



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: Arnerstone Development Prtors.
 Address: 26070 Getty Dr. Laguna Hills
 Telephone No.: _____ Fax No.: CA 92657
 Applicant: Saa (Soledad Canyon, LLC)
 Address: _____
 Telephone No.: _____ Fax No.: _____
 Applicant's Representative: _____
 Address: _____
 Telephone No.: _____ Fax No.: _____

(For staff use only)
 File No.: PSGP01-002
 Related Files: _____
 Submittal Date: 8-13-01
 Rec'd By: RZ
 Fees Paid: \$ _____
 Receipt No.: _____
 Action: Approved Denied
 By: Rudis Zeldon (ew)
 Date: 6-14-02

SITE INFORMATION

Site Address (include N, S, E or W): SWC Milliken / Inland Empire
 Assessor's Parcel No.: #210 211 43
 Development Name: _____
 Zone: SP - Ontario Center Euclid Avenue Overlay District?: Yes No

NOTES

"Home Center Ontario"
 * For Revision to sign Program see *
 PSGP07-007

Home Center Ontario

SIGN PROGRAM

PLANNING DEPARTMENT APPROVED
<input type="checkbox"/> SUBJECT TO CONDITIONS
<i>PSFP 01-002</i>
<i>[Signature]</i>
Approved By: <i>[Signature]</i>
Date: <i>6/14/02</i>

Prepared by:

The City of Ontario in conjunction with
The Design Factor
10 Carriage Hill Lane
Laguna Hills, Ca 92653

Date: June 6, 2001

Cornerstone Development Partners
26076 Getty Drive
Laguna Niguel, CA 92677

Signage System

Preliminary

Planning & Design

Submitted to

City of Ontario

.....
The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653

(949) 457-7880

Fax: (949) 472-4240

Color Specifications

1. Dunn-Edwards SP2480 (Sunset Cove)
2. Dunn-Edwards DE 3128 (Skull Cap)
3. Frazee 001 (White)
4. Acrylite CYP 951124R9M (Black/White)
5. Rohm & Haas 7328 (White)
6. Clear
7. (Match project concrete)
8. Frazee 7835D (Reef Rust)
9. PMS 201C (Red)
10. Scotchlite 580-10 (White)
11. Trendfilm 4920 (Matte White)

Typestyles: Latino Elongated and Compacta

1. Tenant Identification Monument Sign

Internally illuminated aluminum monolith with routed face and dimensional push-thru acrylic graphics.

General Specifications

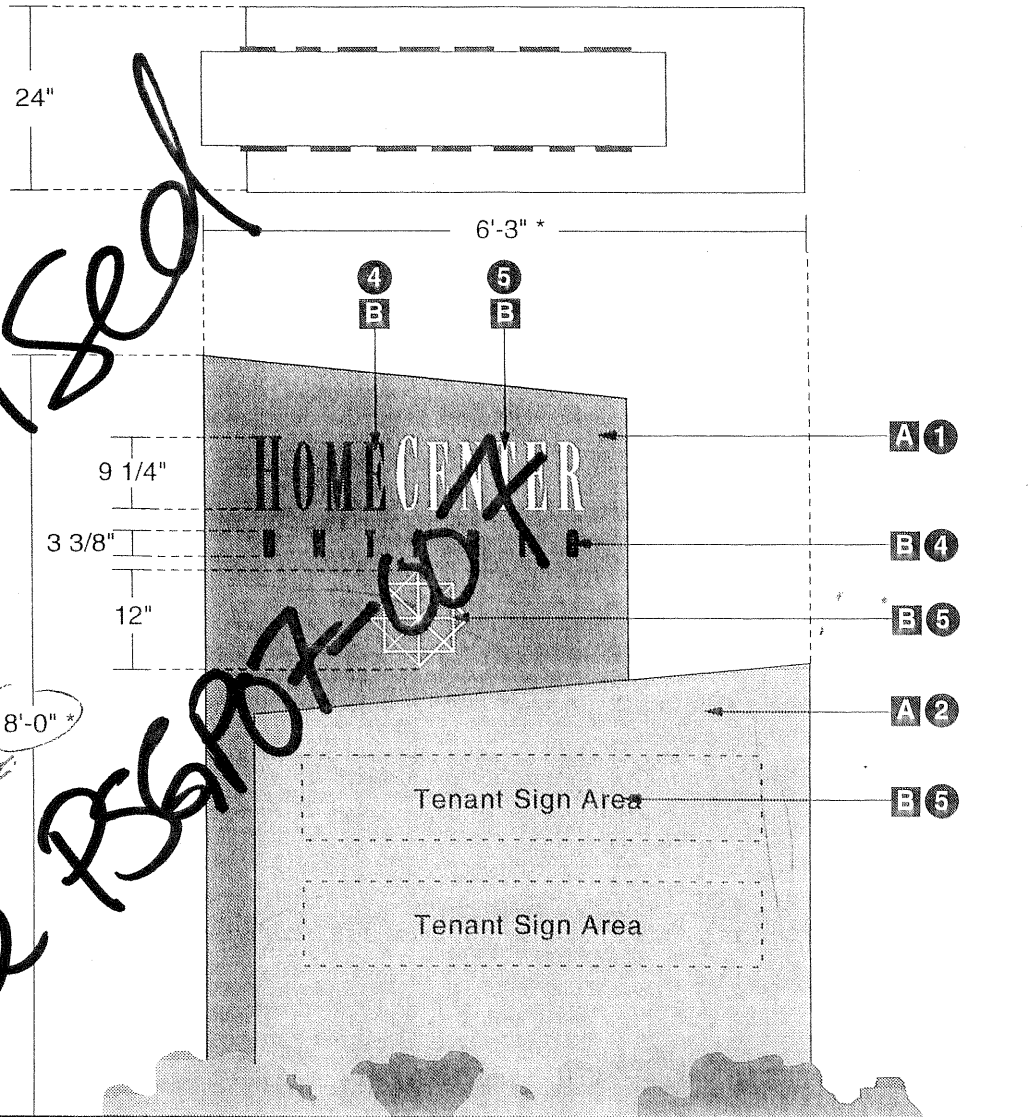
- A. Fabricated aluminum monolith.
- B. Routed push-thru acrylic graphics.

50.0 Square Feet Total Sign Area

* Dimensions used to calculate sign area.

Quantity: Three (3) Two-sided
One (1) One-sided

Revised
See 256907-00X



Color Specifications

1. Dunn-Edwards SP2480 (Sunset Cove)
2. Dunn-Edwards DE 3128 (Skull Cap)
3. Frazee 001 (White)
4. Acrylite CYP 951124R9M (Black/White)
5. Rohm & Haas 7328 (White)
6. Clear
7. (Match project concrete)
8. Frazee 7835D (Reef Rust)
9. PMS 201C (Red)
10. Scotchlite 580-10 (White)
11. Trendfilm 4920 (Matte White)

Typestyle: Compacta

2. Vehicular Directional Sign

Fabricated aluminum panel with round aluminum post and applied vinyl die cut graphics.

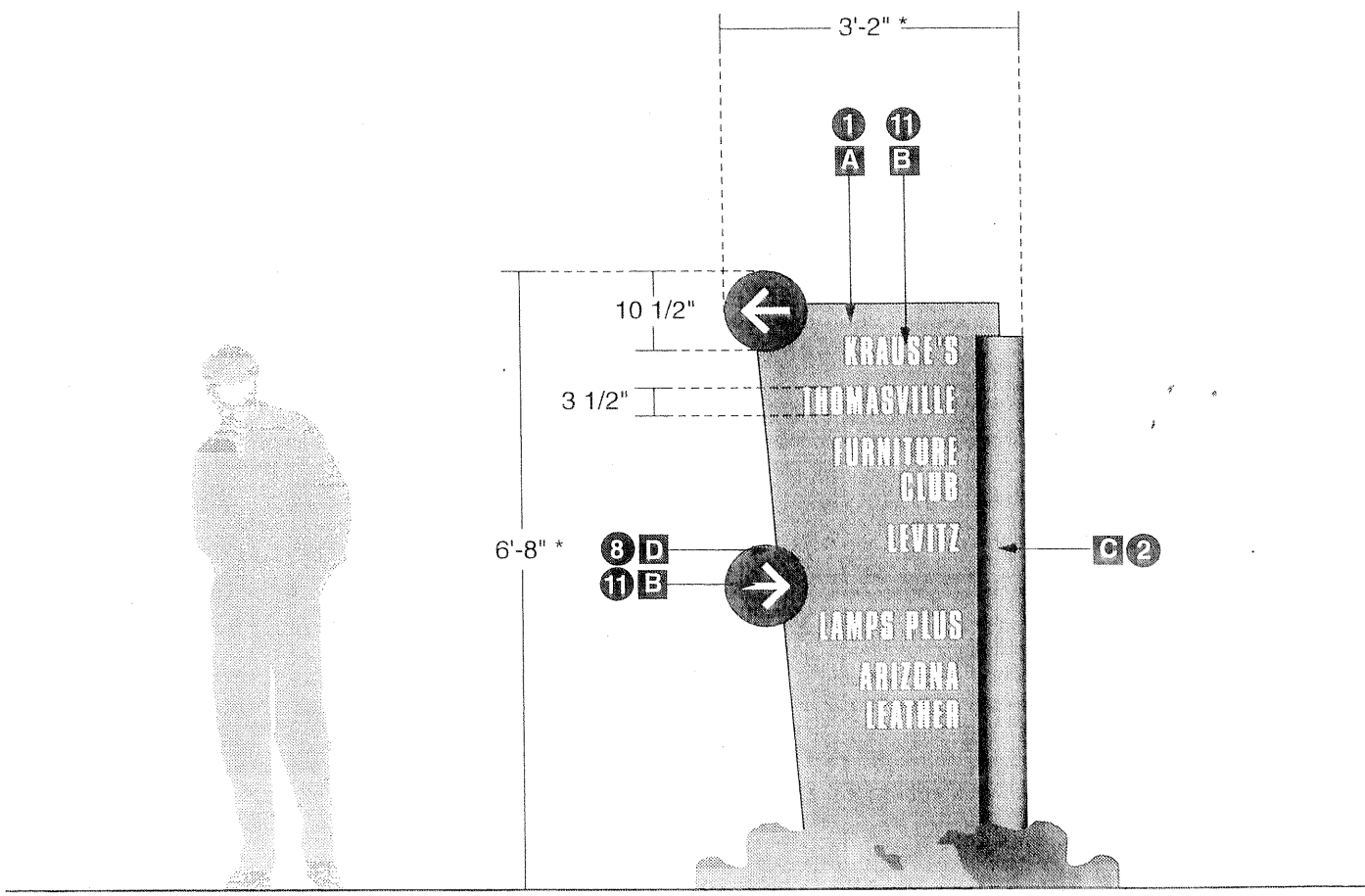
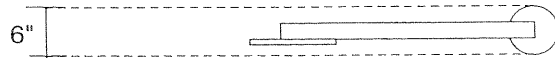
General Specifications

- A. Fabricated aluminum monolith.
- B. Applied vinyl die cut graphics.
- C. Round aluminum post with welded top cap.
- D. Painted aluminum plate circle.

21.0 Square Feet Total Sign Area

* Dimensions used to calculate sign area.

Quantity: Three (3)



Color Specifications

1. Dunn-Edwards SP2480 (Sunset Cove)
2. Dunn-Edwards DE 3128 (Skull Cap)
3. Frazee 001 (White)
4. Acrylite CYP 951124R9M (Black/White)
5. Rohm & Haas 7328 (White)
6. Clear
7. (Match project concrete)
8. Frazee 7835D (Reef Rust)
9. PMS 201C (Red)
10. Scotchlite 580-10 (White)
11. Trendfilm 4920 (Matte White)

Typestyle: Futura Medium Condensed

3. Parking Regulations Sign

Painted aluminum plate sign with round aluminum post and silk screened graphics.

