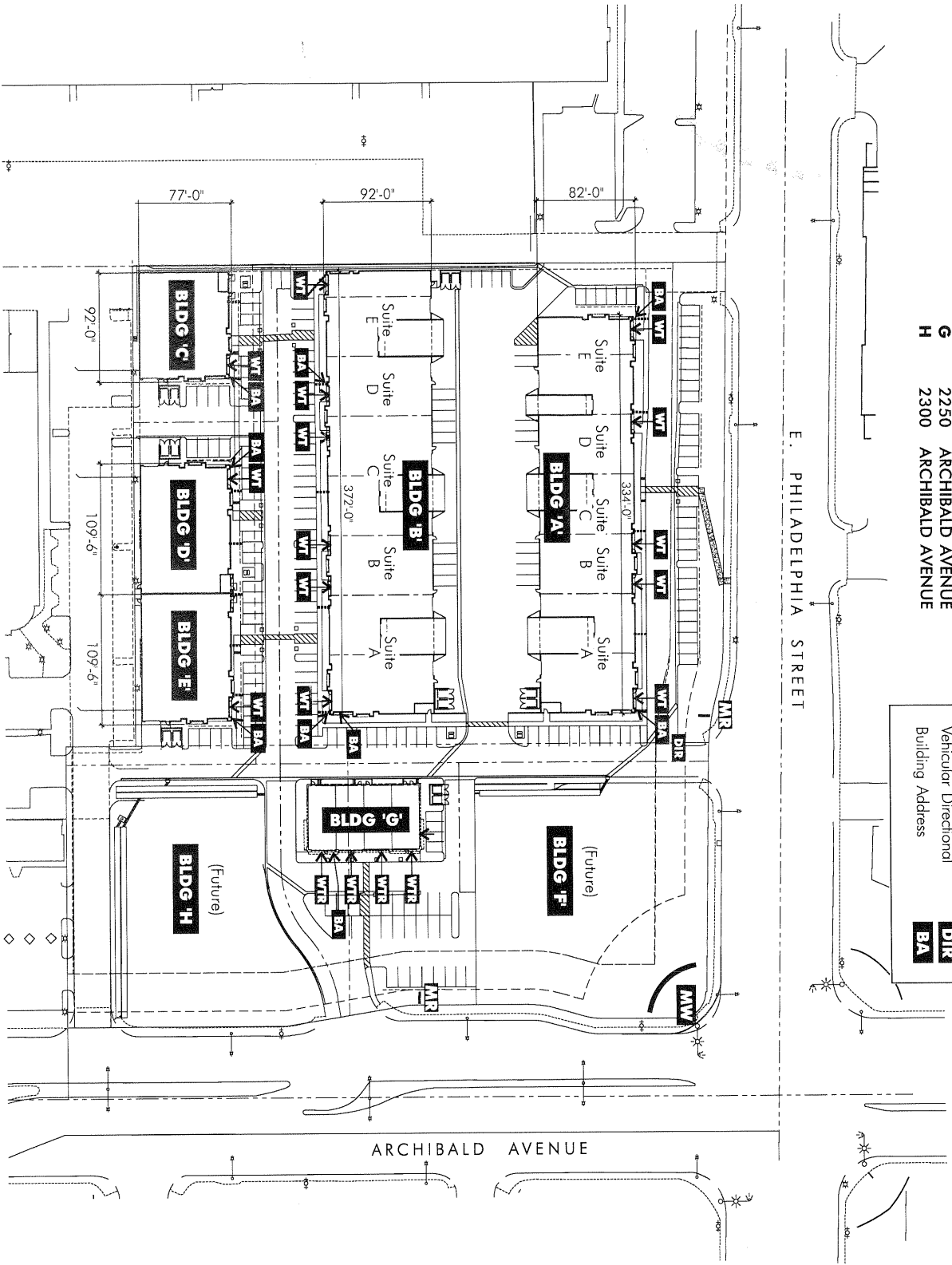
NOTES

SIX (6) ORIGINALS OF SIGN PROGRAM ATTACHED
FOR ARCHIBALD & PHILADELPHIA BUSINESS CENTER

BUILDING ADDRESS NUMBERS

BLDG	ADDRESS
A	2580 PHILADELPHIA STREET
B	2260 ARCHIBALD AVENUE
C	2340 ARCHIBALD AVENUE
D	2330 ARCHIBALD AVENUE
E	2320 ARCHIBALD AVENUE
F	2200 ARCHIBALD AVENUE
G	2250 ARCHIBALD AVENUE
H	2300 ARCHIBALD AVENUE

SIGNAGE LEGEND	
WT	Tenant Wall Sign
AW	Monument Sign (Non-Illum.)
MR	Monument Sign (Int.-Illum.)
DIR	Vehicular Directional
BA	Building Address



SITE PLAN



Promotional Signs

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

Scale: Not To Scale

Date: April 3, 2006

SIGN PROGRAM

Page 3

**ARCHIBALD
 FREEWAY CENTER**
 Archibald Ave. & Philadelphia St.
 Ontario, CA 91761

I N D E X

Page Description	Project Sign Code	Page No.	Sign Location	Max. Quantity	Max. Sign Area (S.F.)	Max. Letter Height (Inches)	Logos Allowed?	Illum?
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Title Page		1						
Sign Summary/Table of Contents		2						
Site Plan		3						
Elevations		4						

Industrial Tenant Wall Sign	WT	5a	Wall	1/Tenant	28.0	24	Yes	No
Retail Tenant Wall Sign	WTR	5b	Wall	1/Tenant	1:1*	24	Yes	Yes
Monument Sign -Non-Illum. On Convex Wall	MW	5c	Ground	1	38	16	No	No
Monument Sign -Internally Illum.	MR	5d	Ground	2	56	12	Yes	Yes
Front Suite I.D.	FID	5e	Window	1/Front Door	1	5	No	No
Rear Suite I.D.	RID	5f	Wall	1/Rear Door	3.5	5	No	No
Vehicular Directional	DIR	5g	Ground	2	5.0	4	No	No
Building Address	BA	5h	Wall	1/Bldg	N/A	9	N/A	No
Parking Restrictions Sign	P	5i	Ground	1/Entrance	N/A	N/A	N/A	No
Handicapped Parking Signs	H	5i	Ground	1/Stall	N/A	N/A	N/A	No

Purpose and Intent		6a						
General Owner/Tenant Requirements		6a						
General Specifications		6a						
Prohibited Signs		6b						

* One square foot of Tenant signage allowed for each lineal foot of Tenant leasehold frontage.

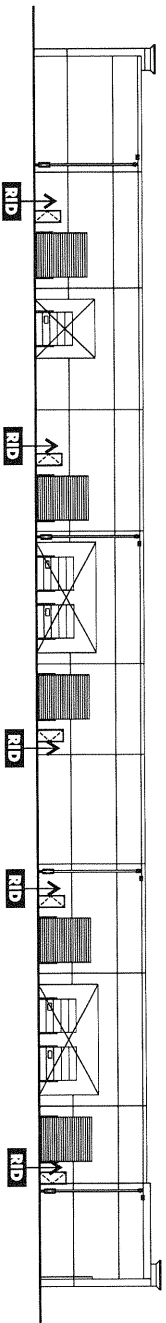

 20361 Herrmann Circle
 Lake Forest, CA 92630
 (949) 458-1000
 Fax: (949) 458-3530

Date: April 3, 2006

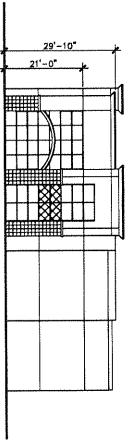
SIGN PROGRAM

Page 2
ARCHIBALD
FREEMAN CENTER
 Archibald Ave. & Philadelphia St.
 Ontario, CA 91761

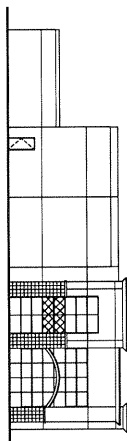
BUILDING A ELEVATIONS



SOUTH ELEVATION - BUILDING 'A'

