

SIGN CRITERIA # 56

SCHEU BUSINESS CENTER

9125, 9135, 9155 Archibald Avenue

This criteria has been established for the purpose of assuring an outstanding business center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any non-conforming or unapproved signs installed 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 (4) copies of detailed drawings indicating the location, size, layout, design and color of the proposed sign, including all lettering and/or graphics.
2. All permits for signs and their installation shall be obtained by the tenant or his representative prior to sign installation.
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 aesthetics of design shall remain the sole right of the owner and shall be subject to City Approval.

B. GENERAL SPECIFICATIONS

1. Tenant signs for Building -1/North Face, West Face and Building-2/West Face will be Gator - foam letter application/18" maximum X height. Not to exceed 70% of total linear storefront footage. (See Details A, D, H and J). No projections above or below the sign will be permitted.
2. Tenant signs for Building-1/East Face, South Face shall be exterior applied white vinyl, not to exceed a total of 4 square feet in area and shall have a maximum 16" X height and shall not exceed 3'-0" in length.
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.

PLANNING DIVISION
APPROVAL

By *J. Page*

DATE 7/24/87

CITY OF RANCHO CUCAMONAA

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

SIGN CRITERIA

SP #16

SCHEU BUSINESS CENTER

9125, 9135, 9155 Archibald Avenue

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PLANNING DIVISION
APPROVAL

BY *A. Sage*

DATE 7/24/87

CITY OF SAN JOSE CUCAMONZA

Please contact the Planning Division at (510) 536-0301 for final inspection.

9-11-97 *Al Spence*

* Tenant may use two lines of copy so long as copy does not extend over the 18 inch maximum letter height, DOES NOT EXTEND OVER 39" HEIGHT FOR TWO LINES OF LETTERS AND A SPACE, AND DOES NOT EXCEED SIGN ORD. MAXIMUM AREA REQUIREMENTS.

B. GENERAL SPECIFICATIONS - CONTINUED

4. One (1) Double faced sign monument is permitted for this Center as approved by the City of Rancho Cucamonga with no tenant names on said monuments. Location set forth in Detail 4. Detail of concrete monument set forth in Detail M. Landscape set forth in Detail N.
5. Signage may be applied to the glass store front of Building-2/East Face. Copy shall be exterior applied white vinyl, 4" X height/Helvetica Medium U.C. (See Detail G).
6. Tenant signs for Building-3/North Face and Building-4/South Face will be LYNN SIGN Style LYS-9, black anodized aluminum flat faced frame, 3/4" face, 1-1/2" return, concealed mounting brackets, background is opaque white plex, unit numbers are 5" Helvetica regular (all units), refer to "Recommended Type Styles" sheet for allowable type faces, vinyl copy shall be either Amertone 153 B Norman Rose or Amertone 1760 B-Bering Sea, clear plex protective layer is applied over copy and background, 5" X height on single line applications. Tenant sign length is determined by the square footage of the occupied space. Predetermined sign lengths are stated for buildings 3 and 4, see Detail K.
7. Except as provided herein and on details, restrictions are placed on style and/or position of graphics (per Exhibit A through L). Landlord and City must approve and determine conformance per this criteria.
8. Colors shall be limited to the colors indicated on the attached details.
9. 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.
10. Except as provided herein, no advertising placards, banners, pennants, names, insignias, 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 of buildings.
11. Tenant shall install on the store front, as required by the U. S. Post Office, the numbers only for the street address in exact location stipulated by the Project Architect. Size shall be 4", color shall be white, Helvetica medium (Detail L).

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 business center, it being understood and agreed that these occupants may have their usual identification signs on

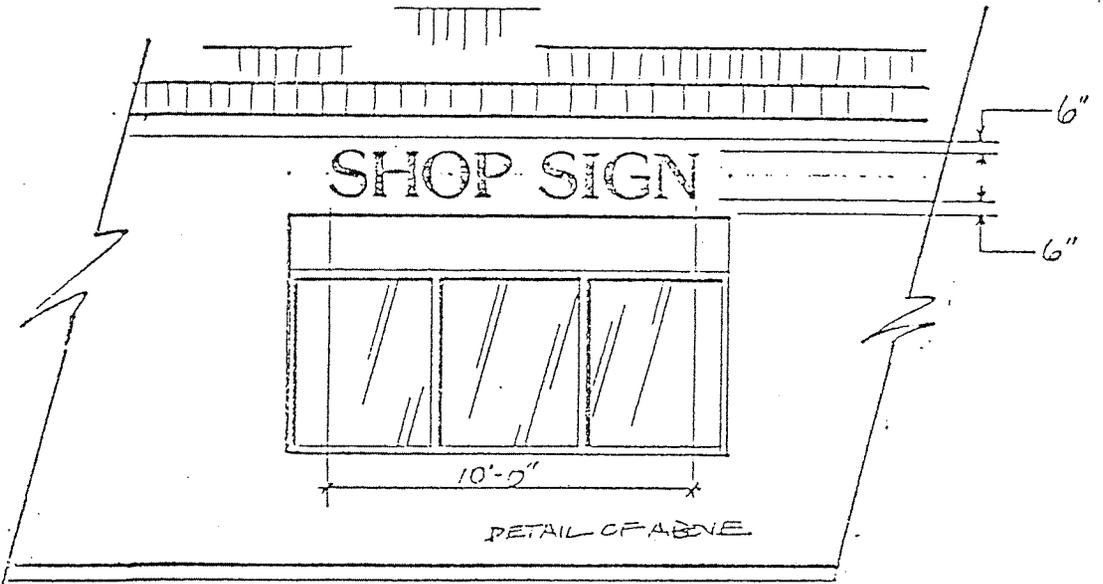
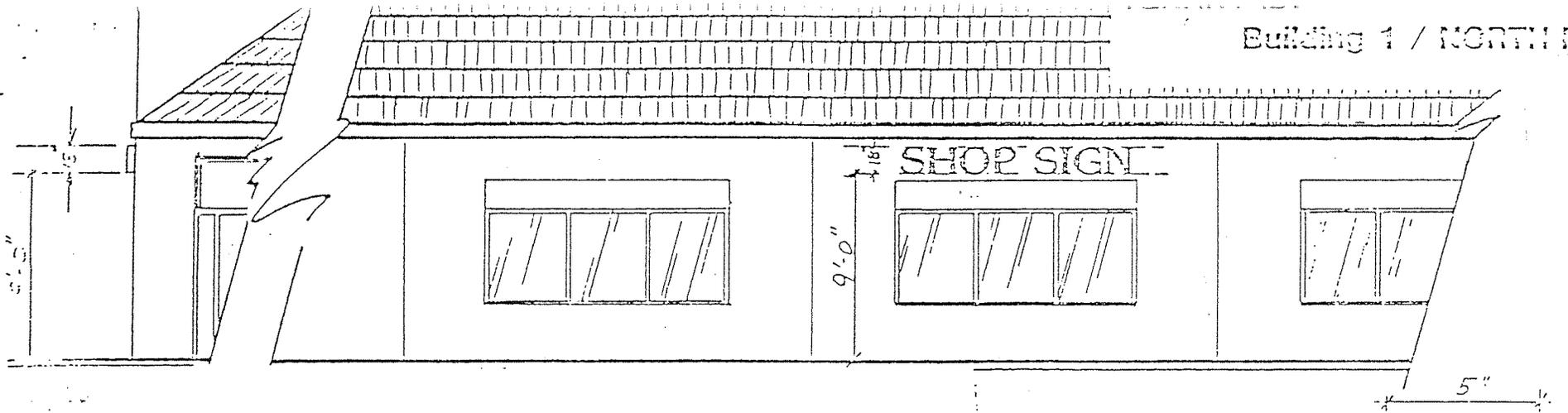
C. MAJOR TENANTS - CONTINUED

their buildings, as the same exists 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.

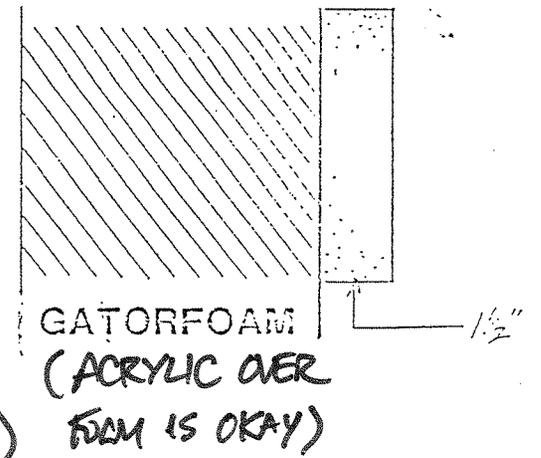
2. A Major Tenant shall be defined as a regionally or nationally recognized company or corporation and/or a member of the Fortune 1000 Association.

D. CONSTRUCTION REQUIREMENTS

1. Tenant shall be responsible for the installation of sign faces 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. Electrical conduit, junction boxes, etc., are to be concealed and U.L. approved.
6. Letter fastening and clips are to be concealed and be of galvanized, stainless or aluminum metals.
7. 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.
8. All tenants must receive sign permit from Building Department, City of Rancho Cucamonga.
9. All sign faces are to be approved by Landlord and City of Rancho Cucamonga. Work must be done by State Licensed Contractor. Said license must be current and a copy of license must be submitted to owner or Project Architect.
10. Landlord reserves the right to designate Sign Company to coordinate design, construction and installation of tenant signs.



Tenant may use two lines of copy so long as copy does not extend over the 18 inch maximum letter height, DOES EXTEND OVER 39" ^{FOR HEIGHT} TWO LINES OF LETTERS AND A SPACE, AND DOES NOT EXCEED SIGN ORD. MAXIMUM AREA REQUIREMENTS



