

AMENDED SIGN Program
37

BY *J. Guarnas*

7/6/89

HAVEN VILLAGE

RANCHO CUCAMONGA, CALIFORNIA

SIGN CRITERIA, AMENDED 7/5/89

OK 7/6/89

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the shopping center for the mutual benefit of all tenants, and to comply with the regulations of the City of Rancho Cucamonga. Conformance will be strictly enforced and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

1. GENERAL REQUIREMENTS

- A. Each tenant shall submit or cause to be submitted to the landlord, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design, color illumination, materials, and method of attachment.
- B. All permits for signs and their installation shall be obtained by the tenant or his representative.
- C. All signs shall be constructed and installed at the tenant's expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Rancho Cucamonga.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the landlord or his authorized representative and the City of Rancho Cucamonga.
- F. Tenant shall be responsible for the installation and maintenance of his sign. Should tenant's sign require maintenance or repair, landlord shall give tenant thirty (30) days written notice to effect said maintenance or repair. Should tenant fail to do same; landlord shall undertake repairs and tenant shall reimburse landlord within ten (10) days from receipt of invoice.
- G. Signing for tenants of single purpose, free-standing buildings shall be commensurate with the architecture of the building and shall be subject to this Uniform Sign Criteria.

II. SPECIFICATIONS - CANOPY SIGNS (retail shops)

All companies bidding to manufacture these signs are advised that no substitutes will be accepted by purchaser whatsoever, unless so indicated in the specifications and approved by landlord and tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.

All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of Developer. Any signs found not in conformance will be rejected and removed at tenant's expense.

—RECEIVED—
CITY OF RANCHO CUCAMONGA
PLANNING DIVISION

JUL 6 1989
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

SIGN CRITERIA

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A. General Specifications

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or tubing will be permitted.
3. All signs and their installation shall comply with all local building codes, electrical codes and Sign Ordinance.
4. No portable signs will be permitted.
5. Grand opening or promotional sales signs shall comply with the City of Rancho Cucamonga Sign Ordinance.
6. No exposed crossovers or conduit will be permitted. Raceway shall be exposed and painted ~~(Dunn-Edwards Q4-73X)~~ to match adjacent beam at retail shops (no exposed raceway at free-standing buildings). *Beams repainted to Gray*
7. All cabinets, conductors, transformers and other equipment shall be concealed.
8. Painted lettering will not be permitted.
9. Returns to be painted Dunn Edwards Q4-73X to match adjacent beam.

B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by landlord and in accordance with the Uniform Sign Criteria.

III. DESIGN REQUIREMENTS

- A. All tenants shall utilize one of the three (3) letter styles as shown in Exhibit "A", except for Major Tenants - Lucky and Payless.
- B. Maximum width shall be equal to 70% of the lineal leased frontage and centered horizontally on the demised premises, unless otherwise directed by landlord. Signage: for major tenants: total sign area shall not exceed one and one-half square feet per lineal foot of leased premises frontage or 150 square feet maximum whichever is less.
- C. Letter height shall be 24" maximum unless tenant's name cannot be accommodated at that size, in which instance smaller letters may be approved (18" minimum), except for major tenants. Copy shall observe the base line as shown in the Exhibit "B".
- D. Tenants with two (2) frontages shall be allowed two (2) signs; each sign shall be equal to 70% of each lineal leased frontage. Further, the maximum sign area shall not exceed 10% of the building face or 150 square feet, whichever is less. Signs shall be composed of individual letters on a raceway as shown in Exhibit "A". Sign cabinets will not be permitted.
- E. Logos shall not exceed 10% of sign area and will be included in the allowable signage subject to criteria IIIC & D.

