

# EMPIRE TOWERS

1, 2, 3 & 4

PLANNING DEPARTMENT  
APPROVED  
SUBJECT TO CONDITIONS

EMPIRE TOWERS SIGN PROGRAM  
(PSGP 10-001)

Approved By: *[Signature]* Date: 2/22/2010

Master Sign Program (PSGP10-001)

East Inland Empire Blvd • Ontario • CA • 91764

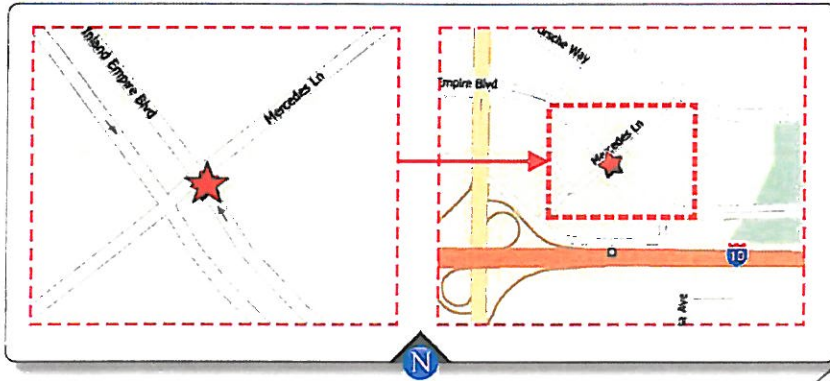
# EMPIRE TOWERS

## Master Sign Program (PSGP10-001)

### Table of Contents

Site Plan & Vicinity Maps .....	1
Objective .....	2
General Specifications .....	3
Construction Requirements .....	4
Miscellaneous Restrictions .....	5
All Companies Bidding to Manufacture .....	6
Wall Signs .....	7 & 8
Wall Signs Layout Samples .....	9
Wall Sign Manufacturing Methods Allowed .....	10
Monument Signs .....	11-16
Directional Signs .....	17-24
Building "1" .....	25
Building "2" .....	26
Building "3" .....	27
Building "4" .....	28
Building Structures not included in this sign program .....	29
Property Management Letter .....	30

# EMPIRE TOWERS



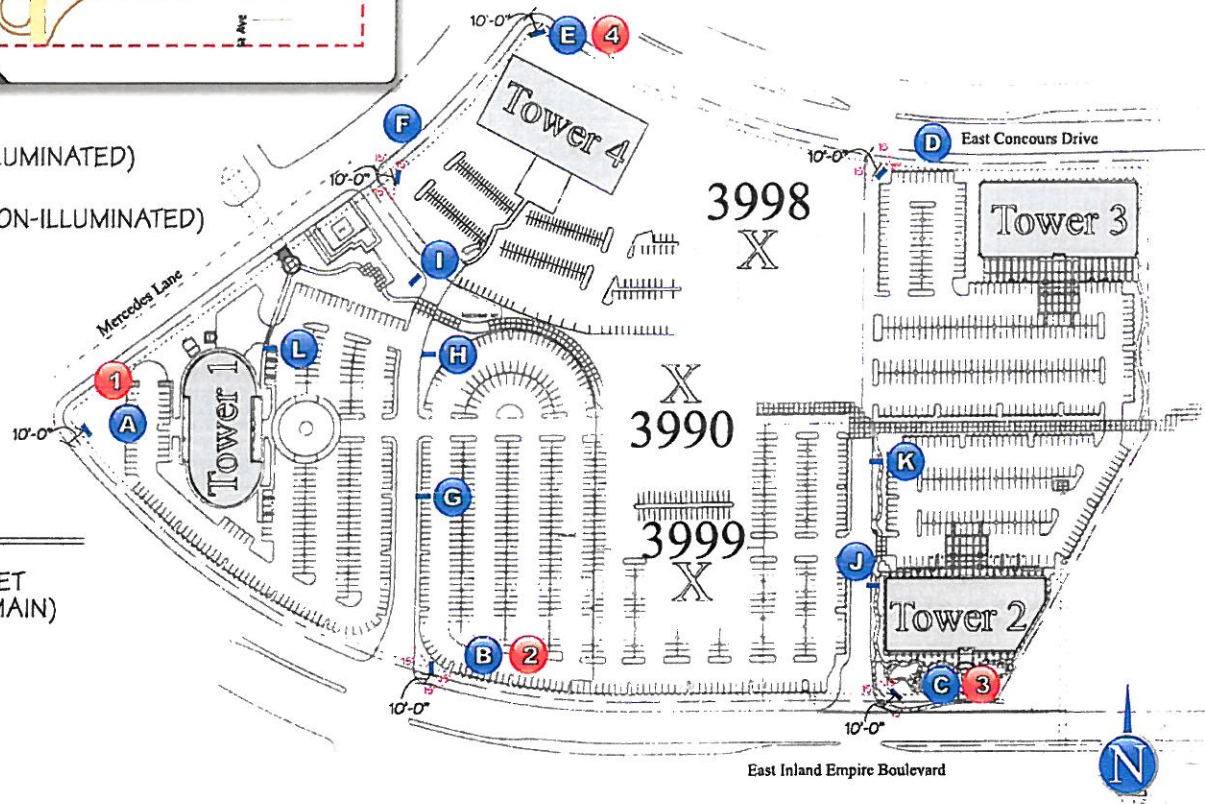
## TOWER ADDRESS:

TOWER 1: 3633 E INLAND EMPIRE BLVD.  
 TOWER 2: 4141 E INLAND EMPIRE BLVD.  
 TOWER 3: 4200 E CONCOURS  
 TOWER 4: 3800 E CONCOURS

- A - F** MONUMENT SIGNAGE (ILLUMINATED)
- G - L** DIRECTIONAL CABINET (NON-ILLUMINATED)
- X** NOT PART OF SIGN PROGRAM

## Removals

- 1 - 3** REMOVE EXISTING CABINET (CONCRETE BASE TO REMAIN)
- 4** REMOVE MAIN SIGN



# EMPIRE TOWERS

## Objective

---

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality size and placement for Occupant's signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication.

## General Specifications

---

1. **Purpose:** The purpose of the following criteria is to establish a coordinated sign program for Empire Towers 1-4, that gives each Occupant adequate identification, while achieving a unified, attractive appearance among all Occupants. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.
2. **Management Approval:** Prior to sign fabrication, the Occupant shall submit a completed sign application and set of drawings of the proposed sign(s) to the Management of CIP Real Estate Property Services.
3. **Cost of permits:** All permits for signs and the installation thereof shall be obtained from the City of Ontario prior to sign fabrication. All permits for signs and the installation thereof shall be obtained by the Occupant's sign contractor and paid for by the Occupant.
4. **Compliance with Codes:** All signs and the installation thereof shall comply with the Lease Documents as well as all current local zoning, building and electrical codes.
5. **Definition of Terms -** Various capitalized words and phrases used here in are defined in the declaration of covenants, conditions and restrictions, reservation of easements and alternative dispute resolution.

## Construction Requirements

---

1. Illuminated Occupant signs may be permitted.
2. Repair of Damages: The Occupant is solely liable for all costs to repair any damage caused by its sign contractors.
3. Responsibility for work: The Occupant shall be fully responsible for the work of the sign contractors.

## Miscellaneous Restrictions

---

1. Business Hours and Telephone Numbers: Limited to no more than 72 square inches for each business frontage with a customer entrance.
2. Flashing Signs: Animated, flashing or audible signs are prohibited.
3. Lettering painted directly on a building surface, including windows, is prohibited.
4. Projections above or below the designated sign area are prohibited.
5. Temporary Signs: All banners, balloons, streamers, placards or portable signs, which direct, promote, attract, service or which are otherwise designed to attract attention are prohibited.
6. Aluminum "canister" type signs are not allowed.
7. All other prohibited signs as stated in Article 31: Signs, of the Ontario Development Code (Sec. 9-1.3120)

## All Companies Bidding to Manufacture

---

1. **Substitutions:** All companies bidding to manufacture and install an Occupant's signs are advised that no substitutes will be accepted by the Management whatsoever, unless approved in writing. Signs that deviate from these criteria without such approval must be removed at the Occupant's expense, at Management's discretion.
2. **Insurance:** The Occupant's sign fabrication and installation company shall carry Worker's Compensation and Public Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of One Million Dollars (\$1,000,000.00) combined single limit.
3. **Erection:** The Occupant's sign company shall completely erect the subject sign in accordance with these criteria and all local zoning, building, and electrical codes.

### APPROVALS

Every Occupant sign must be submitted to Management and to the City of Ontario for prior approval per the declaration. The drawings to be submitted must clearly indicate sign size, letter size, colors, construction materials, location, and sign copy.



# EMPIRE TOWERS

## Wall Signs

---

DUE TO THE RESTRICTIONS OF MULTI-TENANT BUILDINGS, NOT ALL TENANTS WILL BE ALLOWED BUILDING SIGNAGE. INDIVIDUAL TENANT LEASES SHALL DETERMINE TENANT SIGNAGE ALLOWANCES.

1. **Approval Required:** All signs shall be attached to the building only at a location(s) approved by the City of Ontario and the Association and be in compliance with attached drawings and specifications.
2. **Main Building ID Sign:** The main business identification sign shall be located on the building fascia and positioned to be complimentary and proportional to each building. Building signs shall be limited to the identification of tenants.
3. **Window Sign:** Window signs are not allowed unless mandated postings are required by law. All window signs must be pre-approved in writing by Management.
4. **Sign type:** Occupant signs for all buildings shall be comprised of individual letters no less than 1/2" thick. This must be submitted to the Management for approval prior to submittal to City.
  - a. Secondary signs are subject to the discretion and approval of the City of Ontario and the Management.
  - b. Sandblasted or painted signs are not permitted.
5. **Sign Size:**
  - a. Primary sign height shall be a maximum of 60" with a minimum letter height 9" not to exceed 75% of fascia, and equal spacing on all sides. Deviations of Signage size must have express approval by Management and City.

## Wall Signs (cont.)

---

6. Type styles and logos:
  - a. The use of type style and logos are encouraged for all tenant signs.
  - b. Sign lettering should be combined with other graphics denoting the type of business.
  - c. Occupants: The typeface within the logo may be arranged up to a maximum of 3 lines of copy with logo to remain within the sign band area.
  - d. A logo may be used. Logo color face is open to occupant.
  - e. Copy: Open to Occupants, subject to Managements approval.
7. Occupants with Trademarked signage may be allowed trademarked colors, fonts, and logo that fall within the allowed signage area subject to review and written approval from the City of Ontario Planning Department and the Management.

The following sign styles and elements are prohibited.

1. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards without prior written approval.
2. Unauthorized window signs (Note: Box signs hanging in display windows are not allowed).
3. Pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria.
4. Exposed fasteners, unless decorative fasteners are essential to the design concept.
5. Flashing or oscillating, animated lights or other moving sign components.
6. Roof top mounted signs or signs projecting above roof lines.
7. Raceways of any kind.
8. Box or cabinet of logo modules of any kind.