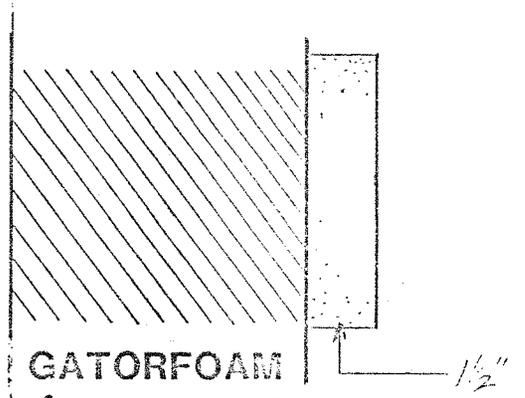
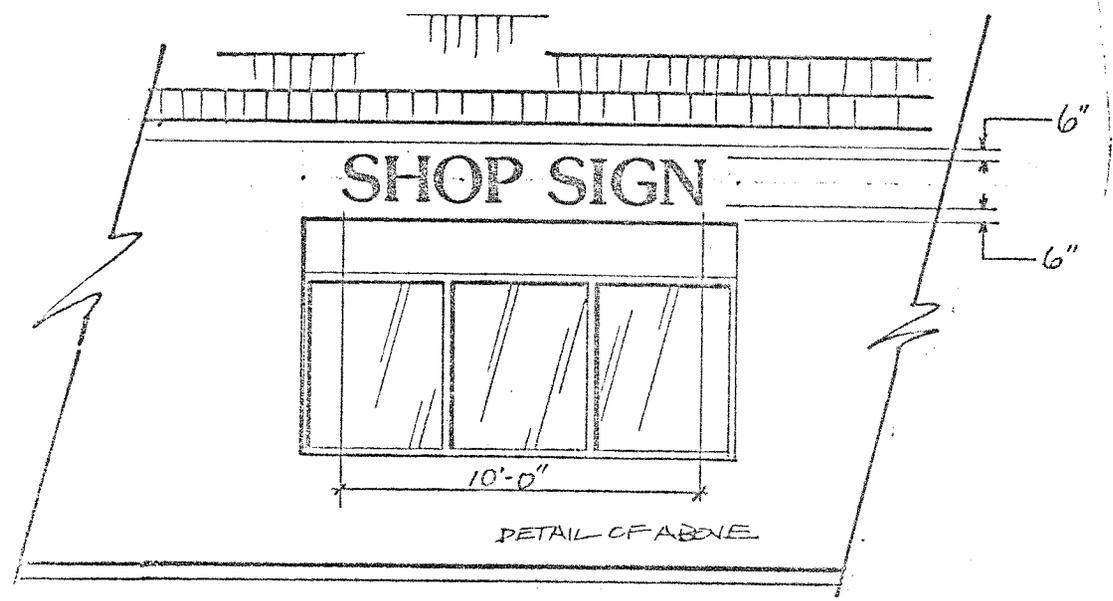
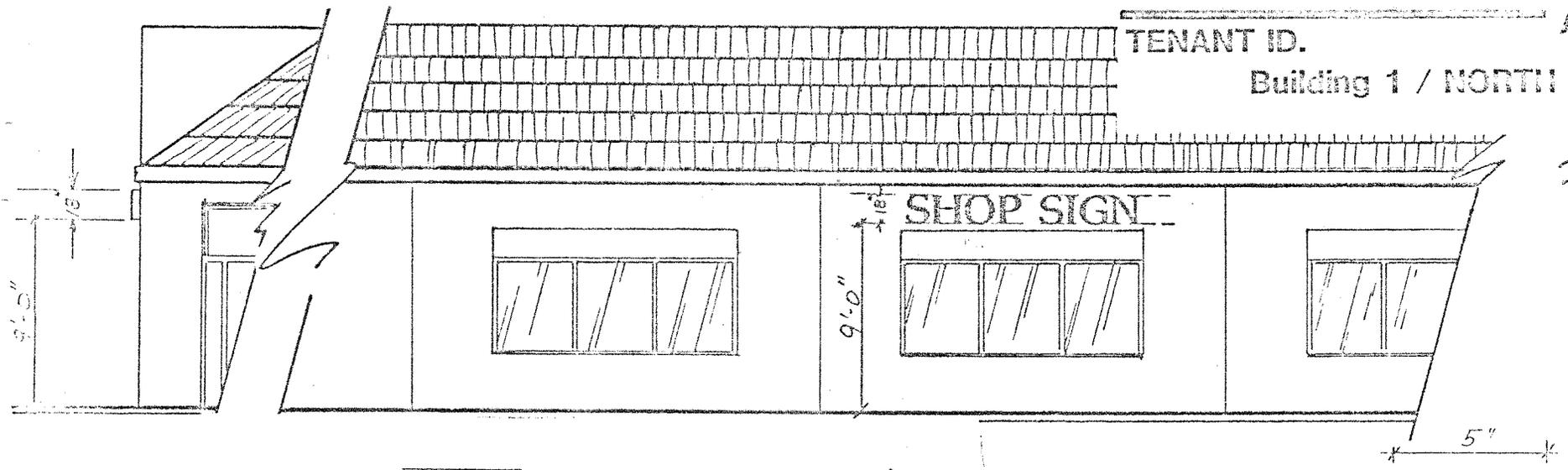
- ▶ Type styles are **Helvetica Regular / Windsor Bold**
- ▶ Gatorfoam letter application / 18" maximum x-height (Maximum sign width not to exceed 70% of store front width)
- ▶ Letter Installation utilizes Dow Corning Silicone Sealant
- ▶ Color choices of letters are:

1760E AMERITONE (OR TEAL EQUIVALENT)

TENANT ID.

Building 1 / NORTH Face

#56

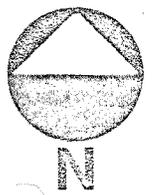
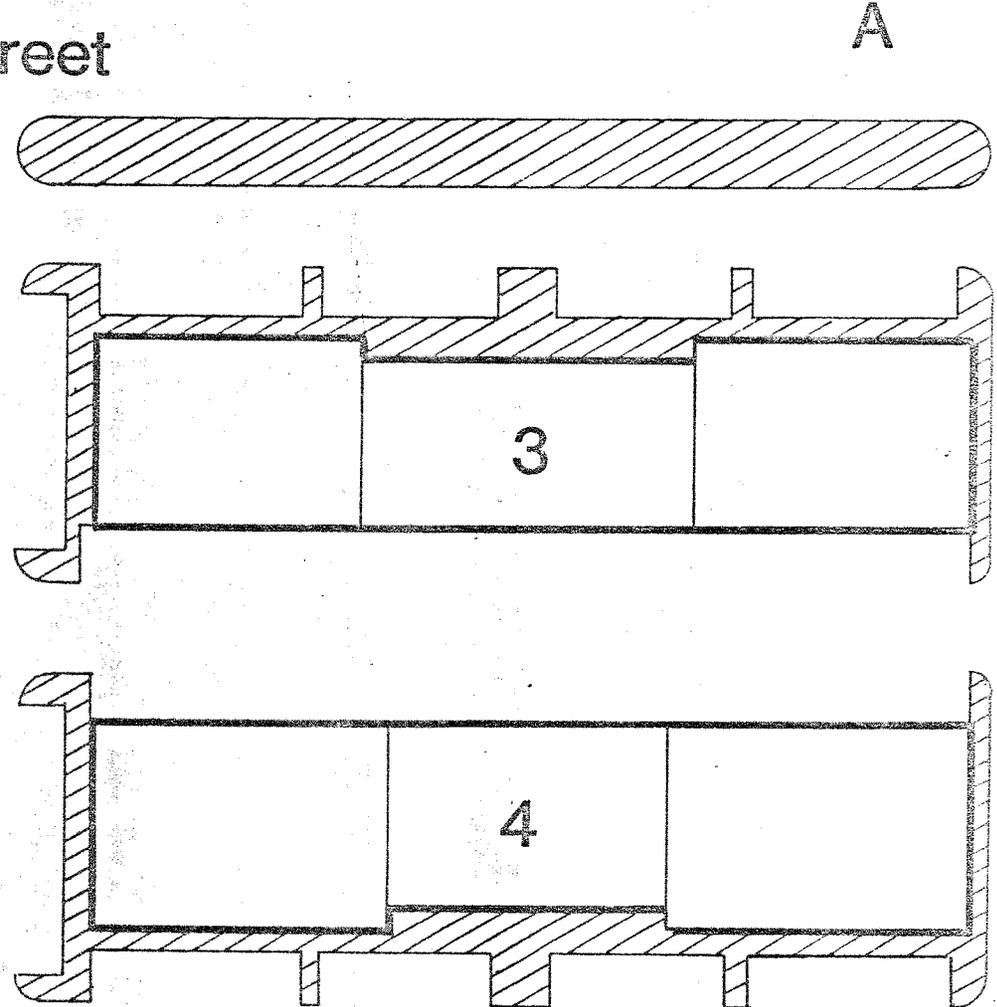
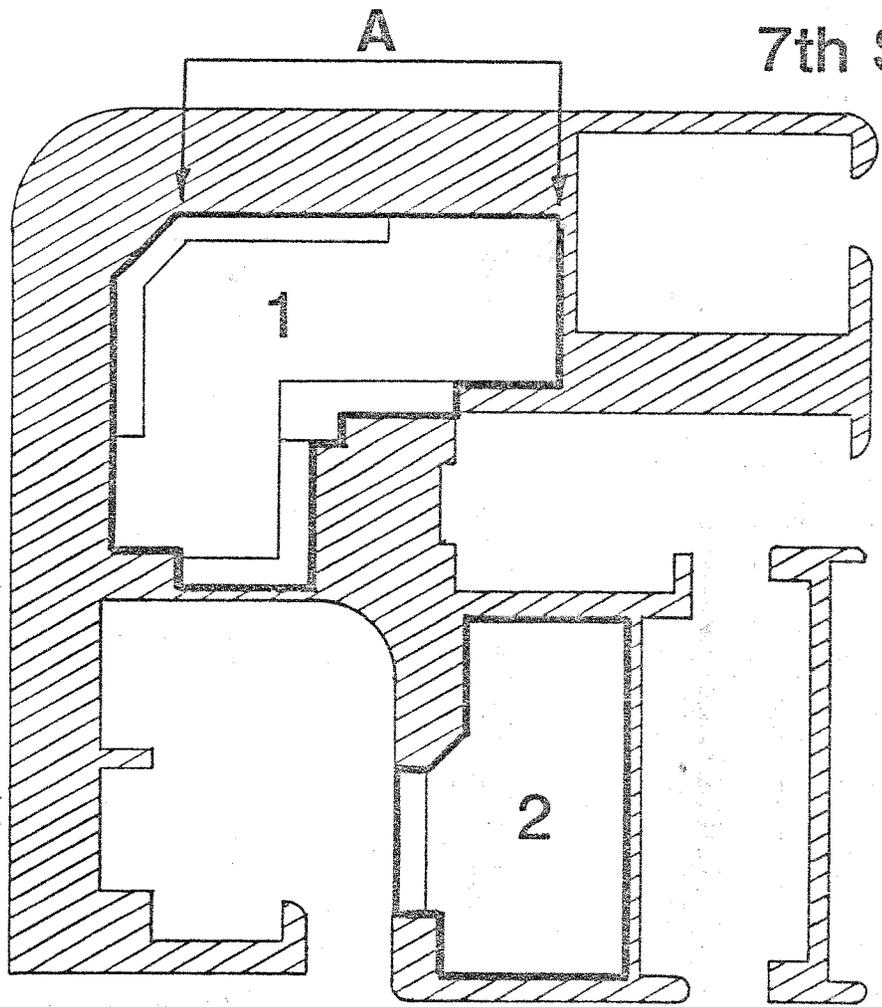


