

PLANNING DIVISION APPROVAL

Revised 10/86

REVISED 02/05/02

DATE 10/27/86
8331 Utica Ave.
Rancho Cucamonga, CA
CITY OF RANCHO CUCAMONGA

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

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

A. GENERAL REQUIREMENTS

1. Exterior building signage shall be limited to one wall sign for each tenant.
2. The tenant shall submit or cause to be submitted to the owner for approval before fabrication a detailed drawing indicating the location, size, layout, design, and color of the proposed signs, including all lettering and/or graphics.
3. The tenant shall submit the sign drawing approved by the owner to the Rancho Cucamonga Planning Department along with a completed sign application for review and approval as required by the City of Rancho Cucamonga.
4. All permits for signs and their installation shall be obtained by the tenant or his representative. Final inspection by the Building Department for all signs and their installation shall be obtained by the tenant or his representative.
5. The tenant shall be responsible for the fulfillment of all requirements and specifications.
6. All signs shall be constructed, installed, and maintained at the tenant's expense.

B. GENERAL SPECIFICATIONS OF WALL SIGNS FOR MAJOR TENANT: **INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS (FORMERLY STEPHEN DANIELS CO.)**

1. The tenant sign on the sign fascia where it occurs shall be non-illuminated or interior-illuminated channel letters. The facing shall be of colored plexiglas. No other sign types will be allowed.
2. All signs and their installation must comply with all local building and electrical codes and sign ordinance.
3. No animated, flashing or audible sign will be allowed.
4. All fascia signs shall consist of individual letters; no sign cans will be permitted. No script will be permitted on the signs unless it is part of an established trademark of the tenant used in other locations.
5. The tenant shall have identification signs designed in a manner compatible with, and complementary to the overall design concept of the building.
6. The width of the tenant's lettering on the sign fascia shall not exceed the City of Rancho Cucamonga requirements.

B. GENERAL SPECIFICATIONS (continued)

7. The maximum height of lettering shall be 14" for the first line and 7" for the second line. A maximum of two lines will be allowed.
8. The maximum depth of all lettering to be 5", and painted semi gloss black.
9. The color of the letters shall be limited to **BLUE ONLY** plexiglas. The opaque plexiglas trim shall be gold.
10. Neon illumination shall be white 30M.A.
11. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of black, decal-application lettering not to exceed 2 inches in height, indicating name of business, hours of operation and emergency telephone numbers.
12. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon the storefronts, doors, or exterior walls of building.
13. Tenants may install on the storefront, if required by the U.S. Post Offices, the numbers only for the street address in exact location stipulated by the owner. Numbers shall be uniform in size and style as stipulated by the owner.

C. GENERAL SPECIFICATIONS OF WALL SIGN FOR ^{OTHER} TENANTS

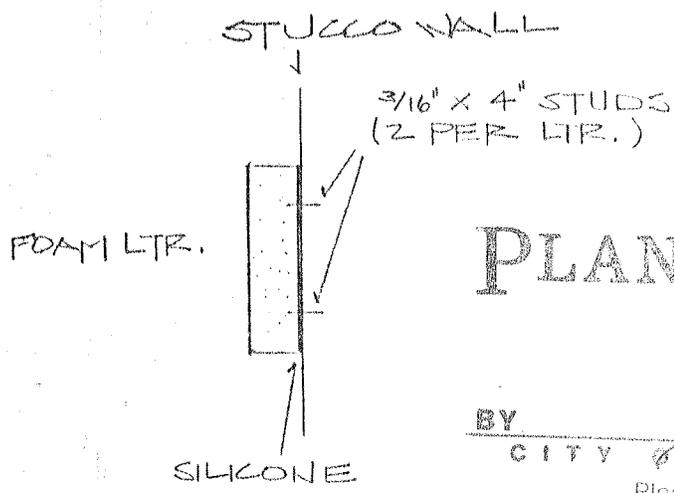
1. The tenant sign on the sign fascia where it occurs shall be single line 12" non-illuminated 3" thick foam letters, painted "rust" to match the building trim. No other sign types will be allowed.
2. All signs and their installation must comply with all local building and electrical codes and sign ordinance.
3. No animated, flashing or audible signs will be allowed.
4. All fascia signs shall consist of individual letters; no sign cans will be permitted. No script will be permitted on the signs unless it is part of an established trademark of the tenant used in other locations.
5. The tenant shall have identification signs designed in a manner compatible with, and complementary to the overall design concept of the building.
6. The width of the tenants lettering on the sign fascia shall not exceed 12".
7. The name of the business should be the dominant message.
8. Two lines of lettering may be allowed if the tenant name will not fit on one line, provided they do not exceed the 24" maximum height of the sign area and 10" maximum letter height.
9. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of black, decal-application lettering not to exceed 2 inches in height, indicating name of business, hours of operation and emergency telephone numbers.
10. No other wall signs will be allowed except as shown in exhibit A, B and C. Northwest - southwest and northeast elevations.
11. Except as provided herein, no advertising placard, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon the storefronts, doors, or exterior walls of building.
12. Tenants 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 owner. Numbers shall