SIGN CRITERIA

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- F. Colors shall be Plex White W-7328 for all tenants. Logos shall be either Plex White or Plex Red 2793. Tenants of single purpose free-standing buildings may have the option of using either of the above noted colors at owner's discretion and subject to City's approval. Tenants of single purpose free-standing buildings having registered trademarks (proof of registration required), may have the option of corporate colors for logos at owner's discretion and subject to City's approval. Color for major tenants shall be red.
- G. No more than three (3) signs - combination of wall and monument signs are allowed to identify any store or business in Rancho Cucamonga Village.
- H. Sign copy shall include minimal information only. The name of the store or business shall be the dominant message on the sign.
- I. Plastic surfaces: Rohm & Haas Company's Plexiglass, manufactured for outdoor advertising displays, shall be used for letter faces, in colors noted 3/16" thick.
- J. Trimcap retainers shall be used at the perimeter of sign letter faces. (3/4" gold)

IV. CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated.
- B. All exterior signs exposed to the weather shall be mounted at least 3/4" from the building to permit proper dirt and water drainage.
- C. All signs shall be fabricated using full welded construction.
- D. All signs shall be connected to junction box provided by landlord and connected to landlord's house panel. Final hook up and connections by tenant's sign contractor.
- E. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
- F. Underwriter's Label required on all signs.
- G. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- H. Sign contractor shall repair any damage caused by his work. Damage to structure that is not repaired by the sign contractor shall become the tenant's responsibility to correct.
- I. Tenant shall be fully responsible for the operations of his sign contractors, and shall indemnify, defend and hold the landlord harmless from damages or liabilities on account thereof.

V. GUARANTEE

- A. Entire display shall be guaranteed for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

VI. INSURANCE

- A. Sign company shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.

VII. INSTALLATION

- A. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location stipulated by landlord. All signs will be wired to Haven Village house panel for uniform control of hours of illumination.
- B. Landlord reserves the right to hire an independent electrical engineer (at tenant's sole expense) to inspect the installation of all tenant signs and to require the tenant to have any discrepancies and/or code violations corrected at the tenant's expense.

VIII. UNDER-CANOPY SIGNS

- A. Shop tenant shall install a non-illuminated under canopy sign, in accordance with the enclosed exhibit which shall be located as shown in Exhibit "E".
- B. One under canopy sign shall be allowed per tenant.

IX. MISCELLANEOUS REQUIREMENTS

- A. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl, Scotchcal #365A gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
- B. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material, shall be affixed or maintained upon either the interior or exterior of the glass panes and supports of the show windows and doors, or upon the exterior walls of the buildings.
- C. Tenant will not place any signs on the rear of the premises or any secondary receiving doors.
- D. At the expiration, or sooner termination of tenant's lease term, tenant shall be required to remove his signs and patch the canopy and fascia and paint the patched area to match the surrounding area.

X. MONUMENT SIGN

- A. A monument sign identifying the name of the center and two major tenants shall be designed by the Common Area Architect and shall be subject to the approval of the Parties and City of Rancho Cucamonga, as shown in Exhibit "E".
- B. A maximum of two monument signs are allowed for this development at one monument sign per street frontage. Service station gasoline pricing monument sign is excluded from this count.
- C. Service station gasoline pricing sign shall be consistent with the design/materials of the monument signs as shown in Exhibit "F", but may use standard trademark logo colors.

Tenant Storefront Letter Styles

ABCDEFGHIJKLM

NOPQRSTUVWXYZ

OPTION 1 Helvetica Medium

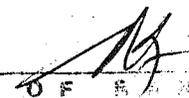
ABCDEFGHIJKLMNO

PQRSTUVWXYZ

OPTION 2 Helvetica Medium Condensed

PLANNING DIVISION
APPROVAL

BY


CITY OF BAKERSFIELD

DATE

3/9/87

Please contact the Planning Division at
(714) 989-1861 for final inspection.