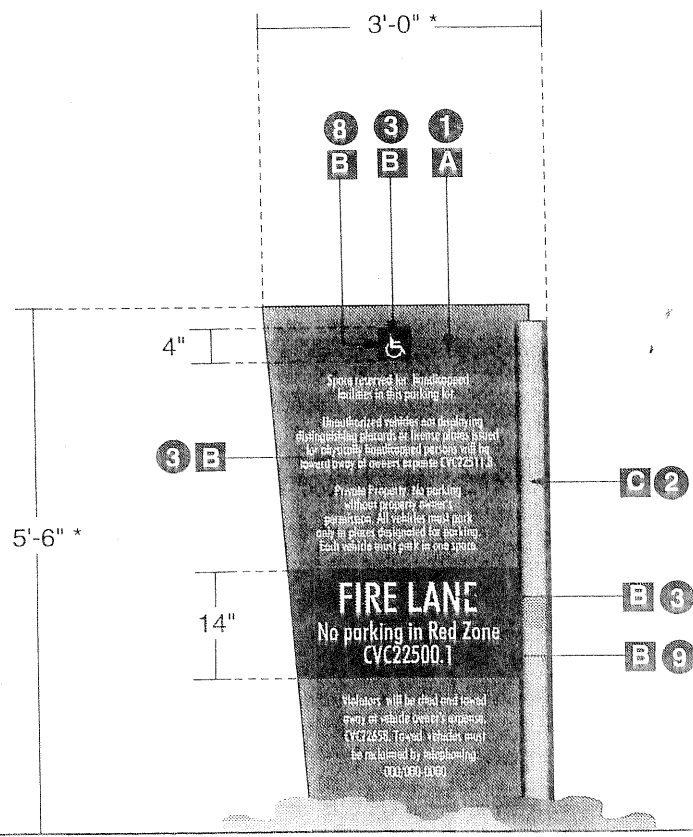
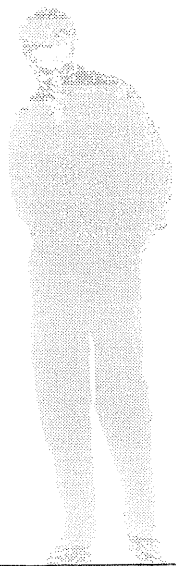
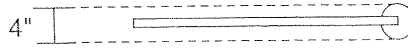
General Specifications

- A. Painted aluminum plate.
- B. Silk screened graphics.
- C. Round aluminum post with welded top cap.

16.5 Square Feet Total Sign Area

* Dimensions used to calculate sign area.

Quantity: Four (4)



Color Specifications

1. Dunn-Edwards SP2480 (Sunset Cove)
2. Dunn-Edwards DE 3128 (Skull Cap)
3. Frazee 001 (White)
4. Acrylite CYP 951124R9M (Black/White)
5. Rohm & Haas 7328 (White)
6. Clear
7. (Match project concrete)
8. Frazee 7835D (Reef Rust)
9. PMS 201C (Red)
10. Scotchlite 580-10 (White)
11. Trendfilm 4920 (Matte White)

Typestyle: Compacta

4. Stop Sign

Painted aluminum plate with round aluminum post and applied vinyl die cut graphics.

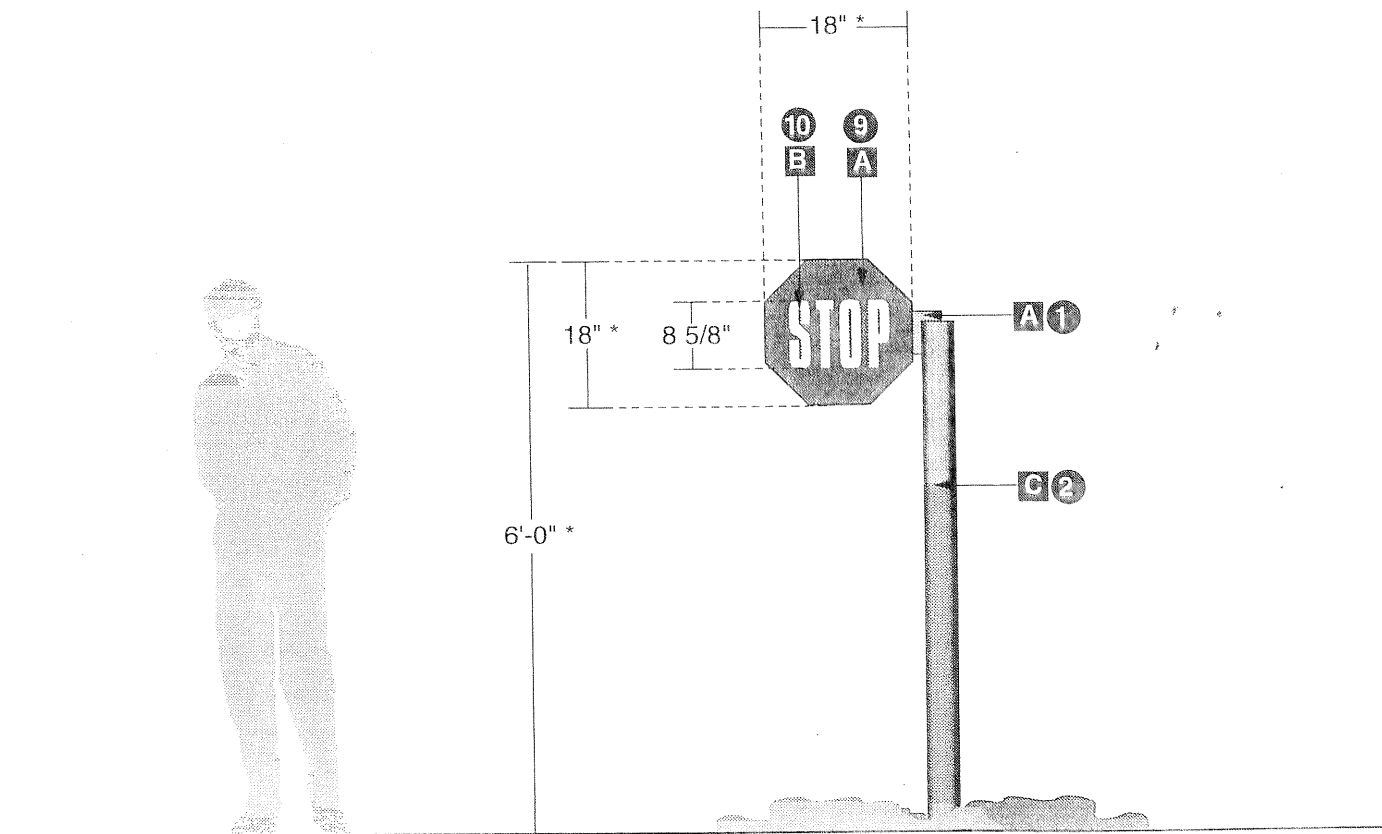
General Specifications

- A. Painted aluminum plate.
- B. Applied vinyl die cut graphics.
- C. Round aluminum post with welded top cap.
- D. Welded aluminum mounting plate.

2.25 Square Feet Total Sign Area

* Dimensions used to calculate sign area.

Quantity: Ten (10)



.....
The Design Factor

10 Carriage Hill Lane,
 Laguna Hills, CA 92653
 (949) 457-7880
 Fax: (949) 472-4240

Date: 2.20.01
 Scale: 1/2" = 1'-0"
 Revised: 2.20.01

Sheet:
4.01

Color Specifications

1. Dunn-Edwards SP2480 (Sunset Cove)
2. Dunn-Edwards DE 3128 (Skull Cap)
3. Frazee 001 (White)
4. Acrylite CYP 951124R9M (Black/White)
5. Rohm & Haas 7328 (White)
6. Clear
7. (Match project concrete)
8. Frazee 7835D (Reef Rust)
9. PMS 201C (Red)
10. Scotchlite 580-10 (White)
11. Trendfilm 4920 (Matte White)

Typestyle: Compacta

5. Disabled Parking Identification Sign

Painted aluminum plate with round aluminum post and applied vinyl die cut graphics.

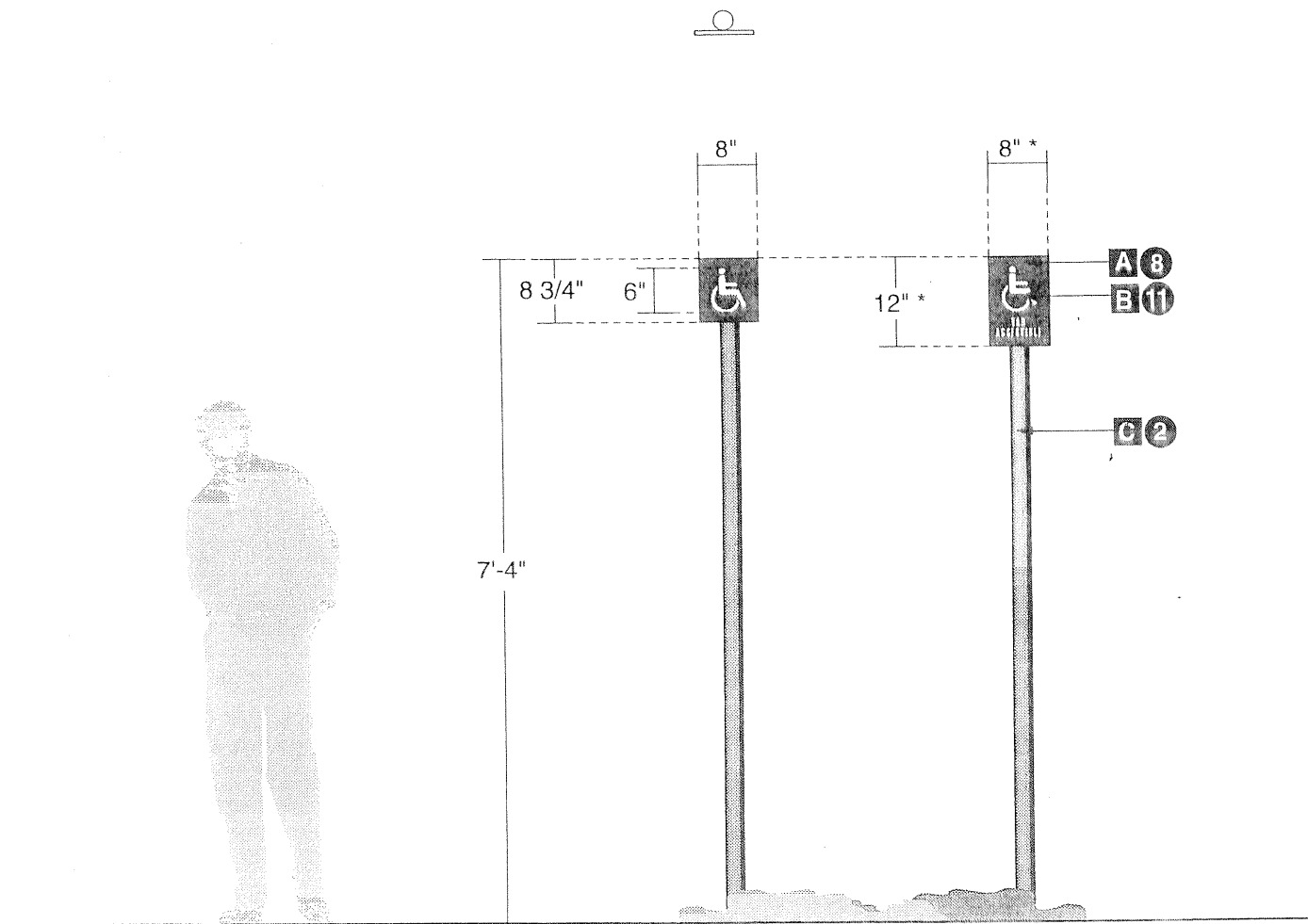
General Specifications

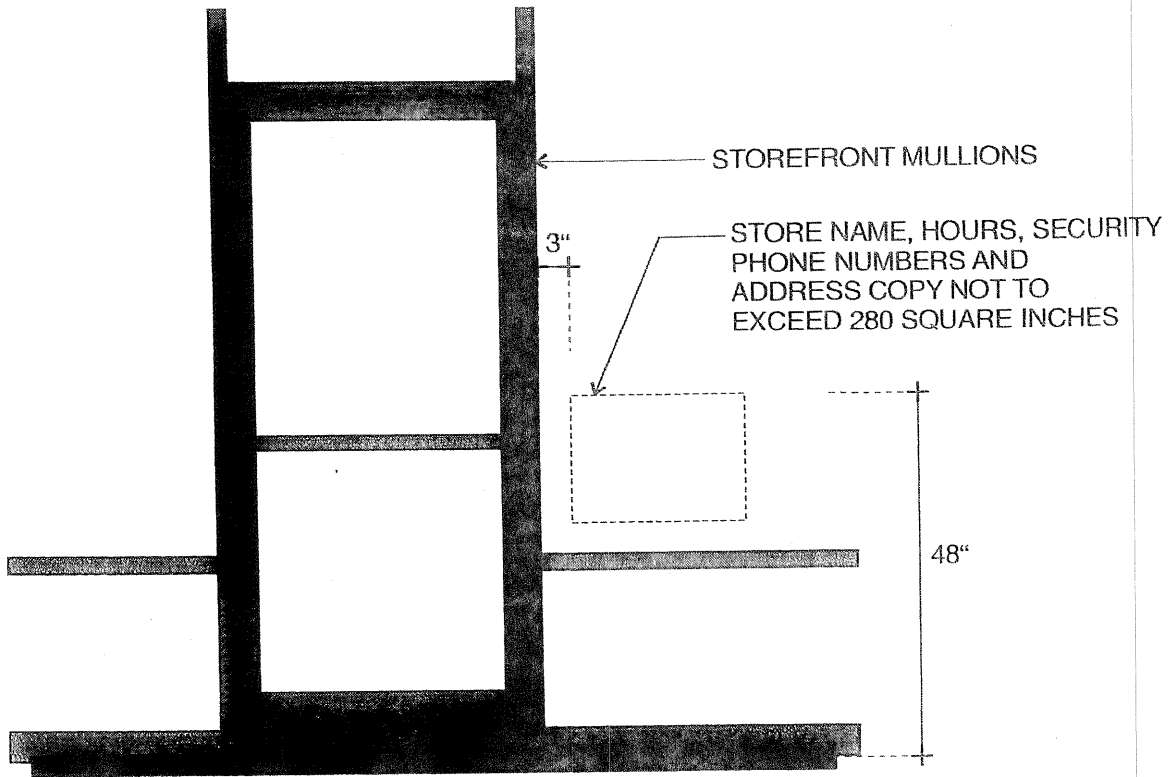
- A. Painted aluminum plate.
- B. Applied vinyl die cut graphics.
- C. Round aluminum post with welded top cap.
- D. Welded aluminum mounting plate.