D. SPECIFICATIONS FOR MONUMENT SIGN

1. The building shall be allowed one (1) monument sign not to exceed 24 square feet in size or 8' maximum overall height measured from the finished street grade. It shall be designed in a manner complimentary to the overall design concept of the building. Materials to be used, colors and letter style shall be at the discretion of the sign designer, subject to approval by the owner of the building and the Rancho Cucamonga Planning Department. The monument sign shall be by separate permit and review from the building signs. A maximum of 3 identifications per sign face.

E. CONSTRUCTION REQUIREMENTS

1. Tenant shall be responsible for the installation and maintenance of all signs.
2. All signs shall be installed under the direction of the project contractor's superintendent or representative.
3. Tenants shall be fully responsible for the operations of tenant's sign contractors.
4. Tenant's sign contractor shall repair any damage caused by his work.
5. Both at the time of construction and at the time of removal all penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match the adjacent finish.
6. No exposed raceway, crossovers, conduits, transformers, etc., shall be permitted.
7. Letter fastening and clips are to be concealed and be of galvanized, stainless or aluminum metals.
8. Foam letters must have two coats of waterbased sealer/primer and two coats of waterbased "finish color" enamel, with Roll-A-Tex resurfacing additive.



PLANNING DIVISION
APPROVAL

BY  DATE 10/27/18
CITY OF RANCHO CUCAMONGA

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

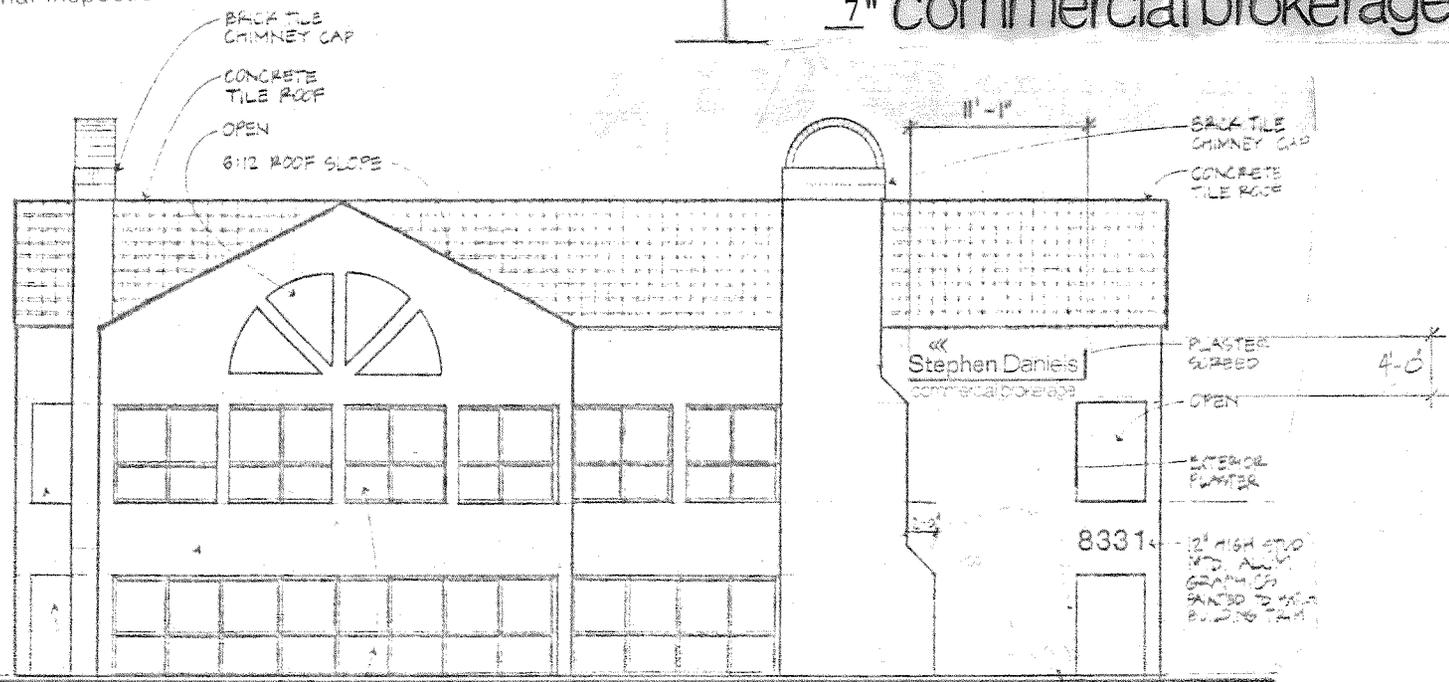
PLANNING DIVISION APPROVAL

11'

BY MA DATE 10/27/83
CITY OF PACHO CUCARON

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

43" 14" Stephen Daniels 9 1/2"
7" commercial brokerage



NORTHWEST
ELEVATION

ONE ELEVATION NON-ILLUMINATED
CHANNEL LTRS.

14" AND 7" LTRS. 5" DEEP W. 3/16" PLEX FACES
& GALVANIZED 24GA. SHEET METAL RETURNS.

FACES - IVORY (#2146) OR RED (#2793) W/
3/4" GOLD TRIM CAP.

RETURNS - PAINT SEMI GLOSS BLACK

TOTAL SQUARE FOOTAGE 275^{sq}

SIGN LOCATION
(MAJOR TENANT)

Utica Avenue

Two Story
Office Building

Garage

FOAM LTRS.

FOAM LTRS.

(OTHER TENANTS)

(OTHER TENANTS)