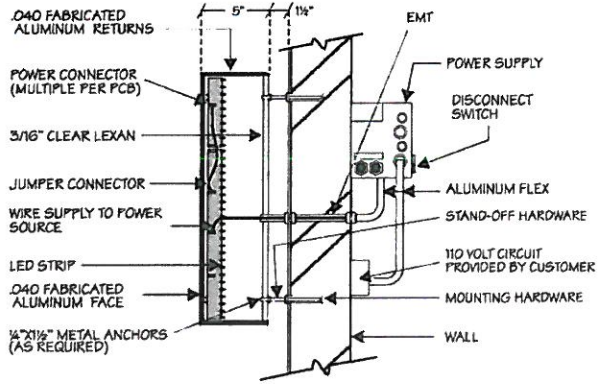
# EMPIRE TOWERS

## Wall Sign Layout Samples

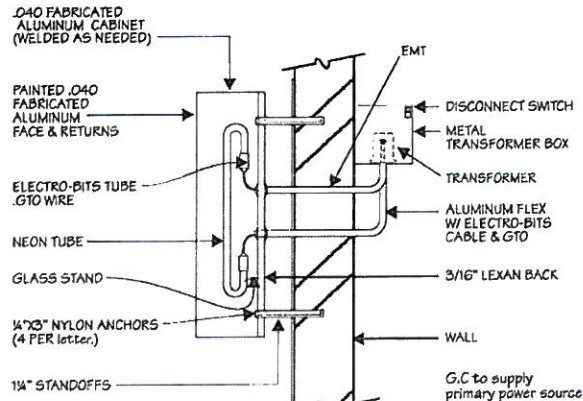
---



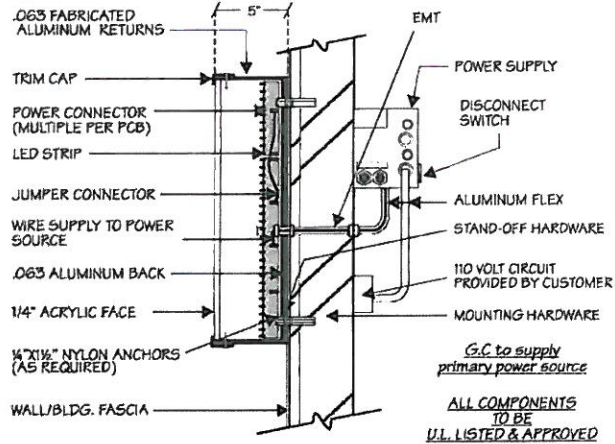
# EMPIRE TOWERS



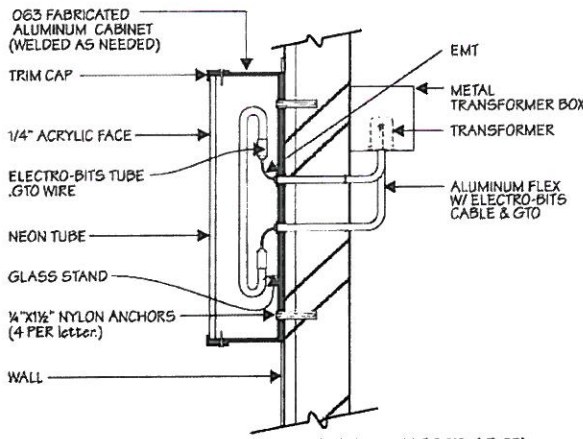
LED HALO-ILLUMINATED REVERSE CHANNEL LETTER (TYP.)



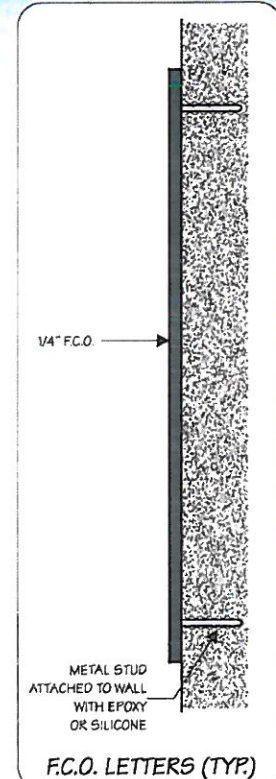
NEON HALO-ILLUMINATED REVERSE CHANNEL LETTER (TYP.)



ILLUMINATED LED CHANNEL LETTER (TYP.)



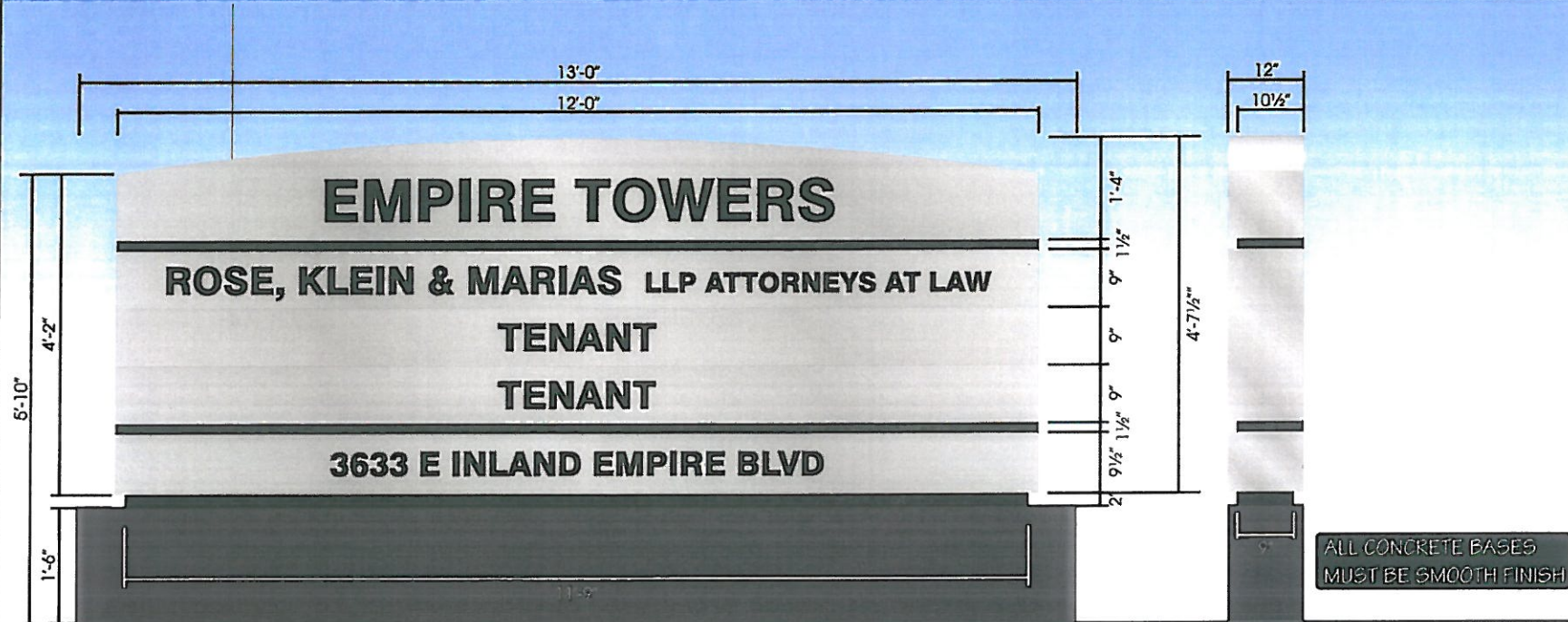
ILLUMINATED NEON CHANNEL LETTER (TYP.)



## WALL SIGN MANUFACTURING METHODS ALLOWED

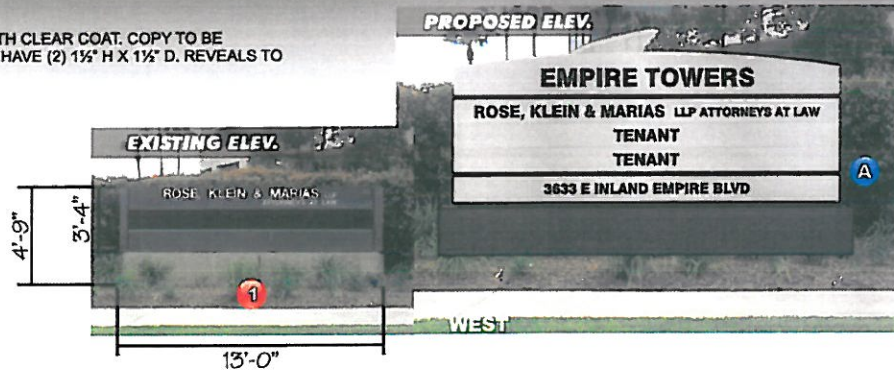
SIGN CRITERIA (PSGP10-001)

# EMPIRE TOWERS



**SPECIFICATIONS:**

- CABINET:** FABRICATE (1) NEW S/F ALUMINUM CABINET, BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE ROUTED OUT BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). CABINET TO HAVE (2) 1 1/2" H X 1 1/2" D. REVEALS TO BE PAINTED BLACK SEMI-GLOSS.
- TENANT PANELS:** REMOVABLE PANELS ROUTED OUT, BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H28).
- ADDRESS COPY:** FIRST SURFACE NON-ILLUM. BLACK VINYL OVERLAY.
- BOTTOM REVEAL:** 2" TO BE PAINTED BLACK, SEMI GLOSS.
- ILLUM.:** INTERNAL T12 CW/HO FLOURESCENT LAMPS
- CONCRETE BASE:** EXISTING BASE TO BE PAINTED SLATE COLOR.