EXHIBIT 'A' 1

Clarendon Bold

**abcdefghijklmnopqrstuvwxyz ß
ABCDEFGHIJKLMNPOQRSTUVWXYZ**

Broadway

**abcdefghijklmnopqrstuvwxyz ß
ABCDEFGHIJKLMNPOQRSTUVWXYZ**

**PLANNING DIVISION
APPROVAL**

BY

[Signature]
CITY OF RANCHO CUCAMON

DATE

5/9/87

Please contact the Planning Division at
(714) 989-1861 for final inspection.

EXHIBIT A 2

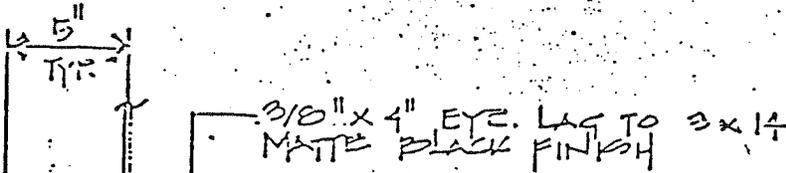
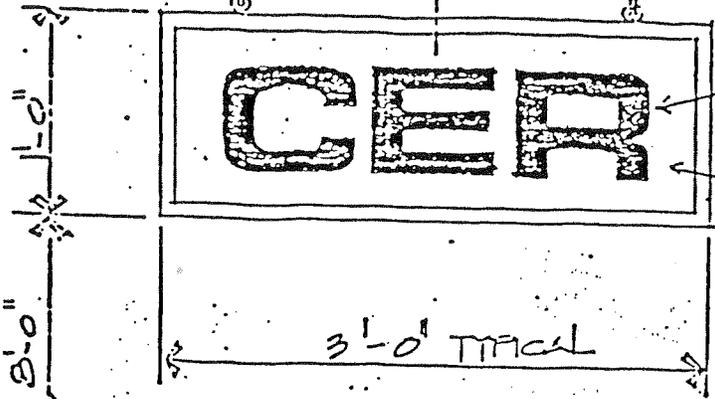
CENTER LINE UNDERSIDE
OF CANOPY & SIGN

1/2" PROOF ROD
PAINT MATTE BLACK

APPROVED TENANT TYPE
FACE & LOGO. (SUBJECT TO
LANDLORD'S WRITTEN APPROVAL)

TYPICAL SHOP SIGN FROM
3x14 CLEAR RED WOOD
MOUNT PERPENDICULAR TO GOREP

3'-0" TYPICAL



3/8" x 4" EYE LAG TO 3x14
MATTE BLACK FINISH

3/4" WIDE BORDER PAINT
MATTE WHITE

OPTIONAL
SHOP
LOGO

RAISED LOOP &
LETTERS OFF SANDBLASTED
BACKGROUND TO BE
PAINTED MATTE WHITE
(TYPICAL BOTH SIDES)

SANDBLASTED BACKGROUND DEPTH
VARIABLE FROM 1/4" TO 1/2" DEPENDING
ON GRAIN CHARACTERISTICS.
STAIN BACKGROUND OLYMPIC #913

4" 6" MAX

2 1/2"