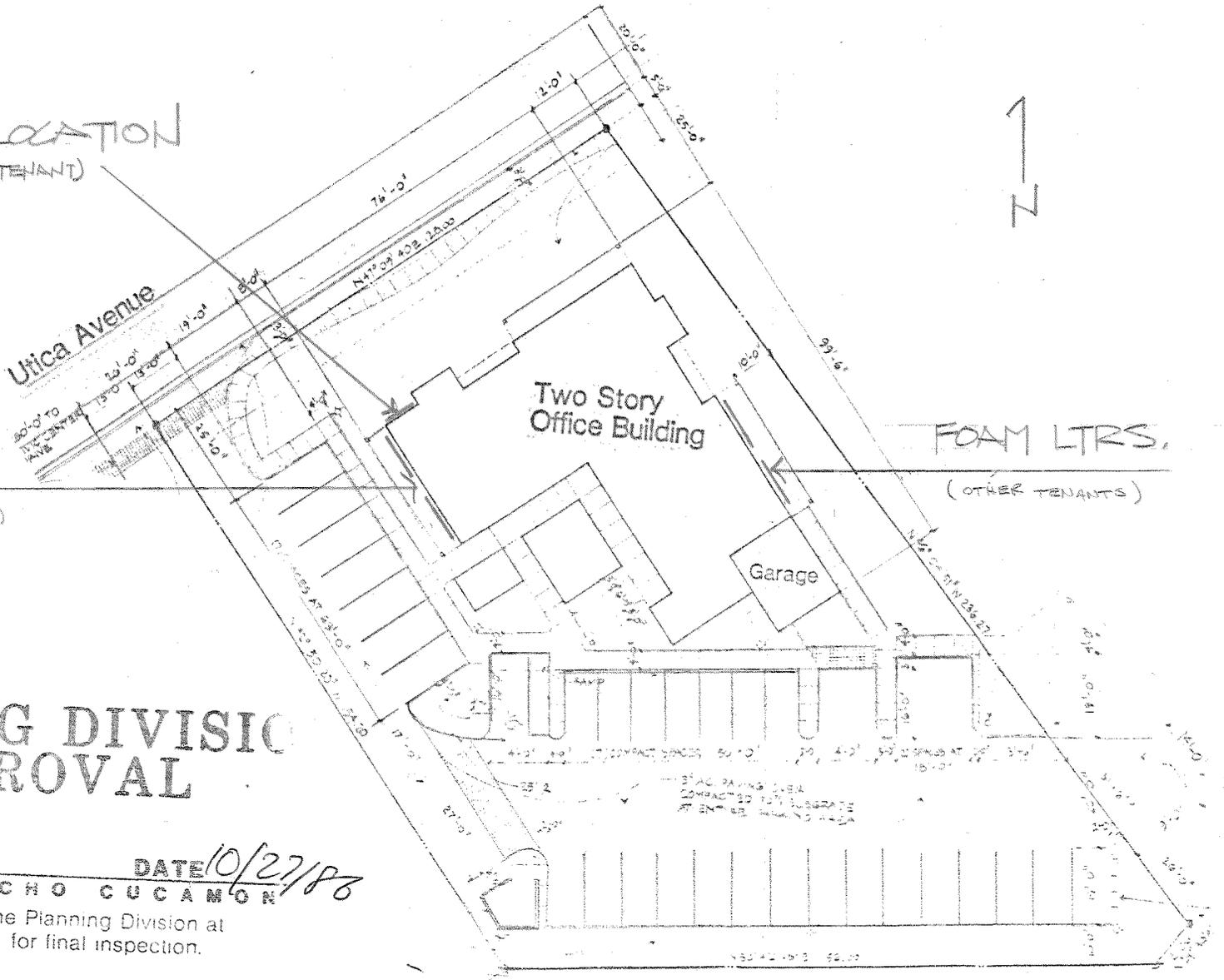
PLANNING DIVISION
APPROVAL

DATE 10/27/86

CITY OF RANCHO CUCAMON

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

SITE PLAN



Utica Avenue

LOT 12

Two Story Office Building

Garage

26' WIDE EMERGENCY ACCESS - GRAVEL SUB-SURFACE TO NITRANO 70,000 LBS. AT 95% COMPACTION

FIRE HYDRANT ASSEMBLY PER FOOTHILL FIRE DIST. SPECIFICATIONS

SIDEWALK @ ENTIRE FRONTAGE
25' of LANDSCAPE & SIDEWALK EMMENT @ ENTIRE FRONTAGE

3" AC PAVING OVER COMPACTED 90% SUBGRADE AT ENTIRE PARKING AREA

CONTRACT SPACES 50'-0"

SPACES AT 18'-0"