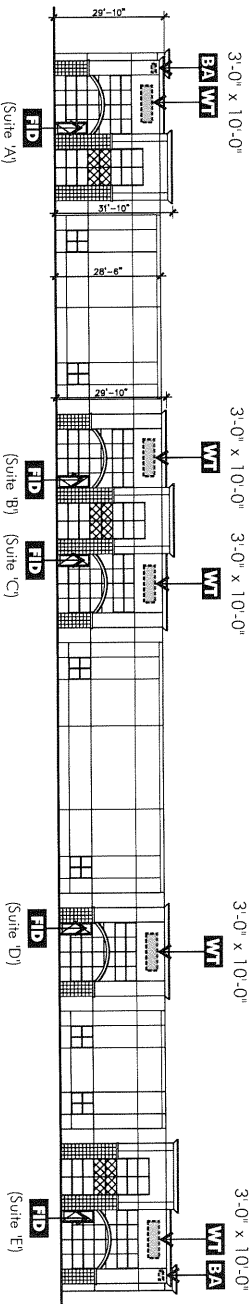


WEST ELEVATION - BUILDING 'A'



EAST ELEVATION - BUILDING 'A'

SIGNAGE LEGEND:	
WT	= Tenant Wall Sign (See Page 5a)
BA	= Building Address (See Page 5f)
FID	= Front Suite Identification (See Page 5c)
RID	= Rear Suite Identification (See Page 5d)



NORTH ELEVATION - BUILDING 'A'

**Promotional
Signs**
20361 Hermans Circle
Lake Forest, CA 92650
(949) 458-1000
Fax: (949) 458-3530

Scale: 1" = 50' - 0"

Date: April 3, 2006

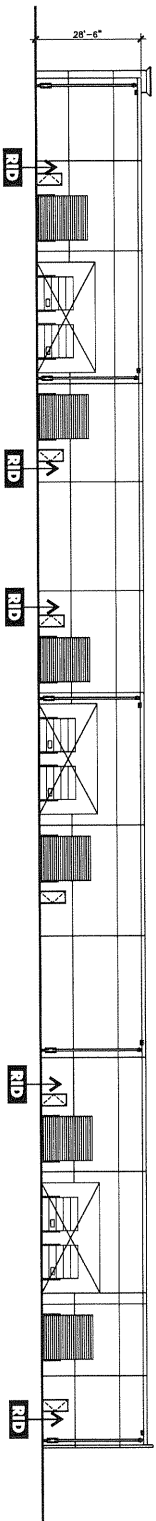
SIGN PROGRAM

Page 4a

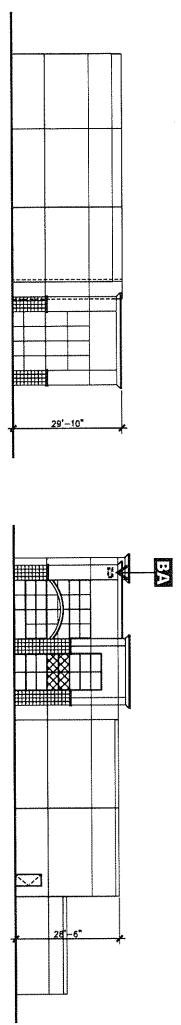
**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

BUILDING B ELEVATIONS



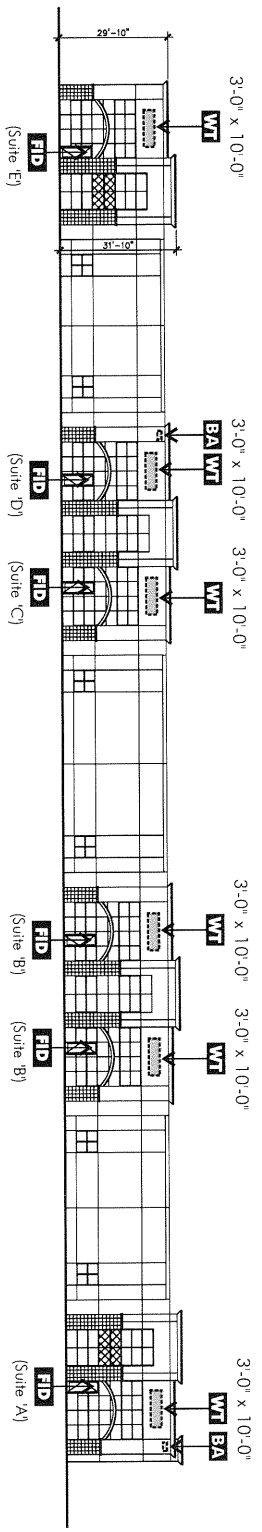
NORTH ELEVATION - BUILDING 'B'



WEST ELEVATION - BUILDING 'B'

EAST ELEVATION - BUILDING 'B'

SIGNAGE LEGEND:
WT = Tenant Wall Sign (See Page 5c)
BA = Building Address (See Page 5f)
FID = Front Suite Identification (See Page 5c)
RID = Rear Suite Identification (See Page 5d)



SOUTH ELEVATION - BUILDING 'B'



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

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

Date: April 3, 2006

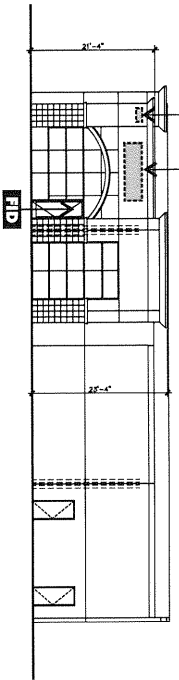
SIGN PROGRAM

Page 4b

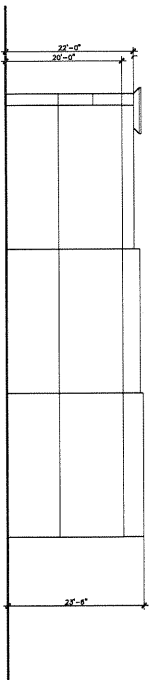
**ARCHIBALD
 FREEWAY CENTER**
 Archibald Ave. & Philadelphia St.
 Ontario, CA 91761

3'-0" x 10'-0"

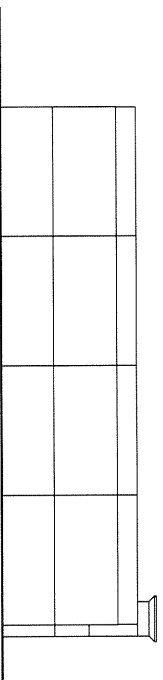
BA **WT**



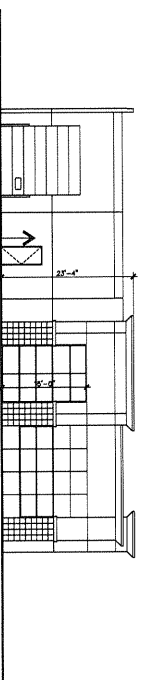
NORTH ELEVATION - BUILDING 'C'



WEST ELEVATION - BUILDING 'C'



SOUTH ELEVATION - BUILDING 'C'



EAST ELEVATION - BUILDING 'C'

SIGNAGE LEGEND:

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)
- FID** = Front Suite Identification (See Page 5c)
- RID** = Rear Suite Identification (See Page 5d)

**BUILDING C
ELEVATIONS**



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

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

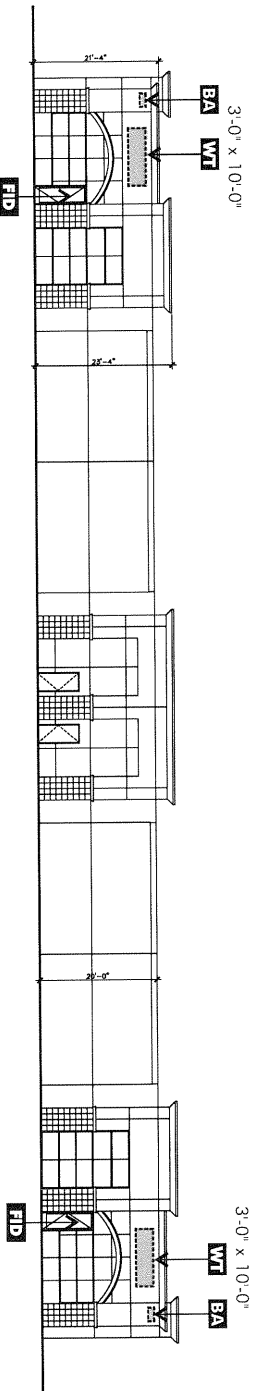
Date: April 3, 2006

SIGN PROGRAM

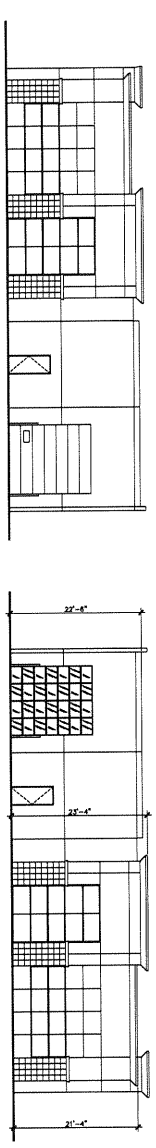
Page 4c

**ARCHIBALD
FREEMAN CENTER**

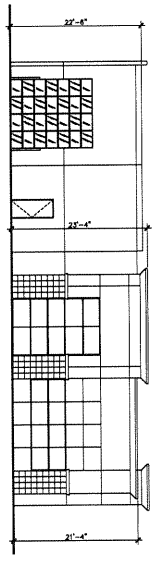
Archibald Ave. & Philadelphia St.
 Ontario, CA 91761



