

**SIGN PERMIT
PLANS APPROVED**

BY: *Steve Ross* DATE: *10/16/91*

- The use of garish or fluorescent colors is prohibited.
- Permit conditionally approved subject to compliance with the Sign Ordinance, RCMC Title 14.
- Please contact Planning Division for final inspection.
- This approval does not relieve the applicant's responsibility to obtain the necessary building and electrical permits.

ALPHA-BETA PLAZA
Rancho Cucamonga, CA

PLANNING DIVISION
CITY OF RANCHO CUCAMONGA

SIGN PROGRAM

The purpose of this Sign Program is to establish the sign standards necessary to ensure coordinated proportional exposure for all tenants. The Owner, in coordination with Innovative Graphics, Inc., (IGI) has developed the following Sign Program which is intended to help each tenant achieve proper visual identification.

Tenant agrees to design, construct and install tenant's signage at tenant's sole cost and expense in accordance with this Sign Program as set forth below, prior to tenant opening for business in the Center. Conformance to detailed sign drawings and specifications which have obtained the prior approval of the landlord and the City of Rancho Cucamonga will be strictly enforced and any nonconforming sign must be brought into conformance at the sole expense of the tenant erecting the sign. The landlord shall administer and interpret this Sign Program.

A. General Requirements:

1. All signs and their installation must comply with all local building and electrical codes. All new signs, including plex faces, must comply with the provisions of this sign program.
2. No animated, flashing or audible signs will be permitted.
3. No exposed lamps, raceways, crossovers, conduits, conductors, transformers or any similar device will be permitted.
4. All signs (except for Major Tenants) shall be interior illuminated, "can" type single face signs with ivory plastic backgrounds. Sign cabinet shall have round corners (4" radius) with color of metal portion painted dark brown to match Plochere #G41. Maximum sign cabinet height shall be 1'-10" and width of sign shall not exceed 60% of the leased store frontage. No sign cabinet shall be within 1'-0" of columns.
5. All lettering on signs to be Plexiglas #2793 red. The letter style is not restricted. Logos will be allowed (see Typical Shop Building Elevation) with colors not restricted within the logo, subject to review and approval of the landlord and the City. Logo and text may not encroach into a 2" designated border area. Text is limited to the name of the store only.

6. In addition, each tenant may erect one "undercanopy" sign, 1' x 4', with painted ivory background and forest green lettering and border. The bottom of the sign may hang no lower than 18" from the soffit. Copy shall be limited to tenant's name only.
7. All work must be of professional quality. The Owner reserves the right to reject any work judged below standards.
8. Upon removal of any sign by the tenant, any damage to the building fascia or sign area will be repaired by the tenant, or by the Owner at the tenant's expense. Repair work is to be completed within a ten day period.
9. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon any automated machine, glass panes of the building, landscape areas, streets or parking areas.
10. Each tenant shall submit to the Owner for approval prior to fabrication, three (3) copies of detailed drawings indicating the location, size, layout, design and color of the proposed sign(s), including all the lettering and/or logo, prior to submitting to the City of Rancho Cucamonga for review and approval.
11. All permits for signs and their installation shall be obtained by the Tenant or its representative. Tenant shall be responsible for submitting its sign drawing to the appropriate City agency for approval. Three (3) copies of detailed drawings, and one 8 1/2"x 11" reduction of the plans for Planning, shall be submitted to the City for review and approval after the landlord's approval.
12. Tenants shall be responsible for the fulfillment of all the requirements and specifications set forth in these general requirements.

B. Major Tenant Sign Requirements:

Major tenants may have one (1) primary illuminated letter sign or single face cabinet signs as indicated on attached Sign Elevation drawings and may share space on one monument sign (see section C.)

All proposed signs are subject to review and approval of the Landlord and the City of Rancho Cucamonga.