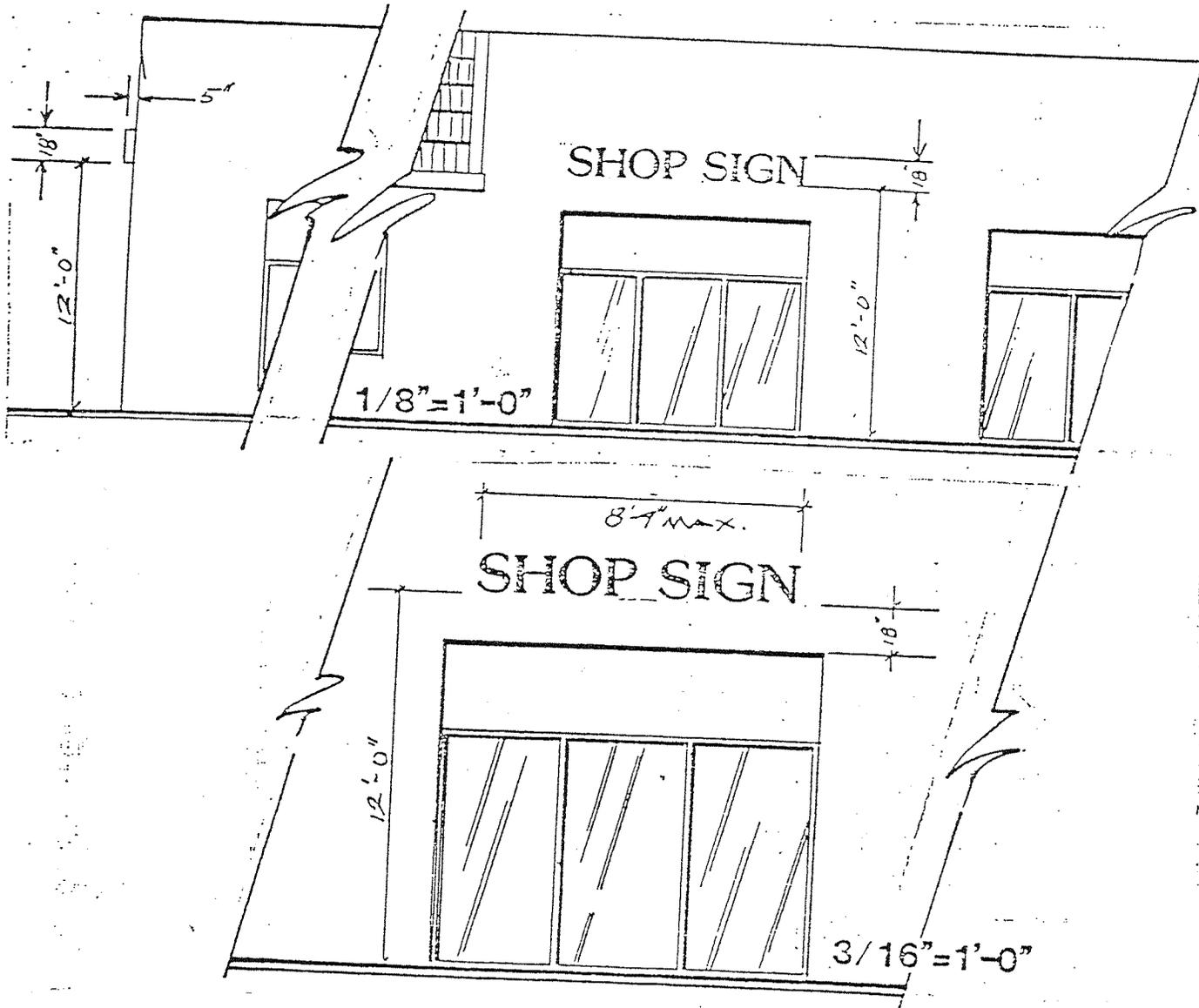
- Type styles are Helvetica Regular / Windsor Bold
- Gatorfoam letter application / 18" maximum x-height
(Maximum sign width not to exceed 70% of store front width)
- Letter installation utilizes Dow Corning Silicone Sealant
- Color choices of letters are: 153B AMERITONE Norman Rose }
1760B AMERITONE Boring Sea }

GATORFOAM
 (ACRYLIC OVER
 FOAM IS OKAY
 OR TEAL EQUIVALENT

Archibald Avenue

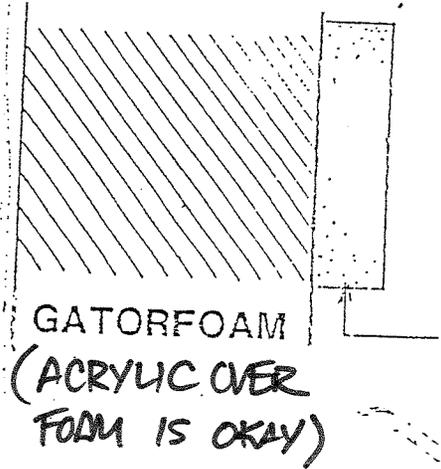
7th Street





TENANT ID. **D**
 Building 1 / WEST Face

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- ▶ Color choices of letters are:

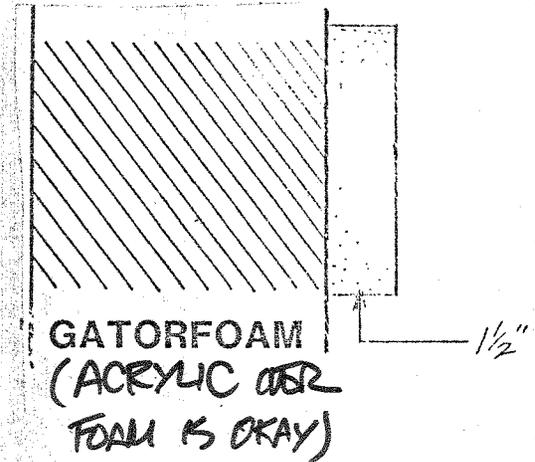
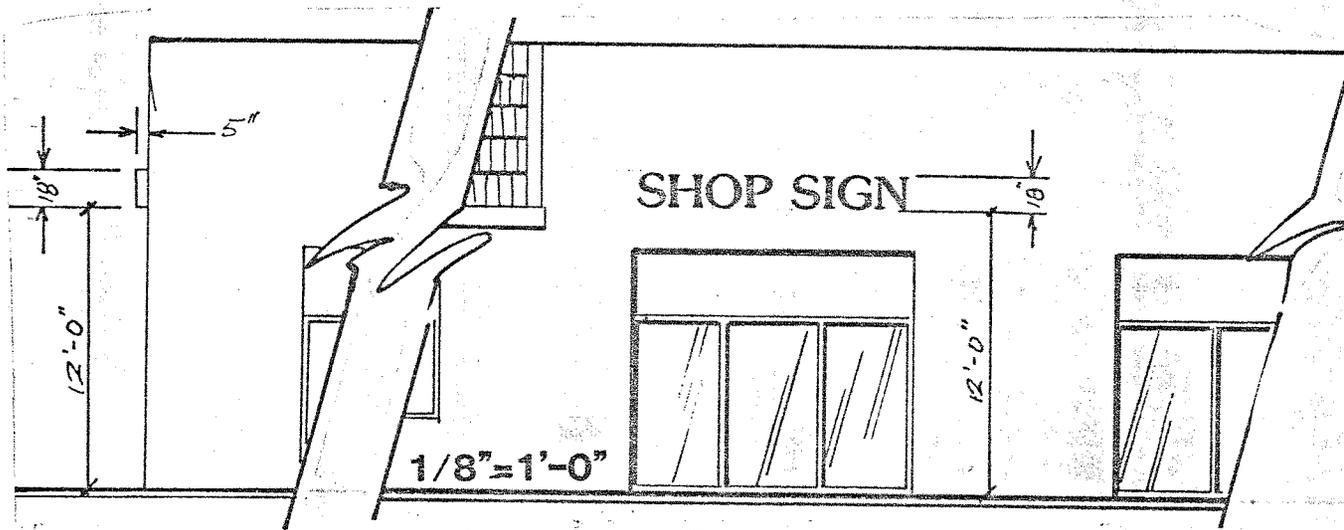
1760E AMERITONE (OR TEAL EQUIVALENT)

TENANT ID.

D

Building 1 / WEST Face

#56



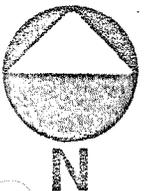
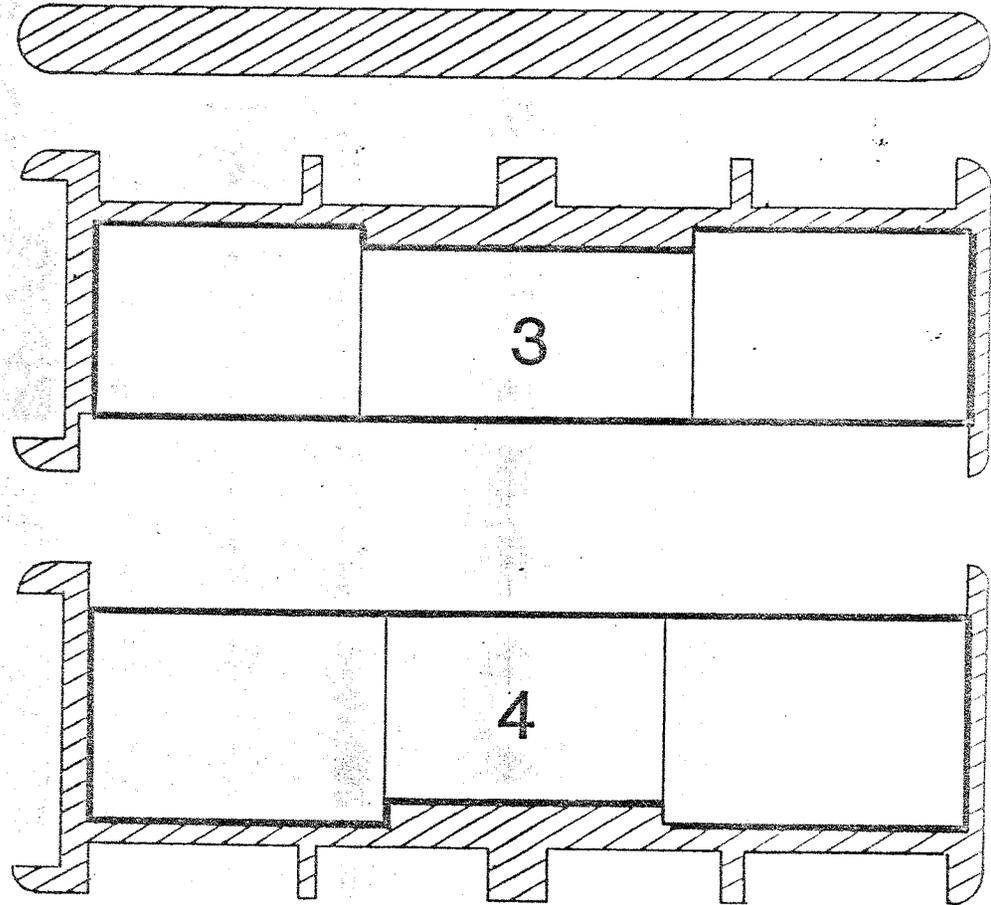
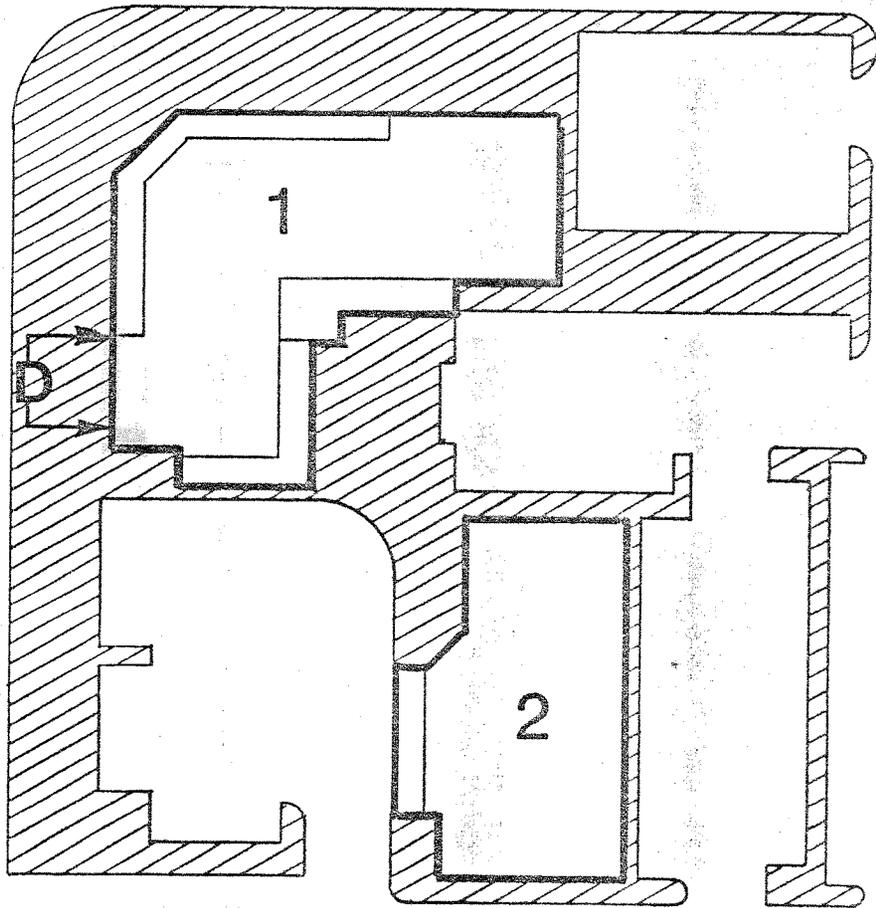
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} OR TEAL EQUIVALENT