NORTH ELEVATION - BUILDINGS 'D' & 'E'



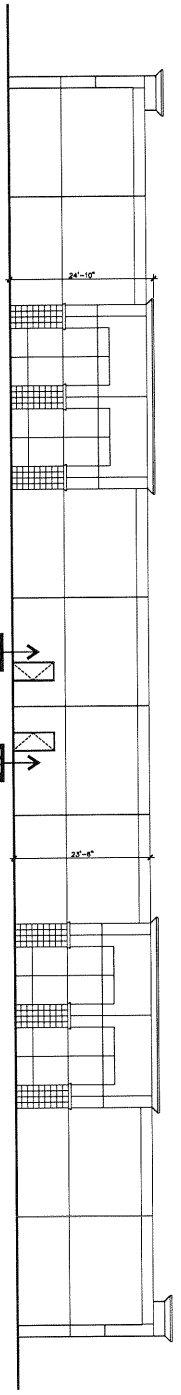
WEST ELEVATION - BUILDINGS 'D' & 'E'



EAST ELEVATION - BUILDINGS 'D' & 'E'

SIGNAGE LEGEND:

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)
- FID** = Front Suite Identification (See Page 5c)
- RID** = Rear Suite Identification (See Page 5d)



SOUTH ELEVATION - BUILDINGS 'D' & 'E'

**BUILDINGS
'D' & 'E'
ELEVATIONS**



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

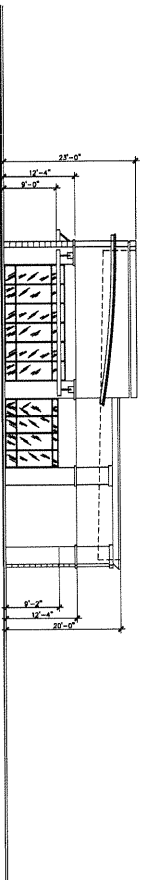
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Date: April 3, 2006

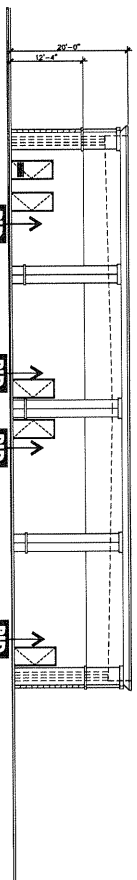
SIGN PROGRAM

Page 4d

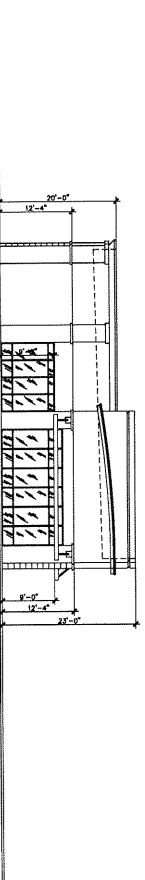
**ARCHIBALD
FREEMAN CENTER**
Archibald Ave. & Philadelphia St.
Ontario, CA 91761



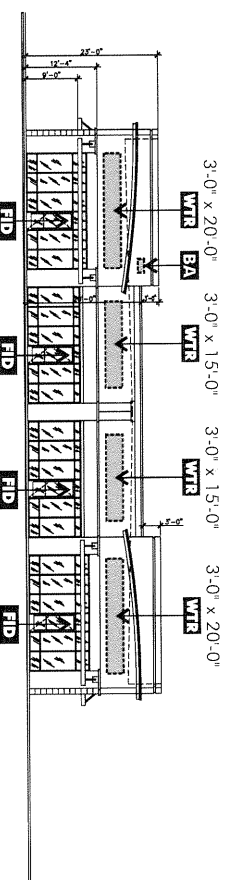
NORTH ELEVATION - BUILDING 'G'



WEST ELEVATION - BUILDING 'G'



SOUTH ELEVATION - BUILDING 'G'



EAST ELEVATION - BUILDING 'G'

SIGNAGE LEGEND:

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5f)
- FID** = Front Suite Identification (See Page 5c)
- RID** = Rear Suite Identification (See Page 5d)

**BUILDING G
ELEVATIONS**



20361 Hermans Circle
Lake Forest, CA 92650
(949) 458-1000
Fax: (949) 458-3530

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

Date: April 3, 2006

SIGN PROGRAM

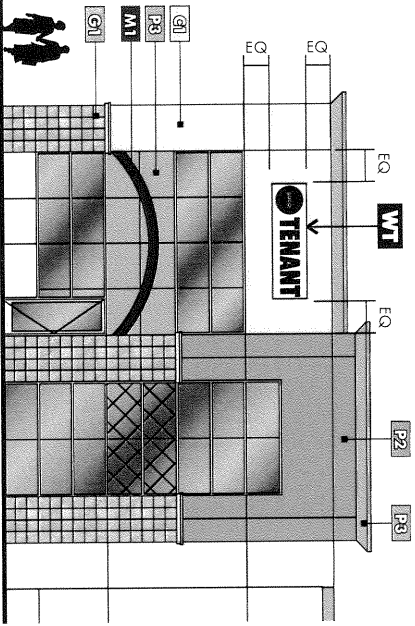
Page 4d

**ARCHIBALD
FREEMAN CENTER**

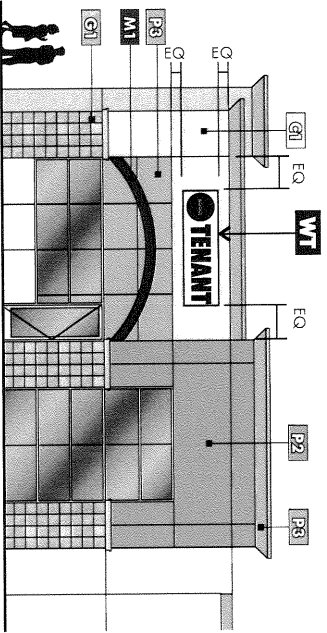
Archibald Ave. & Philadelphia St.
Ontario, CA 91761

**TENANT WALL SIGNS - INDUSTRIAL BUILDINGS 'A', 'B', 'C', 'D' & 'E'
(ILLUMINATED OR NON-ILLUMINATED OPTIONS)**

- Quantity:** Maximum of 1 per tenant, to be located above main entrance.
- Sign Area:** 28 square feet (backer excluded). Logo not to exceed 30 percent of sign area.
- Letter Height:** Maximum of 24 inches for single-line copy, 16 inches for stacked.
- Overall Height:** Maximum of 34 inches.
- Lines of Copy:** Maximum of 2.
- Colors:** Backer must be painted ME 591 "Platinum" as noted. See "specifications" to right for letters/logo colors.
- Font:** Tenant's choice, with Landlord approval.
- Illumination:** Signs may be illuminated or non-illuminated (see "specifications").



TYPICAL SUITE ENTRANCE ELEVATION - BUILDINGS 'A' & 'B'
Scale: 1/16" = 1'-0"



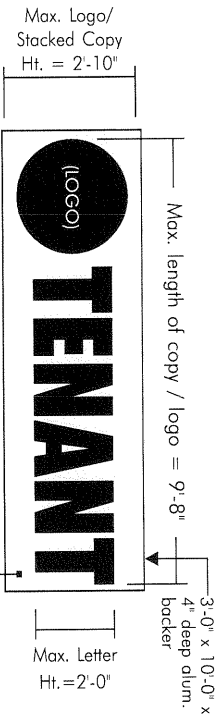
TYPICAL SUITE ENTRANCE ELEVATION - BUILDINGS 'C', 'D' & 'E'
Scale: 1/16" = 1'-0"

SPECIFICATIONS:

Illuminated Sign Option: Sign to consist of individual channel letters/logo installed to face of 4-inch deep fabricated aluminum enclosed rectangular backer which acts as a raceway. Channel letters may be either face- or halo-illuminated. Illumination to be L.E.D. Letter/logo colors: Trimcap and returns to be bronze. Tenant may choose from the four following colors for faces: White, Black, Blue (4/m 3M 230-67 vinyl), or Red (4/m 3M 230-33 vinyl). See page 5a(2) for backer detail.