.67 Square Feet Total Sign Area

* Dimensions used to calculate sign area.

Quantity: Twelve (12)





STOREFRONT ELEVATION
SUITE IDENTIFICATION / HOURS

GRAPHICS ABOVE TO BE FIRST-SURFACE HIGH PERFORMANCE WHITE VINYL, APPLIED TO STOREFRONT GLASS.

Exhibit "A"

I. SITE TENANT IDENTIFICATION SIGNAGE:

A. MONUMENT SIGNS AND DIRECTIONAL SIGNS

The shopping center and the major/sub-major users within shall be identified by street oriented signs at major and secondary entrances around the project. Signing shall be in accordance with the criteria established herein. As well, freestanding pad users will be allowed all or a portion of one (1) monument sign at Landlords discretion, designed to fit within the criteria, and placed adjacent to the pad site.

The approved monument and directional sign design and location are shown on Exhibits 1.01 through 5.01 and SP1.01 through SP1.02.

II. MAJOR TENANT BUILDING SIGNAGE – (50,000 sq. ft. plus)

A. Each Major tenant shall be allowed to install one (1) major wall mounted identification sign per entry as illustrated on Exhibit TE 101 through TE 4.01. Tenants which have street frontage on more than one street shall be allowed to have one (1) additional wall mounted identification sign and two complimentary signs for each street frontage. All signs shall be subject to City and Landlord Design approval. Major Tenants can be identified on up to three (3) Monument signs at the discretion of the Landlord.

B. Major Tenant signs shall be of a size, which is appropriate to the exterior elevations of the proposed space with color choice open. These signs will be submitted to the Landlord and City for approval. The maximum sign letter height shall be determined by the proportions within the building architecture (as illustrated on Exhibit TE 101 through TE 4.01.), but not to exceed six feet (6') in height for primary signs. Can Signs are not allowed.

C. Signs shall be in accordance with criteria contained within this program, unless in the opinion of the landlord and the City, the design contributes to the unique benefit of the complex.

D. A sign shall consist of internally illuminated individual letters.

1. Internally illuminated individual letters shall consist of one (1) channel letters, two (2) neon illumination, three (3) plastic face, and four (4) trim cap.
2. Channel letters shall be made of .063 aluminum returns with .090 aluminum backs.
3. Letters shall be internally illuminated neon lighting. Transformers shall be housed with the individual letters or in a raceway located behind the sign fascia. Exposed raceways are prohibited.

4. All metal surfaces shall be primed and painted to match colors specified in design drawings.
 5. Individual letter styles are allowed, provided that design, color and spacing of letters have been approved in writing by Landlord and the City.
 6. A trademark/logo may be combined with letters if trademark/logo is registered is within allowable size requirements.
- E. In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Exhibit "A") to provide store name and hours information to the right of the entry door. The total area for this sign shall not exceed 280 square inches.
- F. Promotional or special event signs, banners or flags shall be in conformance with the City Sign Ordinance and must be approved by Landlord prior to submission to the City.

III. SUB MAJOR TENANT SIGNAGE - (7,500 TO 49,999 sq. ft.)

- A. Tenant shall be allowed one (1) sign per building elevation up to a maximum of three (3) signs per business as illustrated on Exhibit TE 101 through TE 4.01. In no event shall the total number of signs allowed per building exceed three (3). Sub Majors can be identified on up to two (2) Monument signs at the discretion of the Landlord. Can signs are not allowed. All signs shall be subject to City and Landlord Design approval.
1. Sub Major Tenant signs shall be of a size, which is appropriate to the exterior elevations and architecture of the proposed space with color choice open. The maximum sign letter height shall be 42".
 2. These signs will be submitted to the Landlord and City for approval.
 3. Per sign square feet shall not exceed 75.
- B. A trademark/logo may be combined with individual letters if said trademark/logo is registered and is within the allowable area and size requirements.
- C. Each sign shall consist of internally illuminated letters. Internally illuminated individual letters shall consist of one (1) channel letters, two (2) neon illumination, three (3) plastic face, and four (4) trim cap.
- D. Channel letters shall be made of 22-gauge sheet metal, 5" deep (minimum), sides painted medium bronze. Channel letters shall be fastened to and be centered on the sign fascia.

- E. Letters shall be internally illuminated via neon lighting. Transformers shall be housed in a raceway located behind the sign fascia and exposed raceways are prohibited.
- F. Individual letter styles of Tenants shall be allowed. Sub-Major Tenants shall not be limited in color choice.
- G. Plastic faces shall be trimmed with a 3/4" trim cap (medium bronze) to match letter faces.
- H. Sign copy shall contain Tenants trade name only. No other services or project advertising will be allowed unless it is part of the Tenant's registered trademark or logo name, subject to Landlord and City review and approval.
- I. In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Exhibit "A") to provide store name and hours information. The total area for this sign shall not exceed 280 square inches.
- J. Promotional or special event sign shall be in conformance with the City Sign Ordinance and must be approved by Landlord prior to submission to the City.

IV. IN-LINE SHOP TENANTS – (Under 7,500 sq. ft.)

- A. Shop Tenants shall be allowed one (1) sign per building frontage as illustrated on Exhibit TE 101 through TE 4.01, with a maximum of two (2) wall signs allowed if the tenant is on the corner. Can signs are not allowed. At the Landlords discretion, tenant shall be allowed signage on two (2) of the existing monuments signs along the main Boulevard if space is available.
- B. The height of each sign shall be measured from top to bottom and shall not exceed the following guidelines:
 - 1. Single and or Double line signs shall not exceed 24" including the space between the lines in total height and no individual line shall be more than 18" in height.
 - 2. Upper and lower case signs shall not exceed 24" in height including downstrokes.
 - 3. Single line signs in all upper case shall not exceed 24" in height.
 - 4. The length of sign shall not exceed 75% of Shop frontage, or 20 feet (20') , whichever is less. Per sign square feet shall not exceed 50. Shop frontage shall be defined as storefront dimension.

- C. A trademark/logo may be combined with individual letters if said trademark/logo is registered and within the allowable area and size requirements, subject to City and Landlord review and approval.
- D. Each sign shall consist of internally illuminated. Internally illuminated individual letters shall consist of one (1) channel letters, two (2) neon illumination, three (3) face, and four (4) trim cap.
- E. Channel letters shall be made of 22-gauge sheet metal, 5" deep (minimum), sizes painted medium bronze. Channel letters shall be fastened to and be centered on the sign fascia.
- F. Letters shall be internally illuminated via neon lighting. Transformers shall be housed in a raceway located behind the sign fascia and exposed raceways are prohibited.
- G. Individual letter styles of Tenants shall be allowed. In-Line Tenants shall be limited in choice of colors to Red, Blue, White and Green.
- H. Plastic faces shall be trimmed with a 3/4" trim cap (medium bronze) to match letter returns.
- I. Sign copy shall contain Tenant's trade name only. No other services or product advertising will be allowed unless it is part of the Tenant's trade name without Landlord's prior consent.
- J. In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Exhibit "A") to provide store name and hours information. The total area for this sign shall not exceed 280 square inches.
- K. Promotional or special event signs, banners and flags shall be in conformance with the City Sign Ordinance and must be approved by the Landlord prior to submission to the City.

L. **PAD TENANTS**

- A. **Single User Pad Tenants** shall be allow three (3) architecturally compatible wall-mounted identification signs, one sign per elevation or building face as illustrated on Exhibit TE 101 through TE 4.01. Pad tenants may be allowed presence on one (1) monument sign at the discretion of the Landlord. Single user pad tenants sign letter height shall conform to the multi-user pad tenant criteria unless the single user is a restaurant, where the letter height shall not exceed 42”.
- B. **Multi-User Pad Tenants** shall be allowed (2) wall-mounted identification signs, one sign per elevation or building face as illustrated on Exhibit TE 101 through TE 4.01. If a tenants is on the end or has three (3) elevations, they may have three (3) wall-mounted identification signs, one (1) sign per elevation or building face.
1. Wall Mounted Sign area shall be limited to the sign area on each store front as on Exhibits TE 1.01 through TE 4.01. 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.
- C. Signing 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.
- D. 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.
- E. A trademark/logo may be combined with individual letters if said trademark/logo is registered and is within the allowable area and size requirements.

- F. A sign shall consist of internally illuminated individual letters. Internally illuminated individual letters shall consist of one (1) channel letters/logo, two (2) neon illumination, three (3) plastic face, and four (4) trim cap.
- G. Channel letters/logo shall be made of 22 gauge steel metal, 5" deep, sides painted medium bronze. Channel letters shall be fastened to and be centered on the sign fascia.
- H. Letters shall be internally illuminated via neon lighting. Transformer shall be housed in a raceway located behind the sign fascia and exposed raceways are prohibited.
- I. Individual letter styles of Tenants shall be allowed. Single User Pad Tenants and Multi User Pad Tenants shall use colors to be selected from the approved Shopping Center color palette.
- J. Plastic faces shall be trimmed with a 3/4" trim cap medium bronze to match letters returns.
- K. Sign copy shall contain legally registered name only. No other services or product advertising will be allowed.
- L. In addition to the signs described above, each Tenant shall be permitted to place white vinyl 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.
- M. Promotional or special even 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.

V. RESTAURANT TENANTS:

Restaurant Tenants whether they are In-Line, Single or Multi-user Pad, have specific, unique additional graphic, color and signage style and placement needs. Therefore, colors and styles will be open to these tenants subject to the approval of the Landlord and City Design Review. Signs will be limited to the restaurant/entertainment user's name and registered trademark in the size defined by the tenant's square footage, regardless of shopping center location. Restaurant pads with "Drive Thru's are allowed menu reader boards and Drive Thru directional signs with approval of Landlord and the City.

VI. GENERAL GUIDELINES

- A. General Requirements:

1. Each Tenant shall submit to the Landlord for written approval before fabrication, not less than three (3) copies of detailed drawings of the Tenant's proposed signs indicating the location, size, layout, design, materials and color graphics. Such drawings shall be submitted concurrently with architectural drawings, sufficient in Landlord's opinion, to show the exact relationship with the store design, Tenant's store location on site and the dimensions of the building frontage.
2. Prior to fabrication, detailed drawings of all signs shall be submitted to the Landlord and stamped as approved by the Landlord. Drawings then must be submitted to the City Planning Division for review and approval prior to fabrication.
3. Tenant shall obtain and pay the entire cost of all permits, and approvals, construction, installation and maintenance of its respective sign. No sign shall be installed until all required approvals and permits have been obtained.
4. Tenant shall be responsible for fulfillment of all of these Sign Criteria to the extent applicable.
5. No Tenant shall affix or maintain upon any glass or other material on the storefront of within twenty-four inches (24") of any window, any signs unless such signs or materials have received the written approval of the Landlord, and comply with this Sign Criteria.
6. All primary identification of Tenant shall be internally illuminated. Secondary Signage may be non-illuminated if total allowable sign area is not exceeded in height and width.
7. Two lines of copy may be used as long as the total height of sign does not exceed maximum sign height for the applicable type of Signage and the design is approved by the Landlord and the City.
8. Sign shall center on the storefront unless prior written approval is obtained from the Landlord and the City.
9. No sandblasted or painted wood signs will be allowed.
10. Tenant shall be solely responsible for the installation and maintenance of its own signs.
11. Tenant's sign contractor shall repair any damage to the premises or other property in the Shopping Center caused by the contractor's work. Should Tenant's contractor fail to adequately repair such damage, Landlord may, but shall not be required to, repair such damage at the tenant expense.

12. Tenant shall be fully responsible for the actions of Tenant's sign contractor.
13. Electrical service to Tenant's signs will be connected to Tenant's meter and shall be connected to a time clock supplied by Tenant. Time clock hours shall be subject to Landlord approval.

B. Construction Requirements

1. Landlord's construction superintendent shall be given adequate notice prior to installation of all signs. Failure to notify Landlord may result in removal of sign to inspect penetration in building face.
2. All signs shall be fabricated and installed per UL and City standards.
3. Letter fastening and clips are to be concealed and be of galvanized, stainless, aluminum, brass, or bronze metals.
4. No labels will be permitted on the exposed surface of the signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
5. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the Shopping Center.
6. Design, layout and materials for Tenant signs shall conform in all respects with the sign design drawings included in this criteria. The maximum heights for letters in the body of the sign shall be as indicated in these criteria.
7. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish to Landlord's satisfaction.
8. No wood backed letter material will be allowed.