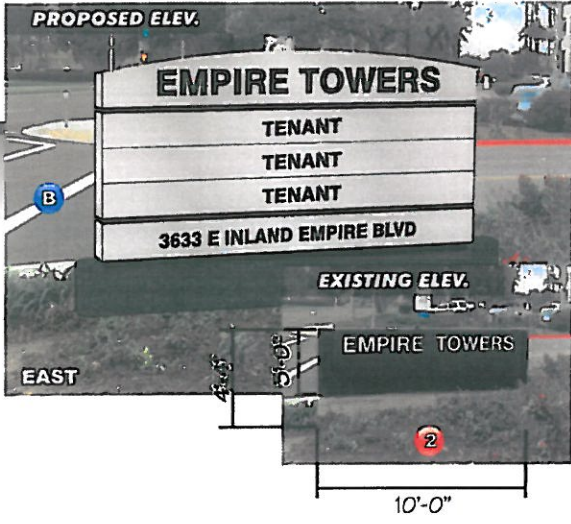
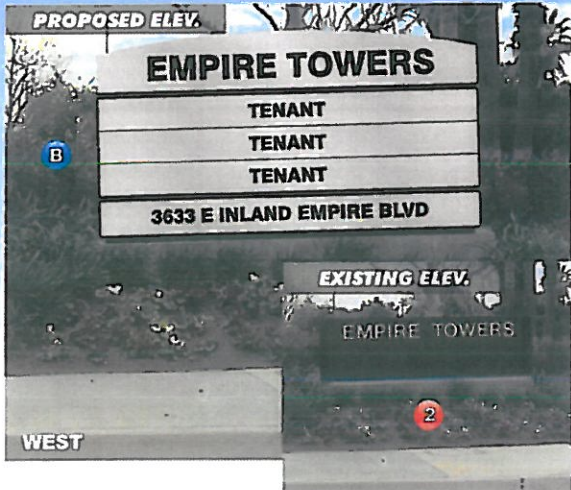
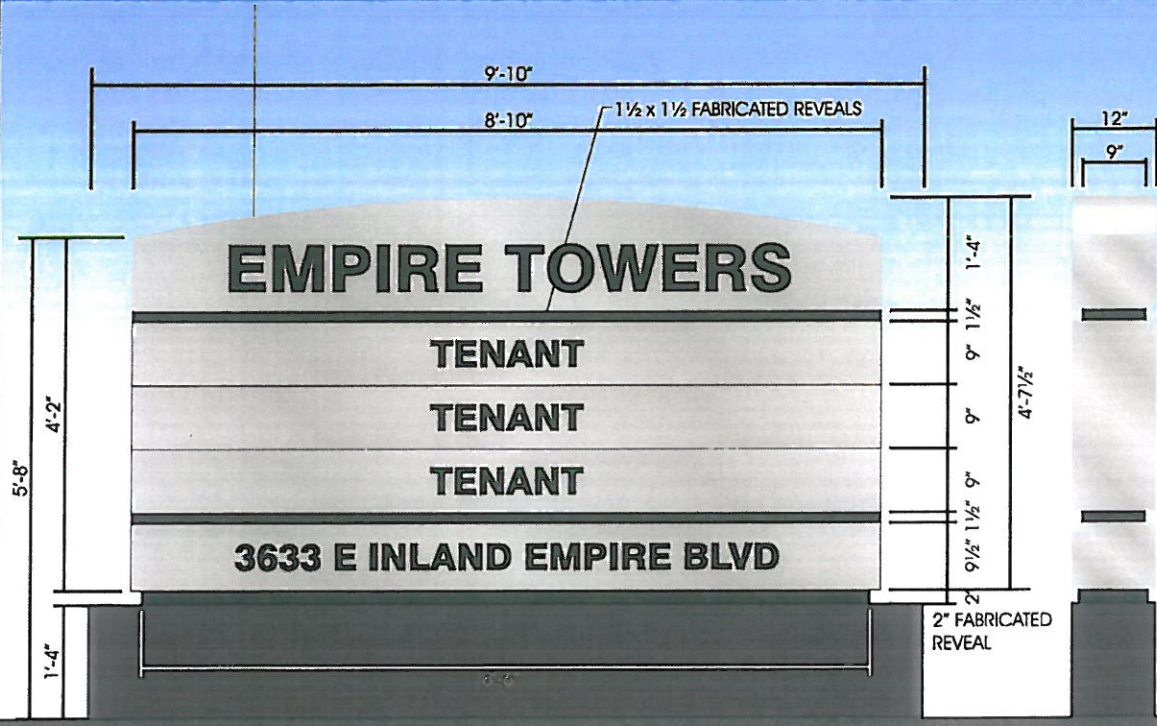
**A** S/F ILLUMINATED MONUMENT CABINET ON EXISTING BASE

**1** REMOVE EXISTING CABINET (CONCRETE BASE TO REMAIN)

**S/F ILLUMINATED MONUMENT CABINET ON EXISTING BASE**

SCALE: 1/2" = 1'

# EMPIRE TOWERS



**SPECIFICATIONS:**

- CABINET:** FABRICATE (1) NEW D/F ALUMINUM CABINET, BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE ROUTED OUT BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). CABINET TO HAVE (2) 1 1/2" H X 1 1/2" D. REVEALS TO BE PAINTED BLACK SEMI-GLOSS.
- TENANT PANELS:** REMOVABLE PANELS ROUTED OUT, BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). BE PAINTED BLACK SEMI-GLOSS.
- ADDRESS COPY:** FIRST SURFACE NON-ILLUM. BLACK VINYL OVERLAY.
- BOTTOM REVEAL:** 2" TO BE PAINTED BLACK, SEMI GLOSS.
- ILLUM.:** INTERNAL T12 CW/HO FLOURESCENT LAMPS
- CONCRETE BASE:** EXISTING BASE TO BE PAINTED SLATE COLOR.

ALL CONCRETE BASES  
MUST BE SMOOTH FINISH

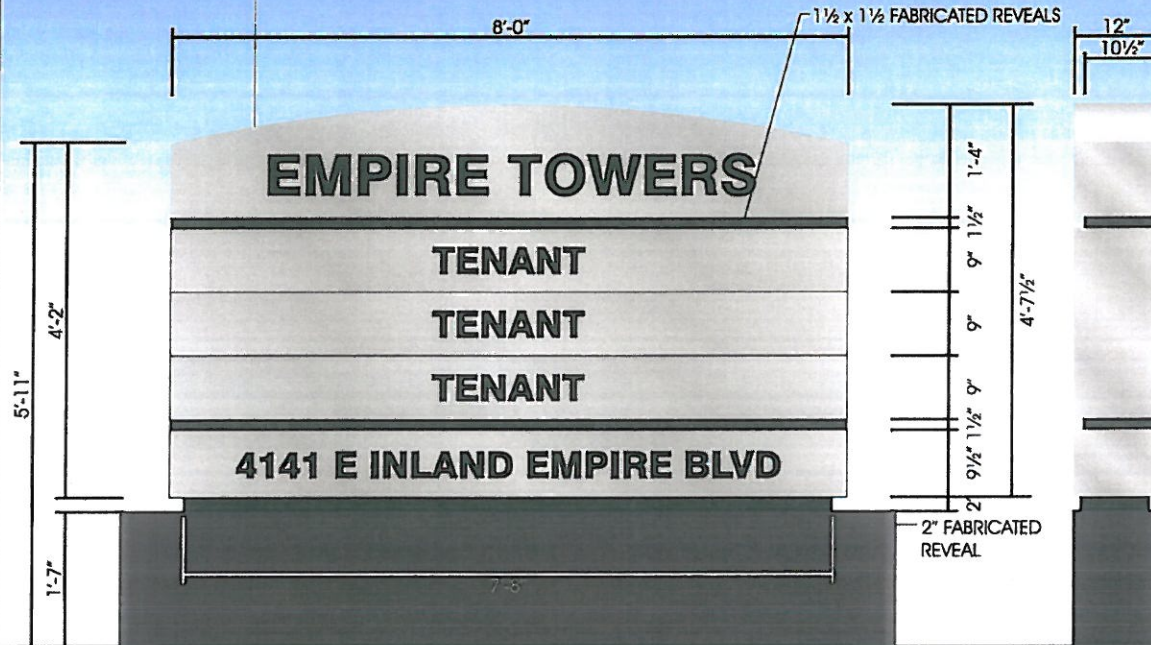
**B** D/F ILLUMINATED MONUMENT CABINET ON EXISTING BASE

**2** REMOVE EXISTING CABINET (CONCRETE BASE TO REMAIN)

**D/F ILLUMINATED MONUMENT CABINET ON EXISTING BASE**

SCALE: 1/2" = 1'

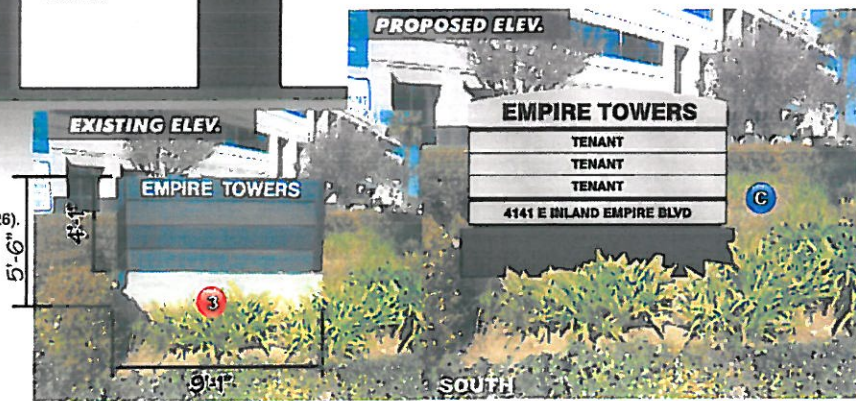
# EMPIRE TOWERS



ALL CONCRETE BASES  
MUST BE SMOOTH FINISH

**SPECIFICATIONS:**

- CABINET:** FABRICATE (1) NEW S/F ALUMINUM CABINET, BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE ROUTED OUT BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). CABINET TO HAVE (2) 1 1/2" H X 1 1/2" D. REVEALS TO BE PAINTED BLACK SEMI-GLOSS.
- TENANT PANELS:** REMOVABLE PANELS ROUTED OUT, BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26).
- ADDRESS COPY:** FIRST SURFACE NON-ILLUM. BLACK VINYL OVERLAY.
- BOTTOM REVEAL:** 2" TO BE PAINTED BLACK, SEMI GLOSS.
- ILLUM.:** INTERNAL T12 CW/HO FLOURESCENT LAMPS
- CONCRETE BASE:** EXISTING BASE TO BE PAINTED SLATE COLOR.

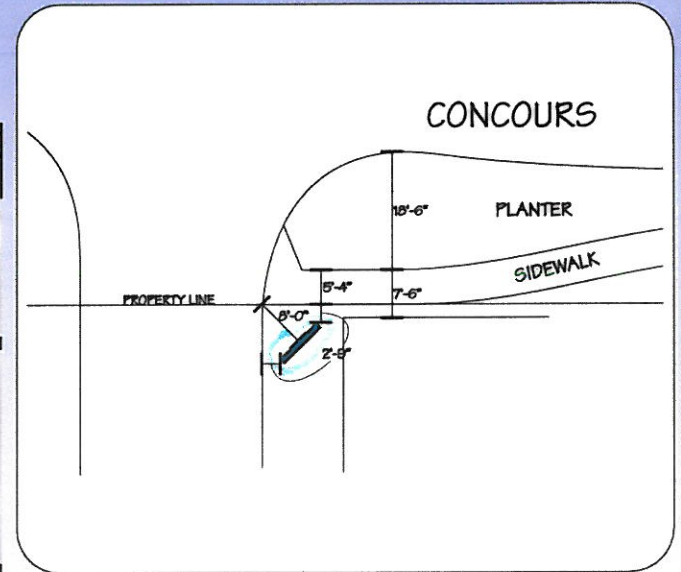
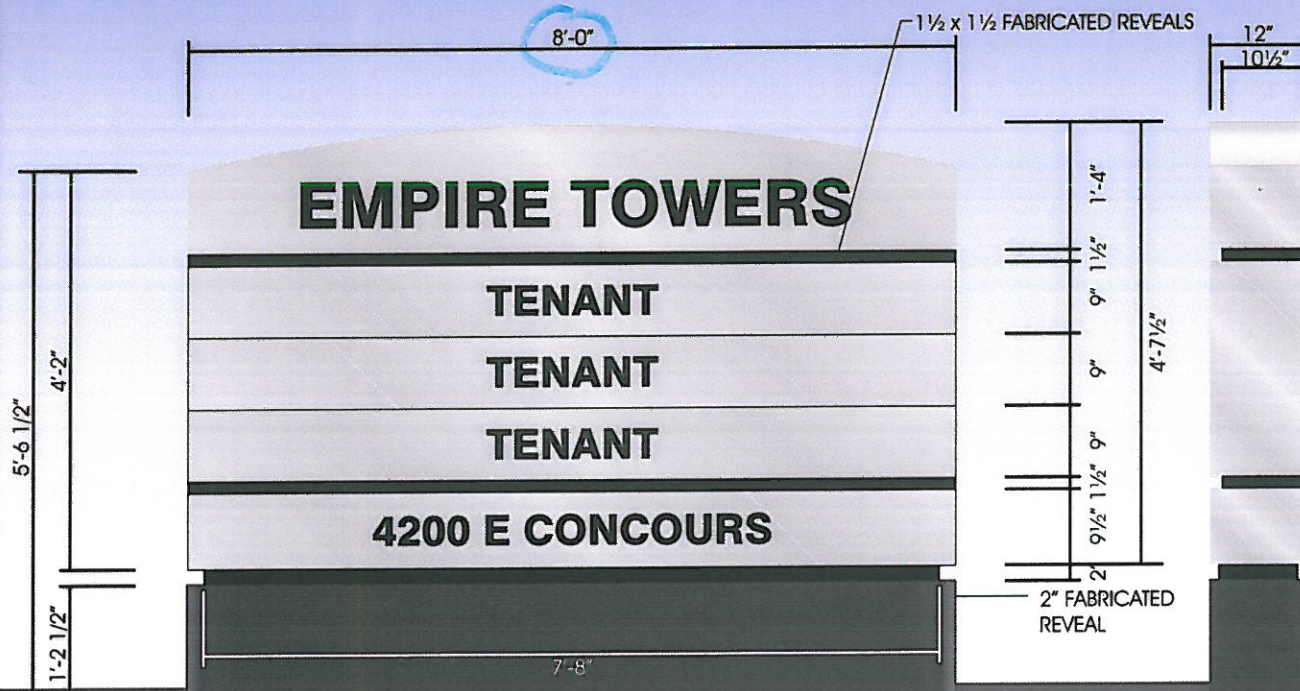