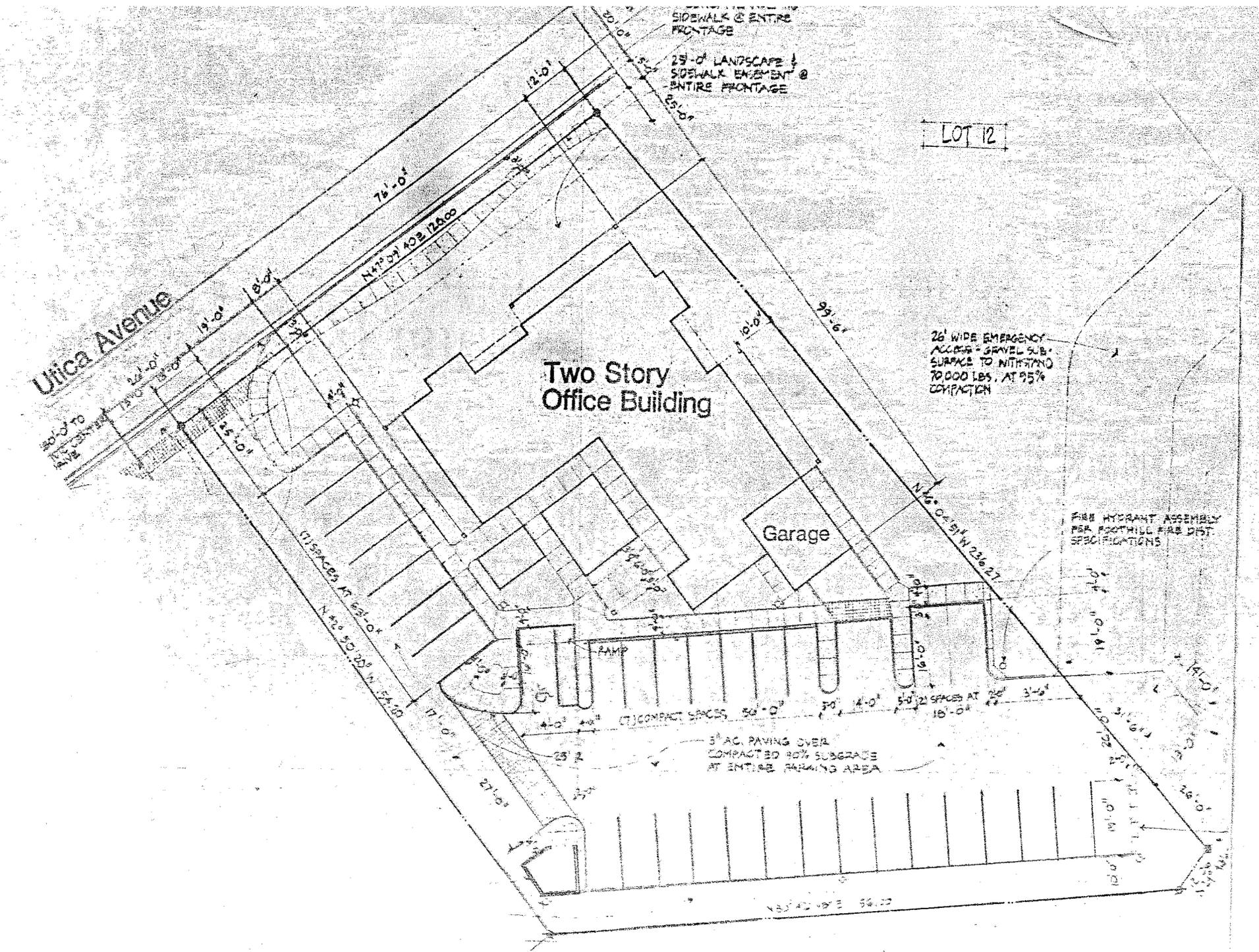