Non-Illuminated Sign Option: Sign to consist of individual letters/logo, routed out of 1-1/2"-inch thick smooth-faced rigid polystyrene foam (Gorfoform), painted and installed to face of 4-inch deep reverse pan aluminum backer. Letters/logo colors: Tenant may choose from the four following colors: White, Black, Blue (4/m 3M 230-67 vinyl), or Red (4/m 3M 230-33 vinyl). Faces and edges of foam to be painted in the same color. See page 5a(3) for backer detail.

Installation: For either option, sign backer is to attach to existing 3/8" diameter threaded rod protruding from concrete fascia 6 places total, in 3 sets that are 2 feet and 10 inches apart vertically and 4 feet apart horizontally with the center of the 3 sets occurring at the center of the signable fascia.



FINISH SCHEDULE	
Paint Colors (Sherwin Williams).....	
P1	SW #2060 "Casa Blanca"
P2	SW #2050 "Dorner Brown"
P3	SW #2058 "Barcelona Beige"
Paint Colors (Modern Masters Paints)	
P4	Modern Metallics Paint ME 591 "Platinum"
Material Finishes	
S1	12"x12" Slate Tile With Stone Cap
G1	Light Sandblast Finish Concrete (Color TBD)
M1	Kynar 500 "Colonial Red"

**Tenant
Wall Signs -
Industrial Bldgs.**

Sign Type: **WT**



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

Scale: No Scale

Date: April 3, 2006

SIGN PROGRAM

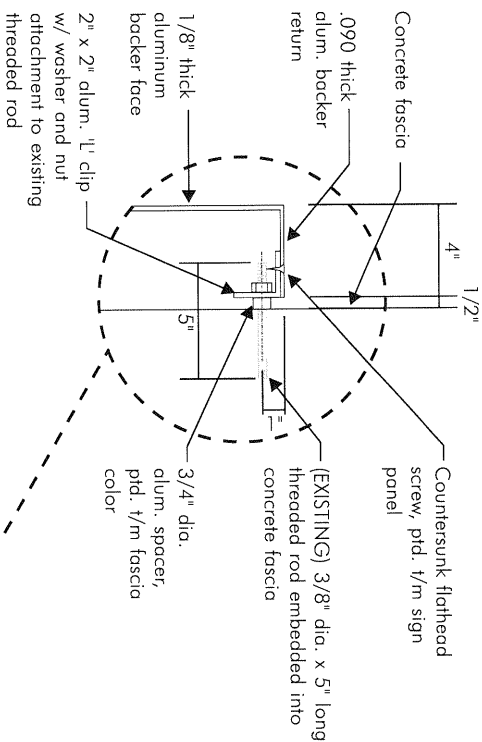
Sign Specifications

Page 5a(1)

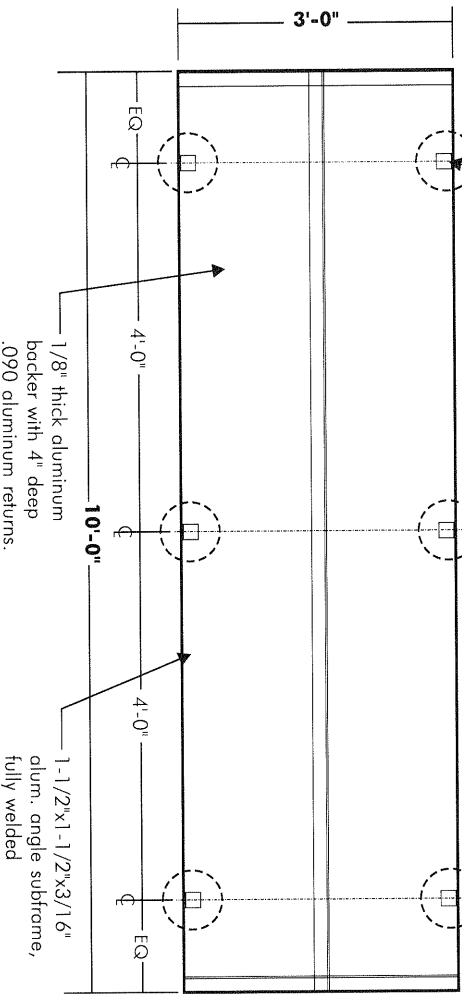
**ARCHIBALD
FREEWAY CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

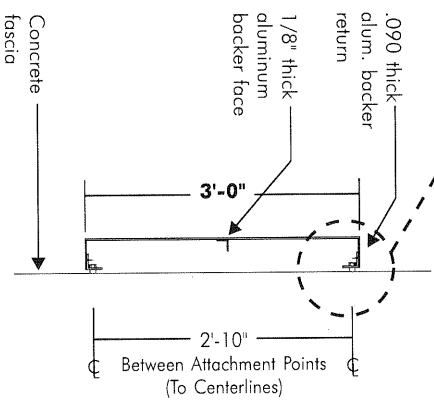
**SECTION DETAIL:
NON-ILLUMINATED SIGN BACKER ATTACHMENT
(OCCURS 6 PLACES)
Scale: 1-1/2"=1'-0"**



Attachment points - 6 total
(alum. 'L' clip attaches to existing 3/8" dia. threaded rod, sign backer sleeves over clip and affixes using flathead screws - see detail above)



SIGN BACKER ELEVATION
Scale: 1/2"=1'-0"



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

Tenant
Wall Signs -
Industrial Bldgs.
Backer Detail
(Non-Illum. Option)

Sign Type: **WT**



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

Scale: Noted

Date: April 3, 2006

SIGN PROGRAM

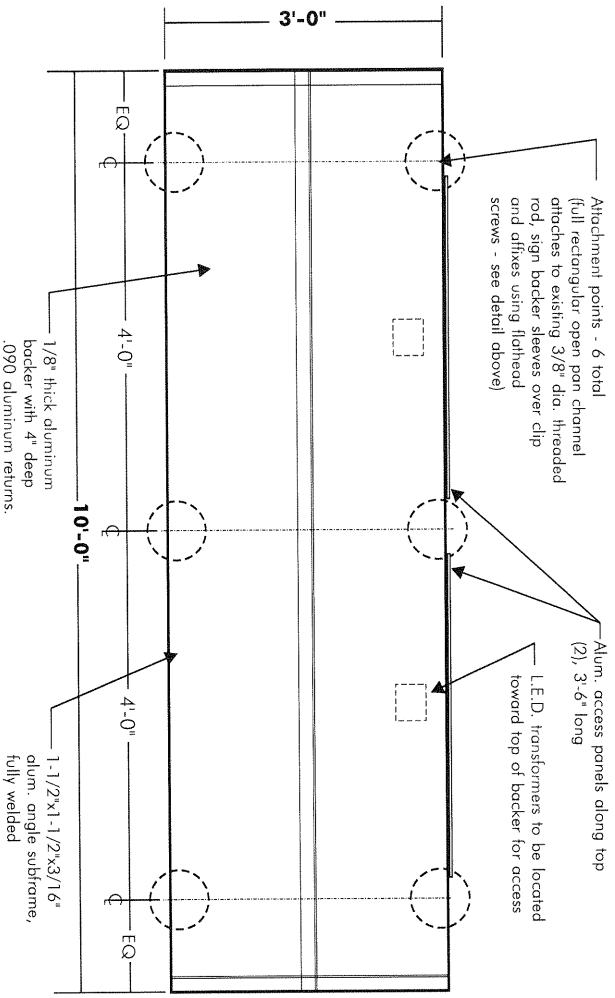
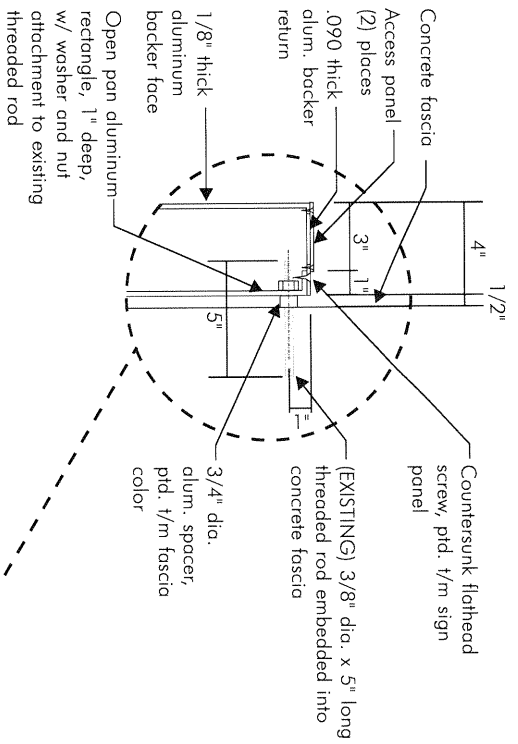
Sign Specifications