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CITY OF RANCHO CUCAMONGA

C. Monument Sign:

One double face monument sign may be installed per the following:

1. Only two (2) major tenants to have space on sign.
2. Maximum sign height is 8' overall.
3. Maximum copy area per face not to exceed 24 square feet. Copy to be routed through textured metal background.
4. Sign shall be setback minimum of 5' from street property line.

D. Construction Requirements:

1. Sign fasteners and clips are to be concealed and be of galvanized, stainless, aluminum, brass or bronze metals.
2. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
3. 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 center.
4. Design, layout and materials for tenant signs shall conform in all respects with the sign design drawings included with this criteria.
5. 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.
6. No wood backed letter material will be allowed.

E. 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.

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Sign Criteria, Alpha-Beta Center (continued)

3. Signs not installed in strict accordance with previously approved plans and specifications shall be corrected by tenant, at tenant's cost and expense, upon demand by the Landlord. If not corrected within thirty (30) days, sign may be 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, the tenant shall, at its own expense, repair any damage created by such removal and shall place the area from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from the site.

F. Protection of Property:

1. Tenant's sign contractor shall design and erect his sign in such a manner that it will not overstress, 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 and shall have his written approval verifying that no unsafe condition will be imposed upon the building or other structure to which the sign may be attached.
3. All exposed parts of any sign or sign support subject to corrosion or other similar damage shall be protected in an acceptable manner.
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. Landlord may remove and store, at tenant's expense, any signs not maintained properly or not in accordance with these criteria.

G. Insurance:

1. Sign contractor shall carry property damage and public liability insurance which shall protect him, tenant, and Landlord against any property damage or liability claim caused by or connected with the installation, use, or structural sufficiency of the sign. Certificate of insurance shall be provided to the Landlord.

2. All tenants are to carry liability insurance protecting themselves and Landlord in accordance with terms and conditions specified in the lease.