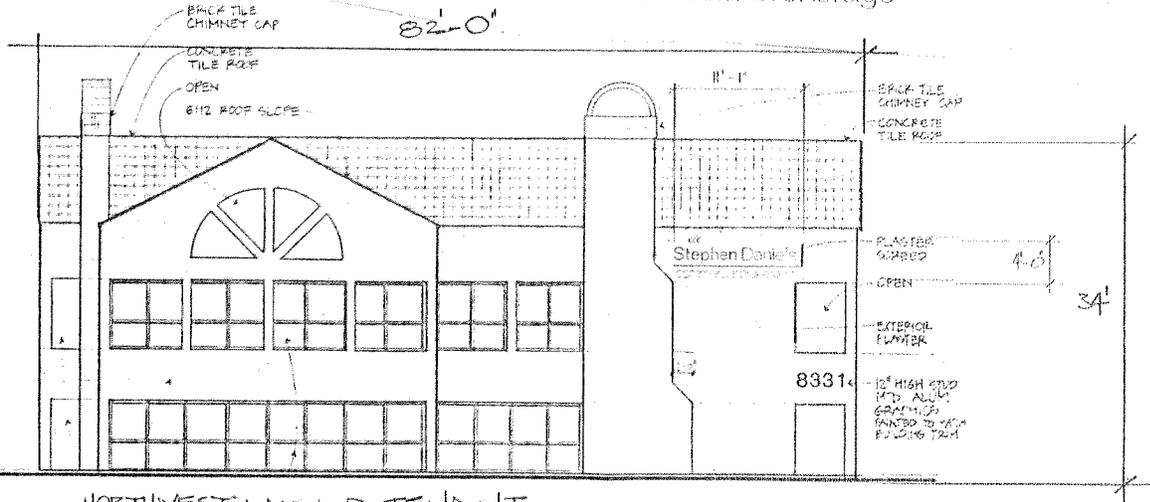