- C** D/F ILLUMINATED MONUMENT CABINET ON EXISTING BASE
- 3** REMOVE EXISTING CABINET (CONCRETE BASE TO REMAIN)

**D/F ILLUMINATED MONUMENT CABINET ON EXISTING BASE**

SCALE: 1/2" = 1'

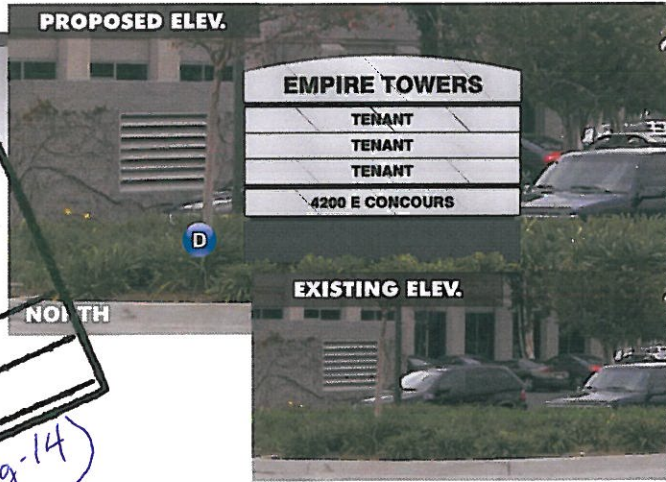
# EMPIRE TOWERS



ALL CONCRETE BASES  
MUST BE SMOOTH FINISH

**SPECIFICATIONS:**

- CABINET: FABRICATE (1) NEW S/F ALUMINUM CABINET, BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE ROUTED OUT BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). CABINET TO HAVE (2) 1 1/2" H X 1 1/2" D. REVEALS TO BE PAINTED BLACK SEMI-GLOSS.
- TENANT PANELS: REMOVABLE PANELS ROUTED OUT, BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26).
- ADDRESS COPY: FIRST SURFACE NON-ILLUM. BLACK VINYL OVERLAY.
- BOTTOM REVEAL: 2" TO BE PAINTED BLACK, SEMI GLOSS.
- ILLUM.: INTERNAL T12 CW/HO FLOURESCENT LAMPS TO CONNECT TO CLIENT PROVIDED POWER
- CONCRETE BASE: SLATE COLORED CONCRETE FINISH.



**PLANNING DEPT  
APPROVED**  
 "Empire Towers"  
 Permit No. PSGP10-001  
 Date: 6/7/2010  
 (Revised/pg-14)  
 "Sign D"

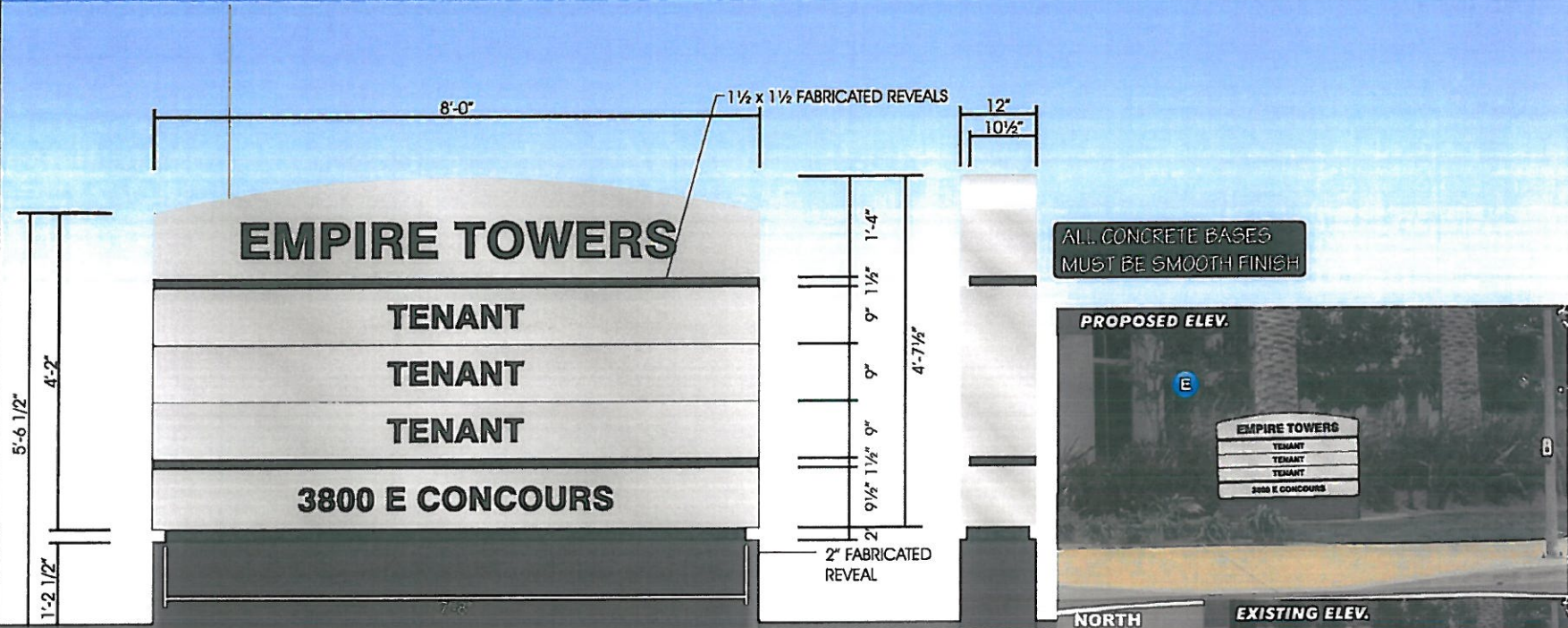
**D** S/F ILLUMINATED MONUMENT CABINET ON NEW BASE

**S/F ILLUMINATED MONUMENT CABINET ON NEW BASE**

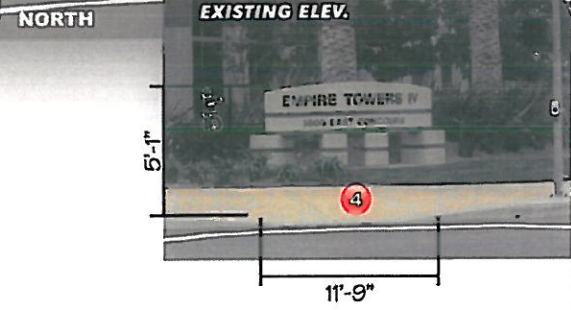
SCALE: 1/2" = 1'



# EMPIRE TOWERS



ALL CONCRETE BASES  
MUST BE SMOOTH FINISH



**SPECIFICATIONS:**

- CABINET:** FABRICATE (1) NEW S/F ALUMINUM CABINET, BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE ROUTED OUT BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). CABINET TO HAVE (2) 1 1/2" H X 1 1/2" D. REVEALS TO BE PAINTED BLACK SEMI-GLOSS.
- TENANT PANELS:** REMOVABLE PANELS ROUTED OUT, BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26).
- ADDRESS COPY:** FIRST SURFACE NON-ILLUM. BLACK VINYL OVERLAY.
- BOTTOM REVEAL:** 2" TO BE PAINTED BLACK, SEMI GLOSS.
- ILLUM.:** INTERNAL T12 CW/HO FLOURESCENT LAMPS TO CONNECT TO CLIENT PROVIDED POWER
- CONCRETE BASE:** SLATE COLORED CONCRETE FINISH.

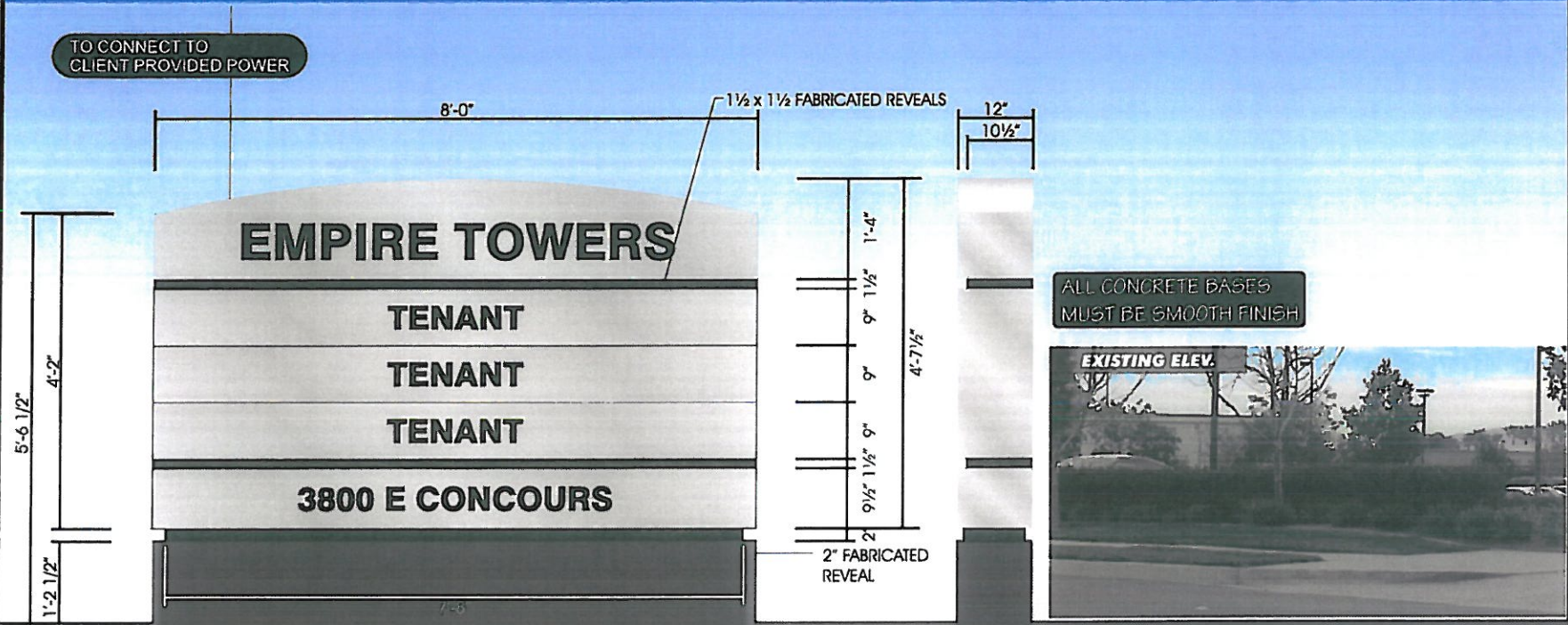
**E** S/F ILLUMINATED MONUMENT CABINET ON NEW BASE

**4** REMOVE MAIN SIGN

**S/F ILLUMINATED MONUMENT CABINET ON NEW BASE**

SCALE: 1/2" = 1'

# EMPIRE TOWERS



**SPECIFICATIONS:**

- CABINET:** FABRICATE (1) NEW S/F ALUMINUM CABINET, BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE ROUTED OUT BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H26). CABINET TO HAVE (2) 1 1/2" H X 1 1/2" D. REVEALS TO BE PAINTED BLACK SEMI-GLOSS.
- TENANT PANELS:** REMOVABLE PANELS ROUTED OUT, BACKED UP WITH DAY/NIGHT PLEX (GPP-95 7H28).
- ADDRESS COPY:** FIRST SURFACE NON-ILLUM. BLACK VINYL OVERLAY.
- BOTTOM REVEAL:** 2" TO BE PAINTED BLACK, SEMI GLOSS.
- ILLUM.:** INTERNAL T12 CW/HO FLOURESCENT LAMPS TO CONNECT TO CLIENT PROVIDED POWER.
- CONCRETE BASE:** SLATE COLORED CONCRETE FINISH.