Page 5a(2)

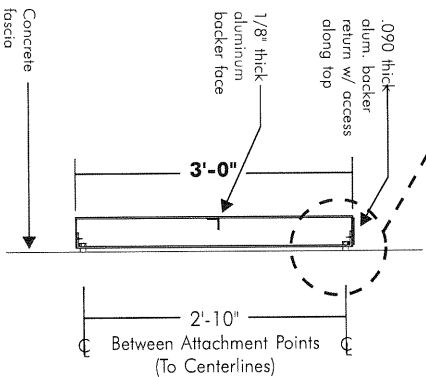
**ARCHIBALD
FREEWAY CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

**SECTION DETAIL:
ILLUMINATED SIGN BACKER ATTACHMENT
(OCCURS 6 PLACES)
Scale: 1-1/2"=1'-0"**



SIGN BACKER ELEVATION
Scale: 1/2"=1'-0"



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

Tenant
Wall Signs -
Industrial Bldgs.
Backer Detail
(Illum. Option)
Sign Type: **WT**



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

Scale: Noted

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

Page 5a(3)

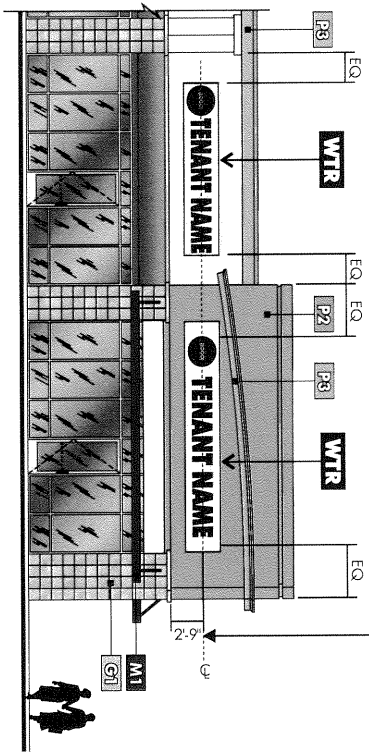
**ARCHIBALD
FREWAY CENTER**
Archibald Ave. & Philadelphia St.
Ontario, CA 91761

TENANT WALL SIGNS - RETAIL BUILDING 'G' (ILLUMINATED)

- Quantity: Maximum of 1 per tenant, to be located above main entrance.
- Sign Area: 1 square foot per lineal foot of tenant leasehold frontage (backer excluded). Logo not to exceed 30 percent of sign area.
- Letter Height: Maximum of 24 inches for single-line copy, 16 inches for stacked.
- Logo Height: Maximum of 34 inches.
- Lines of Copy: Maximum of 1.
- Colors: Backer must be painted ME 591 "Platinum" as noted. See "specifications" to right for letters/logo colors.
- Font: Tenant's choice, with landlord approval.
- Illumination: Face or halo illumination via L.E.D.'s. (see "specifications").

FINISH SCHEDULE	
Paint Colors (Sherwin Williams)	
P1	SW #2060 "Casa Blanca"
P2	SW #2050 "Dormer Brown"
P3	SW #2058 "Barcelona Beige"
Material Finishes	
S1	12"x12" Slate Tile With Stone Cap
G1	Light Sandblast Finish Concrete (Color TBD)
M1	Kynar 500 "Colonial Red"

All Tenants' WTR signs to be centered vertically 2 feet and 10 inches above bottom of sign fascia

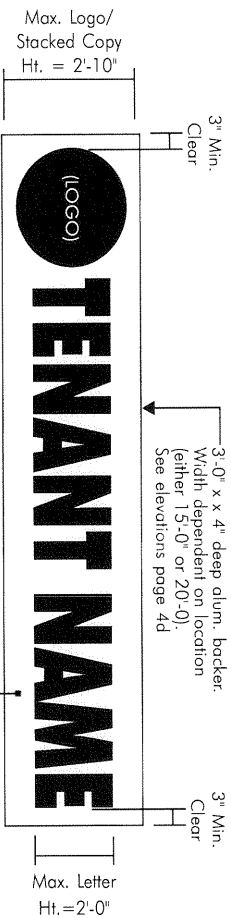


TYPICAL PARTIAL BUILDING ELEVATION - BUILDING 'G'
Scale: 1/16"=1'-0"

Specifications:

Sign to consist of individual channel letters/logo installed to face of 4-inch deep fabricated aluminum enclosed rectangular backer which acts as a recessway. Channel letters may be either face- or halo-illuminated. Illumination to be L.E.D. Letter/logo colors: Trimcap and returns to be bronze. Tenant may choose from the four following colors for faces: White, Black, Blue (1/m 3M 230-67 vinyl), or Red (1/m 3M 230-33 vinyl).

Installation: Sign backer is to attach to existing 3/8" diameter threaded rod protruding from concrete fascia 6/10 places total, in sets that are 2 feet and 10 inches apart vertically and 4 feet apart horizontally, with the center of the sets occurring at the center of the signable fascia. See page 5b(2) for backer details.



SIGN EXAMPLE

Tenant Wall Signs - Retail Bldg.

Sign Type: **WTR**



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

Scale: No Scale

Date: April 3, 2006

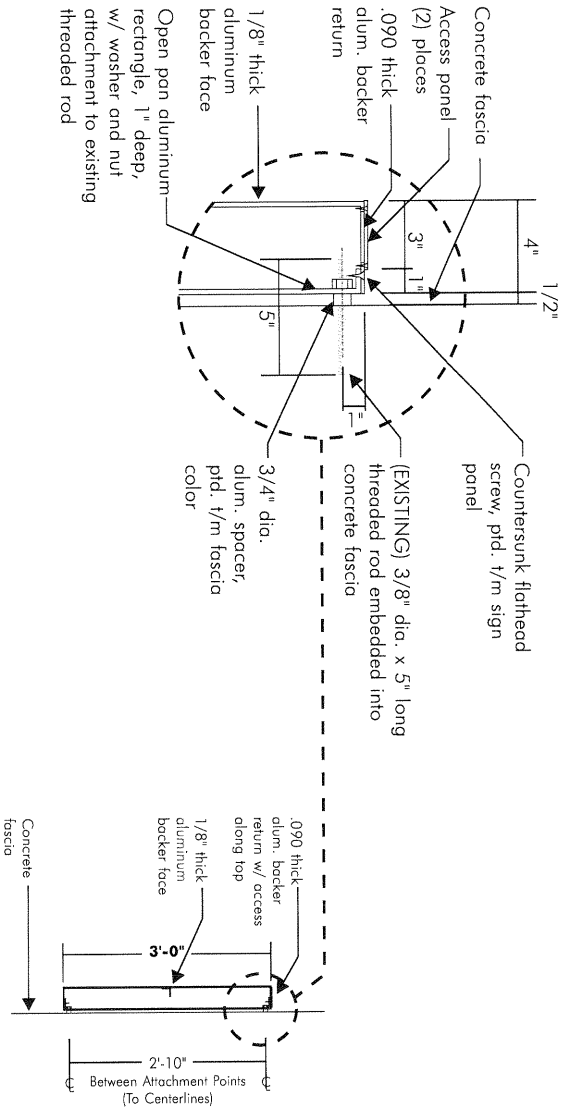
SIGN PROGRAM

Sign Specifications

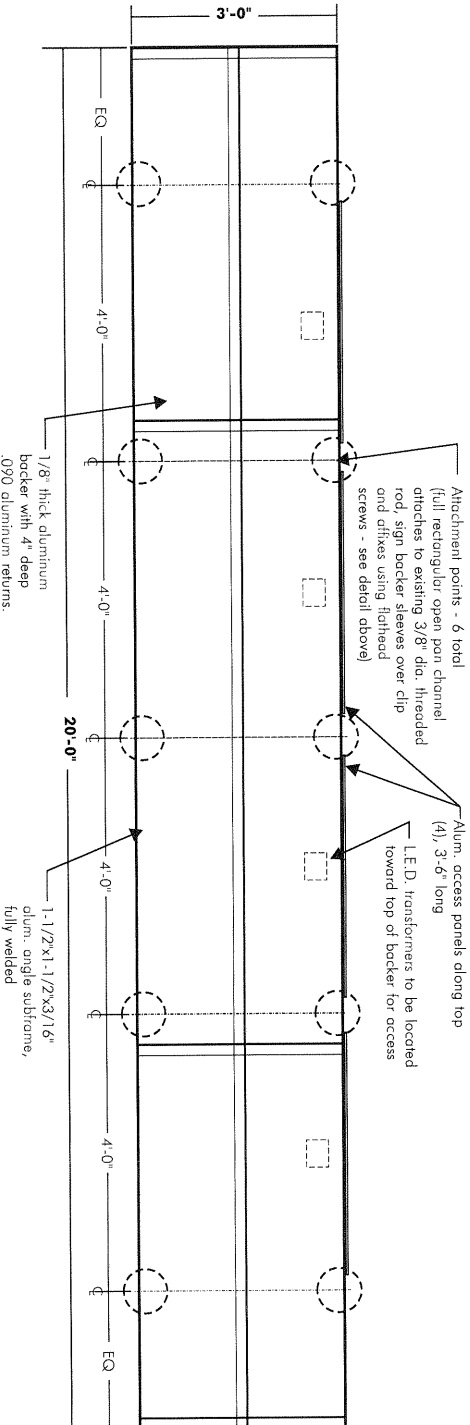
Page 5b(1)