EXHIBIT A

Stephen Daniels
commercial brokerage



NORTHWEST MAJOR TENANT ELEVATION

ONE ELEVATION NON-ILLUMINATED CHANNEL LTRS.

14" AND 7" LTRS. 5" DEEP W. 3/16" PLEX FACES & GALVANIZED 24GA. SHEET METAL RETURNS.

FACES - RED PLEX (#2713) W/ 3/4" GOLD TRIM CAP.

RETURNS - PAINT SEMI GLOSS BLACK.

TOTAL SQUARE FOOTAGE 2750'

PLANNING DIVISION APPROVAL

BY

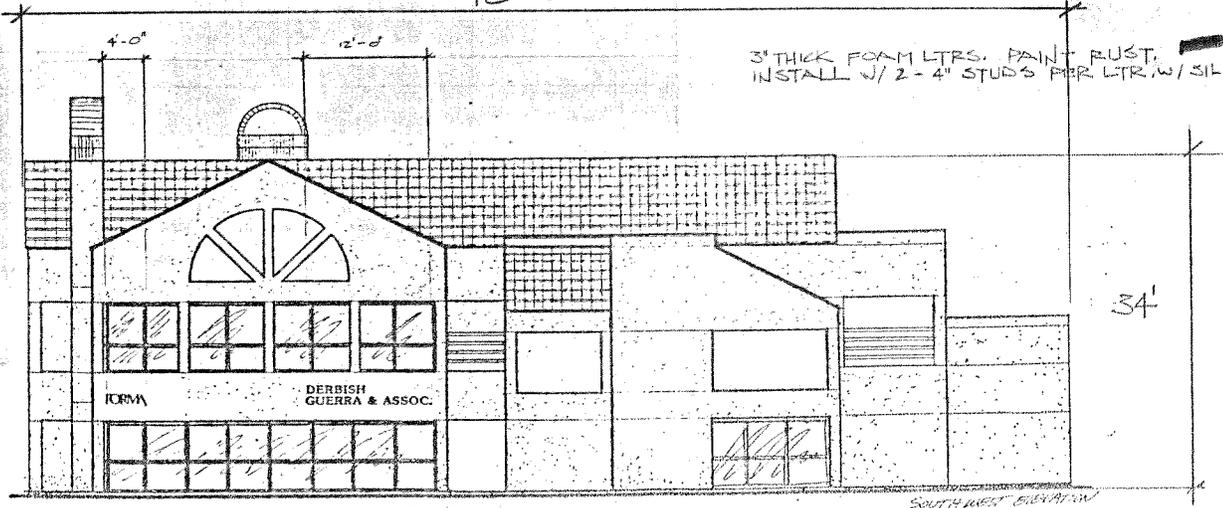
DATE

10/27/86

CITY OF RANCHO CUCAMON

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

98'-0"