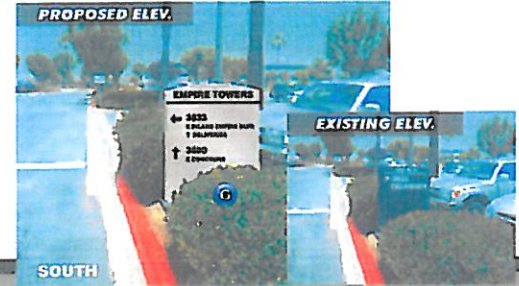
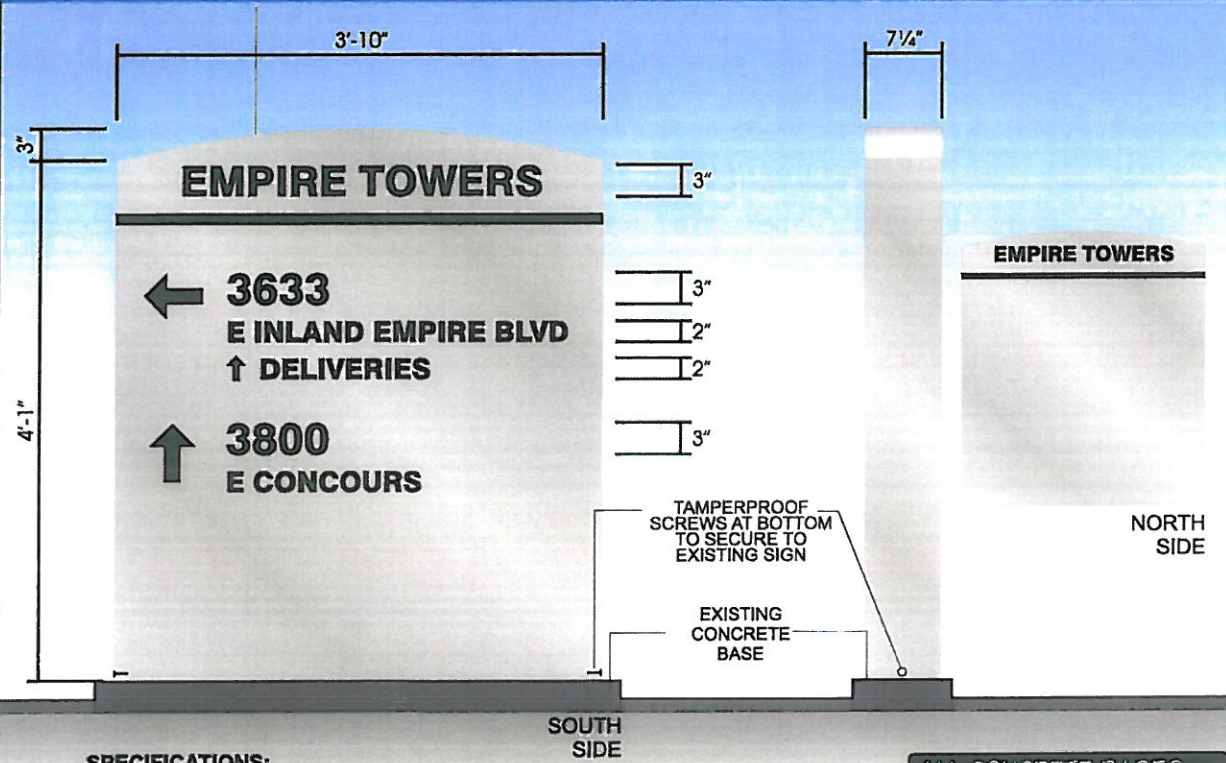
**NEW MONUMENT SIGN**

**F** S/F ILLUMINATED MONUMENT CABINET ON NEW BASE

**S/F ILLUMINATED MONUMENT CABINET ON NEW BASE**

SCALE: 1/2" = 1'

# EMPIRE TOWERS

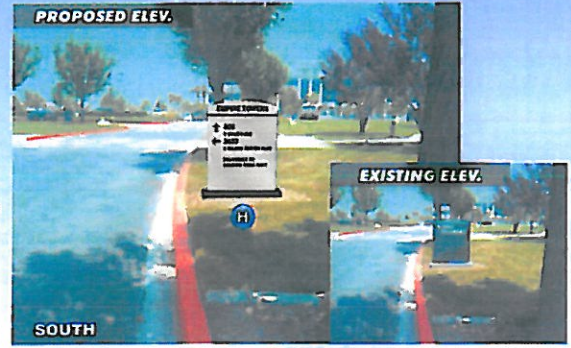
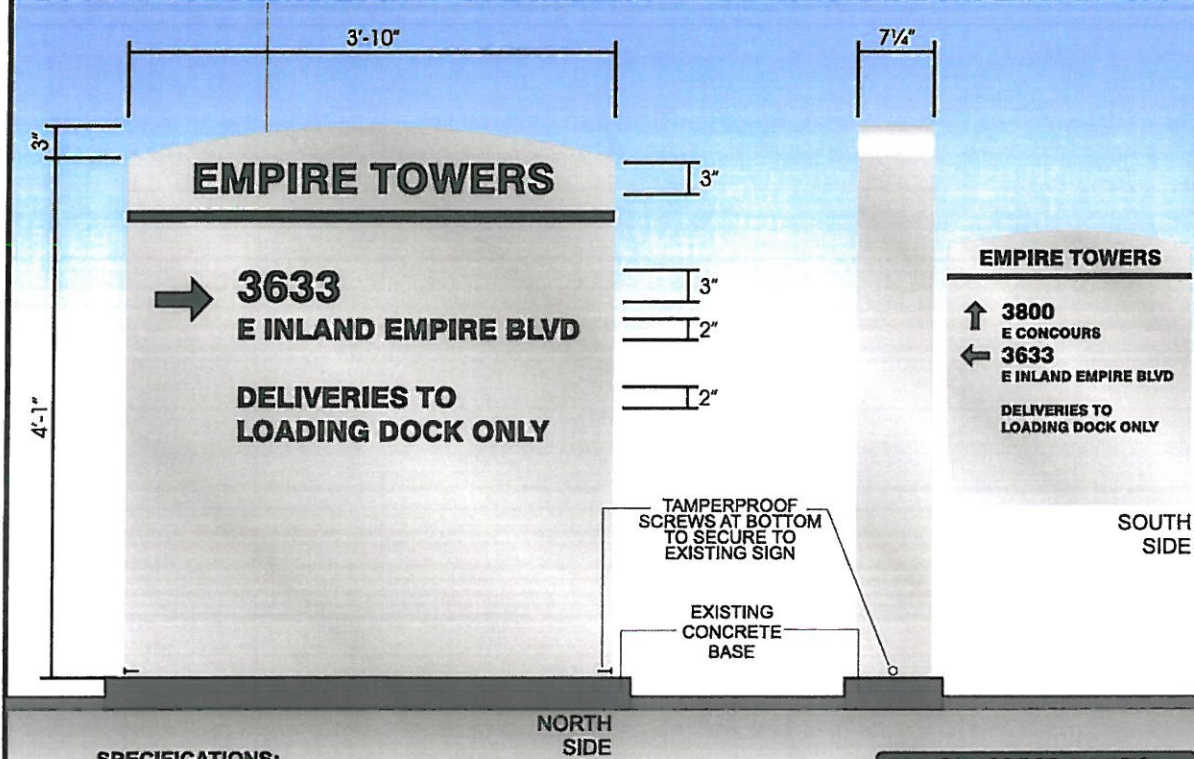


**SPECIFICATIONS:**  
**CABINET:** FABRICATE (1) NEW D/F ALUMINUM CABINET TO COVER EXISTING NON-ILLUMINATED DIRECTIONAL SIGN. BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE 3M BLACK REFLECTIVE COPY APPLIED FIRST SURFACE.  
**ILLUM.:** NON-ILLUMINATED  
**CONCRETE BASE:** EXISTING PAINT SLATE COLOR FLAT FINISH

ALL CONCRETE BASES MUST BE SMOOTH FINISH

**G** D/F NON-ILLUMINATED CABINET ON EXISTING STRUCTURE  
**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**  
 SCALE: 3/4" = 1'

# EMPIRE TOWERS



**SPECIFICATIONS:**

**CABINET:** FABRICATE (1) NEW D/F ALUMINUM CABINET TO COVER EXISTING NON-ILLUMINATED DIRECTIONAL SIGN. BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE 3M BLACK REFLECTIVE COPY APPLIED FIRST SURFACE.