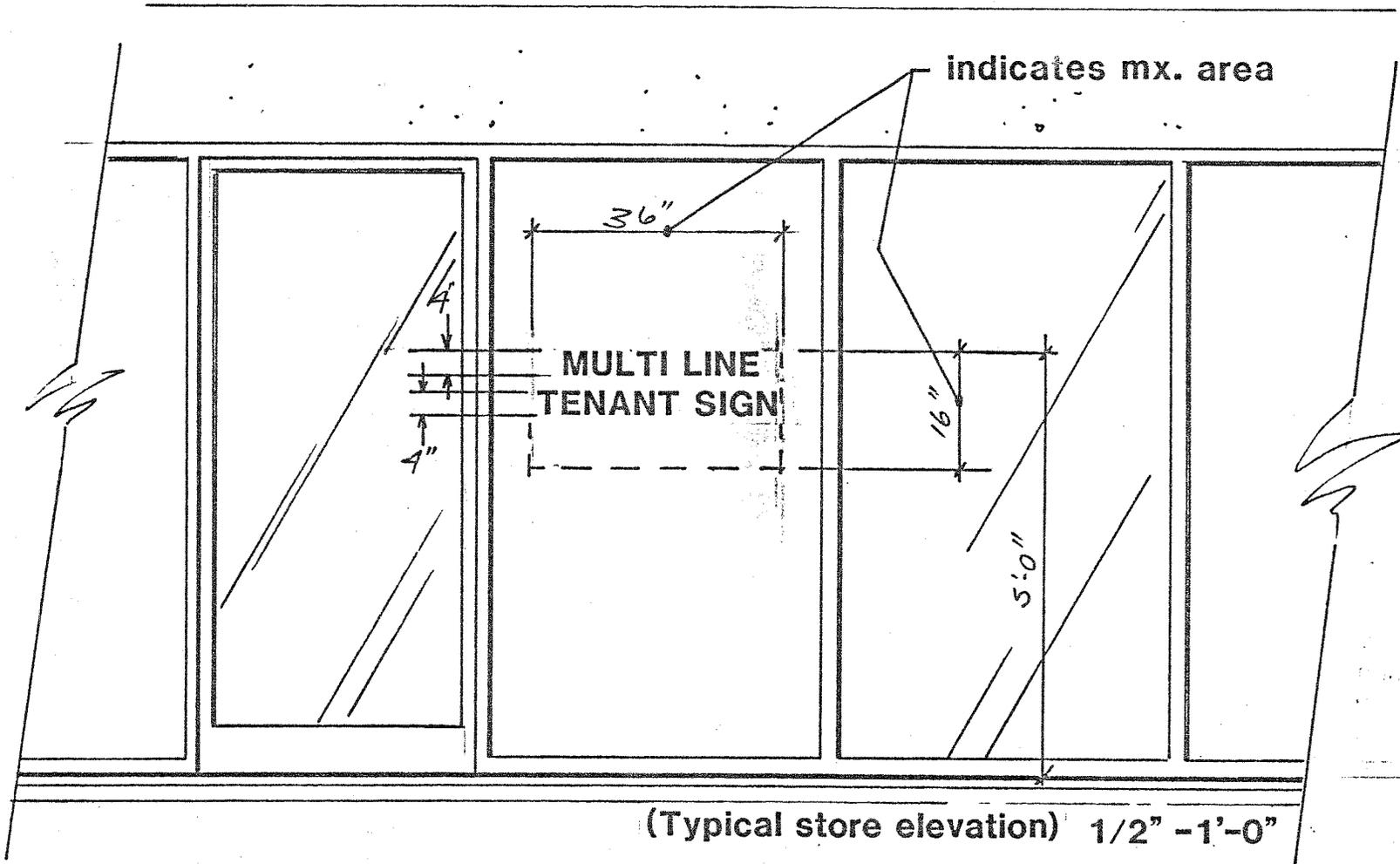
Archibald Avenue

7th Street

D



#56



Exterior applied white vinyl

4 sq.ft. allowable copy area

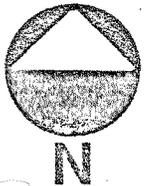
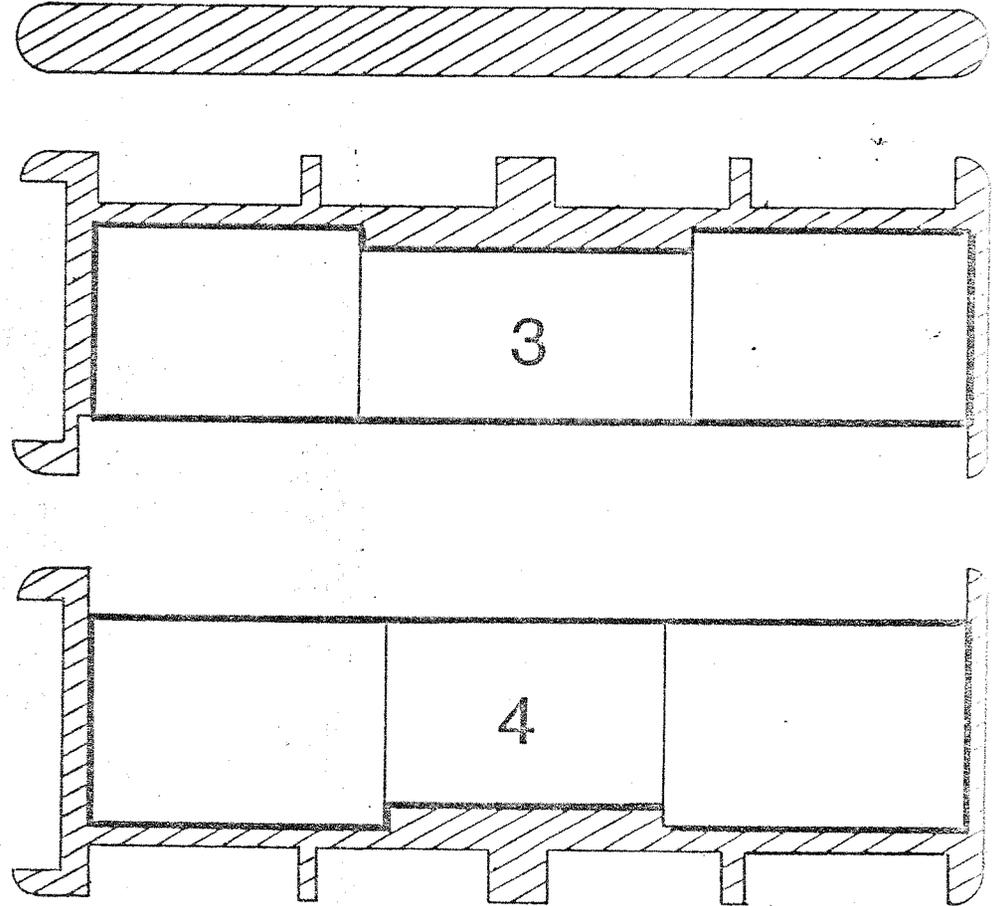
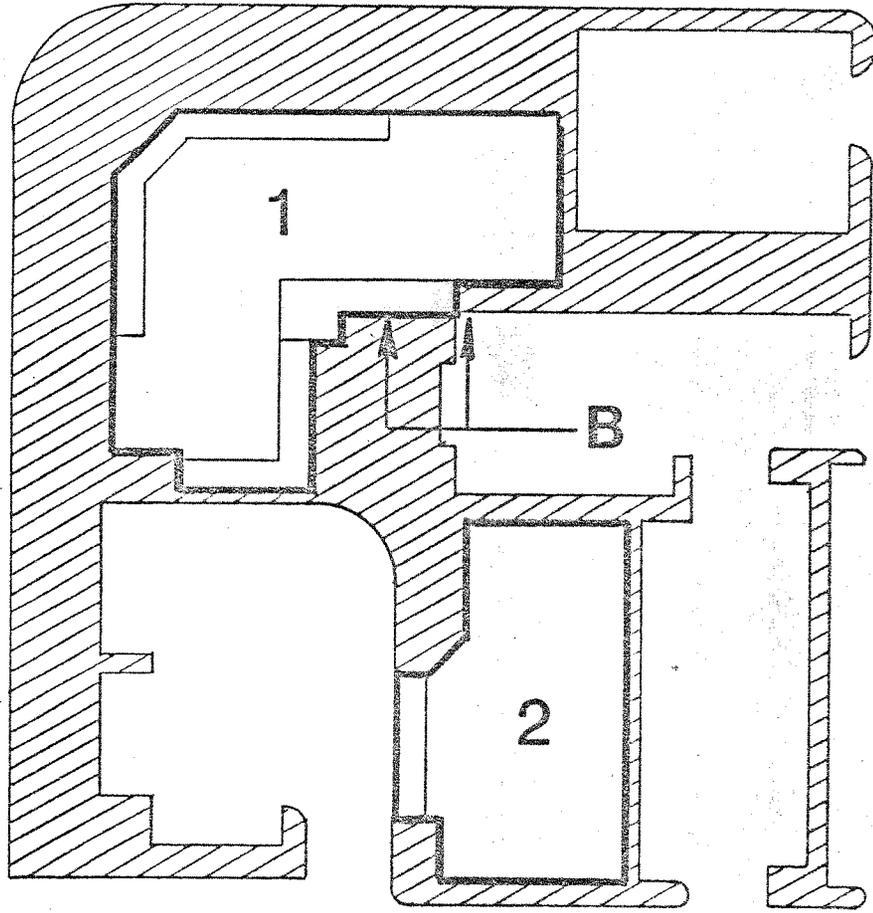
4" x-height / 36" maximum line length (center justification)