BY: _____

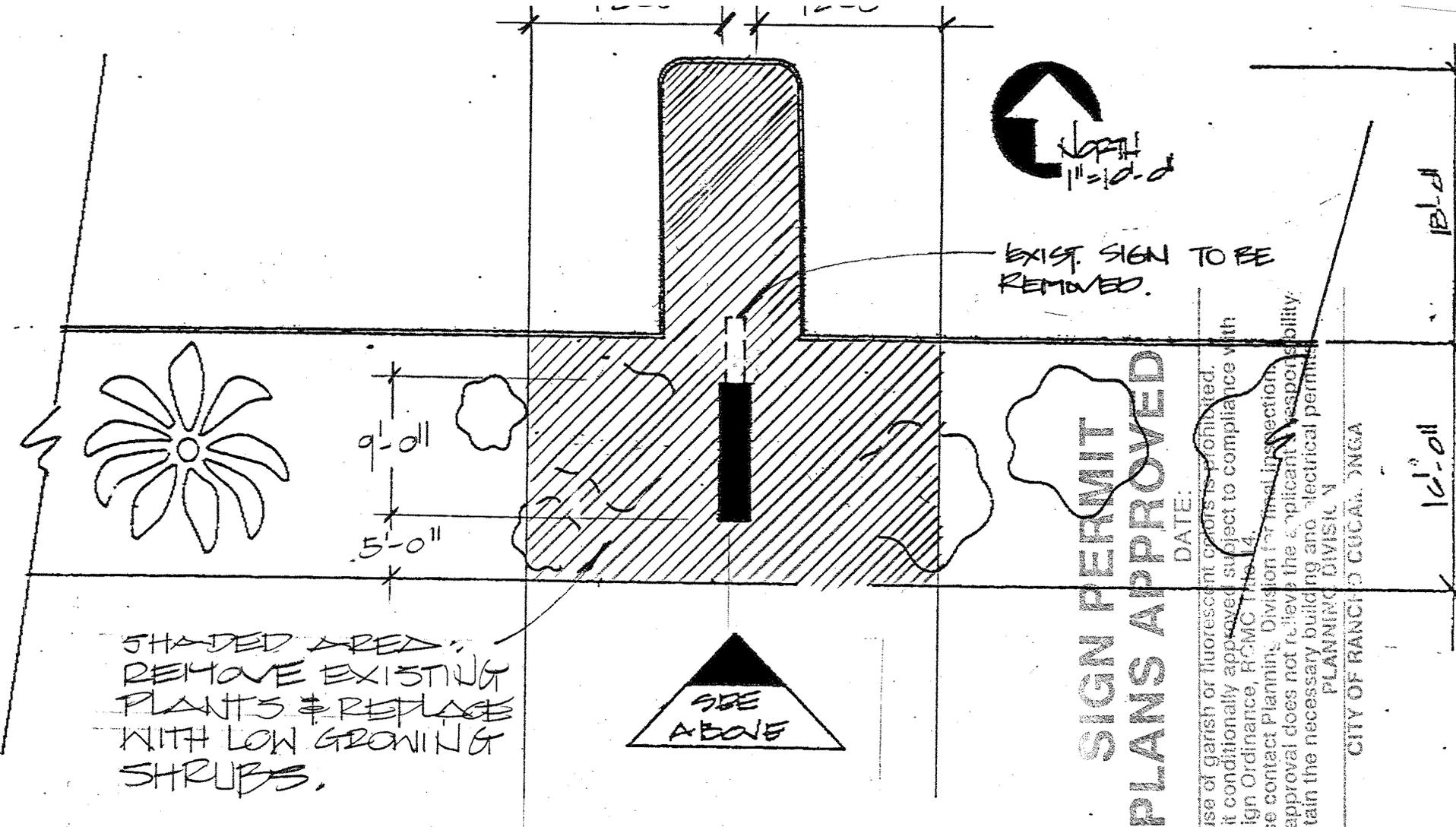
DATE: _____

Use of cash or other payment is prohibited.
* Permit conditionally approved subject to compliance with the Sign Ordinance, H.M.C. Title 14.
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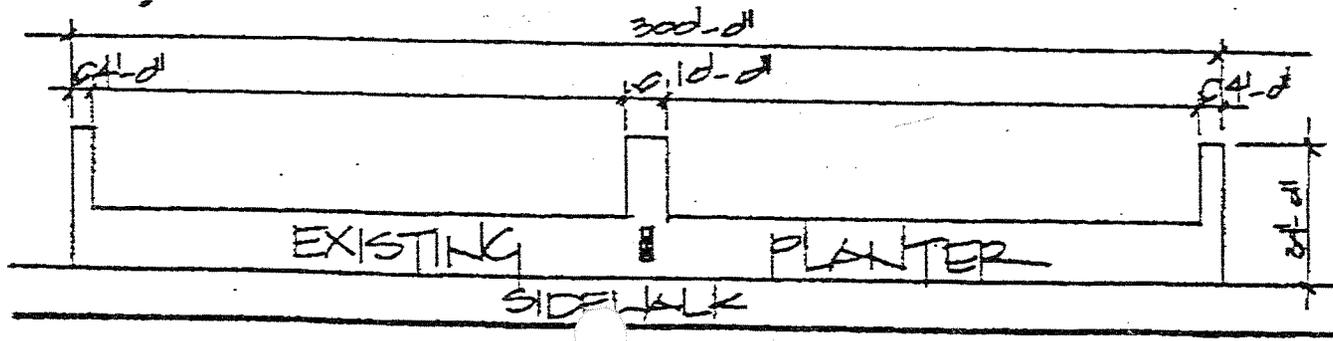
EXIST. SIGN TO BE REMOVED.

SHADED AREA: REMOVE EXISTING PLANTS & REPLACE WITH LOW GROWING SHRUBS.