**ILLUM.:** NON-ILLUMINATED

**CONCRETE BASE:** EXISTING PAINT SLATE COLOR FLAT FINISH

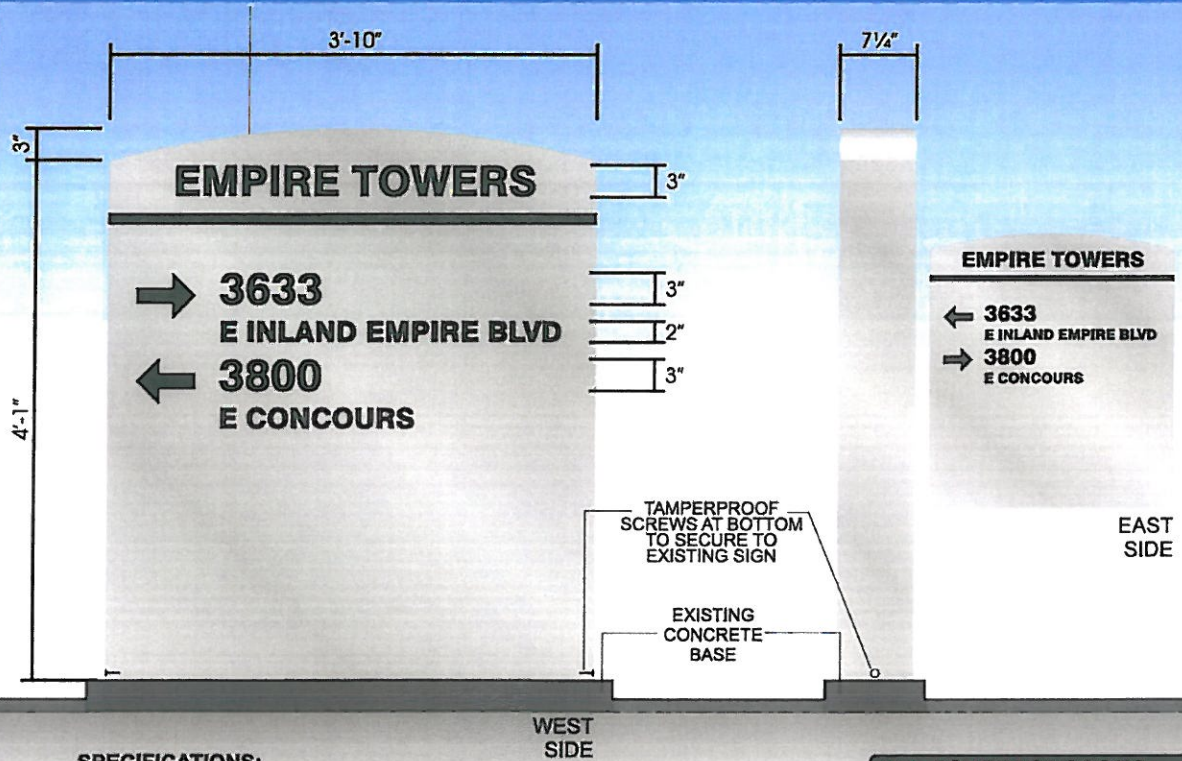
ALL CONCRETE BASES  
MUST BE SMOOTH FINISH

**H** D/F NON-ILLUMINATED CABINET ON EXISTING STRUCTURE

**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**

SCALE: 3/4" = 1'

# EMPIRE TOWERS



## SPECIFICATIONS:

**CABINET:** FABRICATE (1) NEW D/F ALUMINUM CABINET TO COVER EXISTING NON-ILLUMINATED DIRECTIONAL SIGN. BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE 3M BLACK REFLECTIVE COPY APPLIED FIRST SURFACE.

**ILLUM.:** NON-ILLUMINATED

**CONCRETE BASE:** EXISTING PAINT SLATE COLOR FLAT FINISH

ALL CONCRETE BASES  
MUST BE SMOOTH FINISH

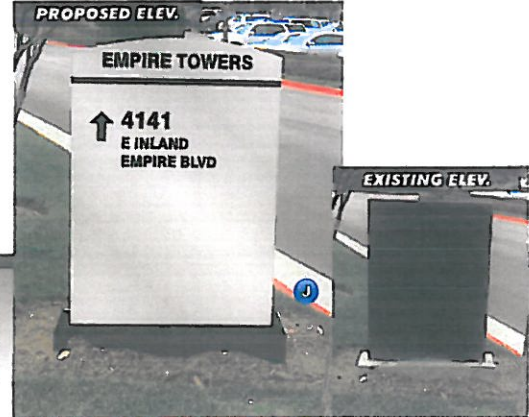
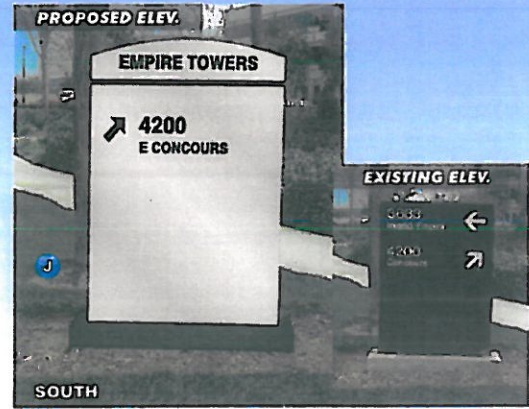
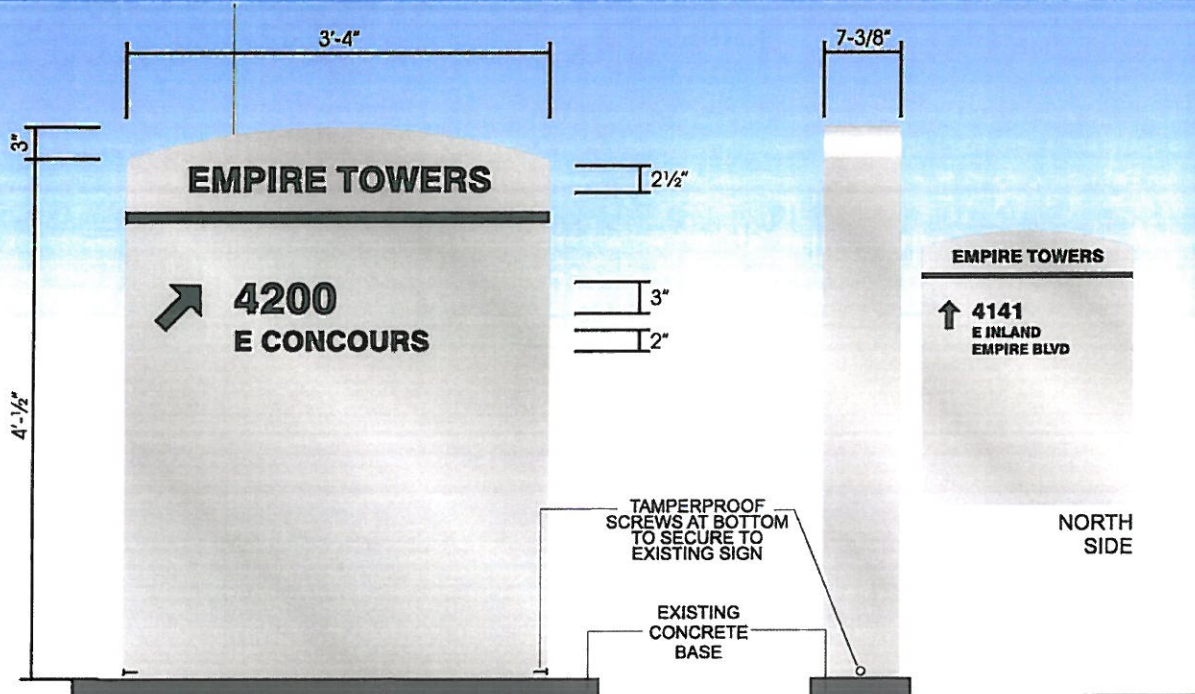
**I** D/F NON-ILLUMINATED CABINET ON EXISTING STRUCTURE

**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**

SCALE: 3/4" = 1'

SIGN CRITERIA (PSGP10-001)

# EMPIRE TOWERS



SOUTH SIDE

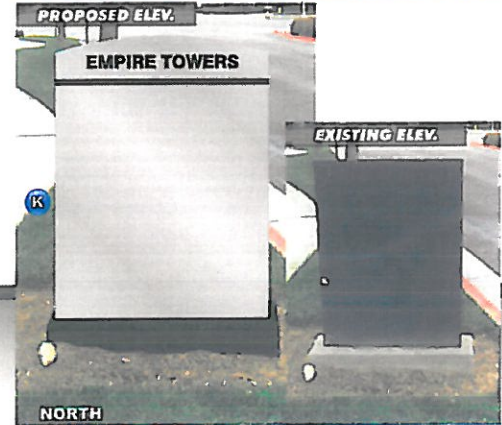
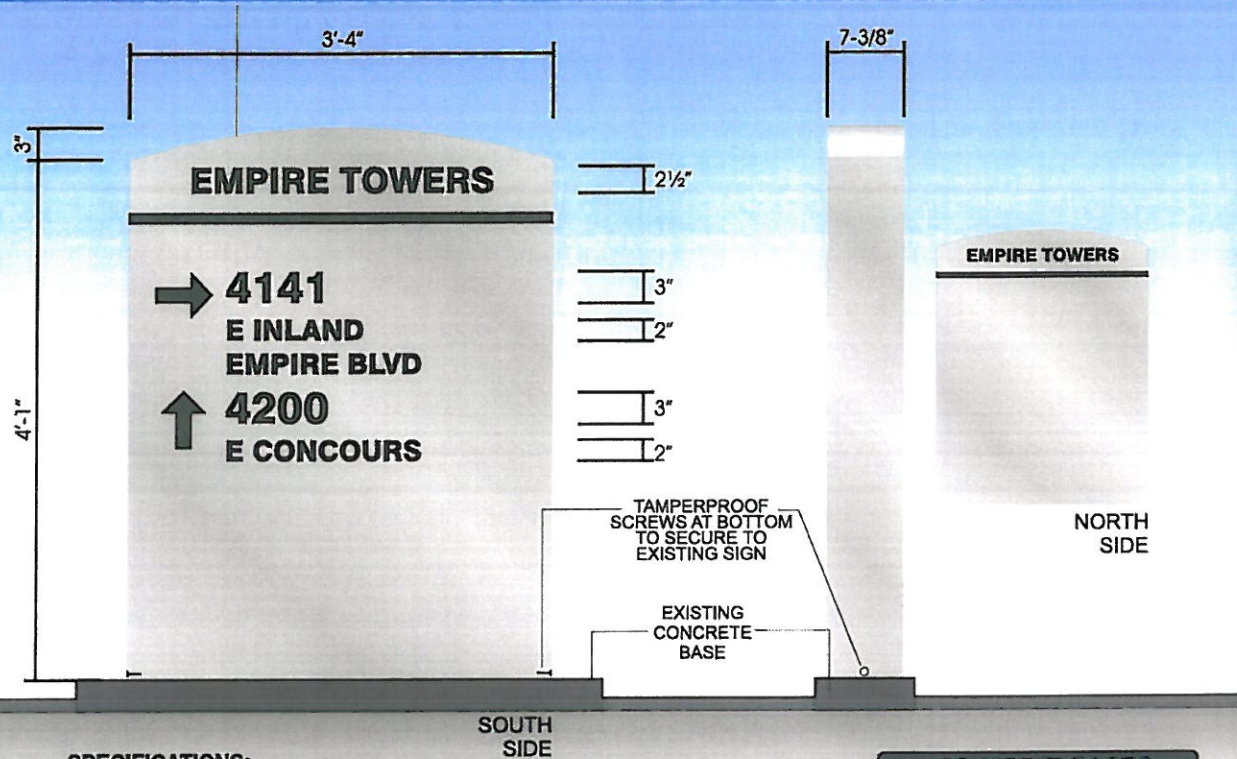
NORTH SIDE

**SPECIFICATIONS:**  
**CABINET:** FABRICATE (1) NEW D/F ALUMINUM CABINET TO COVER EXISTING NON-ILLUMINATED DIRECTIONAL SIGN. BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE 3M BLACK REFLECTIVE COPY APPLIED FIRST SURFACE.  
**ILLUM.:** NON-ILLUMINATED  
**CONCRETE BASE:** EXISTING PAINT SLATE COLOR FLAT FINISH

ALL CONCRETE BASES MUST BE SMOOTH FINISH

**J** D/F NON-ILLUMINATED CABINET ON EXISTING STRUCTURE  
**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**  
 SCALE: 3/4" = 1'

# EMPIRE TOWERS



**SPECIFICATIONS:**

- CABINET: FABRICATE (1) NEW D/F ALUMINUM CABINET TO COVER EXISTING NON-ILLUMINATED DIRECTIONAL SIGN. BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE 3M BLACK REFLECTIVE COPY APPLIED FIRST SURFACE.
- ILLUM.: NON-ILLUMINATED
- CONCRETE BASE: EXISTING PAINT SLATE COLOR FLAT FINISH