**ARCHIBALD
FREEMAN CENTER**
Archibald Ave. & Philadelphia St.
Ontario, CA 91761

**SECTION DETAIL:
ILLUMINATED SIGN BACKER ATTACHMENT
(OCCURS 10 PLACES)
Scale: 1-1/2"=1'-0"**



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



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

Tenant
Wall Signs -
Retail Bldg.
Backer Detail
(20'-0" Width)

Sign Type: **WTR**



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

Scale: Noted

Date: April 3, 2006

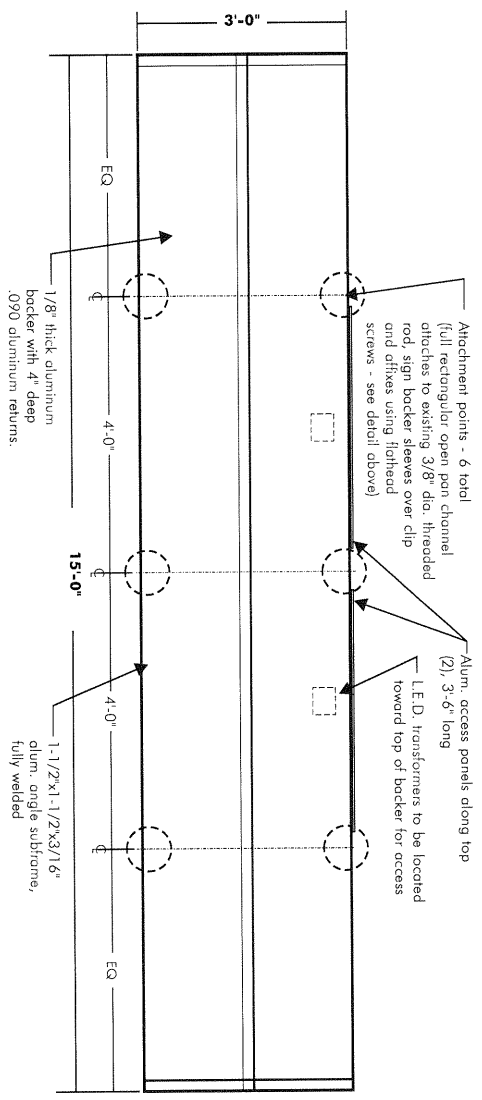
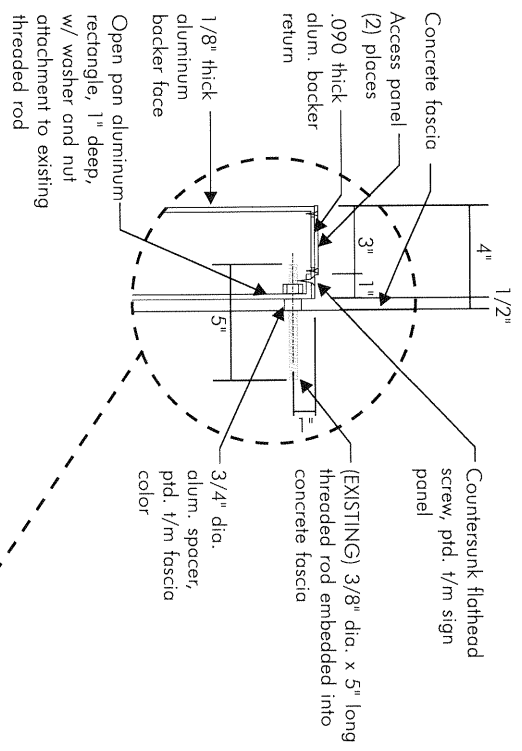
SIGN PROGRAM

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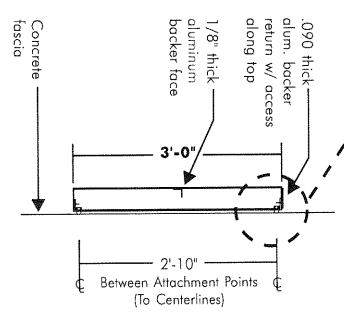
**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

**SECTION DETAIL:
ILLUMINATED SIGN BACKER ATTACHMENT
(OCCURS 6 PLACES)
Scale: 1-1/2"=1'-0"**



SIGN BACKER ELEVATION
Scale: 1/2"=1'-0"



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

Tenant
Wall Signs -
Retail Bldg.
Backer Detail
(15'-0" Width)
Sign Type: **WTR**



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

Scale: Noted

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
FREEMAN CENTER**
Archibald Ave. & Philadelphia St.
Ontario, CA 91761

SINGLE-FACED NON-ILLUM. MONUMENT WALL SIGN

SPECIFICATIONS:

Content: Identification of Project.

Curved sign wall (by others) to match other similar on nearby corners. Materials and finish to be determined.

Quantity: 1.

Copy is 1/8-inch-thick flat-cut-out aluminum, painted black, pin-mounted 1/2 inch off face of sign.

Area: 37.3 square feet (sign copy only).

Height: 3'-0".

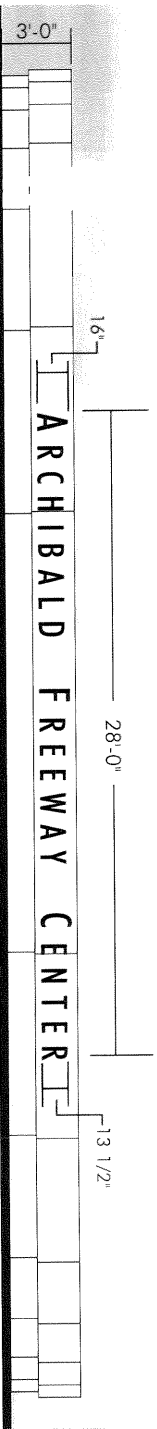
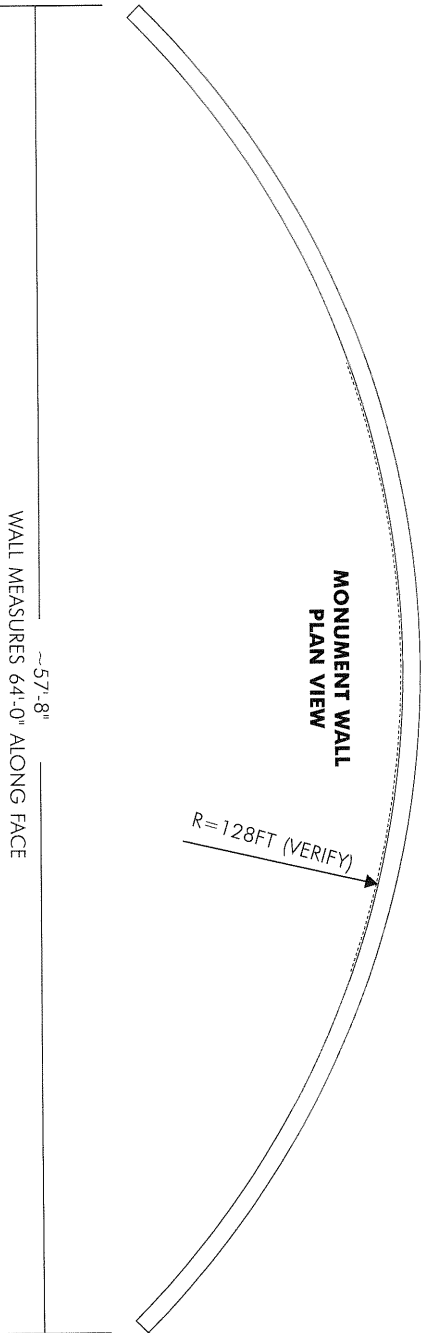
FINISH SCHEDULE

Paint Colors (Sherwin Williams)

- P1** SW #2060 "Casa Blanca"
- P2** SW #2050 "Dormer Brown"
- P3** SW #2058 "Barcelona Beige"

Material Finishes

- S1** 12"x12" Slate Tile With Stone Cap
- G1** Light Sandblast Finish Concrete (Color T.B.D.)
- M1** Kynor 500 "Colonial Red"



**Monument
(Convex Wall)**

Sign Type: **MW**



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

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

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
FREEWAY CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

DOUBLE-FACED INTERNALLY-ILLUM. MONUMENT SIGN

SPECIFICATIONS:

Content: Identification of Project and three (3) Retail Tenants.