SEE ABOVE

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DATE: _____
 BY: _____
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 CITY OF RANCHO CUCAMONGA



EXISTING PLANTER
SIDEWALK



29'-10"

AlphaBeta

4'-0"

Major Tenant Alpha- Beta

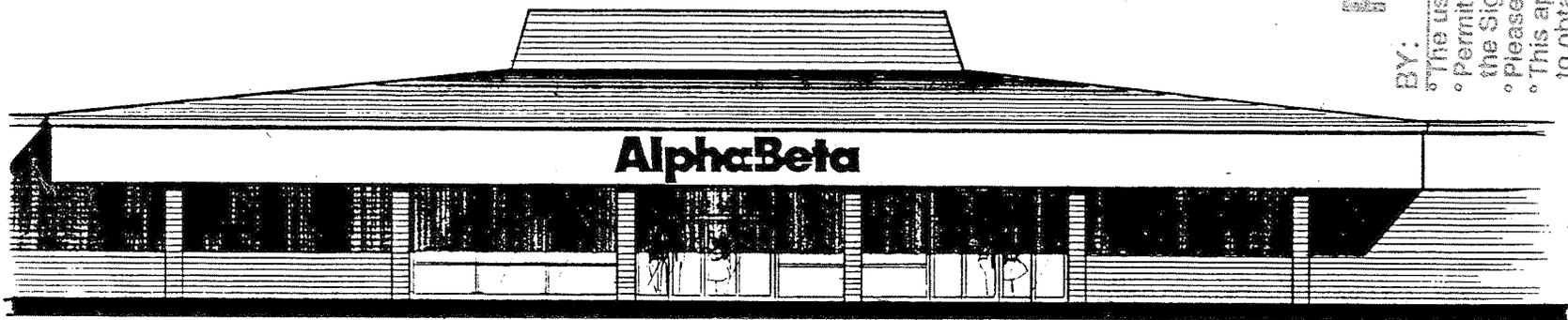
- (1) One Set Of 4'- 0" Internally Illuminated Channel Letters To Be Installed On 5'- 7" Fascia
- (1) One 1' x 4' Undercanopy Sign

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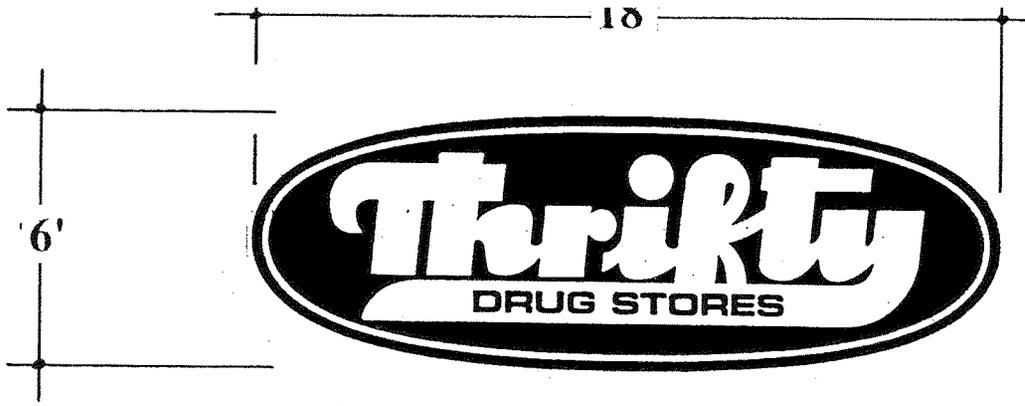
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Major Tenant - Alpha-Beta - Elevation



Major Tenant Thrifty

- (1) One 6'x 18' Single Face Oval ("THRIFTY")
- (1) One 1' x 4' Undercanopy Sign