C. Sign Installation:

1. All work to fabricate, erect, or install signs (including connection to electrical junction box) shall be contracted and paid for by Tenant and subject to approval by Landlord.
2. All signs shall be designed, constructed and installed in accordance with local codes and ordinances. All permits shall be obtained by Tenant's sign contractor, at Tenant's sole expense.

3. Signs not installed in strict accordance with previously approved plans and specifications shall be immediately corrected by Tenant, at Tenant's cost and expense, upon demand by Landlord. If not corrected within fifteen (15) days, sign may be removed or corrected by Landlord at Tenant's expense.
4. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum of inconvenience to the Landlord and to the other Tenants.
5. Upon removing any sign, Tenant shall, at its own expense, repair any damage created by such removal and shall return the area from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from its site.

D. Protection of Property:

1. Tenant's sign contractor shall design, install, or erect Tenant's sign in such a manner that it will not over-stress, deface, or damage any portion of the building or grounds.
2. Any sign, temporary or permanent, capable of exerting damaging pressures on the building due to its size, weight or design shall have its design examined by a structural engineer. Prior to installation of such sign, Tenant shall submit to Landlord such engineer's written approval verifying that no unsafe condition will be imposed upon the building or other structure to which the sign will be attached.
3. All exposed parts of any sign or sign support subject to corrosion or other similar damage shall be protected in a manner acceptable to Landlord.
4. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by Tenant. Landlord may remove and store, at Tenant's expense, any signs not maintained properly or not in accordance with sign program.

E. Restrictions:

All users are subject to the following:

1. No animated, revolving, flashing, audible, or odor producing signs will be allowed.
2. No vehicle signs will be allowed.

3. No exposed neon signs allowed.
4. No formed plastics or injection-molded plastic sign will be permitted.
5. No exposed raceways, cross-overs or conduits will be permitted to be visible.
6. No other types of sign except those specifically mentioned within this criteria will be allowed without prior approval from Landlord and City.
7. Tenant will be required to remove any sign considered to be in bad taste or that does not contribute positively to the overall design of the center.

VII. MISCELLANEOUS SIGNS:

- A. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by Landlord and the City Planning Department for consistency of design with the Shopping Center
- B. City, State, and Federally required signs shall be installed as required by the governing agency.

XI. PERMANENT ON-SITE BANNERS:

- A. The Landlord, at his discretion, may periodically install and remove or permanently install and maintain decorative, directional or informational banners in designed areas.
- B. These banners may be installed to announce special upcoming shopping center related events, provide additional marketing exposure to less visible tenants and otherwise add color and flare to the center.
 1. Walkway oriented banners shall be mounted on existing light standards within the sidewalk or walkway areas.
 2. Walkway oriented banners shall not exceed 7 square feet of banner area per side of light standard.
 3. Drive oriented banners may be installed on trees or standards along the main entrances to the center.
 4. Drive oriented banners shall not exceed 14 square feet of banner area per side of tree or standard.
 5. Tenant names and logos may be displayed on banners in colors and fonts and in a manner selected by owner.

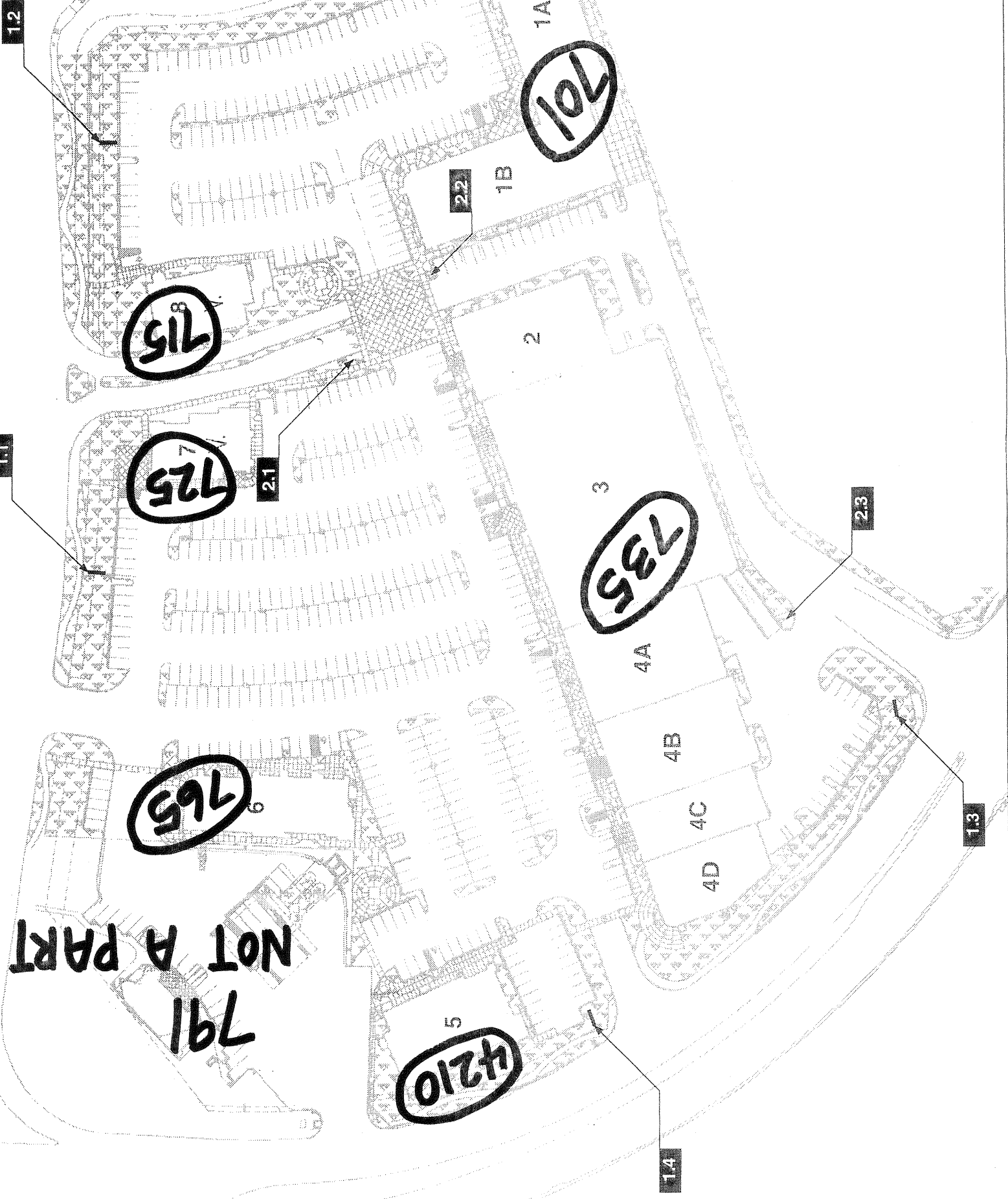
6. The banner program may be installed in phases so the owner may evaluate the installation and make any necessary design or attachment adjustments prior to the final design installation.
- C. The banners shall in all other ways not aforementioned in this section and wherever possible, be in accordance with the criteria contained within this program unless in the opinion of the landlord and the City, the design contributes to the unique benefit of the complex.

Tenant Identification and Directional Signage

- 1. Tenant Identification Monument Sign
- 2. Vehicular Directional Sign

MILLIKEN AVENUE

INLAND EMPIRE BLVD.



791
NOT A PART

APPROXIMATE

Date: 2.23s.01
 Scale: NTS
 Revised:

10 Carriage Hill Lane,
 Laguna Hills, CA 92653
 (949) 457-7880
 Fax: (949) 472-4240



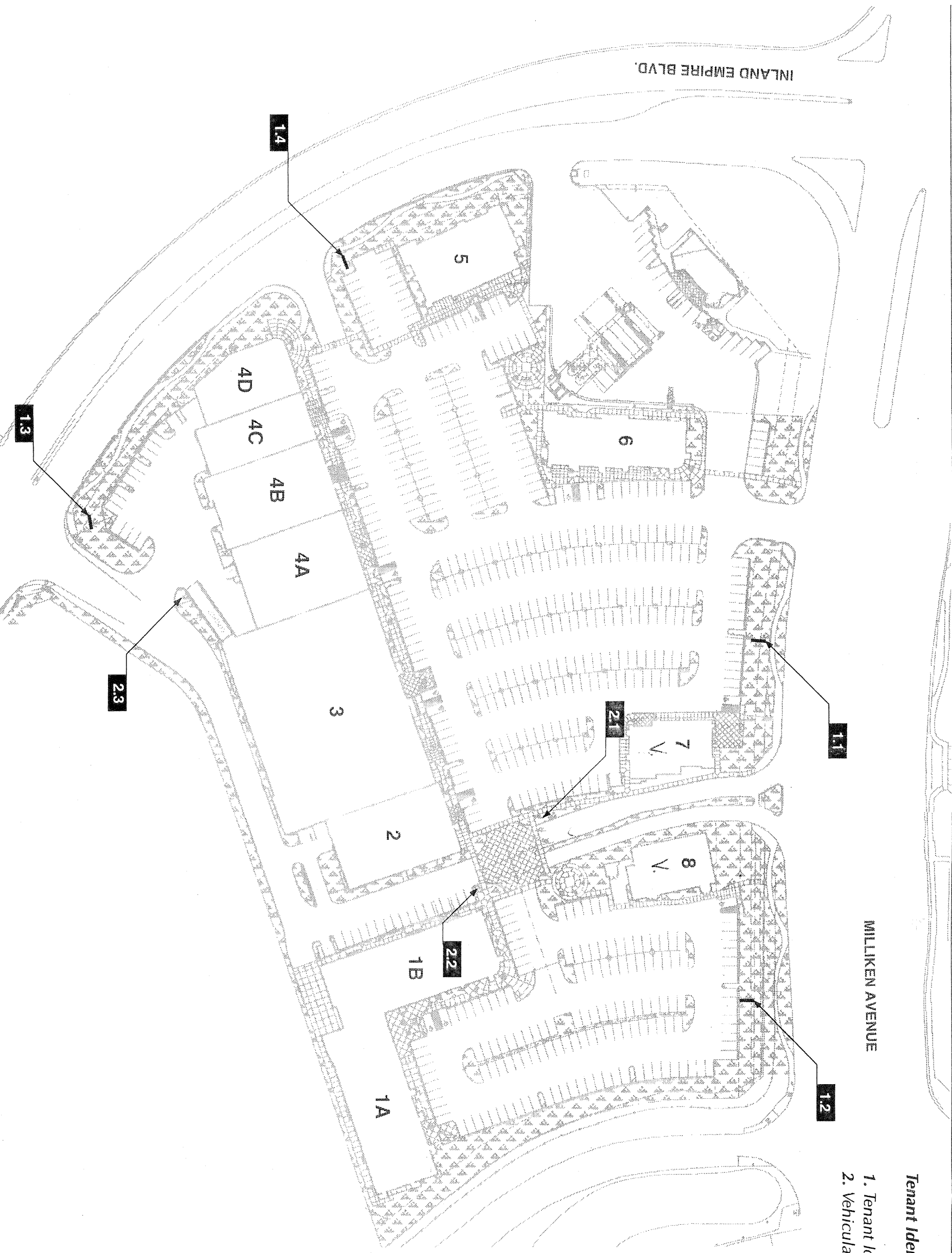
.....