Quantity: 2.

Area: 49.0 square feet (56 s.f. is maximum per City).

Height: 7'-0" (maximum per City).

Sign, reveal, and base fabricated from aluminum with painted textured finish. Base to be clad in stone tiles. Body of sign to have internal 800ma h.o. fluorescent lamps. Project I.D. is 1/2-inch thick white push-thru acrylic.

Multi-tenant display to have 1-1/2-inch wide x 1-inch deep retainers, 1-inch wide aluminum divider bars, and White Lexan sign panels with applied translucent vinyl decoration in Tenant's choice of font and colors, pending Landlord approval.

Sign must be located a minimum of twenty (20) feet from any driveway, and fifteen (15) feet from any curb.

**Monument
(Retail)**

Sign Type: **MR**

FINISH SCHEDULE

Point Colors (Sherwin Williams)

P1 SW #2060 "Casa Blanca"

P2 SW #2050 "Dorner Brown"

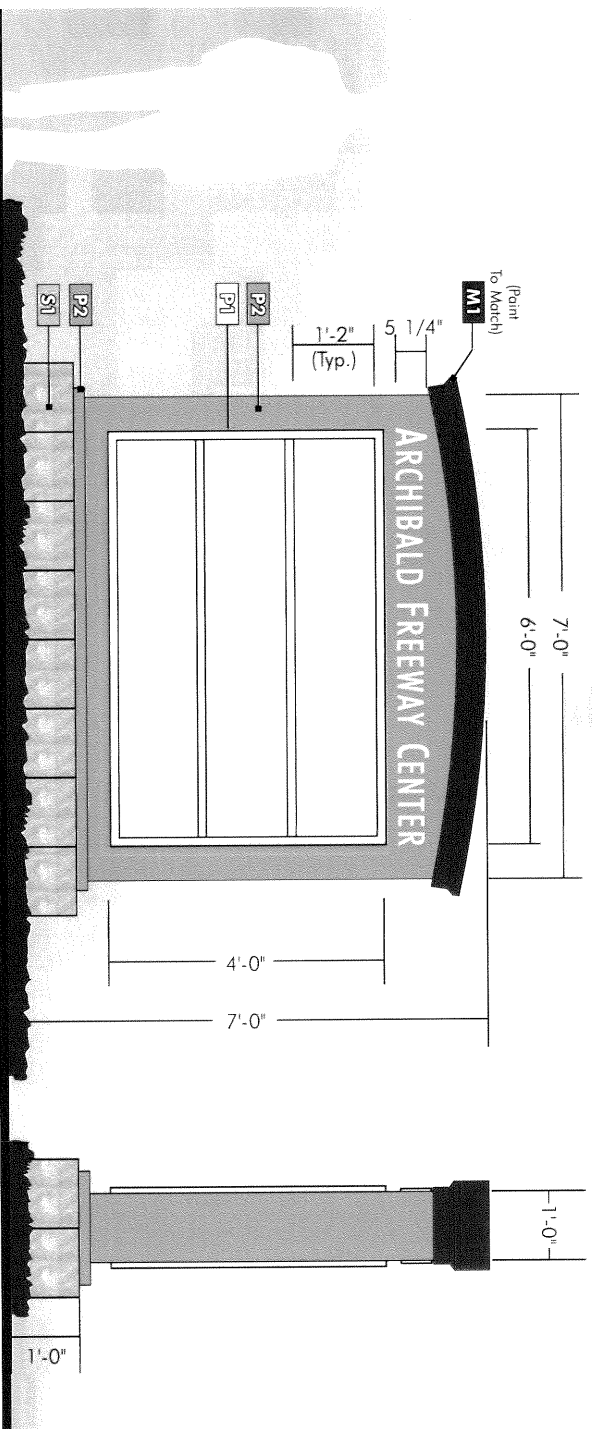
P3 SW #2058 "Barcelona Beige"

Material Finishes

S1 12"x12" State Tile With Stone Cap

G1 Light Sandblast Finish Concrete (Color TBD)

M1 Kynar 500 "Colonial Red"



MONUMENT ELEVATION

MONUMENT PROFILE



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

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

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

Front Suite I.D.

Sign Type: **FID**



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

Scale: 1" = 1'-0"

Date: April 3, 2006

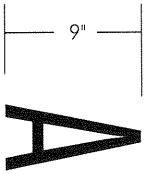
SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
FREEMAN CENTER**

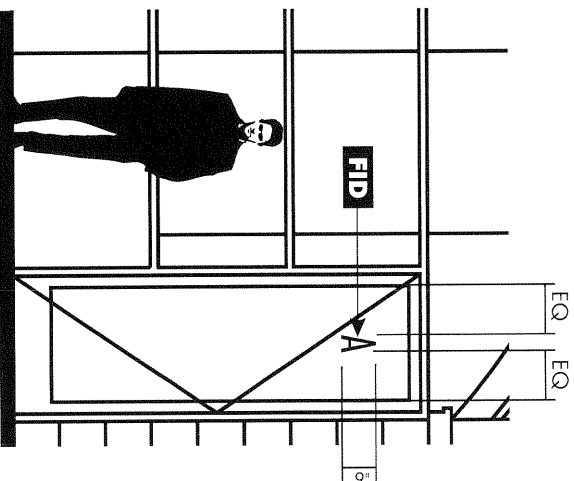
Archibald Ave. & Philadelphia St.
Ontario, CA 91761



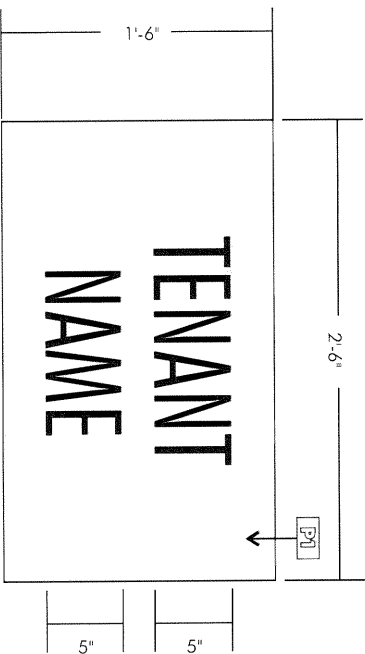
SUITE I.D. (TENANT FRONT DOOR)

Individual White high-performance vinyl numerals applied to exterior of front entrance door glass as shown.

Font: Futura Light Condensed.



TYPICAL FRONT SUITE
ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



SUITE I.D. (TENANT REAR DOOR)

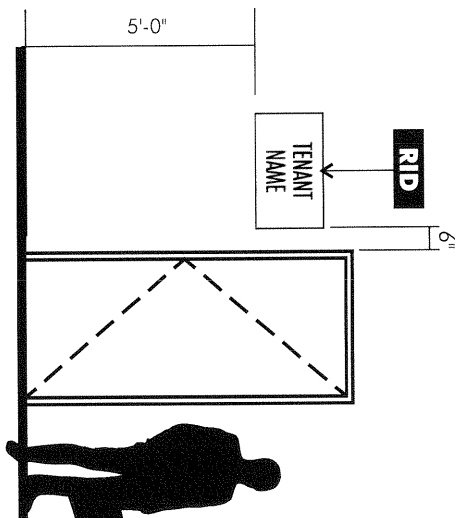
SIGN ELEVATION

3.5 Sq. Ft.

1/8" thick acrylic rectangular sign panel, with smooth automotive enamel paint finish

Copy to be high-performance black vinyl applied to painted aluminum. Font: Futura Light Condensed.

Sign to affix to exterior wall near rear entrance door using VHB tape and construction adhesive.