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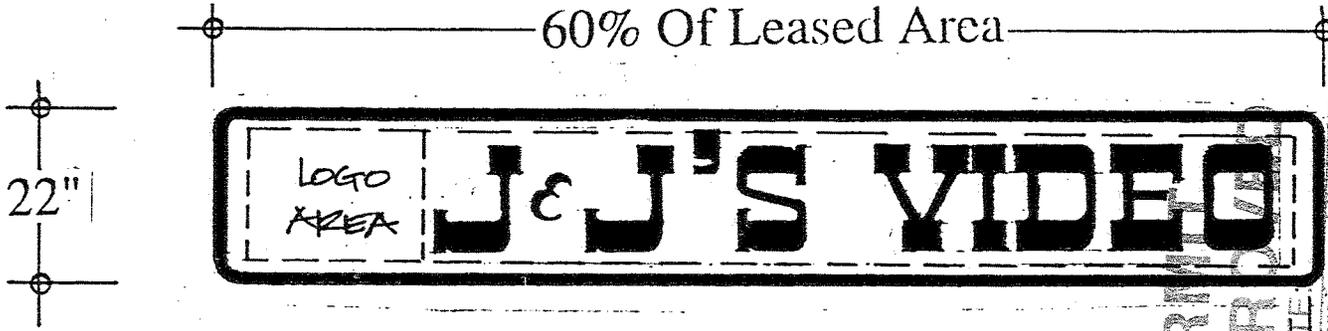
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Major Tenant - Thrifty - Elevation

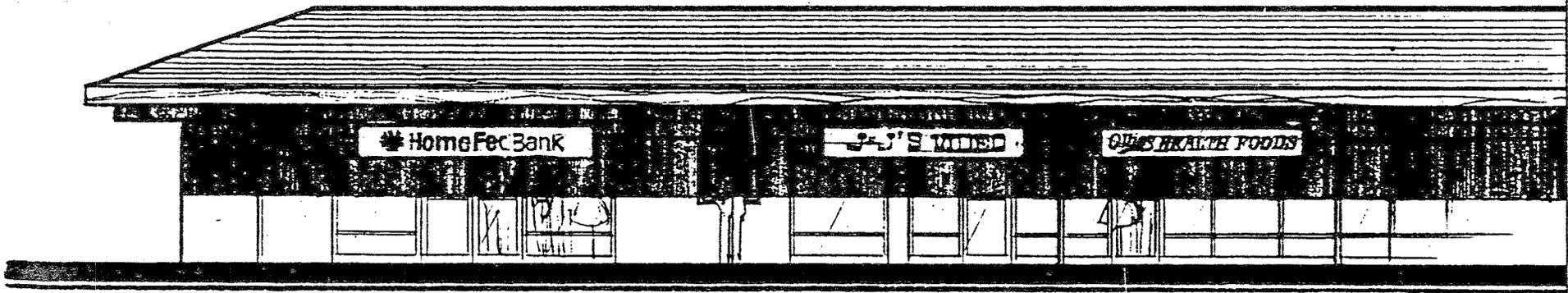


Typical Tenant Sign

1. Signs to be internally-illuminated cabinets with ivory plexiglas background. All Copy to be flat-cut-out #2793 rec. Logo area must not exceed 10% of sign area, must be located on the left side, colors in logo are not limited but are subject to review and approval of the Planning division.
2. Cabinets to have 4" radius corners, paint dark brown to match Plochere #g41.
3. Maximum height of cabinet shall not exceed 22" and width shall not exceed 60% of leased store frontage. All lettering and logo shall be located within the area shown, leaving an open perimeter of 2 inches.