The Design Factor

Sheet:

SP 1.0

- Tenant Identification and Directional Signage**
1. Tenant Identification Monument Sign
 2. Vehicular Directional Sign



.....
The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240

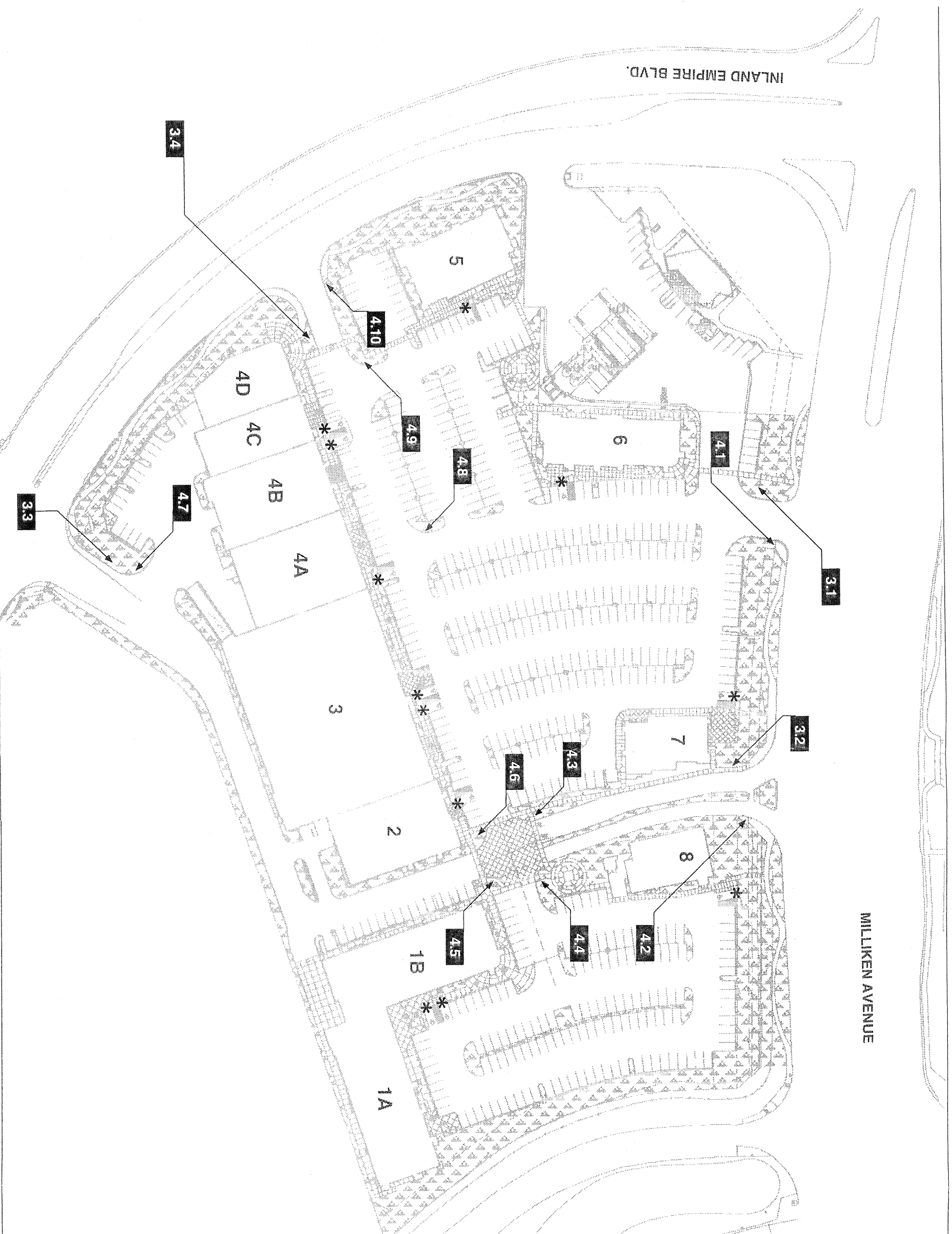


Date: 2.23s01
Scale: NTS
Revised:

Sheet:
SP 1.01

Traffic Control Signage

- 3. Parking Regulations Sign
- 4. Stop Sign
- 5. Disabled Parking Identification Sign *



.....
The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240

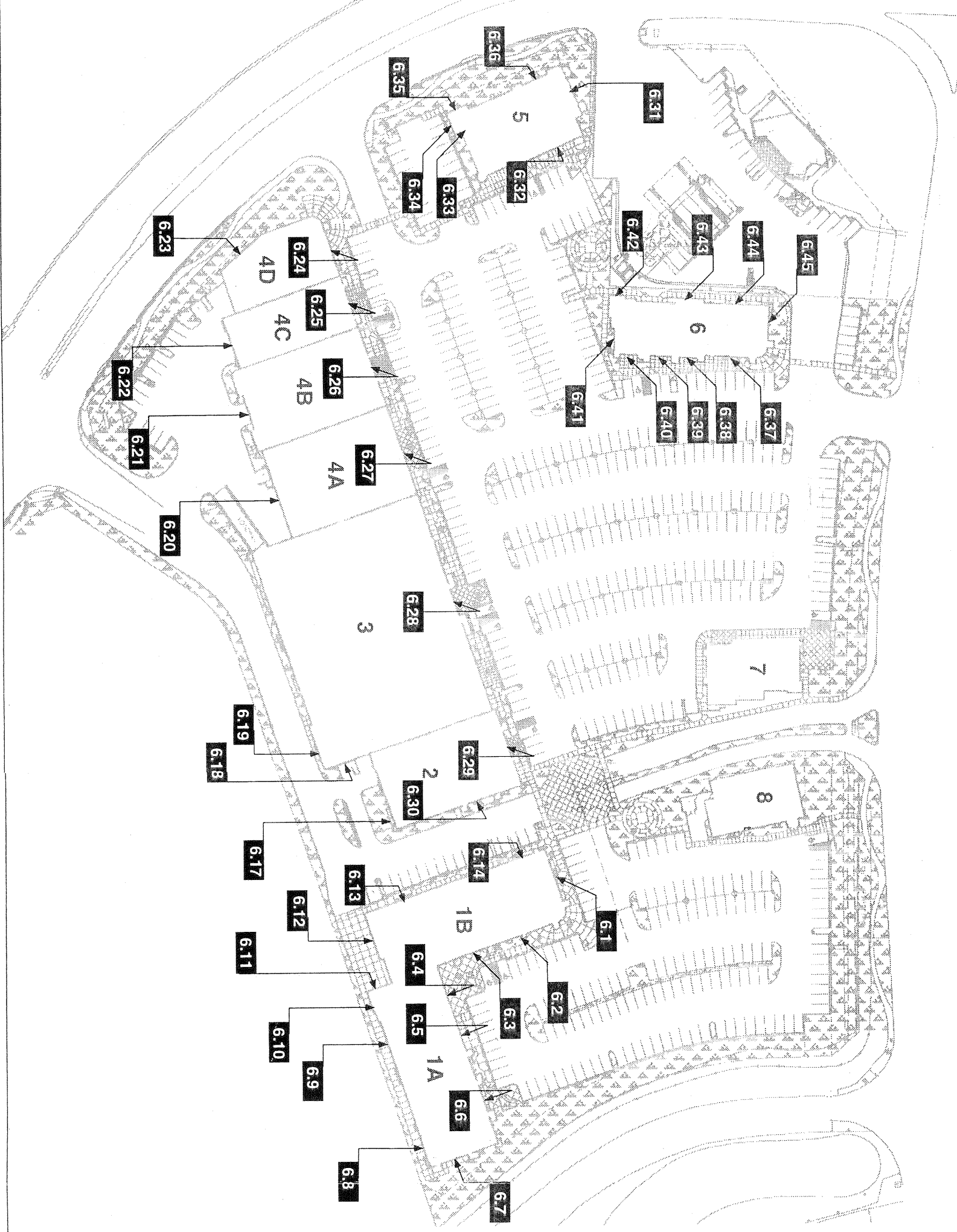


Date: 2.20.01
Scale: NTS
Revised:

Sheet:
SP 1.02

MILLIKEN AVENUE

INLAND EMPIRE BLVD.



Tenant Identification Wall Signs
6. Tenant Identification Wall Signs

.....
The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240



Date: 7.22.00
Scale: NTS
Revised: 2.26.01

Sheet:
PSIP01-002 SP 1.03

Tenant Identification Wall Sign

Sign Forms

Business names shall consist of internally illuminated, individual, aluminum channel letters. Letter faces shall be industry standard acrylic or acrylic with translucent vinyl overlays. Logos shall consist of internally illuminated aluminum cabinets. Graphics shall be routed out of aluminum cabinet face, with acrylic backer or push-thru acrylic. Secondary copy describing products and/or services shall consist of either of the following:

- Individual, internally illuminated, aluminum channel letters with industry standard acrylic faces, or acrylic with vinyl overlays.
- Internally illuminated aluminum cabinets with graphics routed out of aluminum face. Acrylic backers or push-thru acrylic graphics are allowed.

Sign Copy

Tenant graphics shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long as the logo comprises not more than 40% of the total sign area. Sign copy shall be single line, or stacked on two (2) lines.

Sign Colors

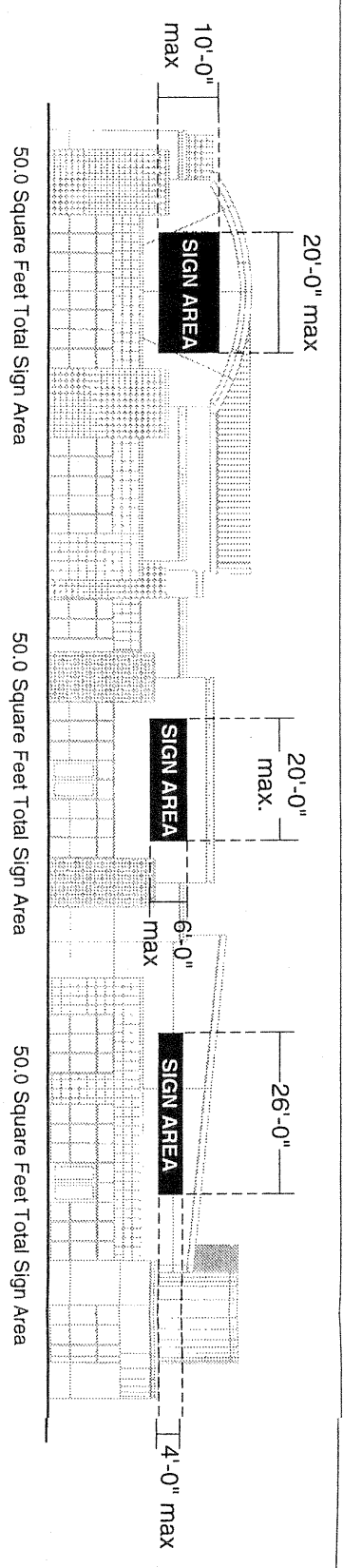
Letter returns to be painted to match the building wall surface color upon which the sign is mounted. Letter faces and cabinet graphic colors to be selected from the approved Shopping Center palette.

Typestyles

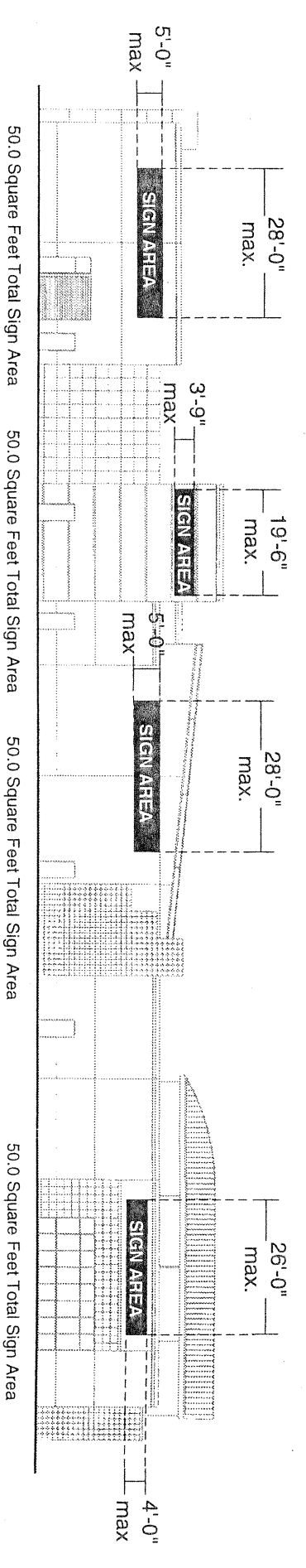
A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.

Each tenant is allowed one sign per street or parking lot frontage, with a maximum of two signs per tenant.

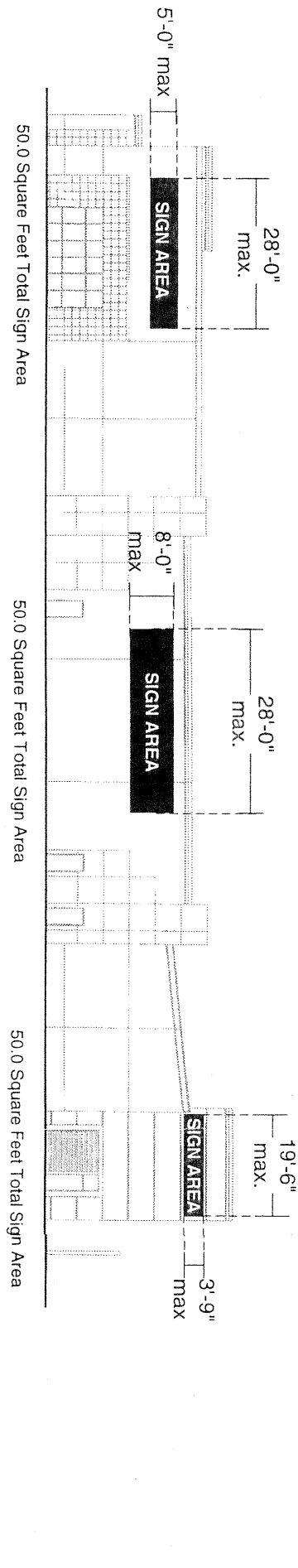
Note: Maximum horizontal and vertical dimensions shown are intended to allow for flexibility in the design of each tenant sign. In no case, however, shall the calculations of horizontal and vertical dimensions of any tenant sign exceed the maximum sign area allowed for each sign.