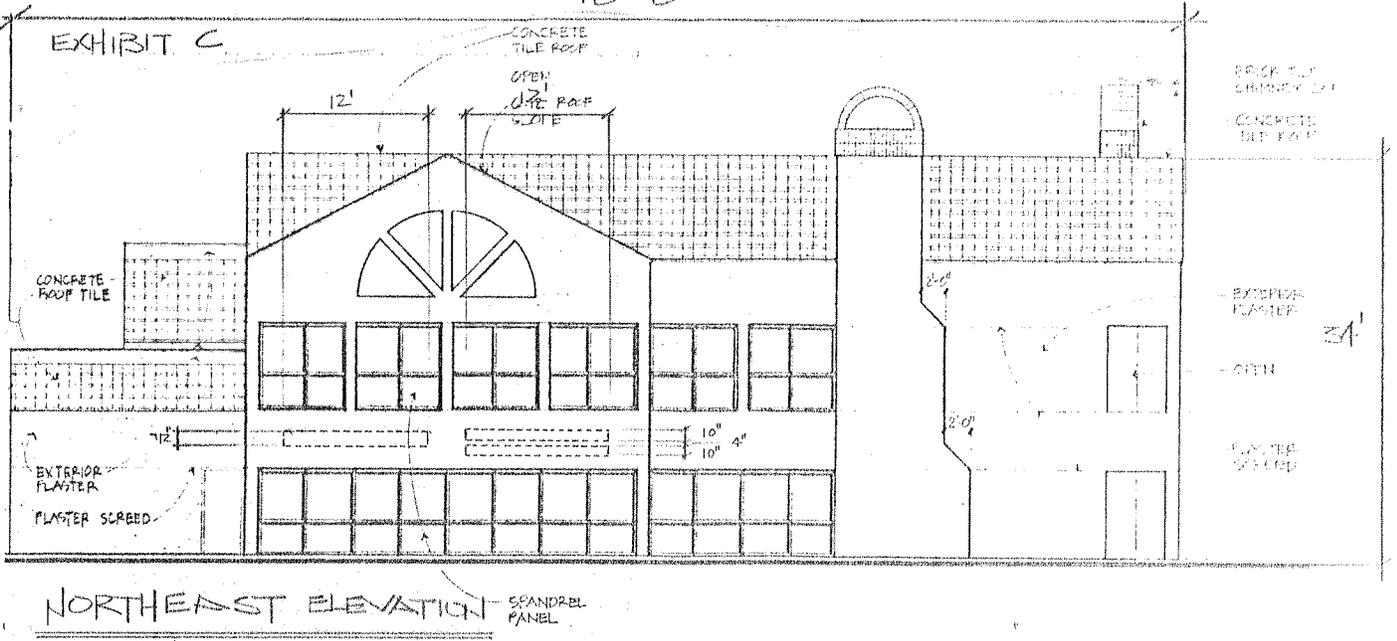


12 F

10 D

8331 UTICA AVE.
RANCHO CUCAMON CA 92670

EXHIBIT B



NORTHEAST ELEVATION SPANDREL PANEL

TENANT MAY HAVE ONE LINE 12" LTRS. NOT TO EXCEED 12', OR TWO LINES 10" LTRS. w/ 4" BETWEEN NOT TO EXCEED 12'.

3" THICK FOAM LTRS. PAINT RUST. INSTALL 1/4-4" STUDS PER LTR. w/ SILICONE

8331 UTICA AVE.
RANCHO CUCAMONGA, CA.

PLANNING DIVISION APPROVAL

BY *[Signature]* DATE 10/27/00
 CITY OF RANCHO CUCAMONGA

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