ELEVATION

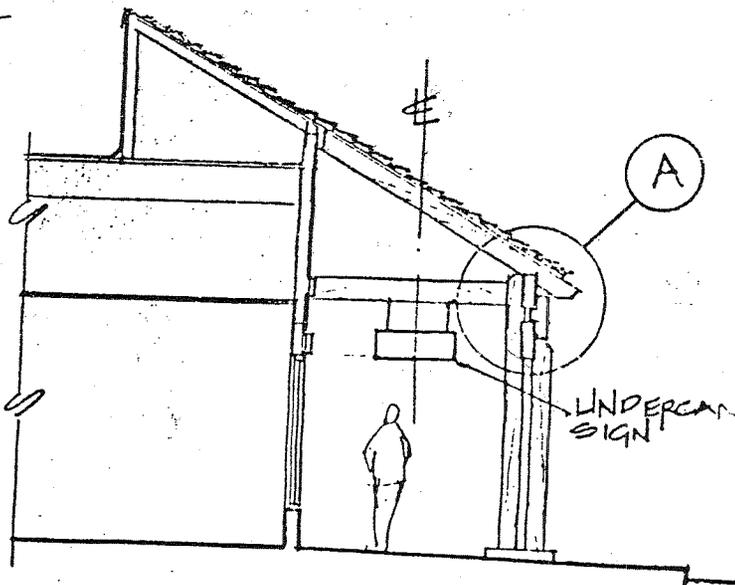
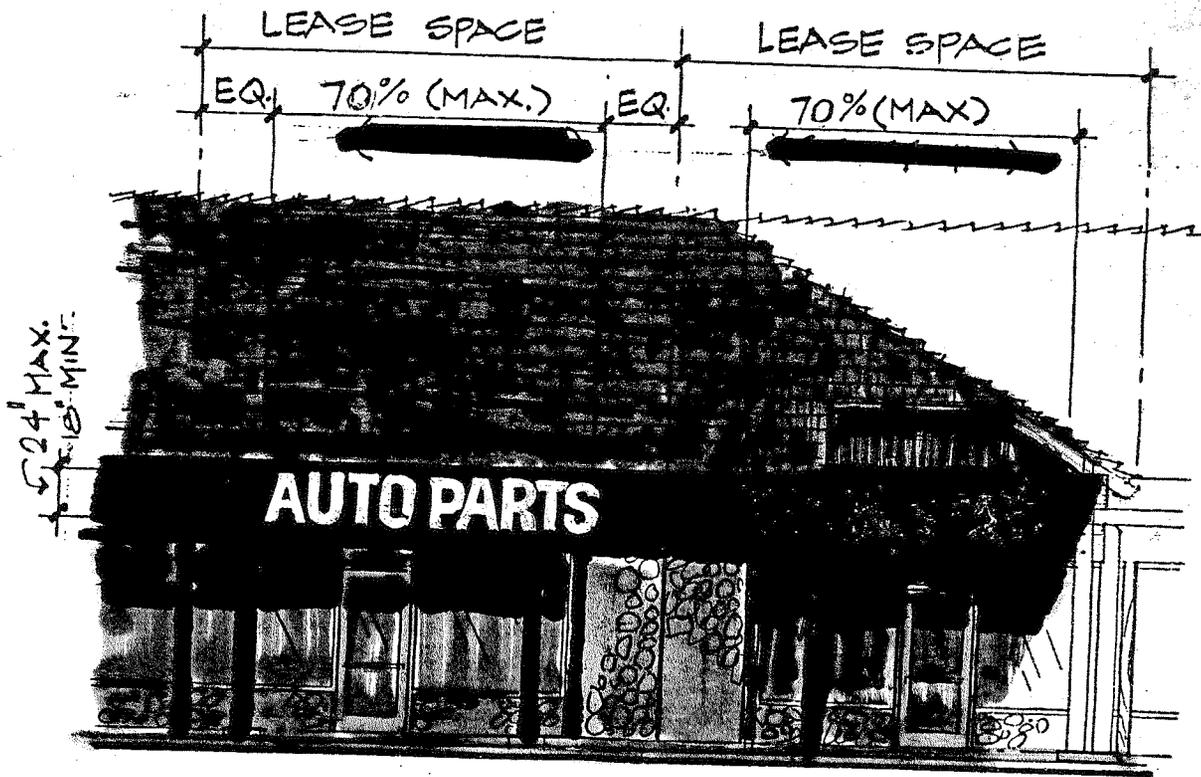
SECTION

UNDERCANOPY SIGN DETAILS

RETAIL SHOPS. HAVEN VILLAGE,

RANCHO CUCAMONGA

EXHIBIT "B2"