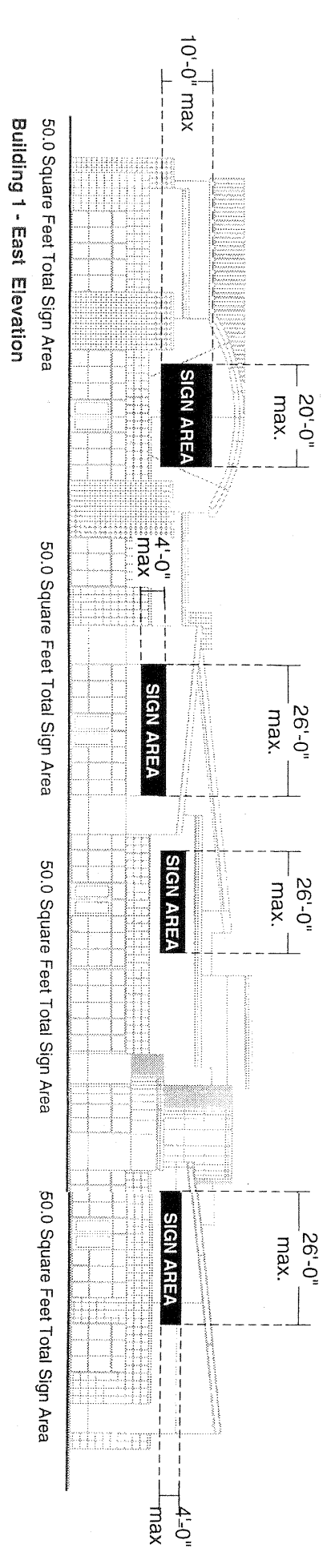
Building 1 - South Elevation



Building 1 - West Elevation



Building 1 - North Elevation



Building 1 - East Elevation

The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240

Date: 6.14.00
Scale: 1"=30'-0"
Revised: 7.22.00 2.18.01 2.26.01

Sheet:
TE 1.01

Tenant Identification Wall Sign

Sign Forms

Business names shall consist of internally illuminated, individual, aluminum channel letters. Letter faces shall be industry standard acrylic or acrylic with translucent vinyl overlays. Logos shall consist of internally illuminated aluminum cabinets. Graphics shall be routed out of aluminum cabinet face, with acrylic backer or push-thru acrylic. Secondary copy describing products and/or services shall consist of either of the following:

- Individual, internally illuminated, aluminum channel letters with industry standard acrylic faces, or acrylic with vinyl overlays.
- Internally illuminated aluminum cabinets with graphics routed out of aluminum face. Acrylic backers or push-thru acrylic graphics are allowed.

Sign Copy

Tenant graphics shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long as the logo comprises not more than 40% of the total sign area. Sign copy shall be single line, or stacked on two (2) lines.

Sign Colors

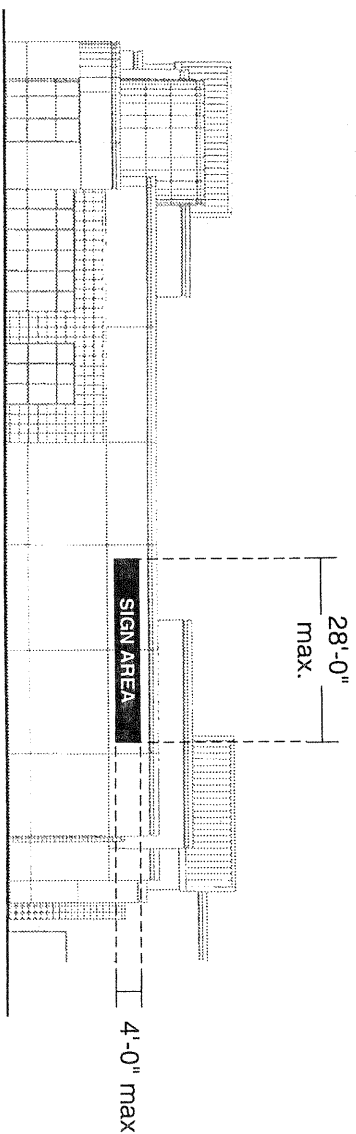
Letter returns to be painted to match the building wall surface color upon which the sign is mounted. Letter faces and cabinet graphic colors to be selected from the approved Shopping Center palette.

Typstyles

A variety of typstyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.

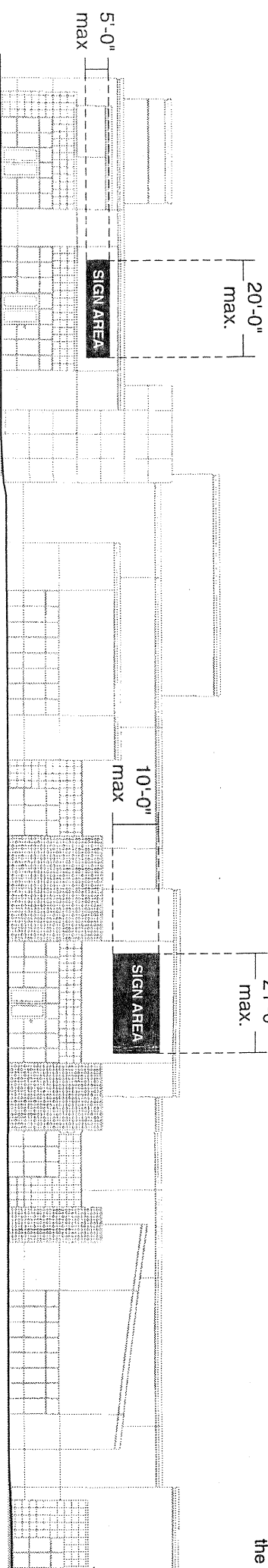
Each tenant is allowed one sign per street or parking lot frontage, with a maximum of two signs per tenant.

Note: Maximum horizontal and vertical dimensions shown are intended to allow for flexibility in the design of each tenant sign. In no case, however, shall the calculations of horizontal and vertical dimensions of any tenant sign exceed the maximum sign area allowed for each sign.



Building 4D, 4C, & 4b - North Elevation

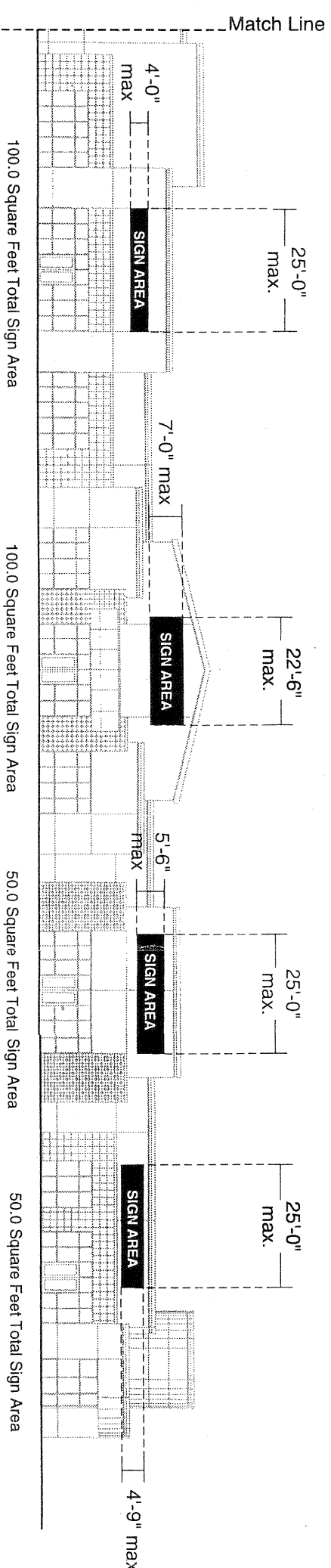
50.0 Square Feet Total Sign Area



Building 2 & 3 - East Elevation

100.0 Square Feet Total Sign Area

150.0 Square Feet Total Sign Area



Building 4A, 4B, 4C & 4D - East Elevation

100.0 Square Feet Total Sign Area

100.0 Square Feet Total Sign Area

50.0 Square Feet Total Sign Area

50.0 Square Feet Total Sign Area

The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240

Date: 6.14.00
Scale: 1"=30'-0"
Revised: 7.22.00 2.18.01 2.26.01

Sheet:
TE 2.01

Tenant Identification Wall Sign

Sign Forms
 Business names shall consist of internally illuminated, individual, aluminum channel letters. Letter faces shall be industry standard acrylic or acrylic with translucent vinyl overlays. Logos shall consist of internally illuminated aluminum cabinets. Graphics shall be routed out of aluminum cabinet face, with acrylic backer or push-thru acrylic. Secondary copy describing products and/or services shall consist of either of the following:

- Individual, internally illuminated, aluminum channel letters with industry standard acrylic faces, or acrylic with vinyl overlays.
- Internally illuminated aluminum cabinets with graphics routed out of aluminum face. Acrylic backers or push-thru acrylic graphics are allowed.

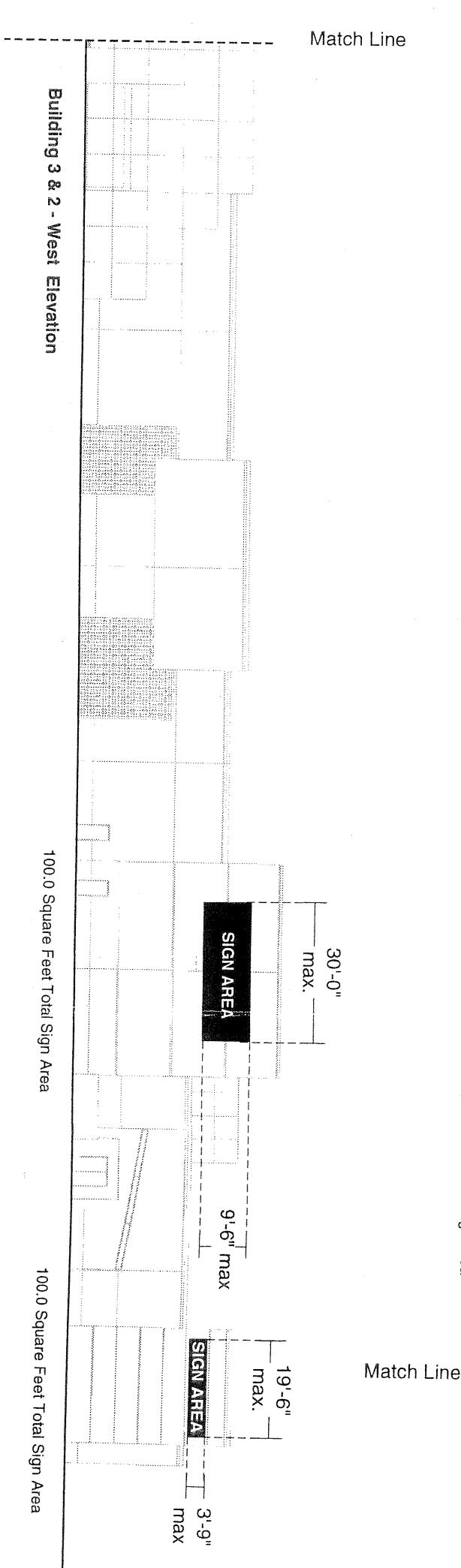
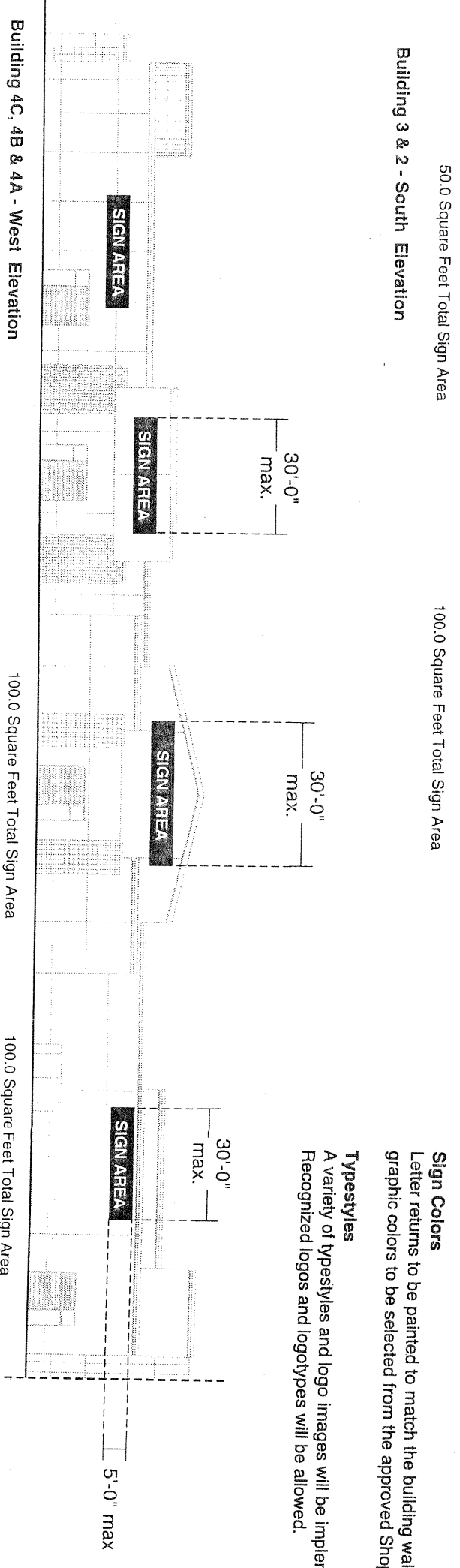
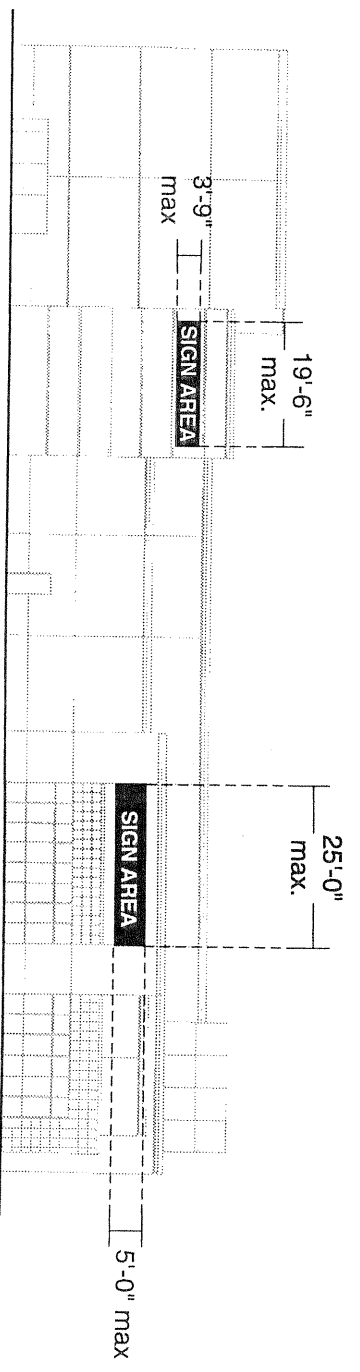
Sign Copy
 Tenant graphics shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long the logo comprises not more than 40% of the total sign area. Sign copy shall be single line, or stacked on two (2) lines.