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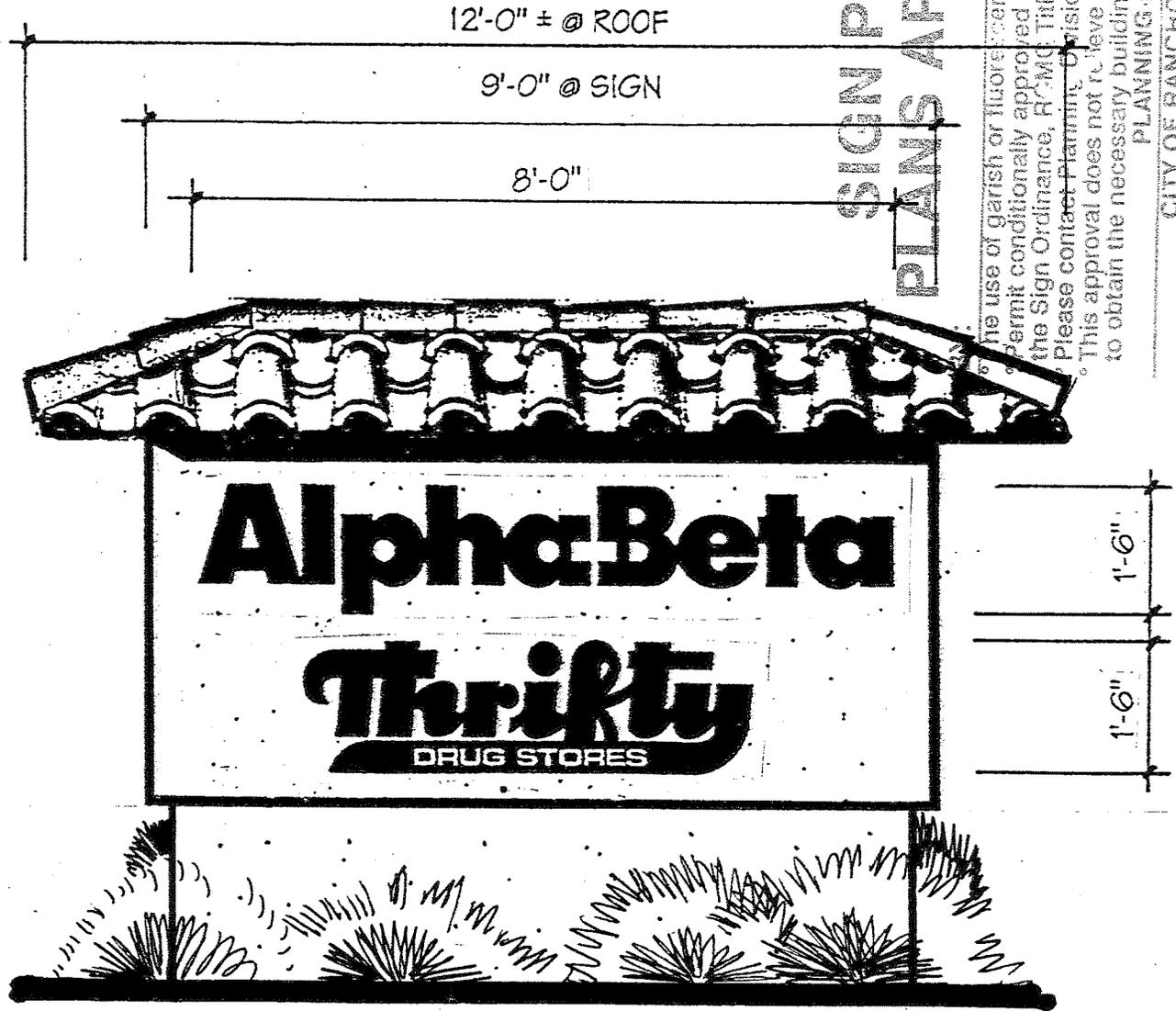
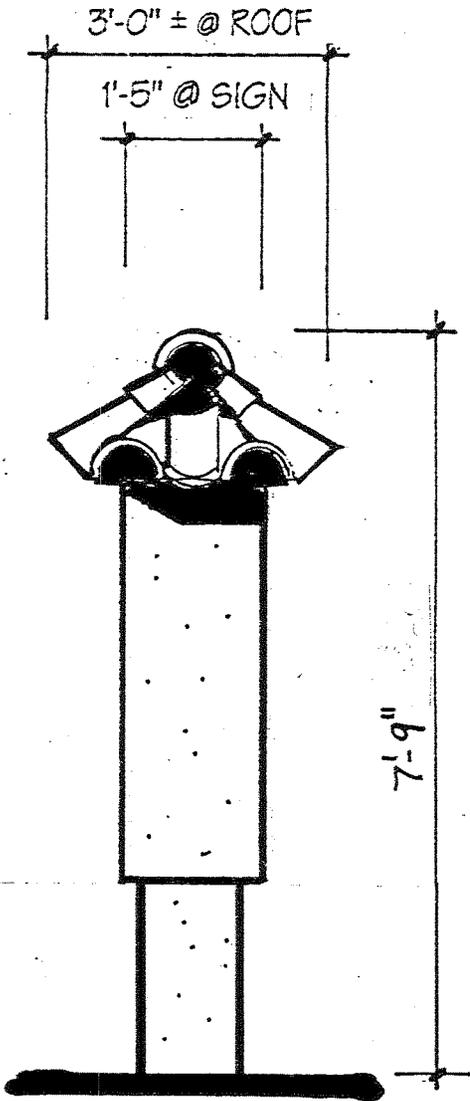
The use of gases or fluorescent colors is prohibited.
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 CITY OF RANCH CUBA, INGA