Letter styles are Helvetica Regular / Windsor Bold

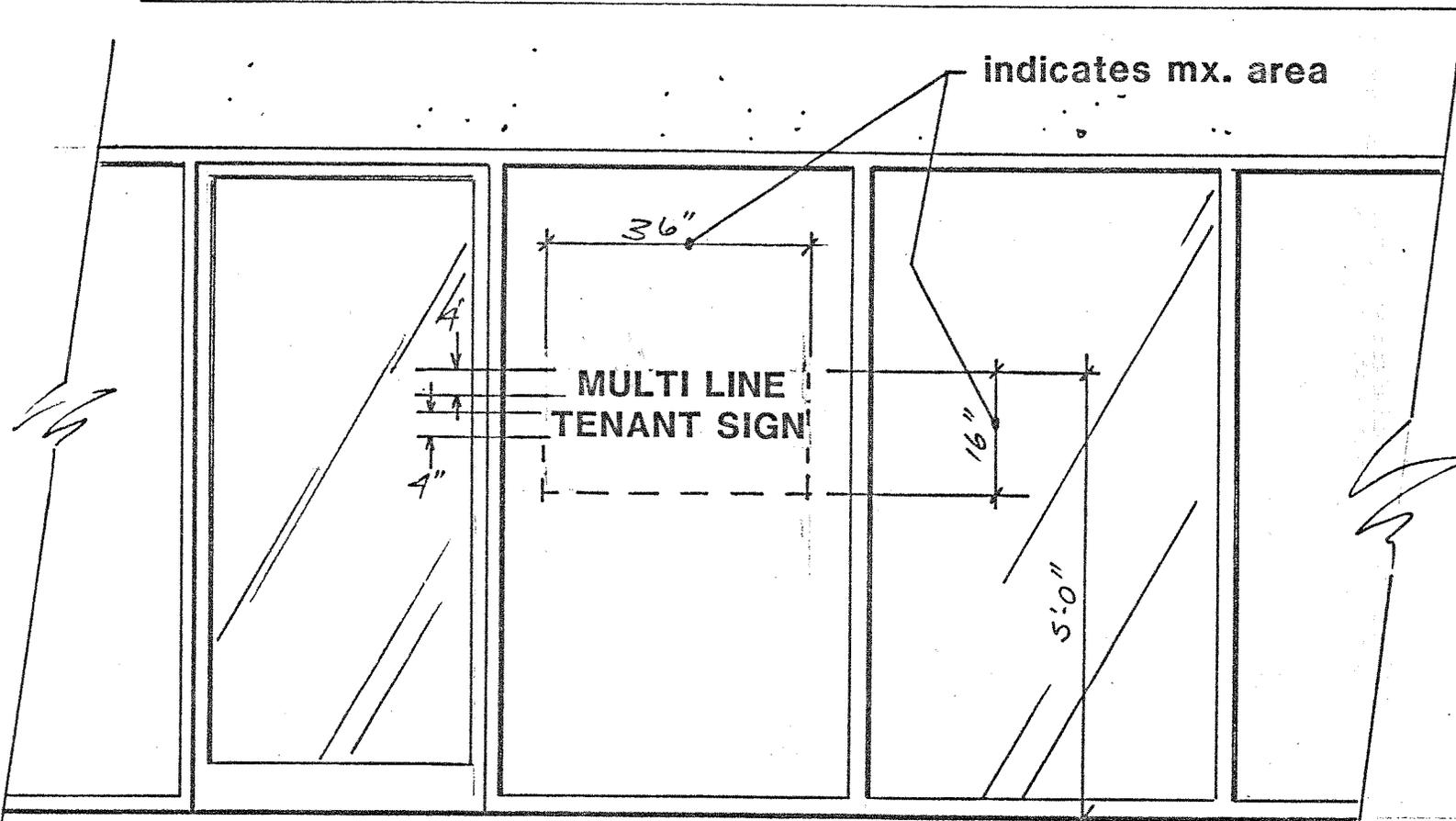
7th Street

B #56

Archibald Avenue



#56



(Typical store elevation) 1/2" - 1'-0"

Exterior applied white vinyl

4 sq.ft. allowable copy area

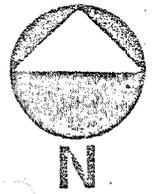
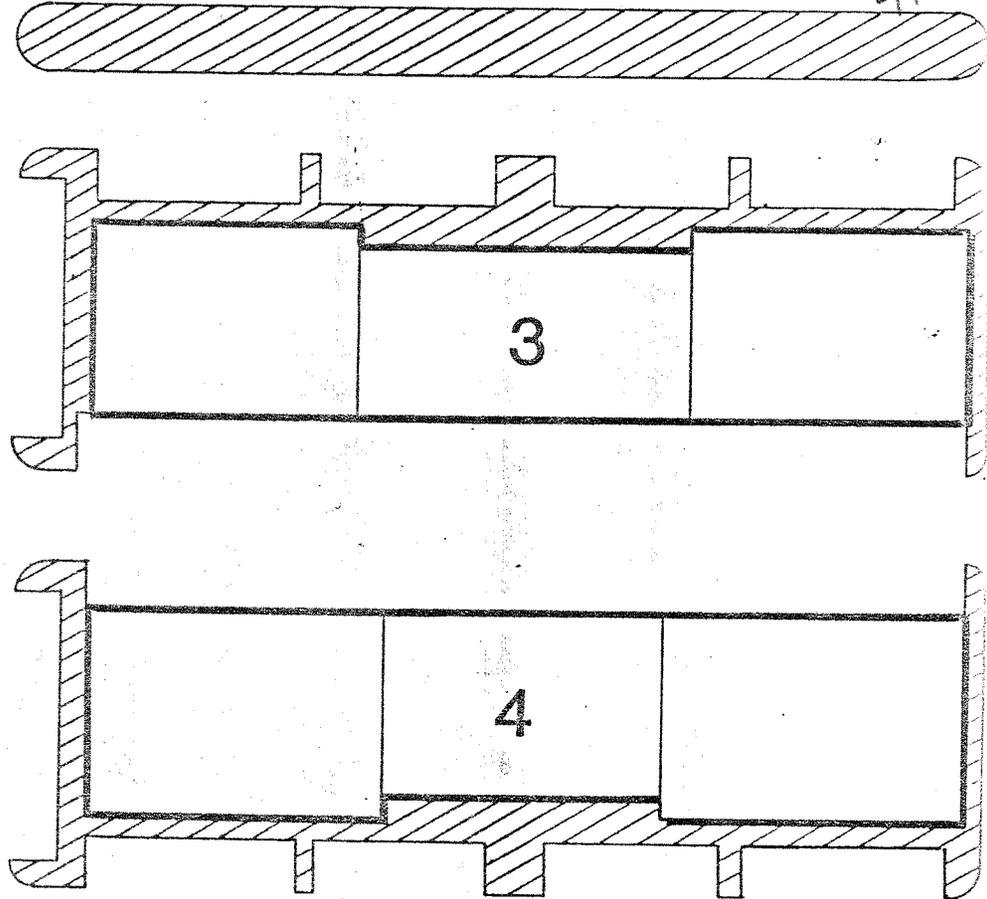
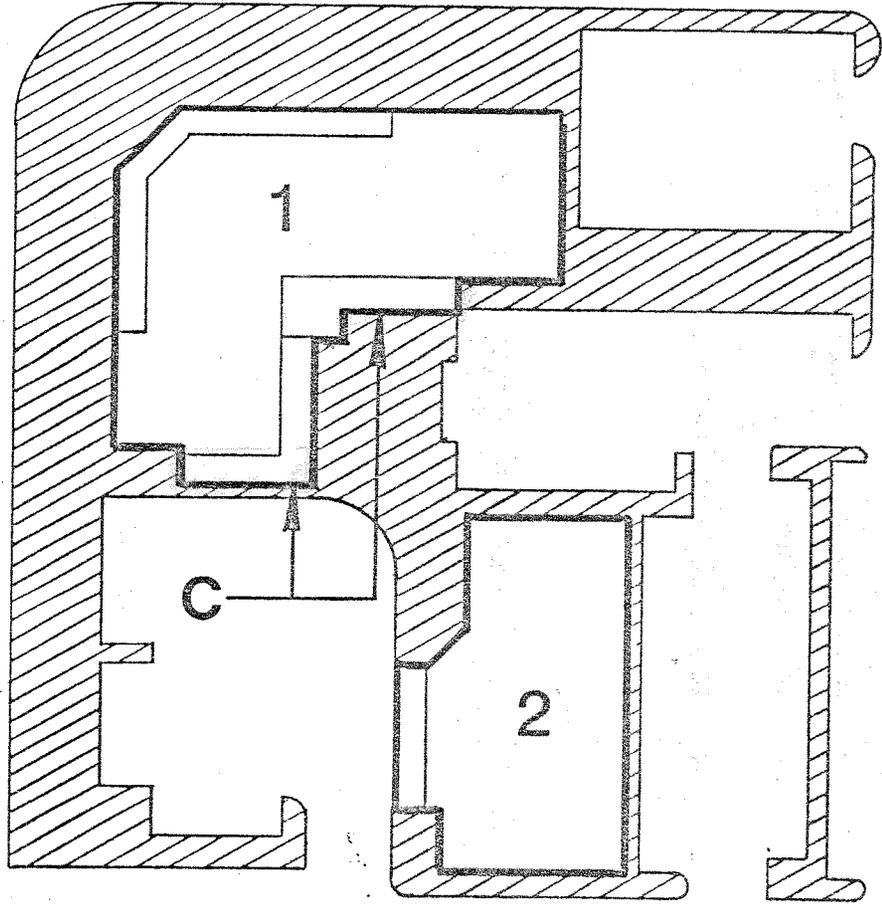
4" x-height / 36" maximum line length (center justification)

Letter styles are Helvetica Regular / Windsor Bold

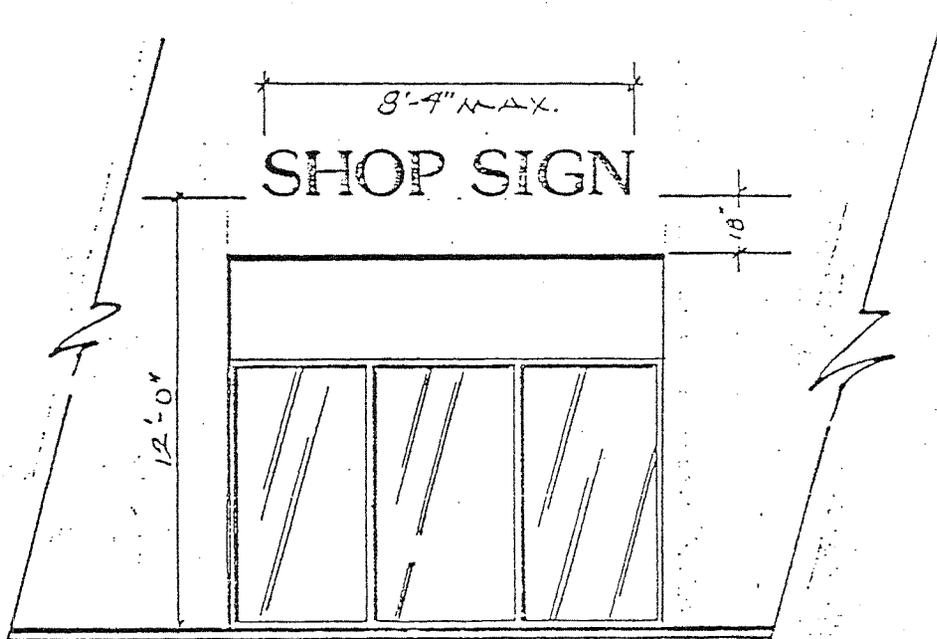
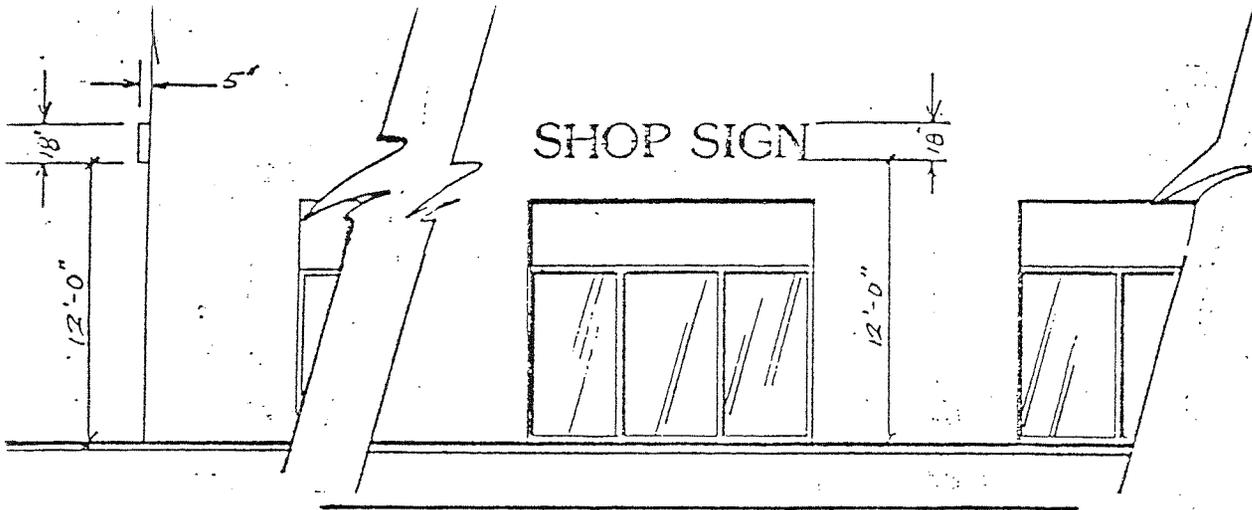
7th Street