Sign Colors
 Letter returns to be painted to match the building wall surface color upon which the sign is mounted. Letter faces and cabinet graphic colors to be selected from the approved Shopping Center palette.

Typstyles
 A variety of typstyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.

Each tenant is allowed one sign per street or parking lot frontage, with a maximum of two signs per tenant.

Note: Maximum horizontal and vertical dimensions shown are intended to allow for flexibility in the design of each tenant sign. In no case, however, shall the calculations of horizontal and vertical dimensions of any tenant sign exceed the maximum sign area allowed for each sign.



The Design Factor

10 Carriage Hill Lane,
 Laguna Hills, CA 92653
 (949) 457-7880
 Fax: (949) 472-4240

Date: 6.14.00
 Scale: 1"= 30'-0"
 Revised: 7.22.00 2.26.01

Sheet:
TE 2.02

Tenant Identification Wall Sign

Sign Forms

Business names shall consist of internally illuminated, individual, aluminum channel letters. Letter faces shall be industry standard acrylic or acrylic with translucent vinyl overlays. Logos shall consist of internally illuminated aluminum cabinets. Graphics shall be routed out of aluminum cabinet face, with acrylic backer or push-thru acrylic. Secondary copy describing products and/or services shall consist of either of the following:

- Individual, internally illuminated, aluminum channel letters with industry standard acrylic faces, or acrylic with vinyl overlays.
- Internally illuminated aluminum cabinets with graphics routed out of aluminum face. Acrylic backers or push-thru acrylic graphics are allowed.

Sign Copy

Tenant graphics shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long as the logo comprises not more than 40% of the total sign area. Sign copy shall be single line, or stacked on two (2) lines.

Sign Colors

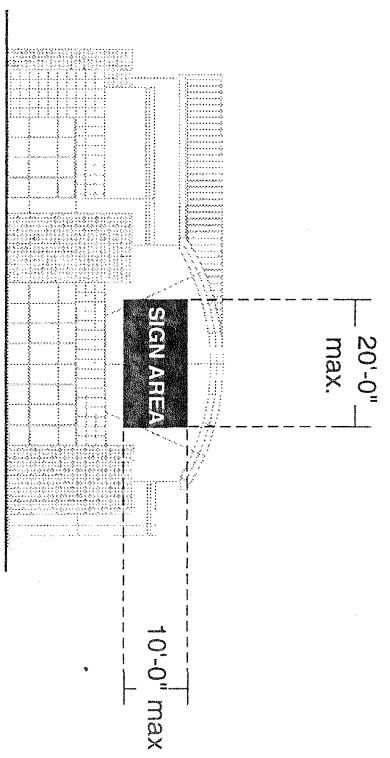
Letter returns to be painted to match the building wall surface color upon which the sign is mounted. Letter faces and cabinet graphic colors to be selected from the approved Shopping Center palette.

Typestyles

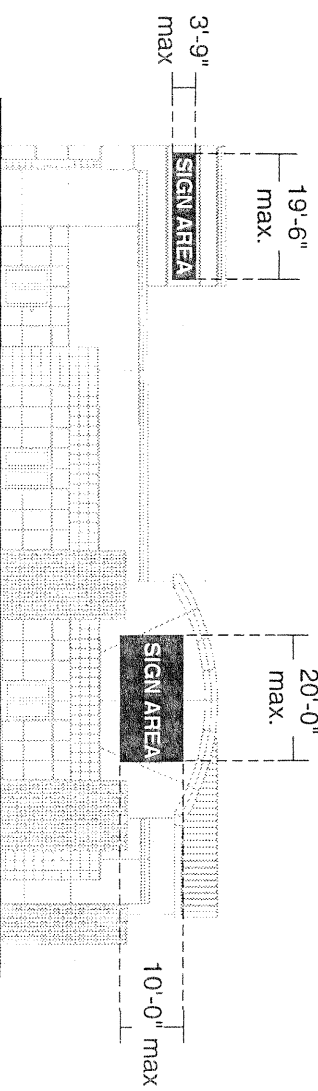
A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.

Each tenant is allowed one sign per street or parking lot frontage, with a maximum of two signs per tenant.

Note: Maximum horizontal and vertical dimensions shown are intended to allow for flexibility in the design of each tenant sign. In no case, however, shall the calculations of horizontal and vertical dimensions of any tenant sign exceed the maximum sign area allowed for each sign.

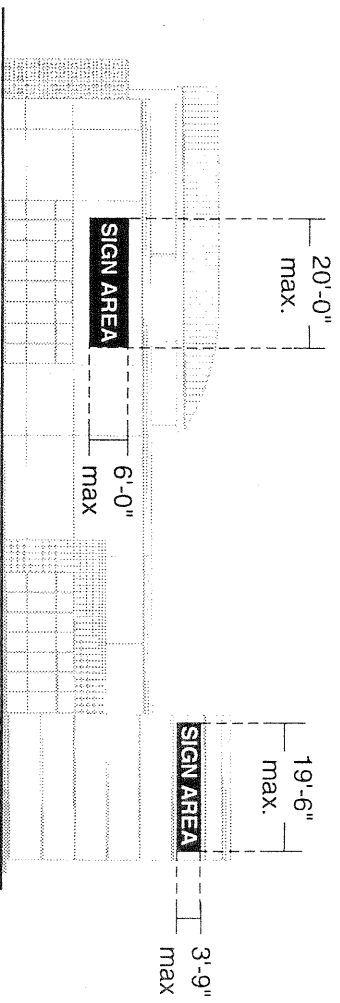


Building 5 - East Elevation 100.0 Square Feet Total Sign Area



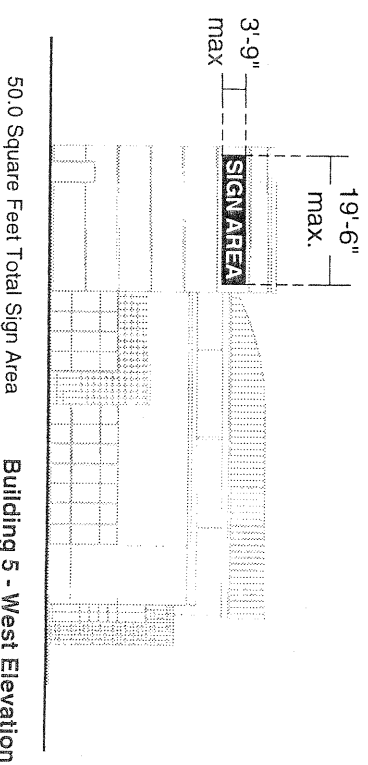
50.0 Square Feet Total Sign Area 100.0 Square Feet Total Sign Area

Building 5 - South Elevation



100.0 Square Feet Total Sign Area 50.0 Square Feet Total Sign Area

Building 5 - North Elevation



50.0 Square Feet Total Sign Area

Building 5 - West Elevation

The Design Factor

10 Carriage Hill Lane,
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240

Sheet:

Date: 6.14.00
Scale: 1"=30'-0"
Revised: 7.22.00 2.18.01 2.26.01

TE 3.01

Tenant Identification Wall Sign

Sign Forms

Business names shall consist of internally illuminated, individual, aluminum channel letters. Letter faces shall be industry standard acrylic or acrylic with translucent vinyl overlays. Logos shall consist of internally illuminated aluminum cabinets. Graphics shall be routed out of aluminum cabinet face, with acrylic backer or push-thru acrylic. Secondary copy describing products and/or services shall consist of either of the following:

- Individual, internally illuminated, aluminum channel letters with industry standard acrylic faces, or acrylic with vinyl overlays.
- Internally illuminated aluminum cabinets with graphics routed out of aluminum face, acrylic backers or push-thru acrylic graphics are allowed.

Sign Copy

Tenant graphics shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long the logo comprises not more than 40% of the total sign area. Sign copy shall be single line, or stacked on two (2) lines.

Sign Colors

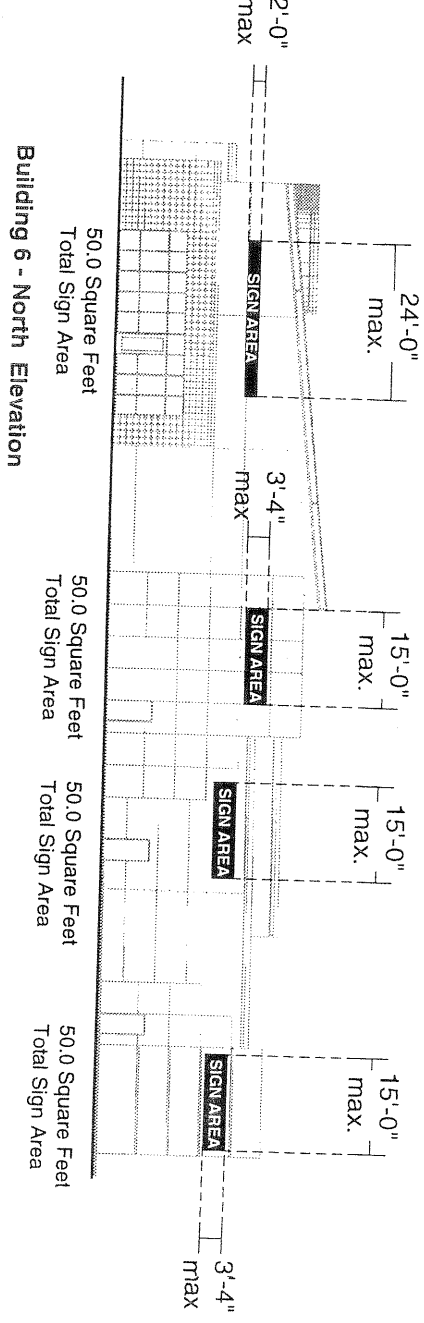
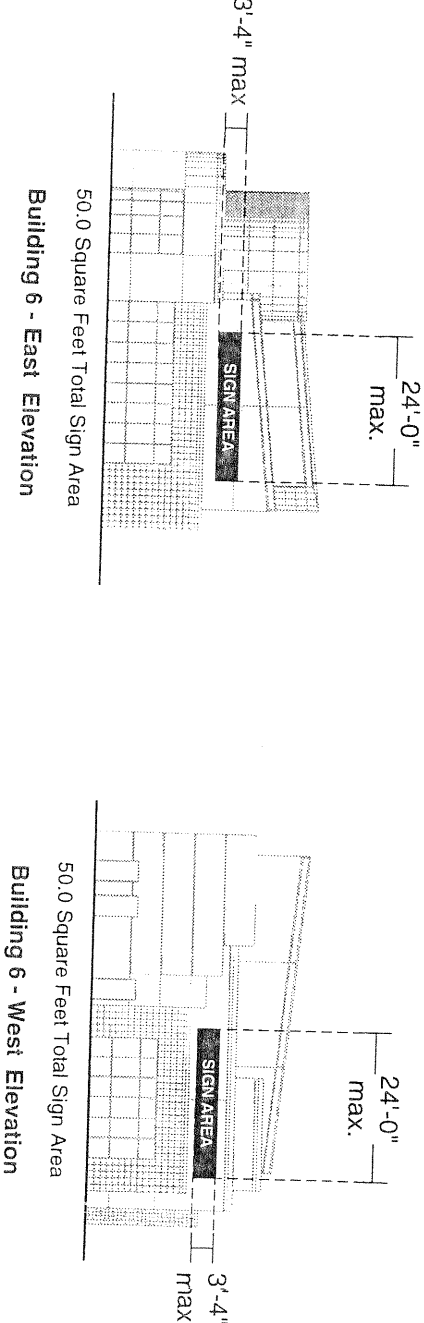
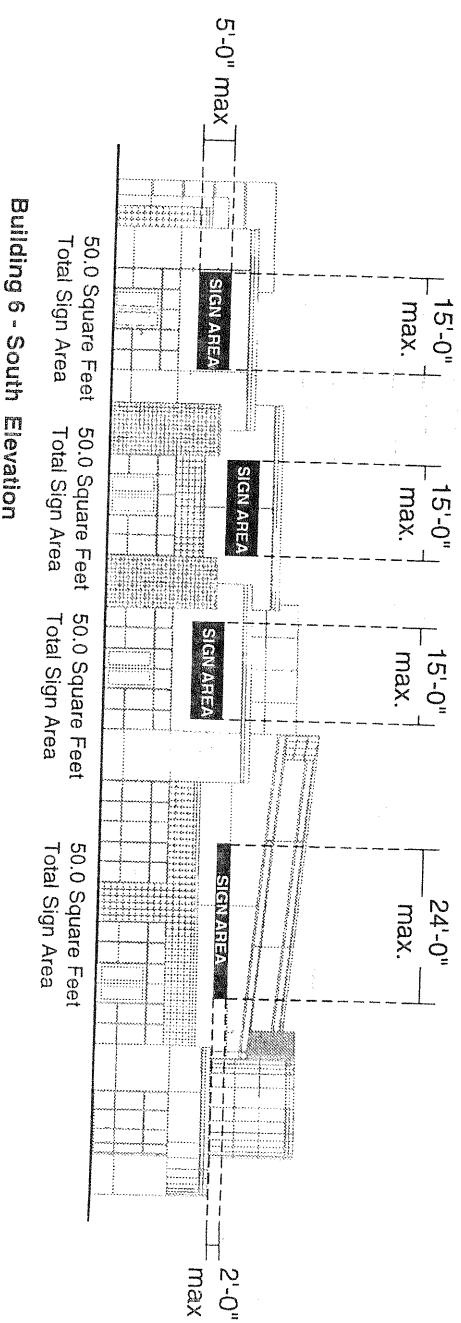
Letter returns to be painted to match the building wall surface color upon which the sign is mounted. Letter faces and cabinet graphic colors to be selected from the approved Shopping Center palette.