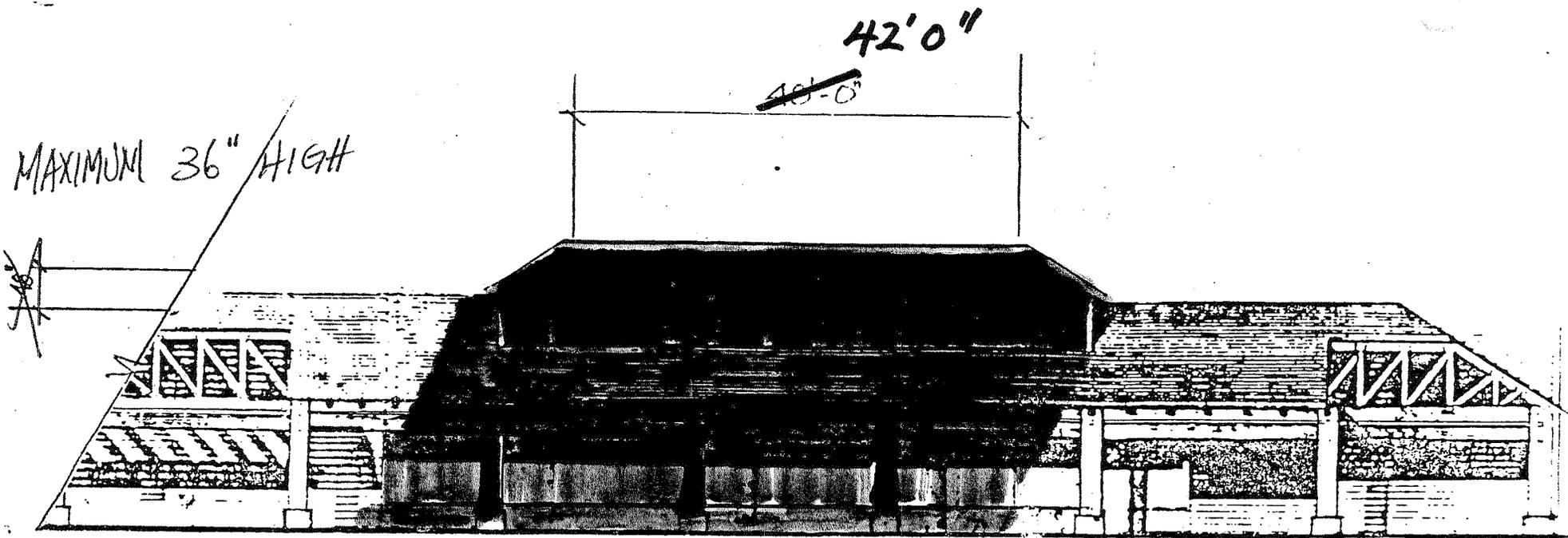
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SECTION
PLANNING DIVISION
APPROVAL

EXHIBIT "B"

BY _____ DATE _____
 CITY OF RANCHO CUCAMO

Please contact the Planning Division at
 (714) 989-1861 for final inspection



MAXIMUM 36" HIGH

42'0"

~~48'-0"~~

= PARTIAL WEST ELEVATION: 1/16" = 1'-0"

MFG. & INSTALL ONE (1) SET OF 18" CHANNEL LETTERS W/ RED ACRYLIC
 FACES. ILLUMINATION: W/ TWO TUBES 30 MA, CONVENTIONAL FLUORESCENT.
 MAXIMUM HT. FOR LETTERS UPPER CASE SHALL BE 42 INCHES

HAVEN VILLAGE / CUCAMONGA, CA. **AMENDED** EXHIBIT "D"

OREGON SIGN CORPORATION
 2701 SE 14th AVE. • P.O. BOX 42527 • PORTLAND, OREGON 97242 • PHONE 503/233-9971

These plans are the exclusive property of Oregon Sign Corporation and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Oregon Sign Corporation a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden. In the event that such exhibition occurs, Oregon Sign Corporation expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

LES MAN
MIAN

DESIGNER
DK

DATE
3-18-90

SCALE
1/16"