TYPICAL REAR SUITE ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE	
Paint Colors (Sherwin Williams)	
P1	SW #2060 "Casa Blanca"
P2	SW #2050 "Dorner Brown"
P3	SW #2058 "Barcelona Beige"
Material Finishes	
S1	12"x12" Slate Tile With Stone Cap
G1	Light Sandblast Finish Concrete (Color TBD)
M1	Kynar 500 "Colonial Red"

Rear Suite
I.D.

Sign Type: **RID**



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

Scale: 1" = 1'-0"

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

Vehicular Directional

Sign Type: **DIR**



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

Scale: 3/4" = 1'-0"

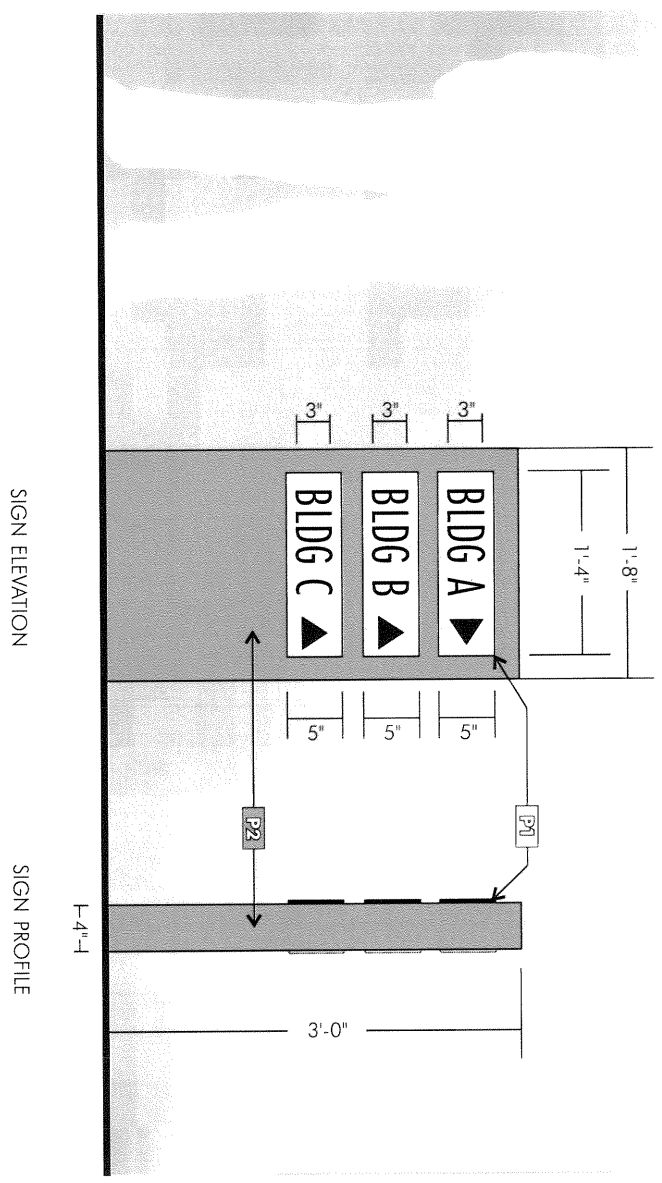
Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
 FREEWAY CENTER**
 Archibald Ave. & Philadelphia St.
 Ontario, CA 91761

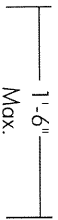


VEHICULAR DIRECTIONAL SIGN

5.0 Sq. Ft.
 Double- or single-faced non illuminated directional sign fabricated from aluminum with smooth automotive enamel paint finish.
 Graphics and copy are high-performance black vinyl applied to painted aluminum surface.
 Font: Futura Light Condensed.
 NOTE: ACTUAL COPY MAY VARY.

FINISH SCHEDULE	
Paint Colors (Sherwin Williams)	
P01	SW #2060 "Casa Blanca"
P22	SW #2050 "Dormer Brown"
P23	SW #2058 "Barcelona Beige"
Material Finishes	
S01	12"x12" Slate Tile With Stone Cap
G01	Light Sandblast Finish Concrete (Color T8.D)
M01	Kynar 500 "Colonial Red"

Building Address



2580

BUILDING ADDRESSES

Minimum Quantity: 1 per building.

SPECIFICATIONS:

Individual numerals routed out of 1/2" thick Black PVC.

Font: Futura Light Condensed.

Installation: Address be installed flush to concrete fascia using double sided tape and construction adhesive.

BLDG	ADDRESS
A	2580 PHILADELPHIA STREET
B	2260 ARCHIBALD AVENUE
C	2340 ARCHIBALD AVENUE
D	2330 ARCHIBALD AVENUE
E	2320 ARCHIBALD AVENUE
F	2200 ARCHIBALD AVENUE
G	2250 ARCHIBALD AVENUE
H	2300 ARCHIBALD AVENUE

Sign Type: **BA**



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

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

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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ARCHIBALD
FREWAY CENTER

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

**Parking
Regulatory
Sign**

Sign Type: **PR**

2'-0"

4'-0"



Unauthorized vehicles not displaying
distinguishing placards or license
plates issued for physically handicapped
persons will be towed away at owner's
expense. CVC22511.8

Private Property.

No parking without property owner's
permission. All vehicles must park
only in places designated for parking.
Each vehicle must park in one space
only. No overnight parking.

FIRE LANE

No parking in Red Zone CVC22500.1

Violators will be cited and towed away
at vehicle owner's expense. CVC22558a.
Towed vehicles must be reclaimed by
telephoning L.P.D. (949) 724-7052

Single-faced porcelain on steel non
illuminated sign.



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

Scale: 1" = 1'-0"

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

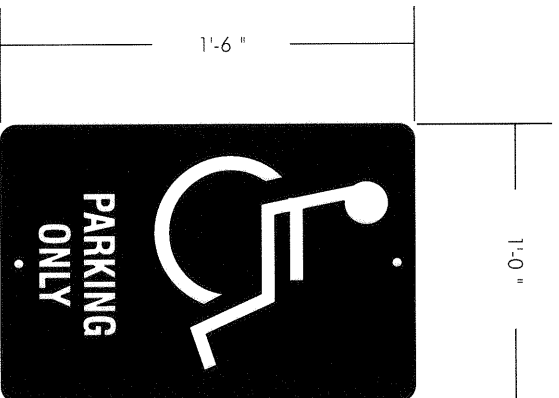
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**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

Handicapped Parking Sign

Sign Type: **H**



SIGN R99R12

Single-faced porcelain on steel non illuminated sign.

**Promotional
Signs**

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

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

Date: April 3, 2006

SIGN PROGRAM

Sign Specifications

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**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage in Archibald & Philadelphia Business Center reflects the integrity and overall aesthetic values of the Owner and the City of Ontario. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by the Owner at the expense of the tenant.

B. GENERAL OWNER / TENANT REQUIREMENTS

1. Prior to manufacture of any sign in the Center, the Tenant shall submit to Owner 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 Owner.
3. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Ontario.
4. The tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Tenant fascia signs will be limited to tenant's name, logo, and/or logo type. The use of brand name logos will not be allowed on the sign unless it is specifically included in the tenant D.B.A.
6. In the event a tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the tenant shall provide a blank panel for any freestanding sign he occupies.
7. Owner reserves the right to periodically hire an independent sign inspector, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner at Tenant's expense.
8. All tenant signs shall be installed prior to opening for business, only after City permits are secured.

9. Cooperative tenant advertising, signing or seasonal event signing will require a specially event sign permit from the City of Ontario.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on tenant's elevation, and also shall not exceed the general sizes outlined. Owner has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building codes.
4. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
5. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
6. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
7. Signs shall be placed in locations as shown on elevations with Owner approval.
8. All signs shall have its sign permit number, name of fabricator, and date of installation in a visible location.
9. Any tenant sign left thirty (30) days after vacating premises shall become the property of the Owner unless previous arrangements have been agreed upon by Owner and



20361 Hermann Circle
Lake Forest, CA 92630
(949) 458-1000
Fax: (949) 458-3530

Date: April 3, 2006

SIGN PROGRAM

Written Criteria

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**ARCHIBALD
FREEMAN CENTER**

Archibald Ave. & Philadelphia St.
Ontario, CA 91761

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. Painted letters will not be permitted.
8. There shall be no rooftop signs.
9. There shall be no flashing, moving, or audible signs.
10. Signs must be architecturally compatible with the entire center and receive approval of Owner and City zoning, planning and building 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 Owner 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 are prohibited.
14. Captive balloons such as blimps, hot air balloons, or similar devices are prohibited.



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

Date: April 3, 2006

SIGN PROGRAM

Written Criteria

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FREEMAN CENTER

Archibald Ave. & Philadelphia St.
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