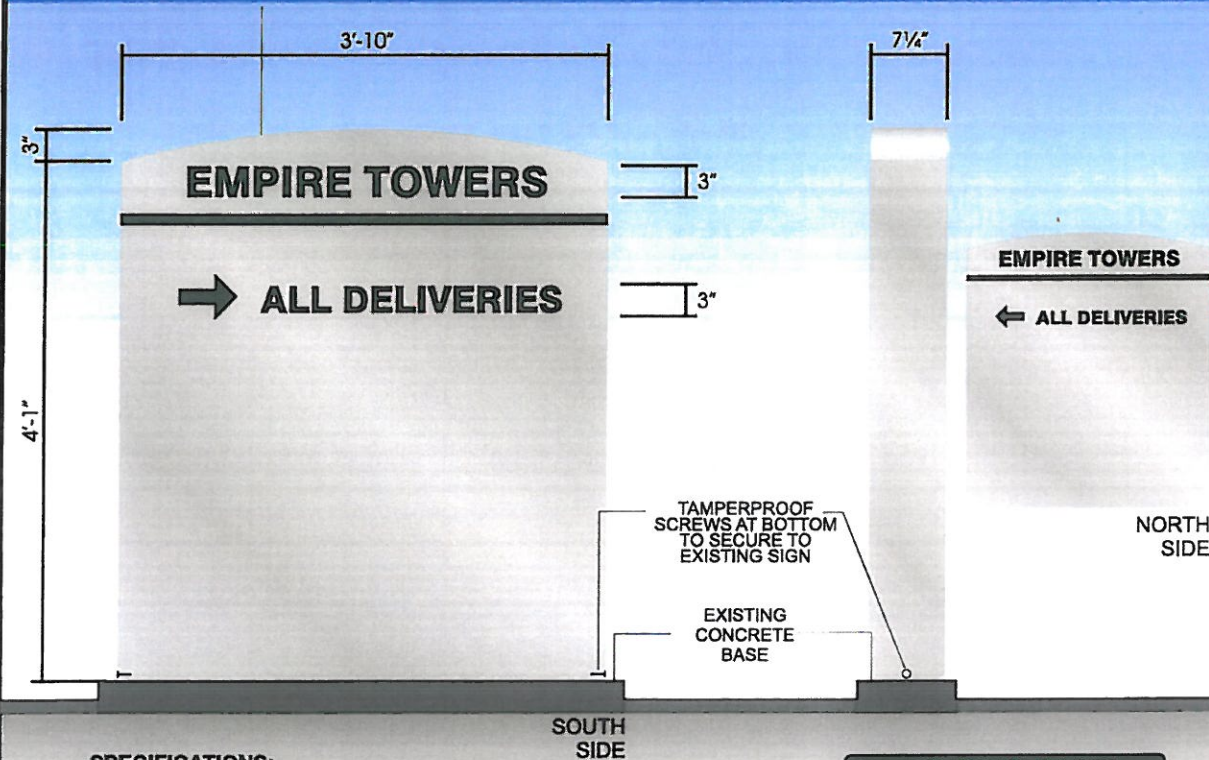
ALL CONCRETE BASES MUST BE SMOOTH FINISH

**K** D/F NON-ILLUMINATED CABINET ON EXISTING STRUCTURE

**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**

SCALE: 3/4" = 1'

# EMPIRE TOWERS



## SPECIFICATIONS:

CABINET: FABRICATE (1) NEW D/F ALUMINUM CABINET TO COVER EXISTING NON-ILLUMINATED DIRECTIONAL SIGN. BRUSHED ALUMINUM FINISH WITH CLEAR COAT. COPY TO BE 3M BLACK REFLECTIVE COPY APPLIED FIRST SURFACE.

ILLUM.: NON-ILLUMINATED

CONCRETE BASE: EXISTING PAINT SLATE COLOR FLAT FINISH

ALL CONCRETE BASES  
MUST BE SMOOTH FINISH

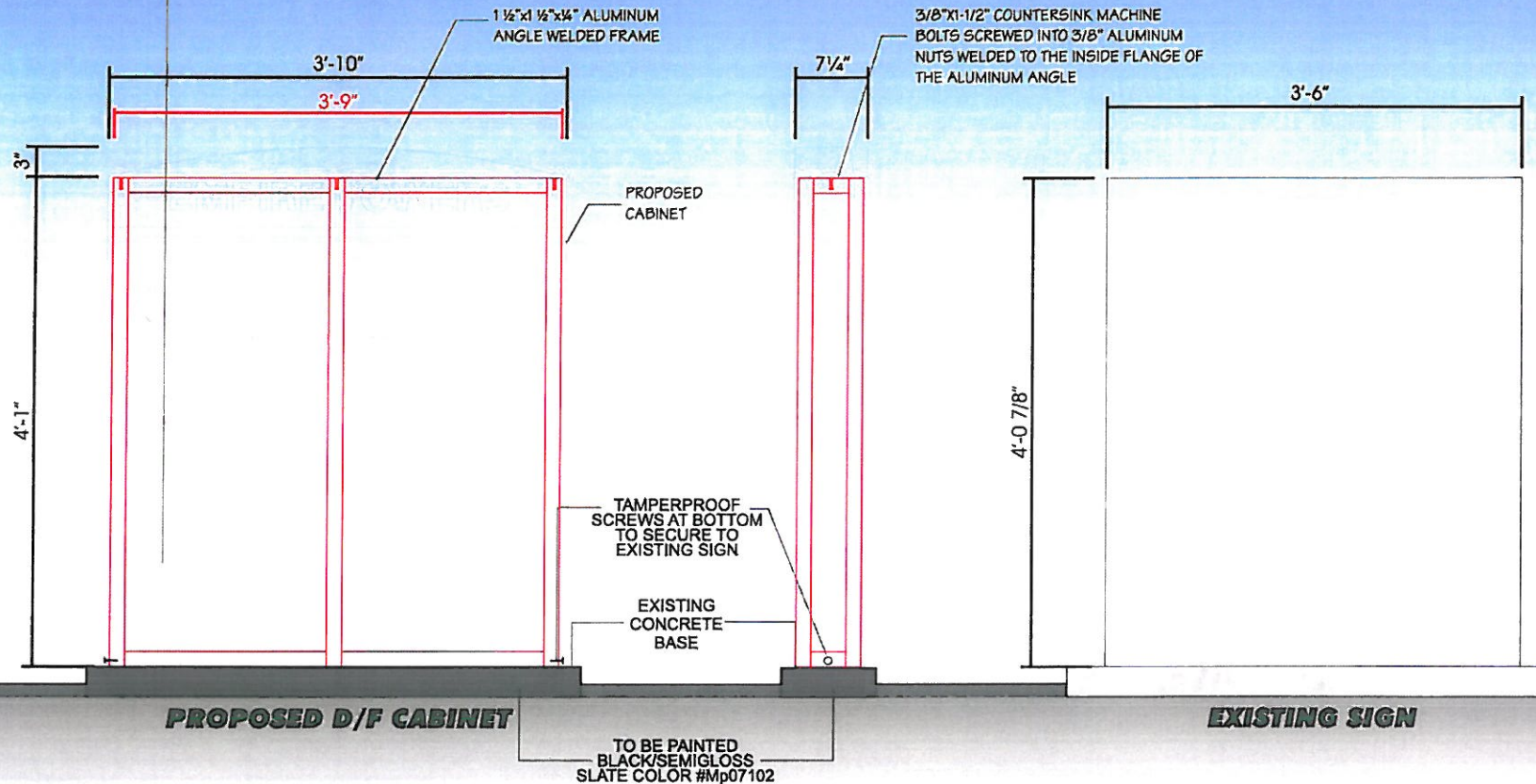
**L** D/F NON-ILLUMINATED CABINET ON EXISTING STRUCTURE

**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**

SCALE: 3/4" = 1'



# EMPIRE TOWERS

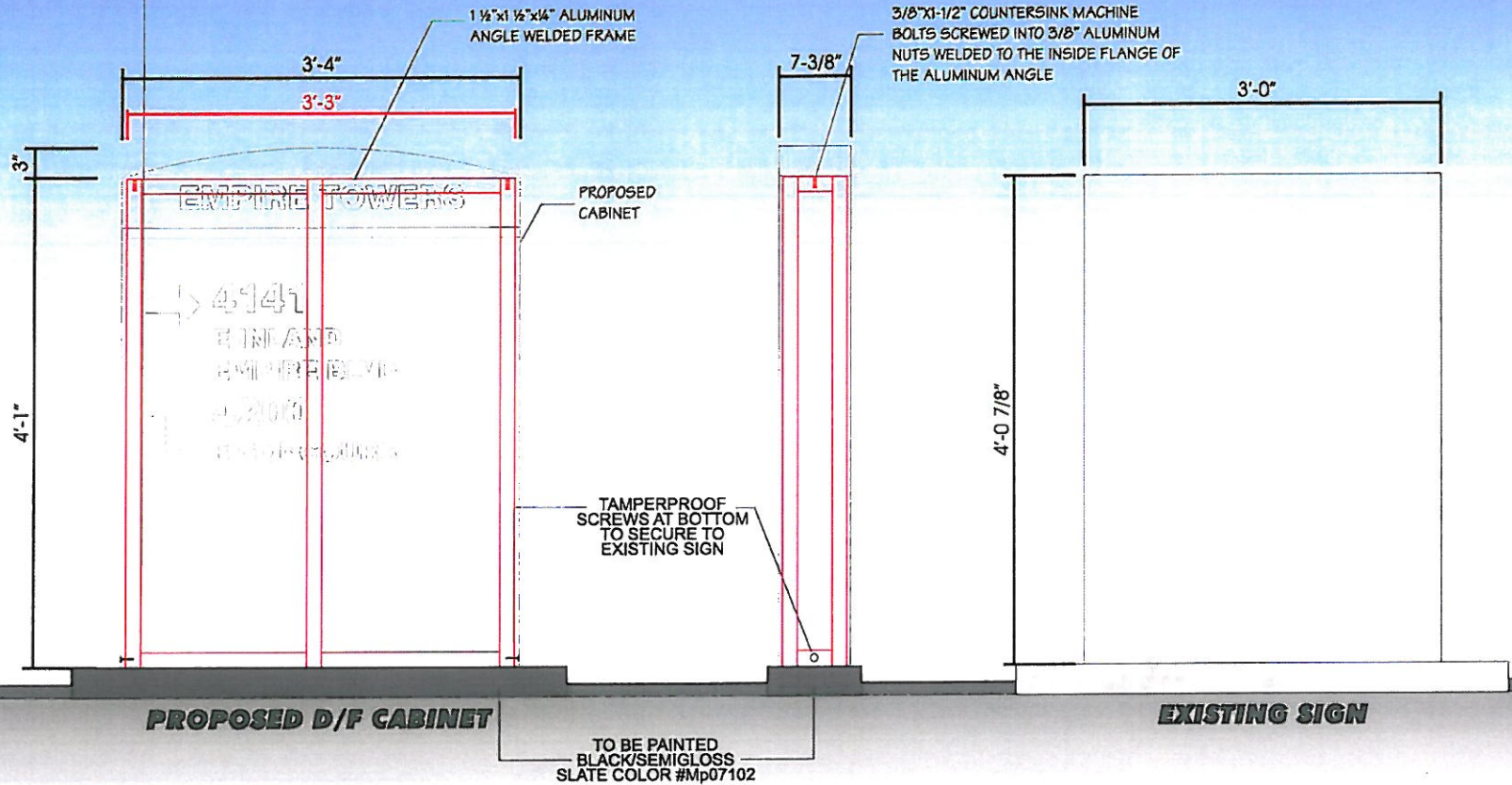


- G NEW D/F NON- ILLUM. CABINET ON EXISTING STRUCTURE
- H NEW D/F NON- ILLUM. CABINET ON EXISTING STRUCTURE
- I NEW D/F NON- ILLUM. CABINET ON EXISTING STRUCTURE
- L NEW D/F NON- ILLUM. CABINET ON EXISTING STRUCTURE