Typstyles

A variety of typstyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.

Each tenant is allowed one sign per street or parking lot frontage, with a maximum of two signs per tenant.

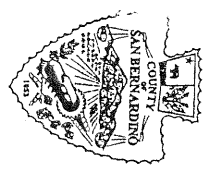
Note: Maximum horizontal and vertical dimensions shown are intended to allow for flexibility in the design of each tenant sign. In no case, however, shall the calculations of horizontal and vertical dimensions of any tenant sign exceed the maximum sign area allowed for each sign.



The Design Factor

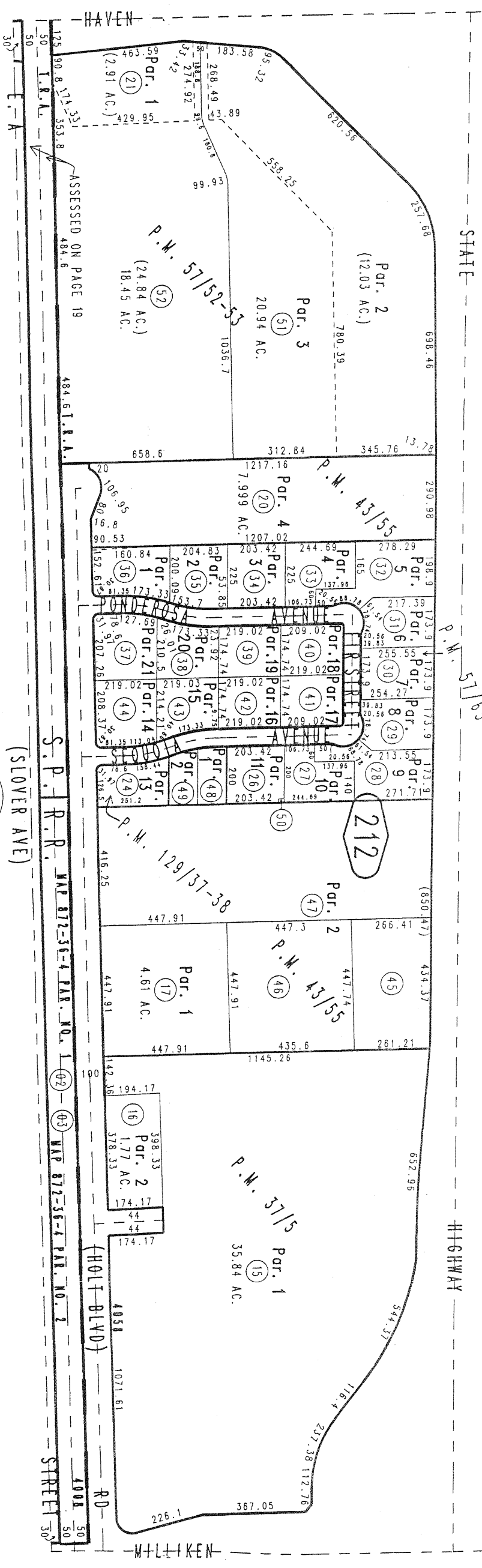
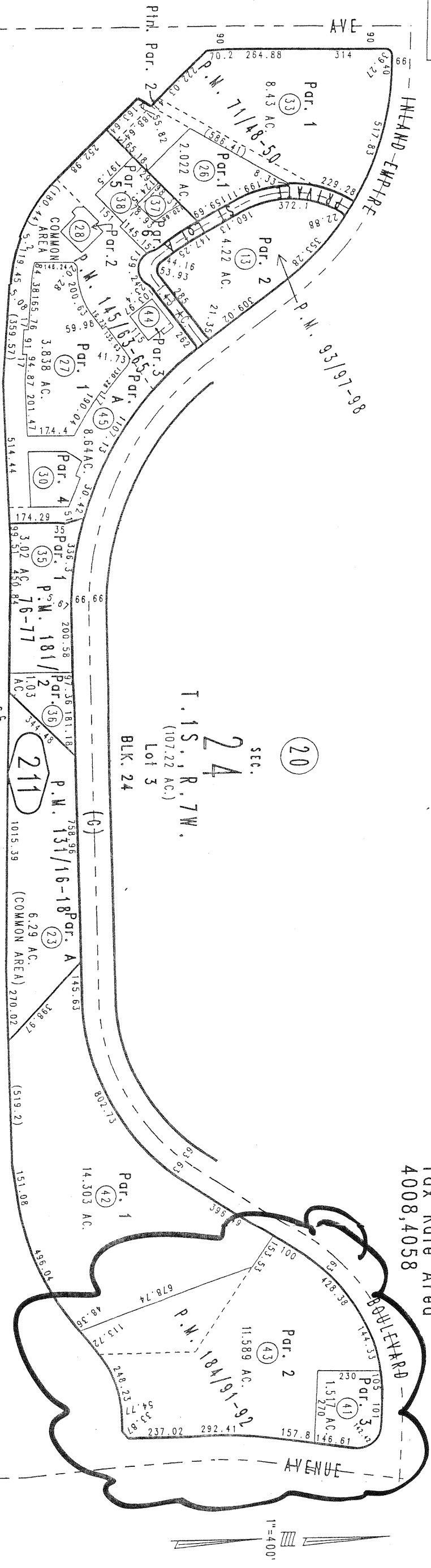
10 Carriage Hill Lane
Laguna Hills, CA 92653
(949) 457-7880
Fax: (949) 472-4240

Date: 6.14.00
Scale: 1"=30'-0"
Revised: 7.22.00 2.18.01 2.26.01
Sheet: TE 4.01



Ptn. Tract No. 2244, M.B. 35/50-56

City of Ontario
Tax Rate Area
4008, 4058
0210-21



Pin. Parcel Map No. 11376, P.M. 131/16-18
 Pin. Parcel Map No. 7135, P.M. 71/48-50
 Pin. Parcel Map No. 5871, P.M. 57/65-66
 Pin. Parcel Map No. 4603, P.M. 43/55
 Parcel Map No. 1889, P.M. 37/5
 Parcel Map No. 5830, P.M. 57/52-53

Parcel Map No. 15143, P.M. 184/91-92
 Parcel Map No. 14920, P.M. 181/76-77
 Parcel Map No. 11267, P.M. 145/63-65
 Parcel Map No. 10827, P.M. 129/37-38
 Parcel Map No. 8818, P.M. 93/97-98

0211
22

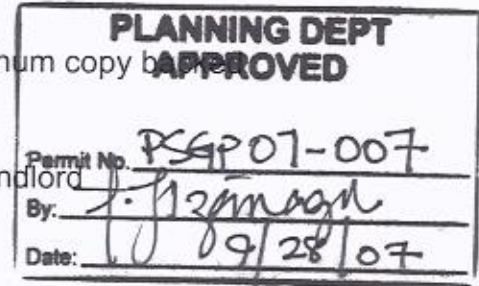
19

0238
04

1. Tenant Identification Monument Sign

Existing internally illuminated center identification sign routed out aluminum copy back up with acrylic. Tenant panels shall be white acrylic with vinyl copy.

Trademark logotype with combined copy shall be allowed subject to Landlord and City approval.



Color Specifications :

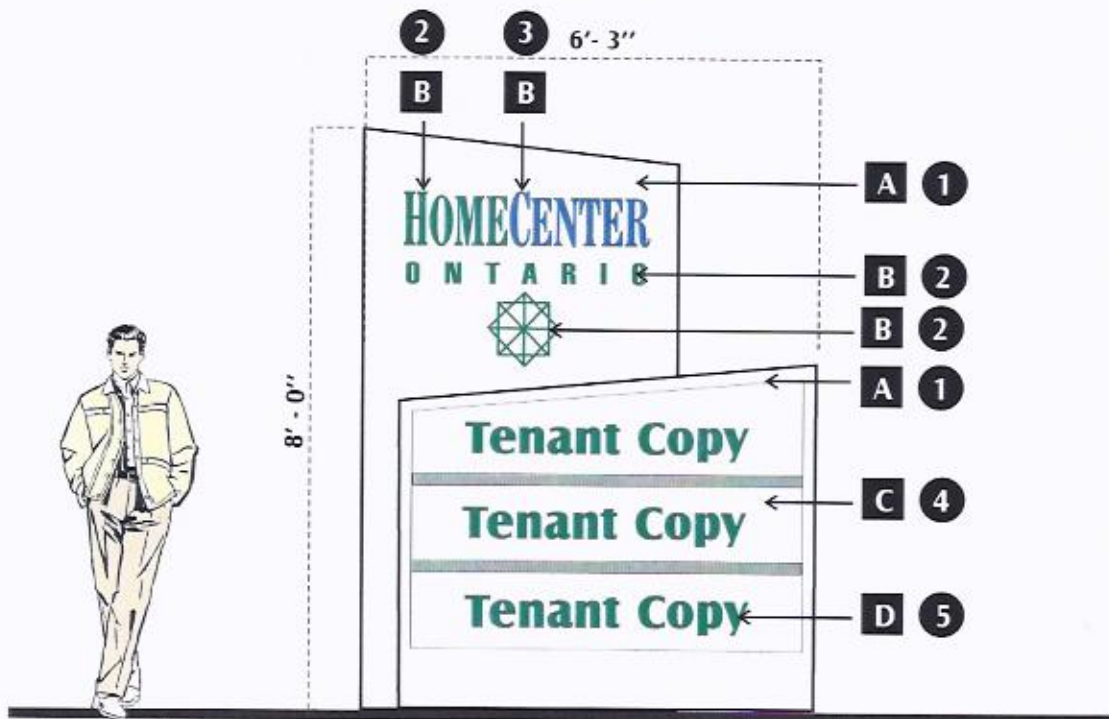
- 1 White enamel 
- 2 Acrylic 2108 Green 
- 3 Acrylic 2648 Blue 
- 4 Acrylic 7328 (White) 
- 5 230-76 Holly Green 

General Specifications :

- A Existing fabricated aluminum monolith
- B Routed acrylic back-up letters
- C Internally Illuminated acrylic sign face
- D 3M vinyl tenant letters

50 Square Feet Total Sign Area

Quantity: Three (3) Two sided
One (1) One sided



Elevation

Scale 3/8" = 1'-0"

Proposed Double Face Internally Illuminated Sign