

WENDY'S PLAZA  
(BAKER'S)

SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each tenant shall submit or cause to be submitted to the Project Architect for approval before fabrication at least four copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
2. All permits for signs and their installation shall be obtained by the tenant or his representative.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All signs shall be constructed and installed at tenant's expense.
5. All signs shall be reviewed by the owner and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design shall remain the sole right of the owner. Subject to city approval.

B. GENERAL SPECIFICATIONS

1. Tenant signs on sign fascia will be internally illuminated sign cabinets with flush face.
2. No projections above or below the sign panel will be permitted. Sign must be within dimensioned limits as indicated on the attached drawings.
3. The area of the tenant's fascia sign shall not exceed 10% of the area of the store front. Sign shall center on store as detailed in the drawings unless prior approvals are obtained from the owner. Refer to attached details for sign height.
4. A single sign monument is permitted for this Center as approved by the City of Rancho Cucamonga.

5. Signing may not be applied to the glass storefront of a leased space nor to the flush fascia immediately above storefront, unless otherwise approved by owner and governing agencies.
6. Except as provided herein and details, no restrictions are placed on style or position of graphics except they shall be of good taste and design. Creative design is encouraged.
7. Colors shall be limited to the colors indicated on the attached details.
8. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers, etc., unless otherwise approved by owner and government agencies.
9. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors or upon the exterior walls of buildings.
10. Tenant may install on the storefront, if required by the U.S. Post Office, the numbers only for the street address in exact location stipulated by the Project Architect. Size and type shall be uniform, color shall be black.

C. MAJOR TENANTS

1. The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of any occupancy designated by the landlord as a "Major Tenant" that may be located in the shopping center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from time to time on similar buildings operated by them in California; provided, however, there shall be no rooftop signs and none which are flashing, moving or audible and provided said sign is architecturally compatible and has been approved by the Project Architect. Final sign design subject to city approval.

D. CONSTRUCTION REQUIREMENTS

1. Tenant shall be responsible for the installation and maintenance of all signs.
2. All signs to be installed under the direction of the project contractor's superintendent or representative.
3. Tenant shall be fully responsible for the operation of tenant's sign contractors.
4. Tenant's sign contractor shall repair any damage to any work caused by his work.
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. All fabrication and installation to be done by union labor.
7. Electrical conduit, junction boxes, etc., are to be concealed.
8. Letter fastening and clips are to be concealed and be of galvanized, stainless or aluminum metals.
9. 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.
10. All tenants must receive sign permit from Building Department, City of Rancho Cucamonga.

MAX SIGN AREA TO BE 10% OF STOREFRONT AREA

P SIGN

SHOP SIGN

21' 2" 1/2

- NOTE:
1. INTERNALLY ILLUMINATED SIGN CAN 9' DEEP
  2. 2X10 R.S.D.F. WOOD TRIM ALL AROUND MITER CORNERS STAIN
  3. WHITE BACKGROUND WITH RAISED COPY 1" BEYOND FACELINE WITH DARK BROWN LETTERS
    - A. ROHM & HAAS - WHITE # 7328 BACKGROUND COLOR
    - B. ROHM & HAAS - DARK BROWN # 2118 LETTERS WITH DARK BROWN RETURNS

TENANT SIGN CAN ELEVATION

SCALE: 1/4" = 1'-0"