C
#56

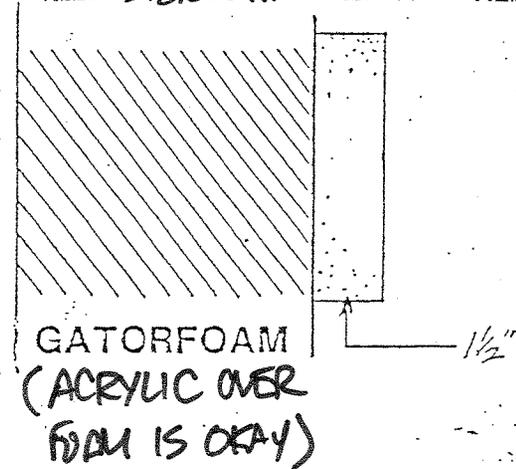
Archibald Avenue



Building 2 WEST Face



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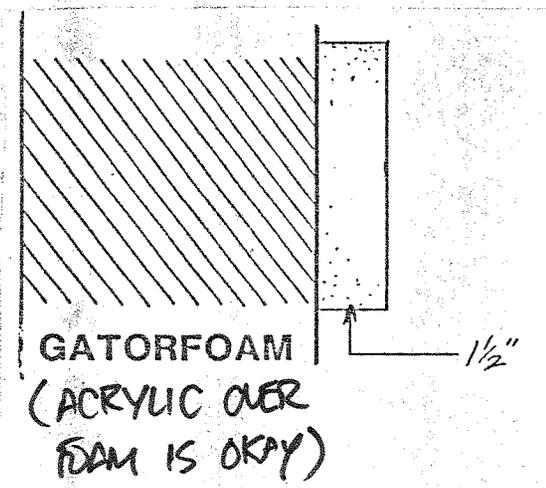
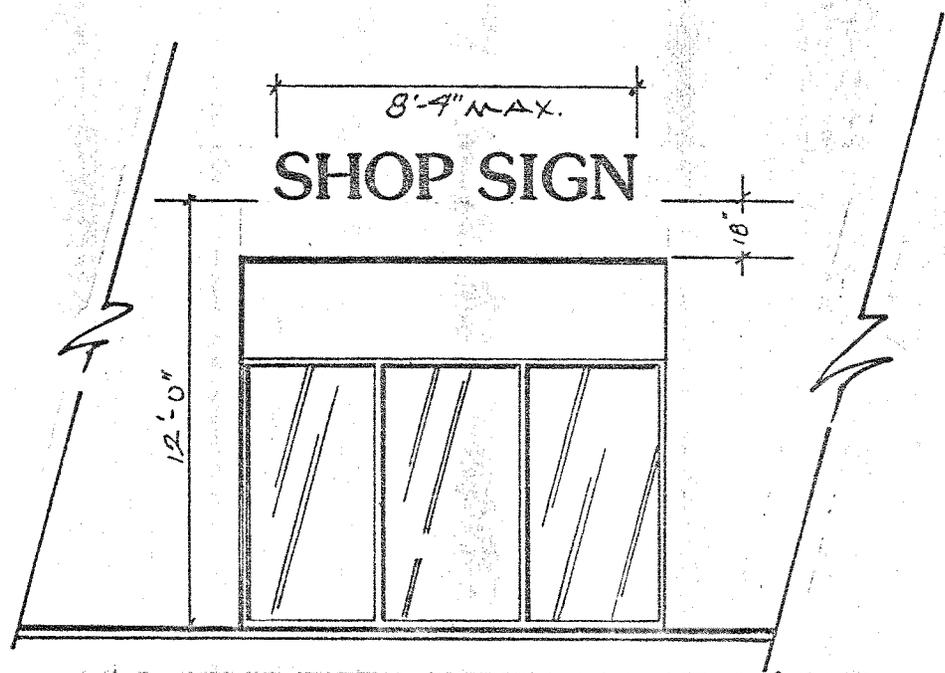
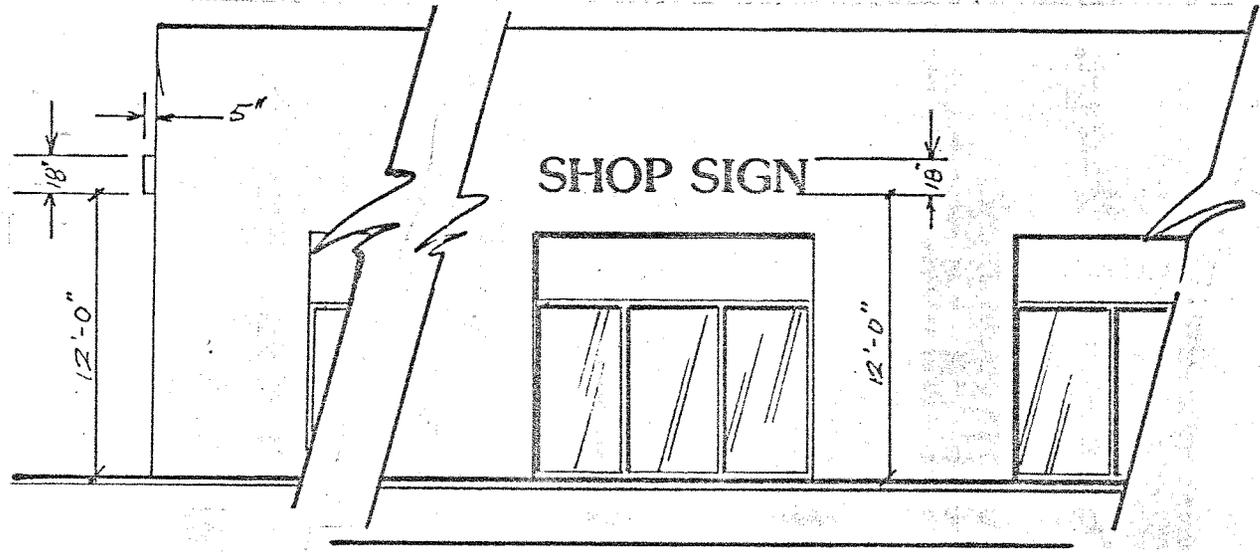
1760E AMERITONE (OR TEAL EQUIVALENT)

TENANT ID.

H

Building 2 WEST Face

#56

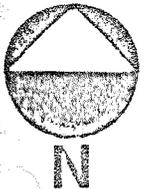
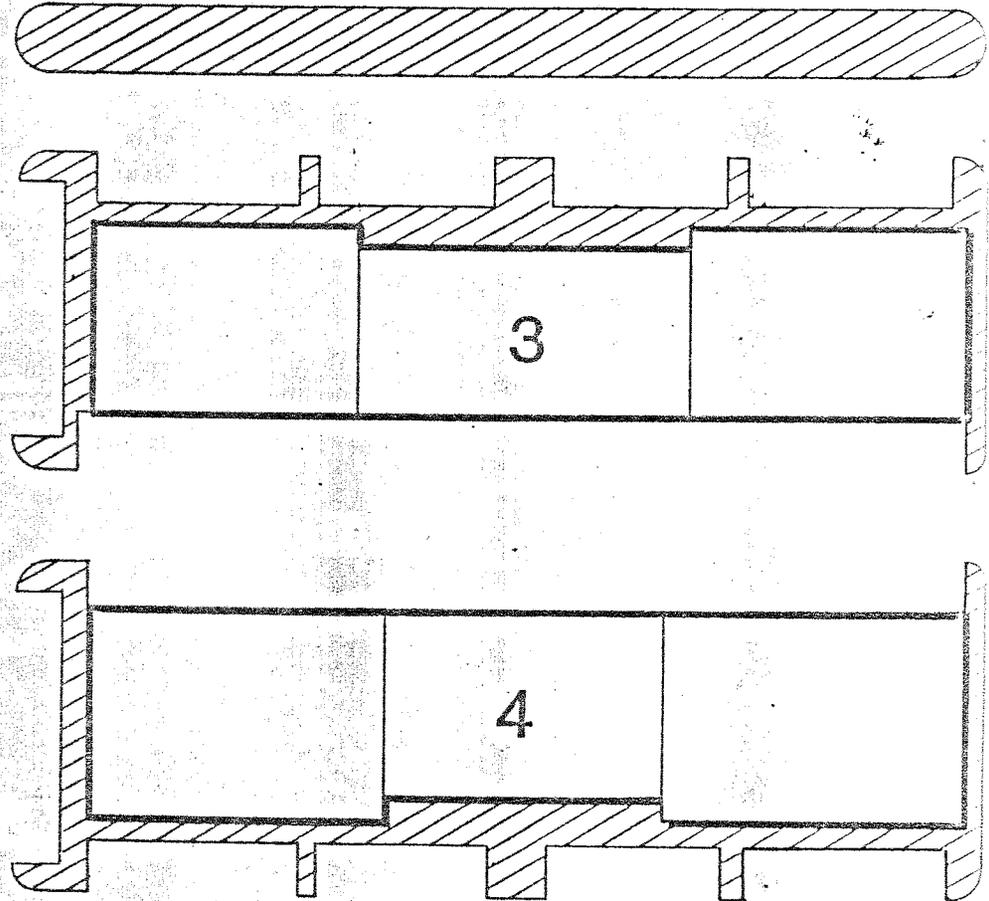
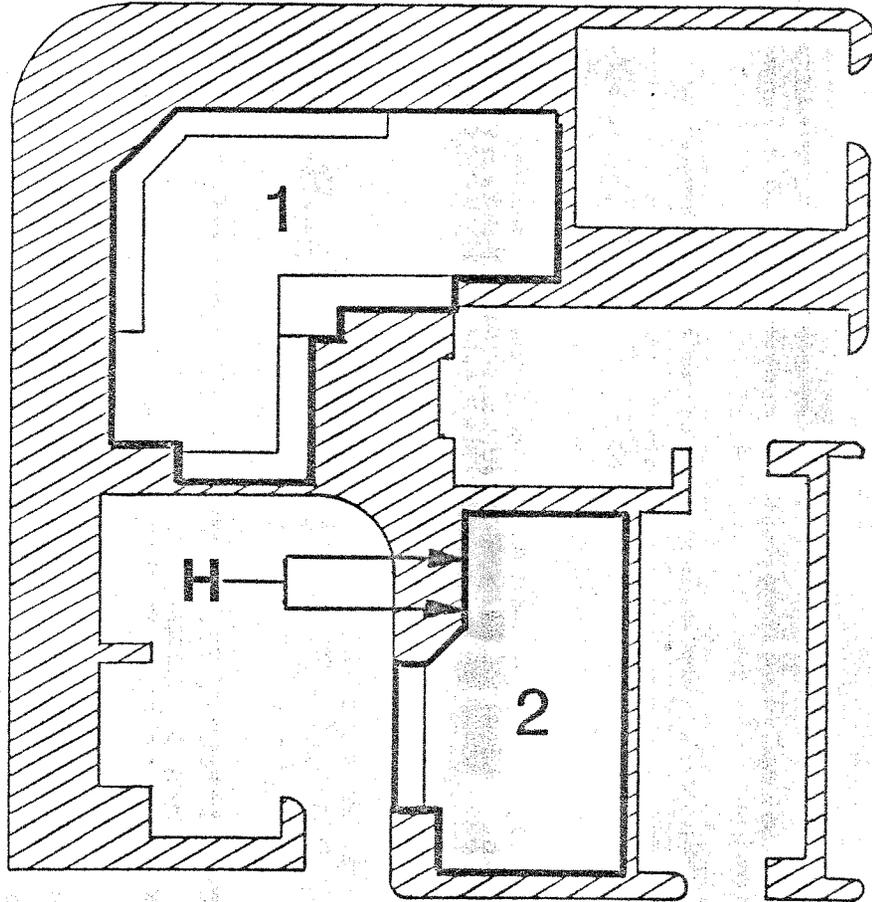