DESIGN NO
2161

DATE REVISED

REVISED DESIGN NO

Haven Village

AMENDED EXHIBIT D

6481 Haven Ave. Rancho Cucamonga, CA

- City Planner Approval
- Design Review Committee 100'

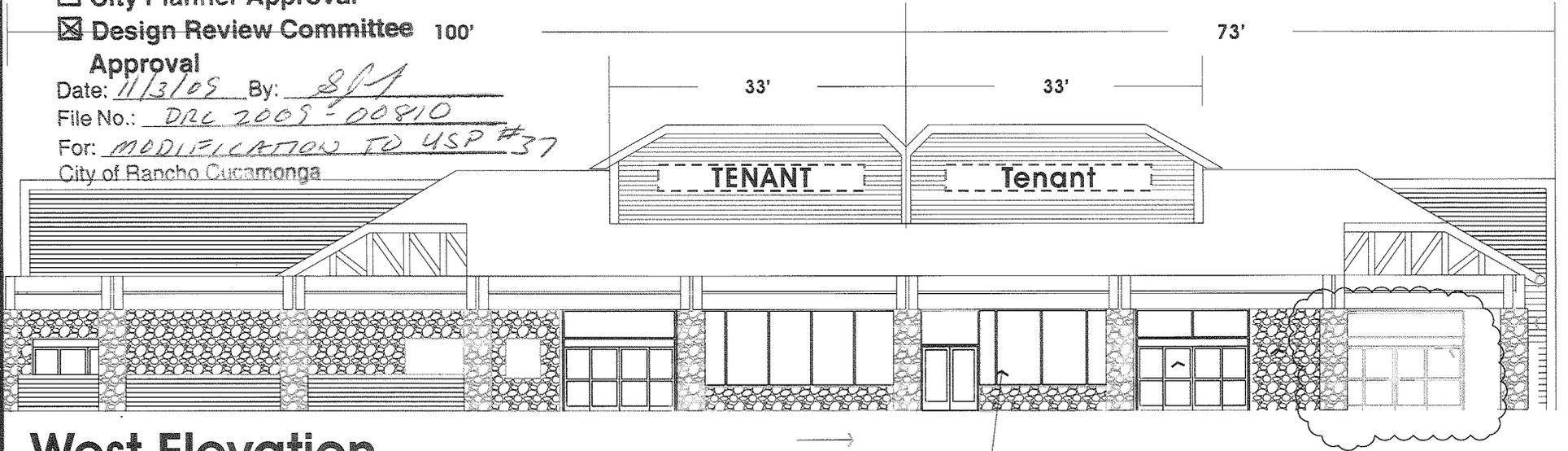
Approval

Date: 11/3/09 By: [Signature]

File No.: DRC 2009-00810

For: MODIFICATION TO USP #37

City of Rancho Cucamonga



West Elevation

SCALE 1/2" = 10'

TENANT	TYPE OF SIGN	MAX. SIGN AREA	MAX. LETTER HEIGHT	MAX. SIGN LENGTH	MAX. NUMBER OF SIGNS PER TENANT
<u>SUB MAJOR TENANTS</u>	<u>WALL SIGN</u>	<u>1.5 SF OF SIGN PER LINEAR FOOT</u>	<u>34" MAXIMUM</u>	<u>70% of CANOPY AREA</u>	<u>1 PER SHOP TENANT</u>

SIGN STYLES

This information is to assist tenant in choosing a sign style
Tenants are allowed one of the following types of construction:

- 1) Acrylic face channel letters with Neon Illumination
- 2) Acrylic face channel letters with L.E.D. illumination