## D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN

SCALE: 3/4" = 1'

# EMPIRE TOWERS



- K** NEW D/F NON- ILLUM. CABINET ON EXISTING STRUCTURE
- J** NEW D/F NON- ILLUM. CABINET ON EXISTING STRUCTURE

**D/F NON-ILLUMINATED DIRECTIONAL CABINET OVER EXISTING SIGN**

SCALE: 3/4" = 1'

# EMPIRE TOWERS



EAST ELEVATION



NORTHEAST ELEVATION

**"1" BUILDING ELEVATIONS (3633 E. Inland Empire Blvd.)**  
NTS

SIGN CRITERIA (PSGP10-001)

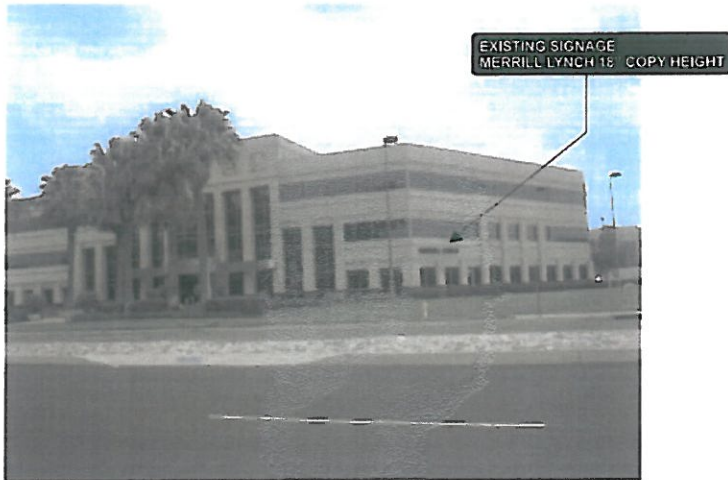
# EMPIRE TOWERS



SOUTH ELEVATION



NORTH ELEVATION



SOUTHEAST ELEVATION



WEST ELEVATION

**"2" BUILDING ELEVATIONS (3800 E. Concourse)**  
NTS

**ILLUSTRATION OF FIVE FOOT SIGN ON  
BUILDING IS FOR REFERENCE ONLY**

# EMPIRE TOWERS



SOUTH ELEVATION



NORTH ELEVATION



NORTHEAST ELEVATION



WEST ELEVATION

**"3" BUILDING ELEVATIONS (3800 E. Concoors)**  
NTS

**ILLUSTRATION OF FIVE FOOT SIGN ON  
BUILDING IS FOR REFERENCE ONLY**

# EMPIRE TOWERS



SOUTHWEST ELEVATION



NORTH ELEVATION



NORTHWEST ELEVATION

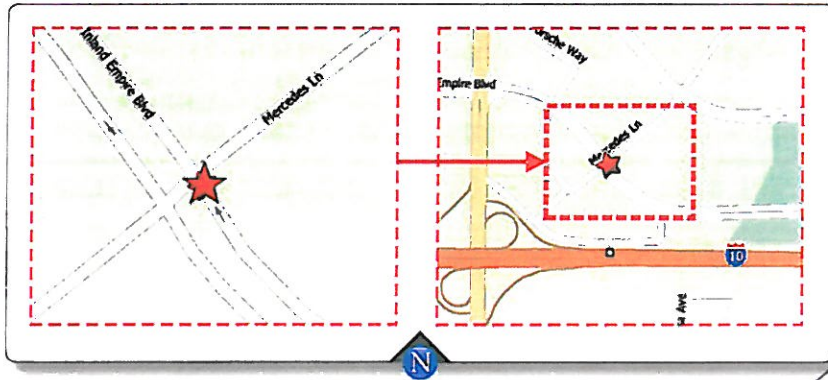


WEST ELEVATION

**"4" BUILDING ELEVATIONS (3800 E. Concours)**  
NTS

**ILLUSTRATION OF FIVE FOOT SIGN ON BUILDING IS FOR REFERENCE ONLY**

# EMPIRE TOWERS

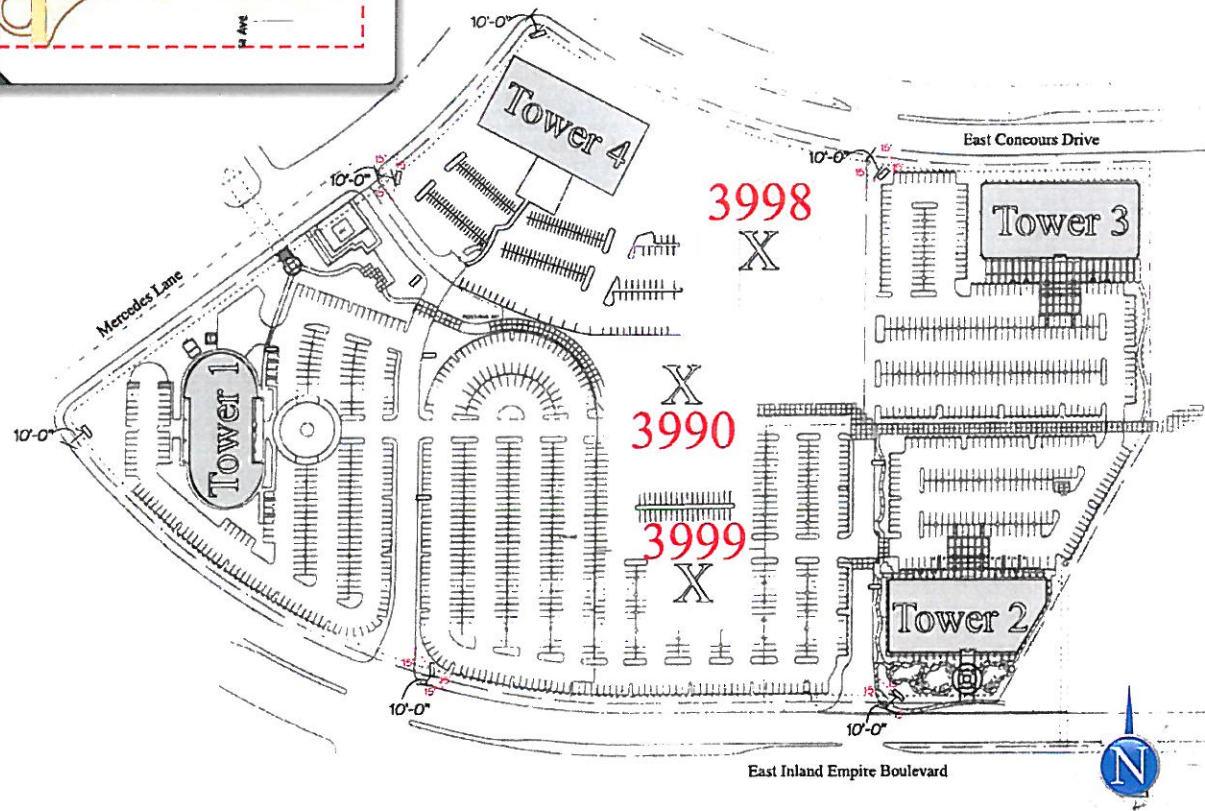


## BUILDINGS EXCLUDED FROM SIGN PROGRAM:

3998 & 3990 E. Concourses Dr.

3999 E. Inland Empire Blvd.

X NOT PART OF SIGN PROGRAM





19767 MacArthur Blvd., Suite 300  
Irvine, CA 92612-2498  
tel 949.474.7030  
fax 949.474.2101  
www.ciprealestate.com

Via Email: [ibatres@ci.ontario.ca.us](mailto:ibatres@ci.ontario.ca.us)

February 2, 2010

Mr. Louis Batres  
Senior Planner  
City of Ontario  
200 N. Cherry Avenue  
Ontario, CA 91764

Reference: Empire Towers 1, 2, 3, & 4  
Proposed Master Sign Program

Dear Mr. Batres:

Thank you very much for meeting with my team today. We are looking forward to receiving your approval for the new Sign Program. We have received positive feedback from our tenants, potential tenants, and brokers with regard to the new design and everyone is excited about the implementation of the new program.

Pursuant to your request, I provide this letter as an explanation for the omitting of the three structures (two buildings and one parking structure) that are not included in the Sign Program as proposed. CIP Real Estate Property Services has no relationship or association with the other owners of these three structures in the Empire Towers campus. Therefore, including those structures in the Sign Program is not appropriate or possible.

Sincerely,

A handwritten signature in cursive script that reads "Katie McKenna".

Katie McKenna  
Vice President, Asset & Property Management

cc: Steve Rosenbloom, National Sign & Marketing Corp. (via email: [steve@nsmc.com](mailto:steve@nsmc.com))  
Bette Prichard, CIP Real Estate Property Services (via email: [bette@ciprealestate.com](mailto:bette@ciprealestate.com))

PROPERTY MANAGEMENT / MARKETING AND LEASING / ASSET MANAGEMENT / CONSTRUCTION MANAGEMENT





City of Ontario  
 Planning Department  
 303 East "B" Street  
 Ontario, CA 91764  
 Phone: (909) 395-2036  
 Fax: (909) 395-2420

### Sign Program Application

**APPLICANT/DOWNER INFORMATION (print or type)**

Property Owner: GRE EMPIRE TOWERS FEED LLC / LP GRE EMPIRE TOWERS  
 Address: SEE ATTACHED SHEET  
 Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Applicant: BETTY PRICHARD % CIP  
 Address: 3633 INLAND EMPIRE BLVD #205 RIVERSIDE, CALIF  
 Telephone No.: (909) 989-0123 Fax No.: (909) 989-1123

Applicant's Representative: PATRICK FERRANAL % NATIONAL SIGN & MARK  
 Address: 13580 FIFTH ST CHINO, CALIF 91710  
 Telephone No.: (909) 287-7373 Fax No.: (909) 287-7319

(For staff use only)  
 File No.: PSGP 10-001  
 Released Files: \_\_\_\_\_  
 Submitted Date: 01/26/2010  
 Rec'd By: RD  
 Fees Paid: \$ 1,225.00  
 Receipt No.: R2010-0182  
\$250 - National Sign & Marketing  
 Action:  Approved  Denied  
 By: [Signature]  
 Date: 2/22/2010

**SITE INFORMATION**

Site Address (include N, S, E or W): 3633/4141 INLAND EMPIRE BLVD; 3800, 4200 E. COLLEARS  
 Assessor's Parcel No.: 0210-205-04, -07, -08, & -16  
 Development Name: EMPIRE TOWERS (1 thru 4)  
 Zone: \_\_\_\_\_ Euclid Avenue Overlay District:  Yes  No

**NOTES**

ALL CORRESPONDENCE TO BE SENT TO APPLICANT'S REPRESENTATIVE.

**PLANNING DEPARTMENT  
 APPROVED**

**SUBJECT TO CONDITIONS**

EMPIRE TOWERS SIGN PROGRAM  
(PSGP 10-001)

Approved By: [Signature] Date: 2/22/2010

(Revised: 10/2007)