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(Maximum sign width not to exceed 70% of store front width)
- Letter installation utilizes Dow Corning Silicone Sealant
- Color choices of letters are: 153B AMERITONE Norman Rose } OR TEAL EQUIVALENT
1760B AMERITONE Bering Sea }

7th Street

H

Archibald Avenue

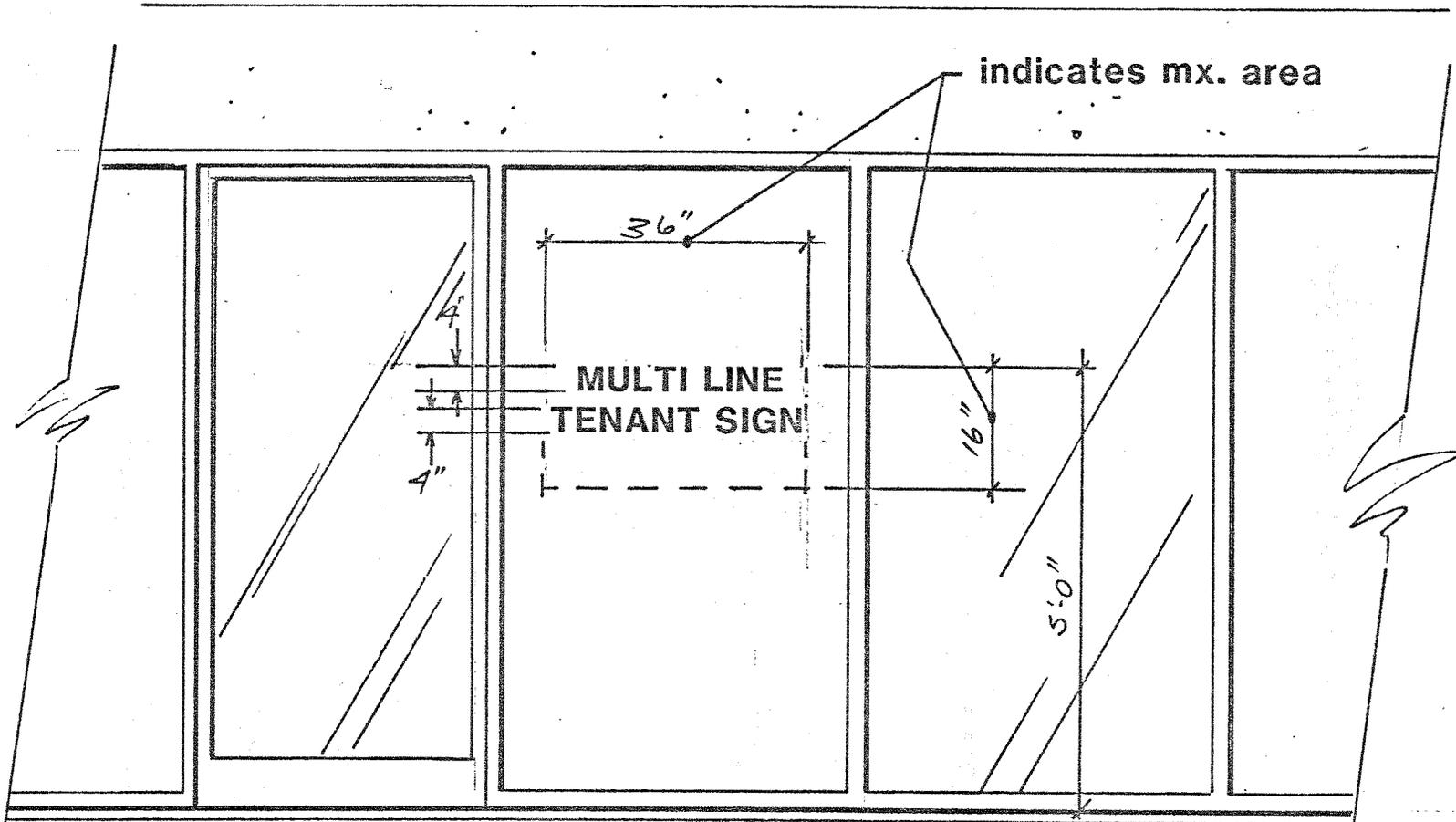


TENANT I.D.

Building 1 / EAST Face

(continued)

F #56



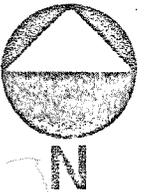
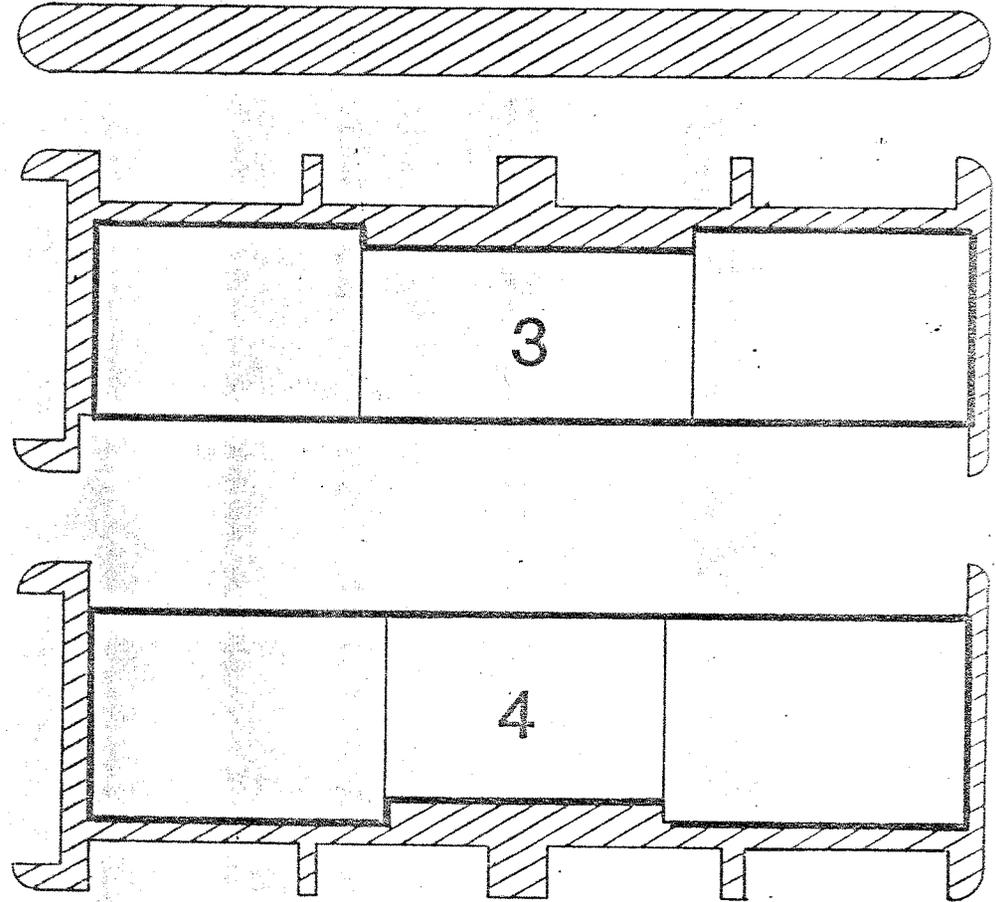
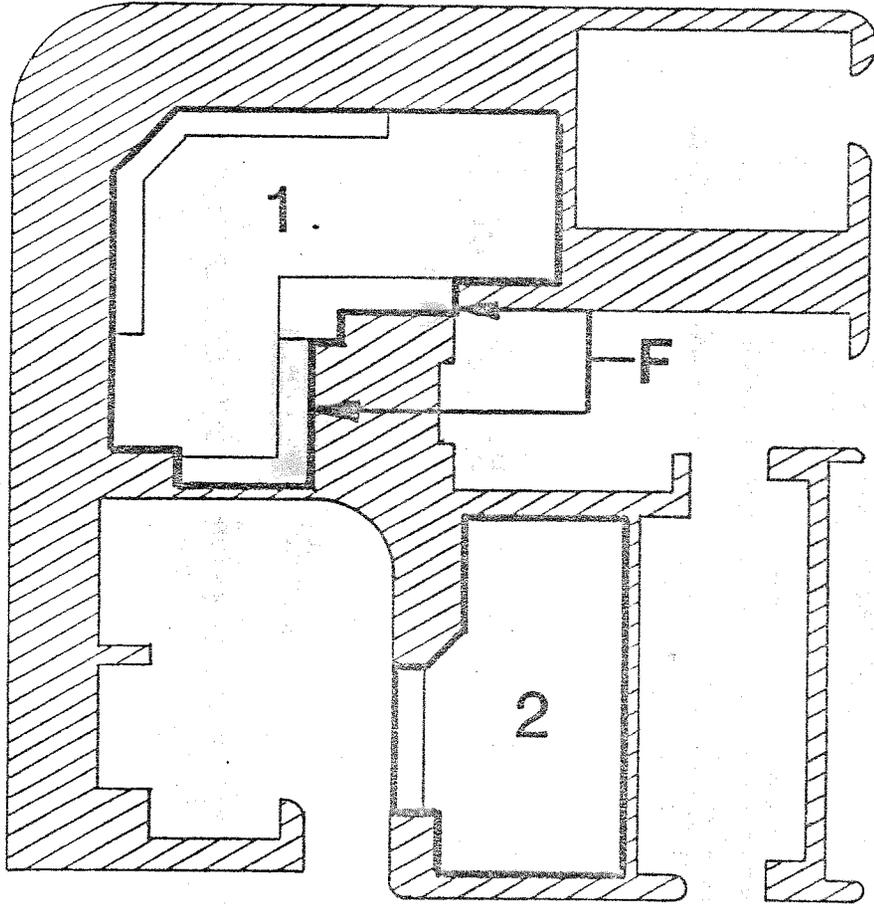
(Typical store elevation) 1/2" = 1'-0"