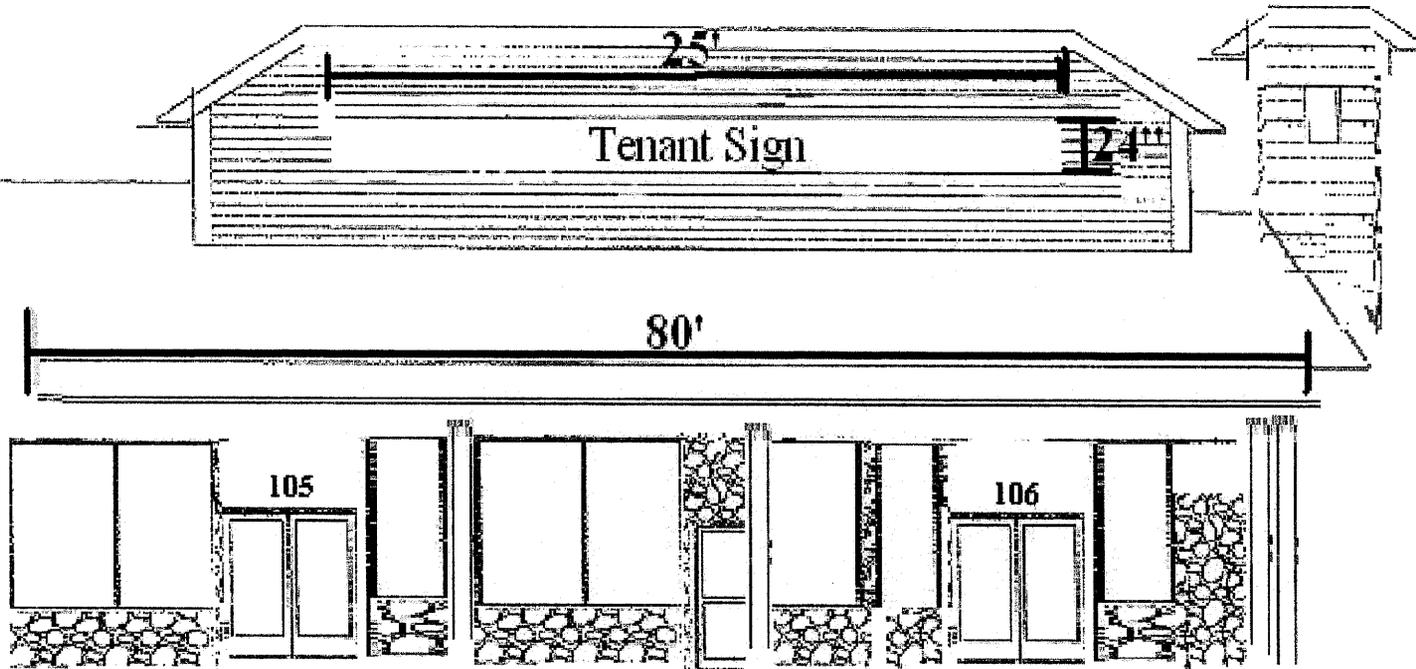
Nationally recognized, trademarked logos and letters are permitted and are allowed to keep their own sign styles on approval from the landlord and city planner/s.

PLACEMENT/ QUANTITY

All tenants are allowed one (1) id sign, the typeface maybe arranged in one or two lines of copy.
 Sub Major Tenant - Any tenant occupying 10K-15K

PROVIDED BY:





West Elevation

Scale 1/2" = 10'

Haven Village

Tenant	Type of Sign	Max. Sign Area	Max. Letter Height	Max. Sign Length	Max. Number Of Signs Per Tenant
Corner Tenants	Wall Sign	50 sq ft	24" Maximum	70% of Canopy Area	1 per Shop Tenant

Sign Styles

This information is to assist tenant in choosing a sign style.

Tenants are allowed one of the following types of construction:

1. Acrylic face channel letters with neon illumination.
2. Acrylic face channel letters with L.E.D. Illumination.

Nationally recognized, trademarked logos and letters are permitted and are allowed to keep their own sign styles on approval from the landlord and city planners.

Placement / Quantity

All tenants are allowed one (1) id sign, the typeface maybe arranged in one or two lines of copy.

Corner Tenant - Any Tenant Occupying a minimum of 5K Square Feet.