Typical Shop Building Elevation

Double Face Monument Sign

(1) One Double Face Monument Sign to be shared by two (2) major tenants Alpha-Beta in top position on one side. Thrifty in top position on opposite side.



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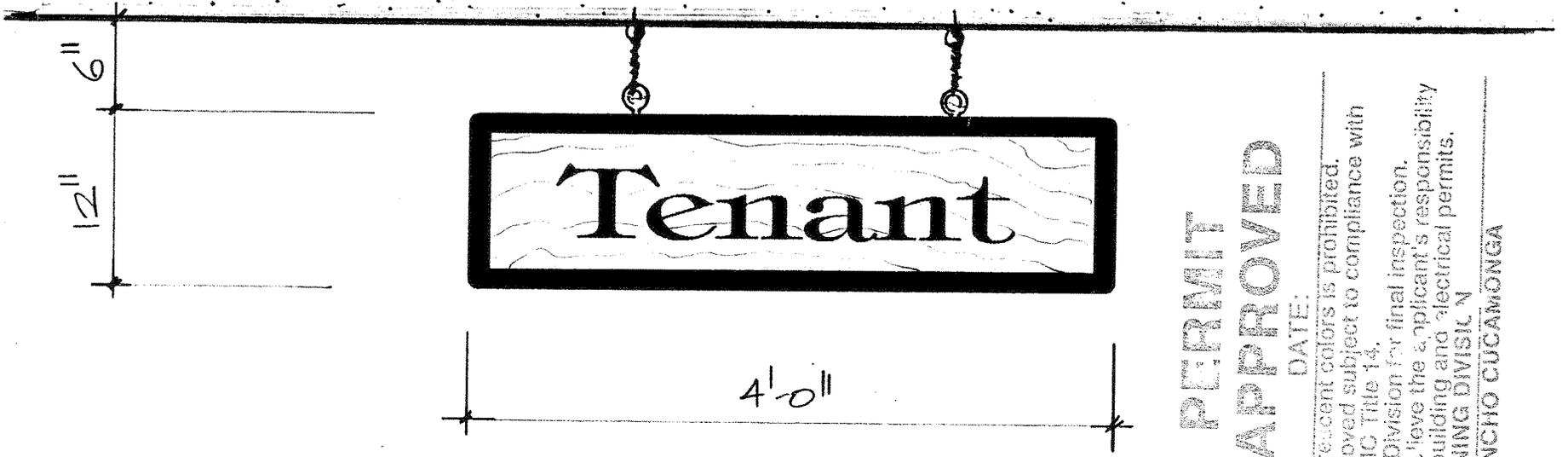
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Double Face Monument Sign



Typical Undercanopy Sign

Double face, 1'x4', painted ivory background, forest green lettering and border. Bottom of sign 18" max below soffit. Copy to be limited to tenants name only.

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