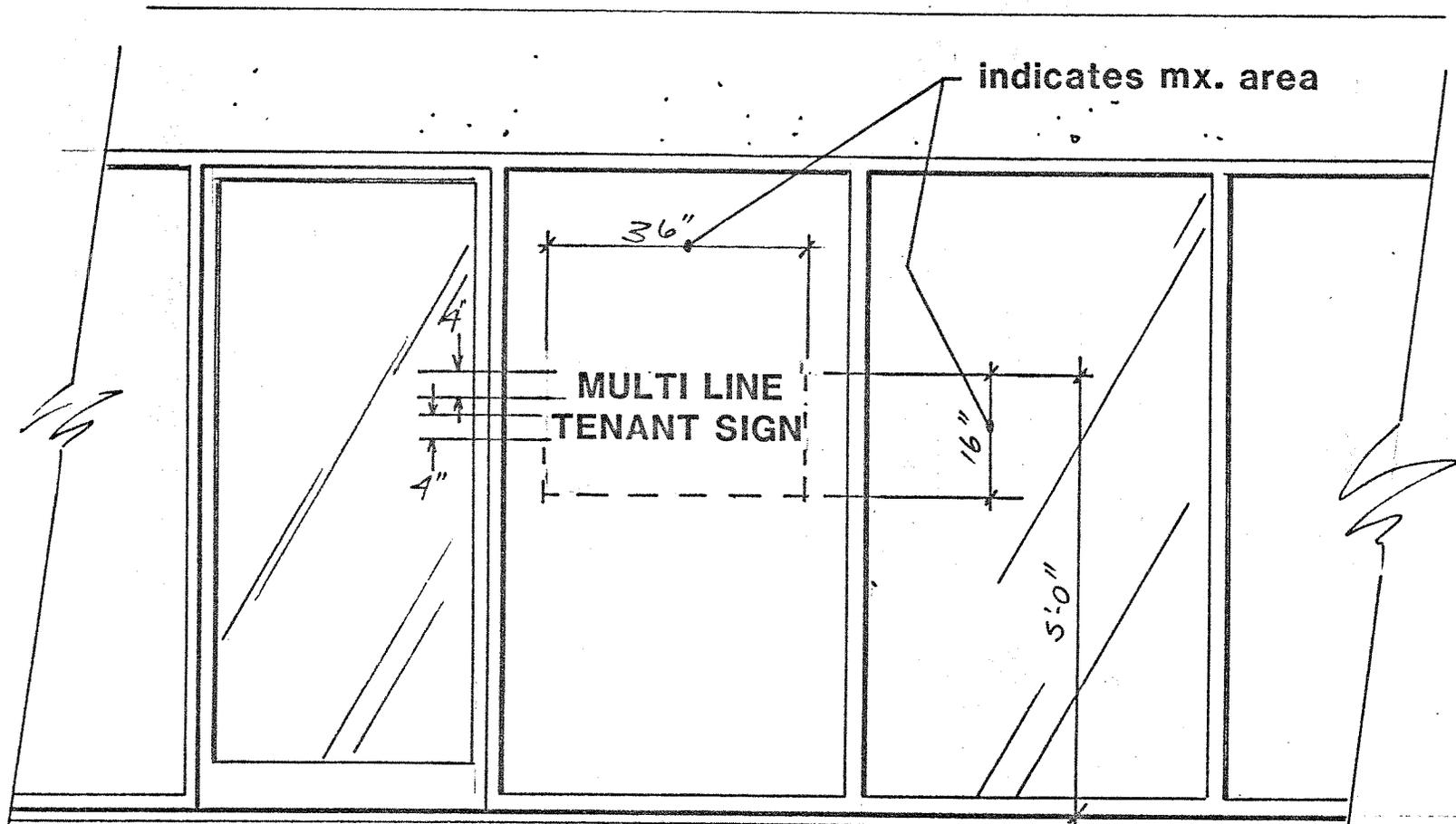
Exterior applied white vinyl
4 sq.ft. allowable copy area
4" x-height / 36" maximum line length (center justification)
Letter styles are Helvetica Regular / Windsor Bold

7th Street

F

Archibald Avenue





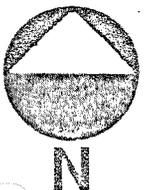
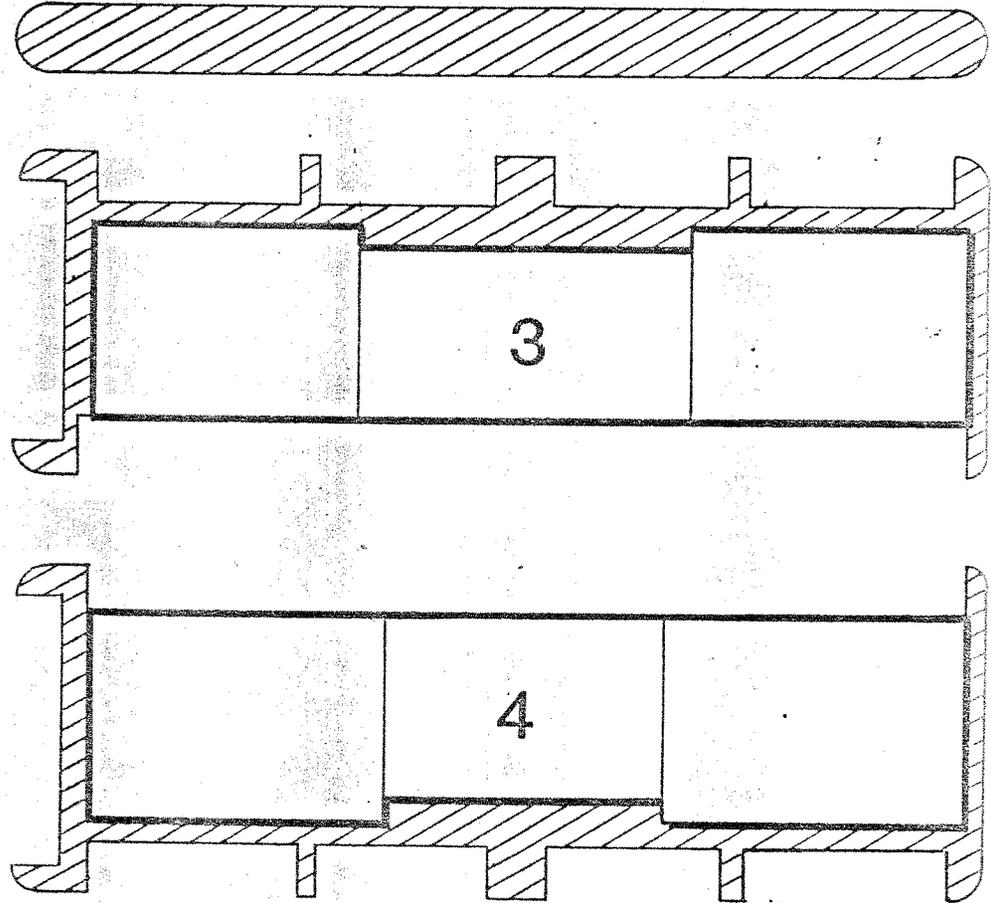
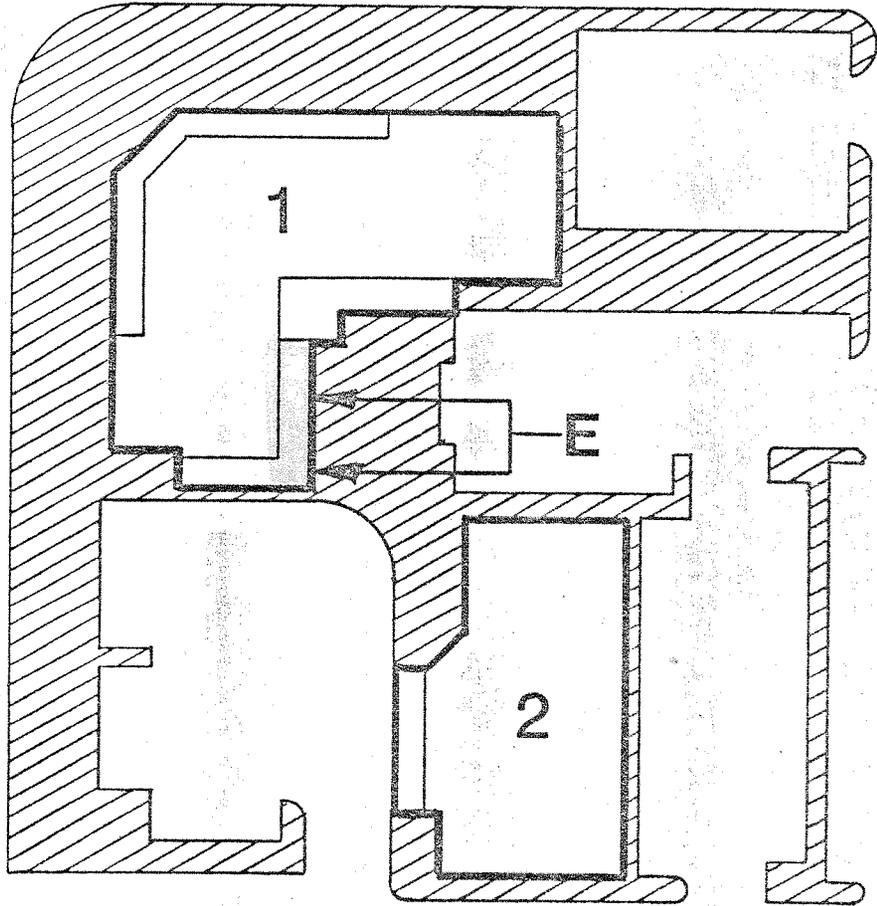
(Typical store elevation) 1/2" - 1'-0"

- Exterior applied white vinyl
- 4 sq.ft. allowable copy area
- 4" x-height / 36" maximum line length (center justification)
- Letter styles are Helvetica Regular / Windsor Bold

Archibald Avenue

7th Street

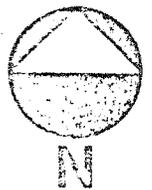
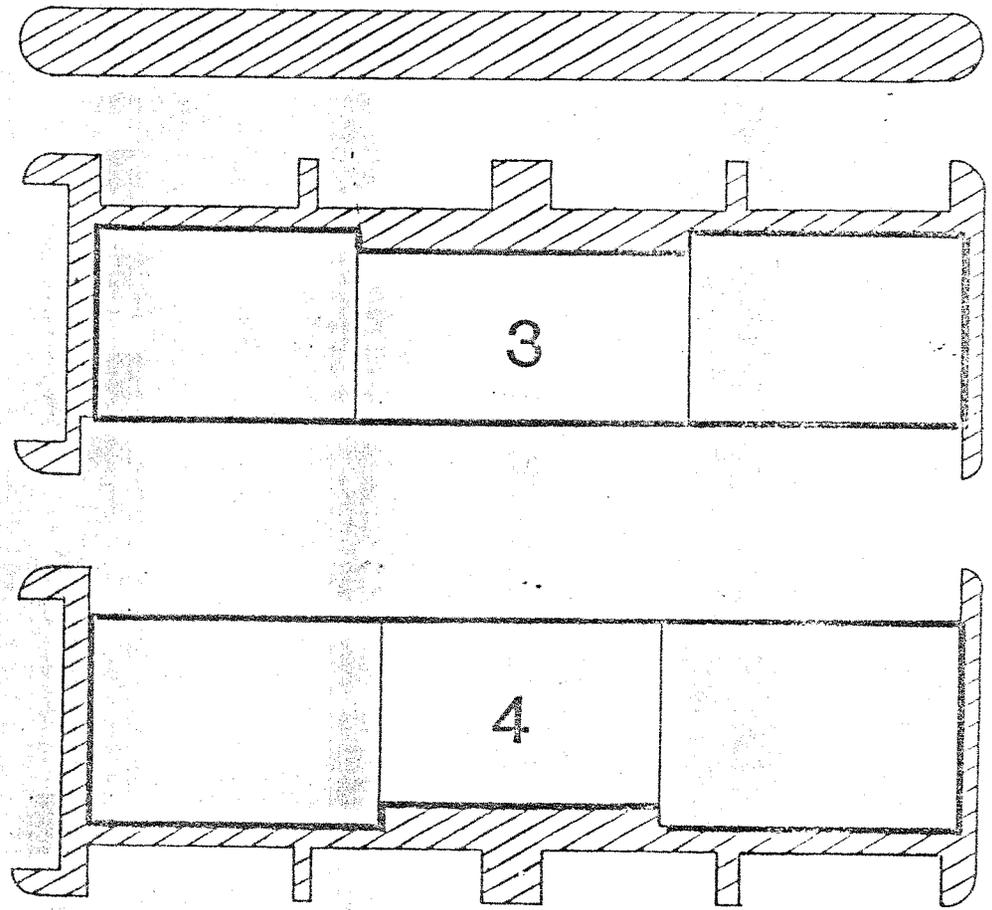
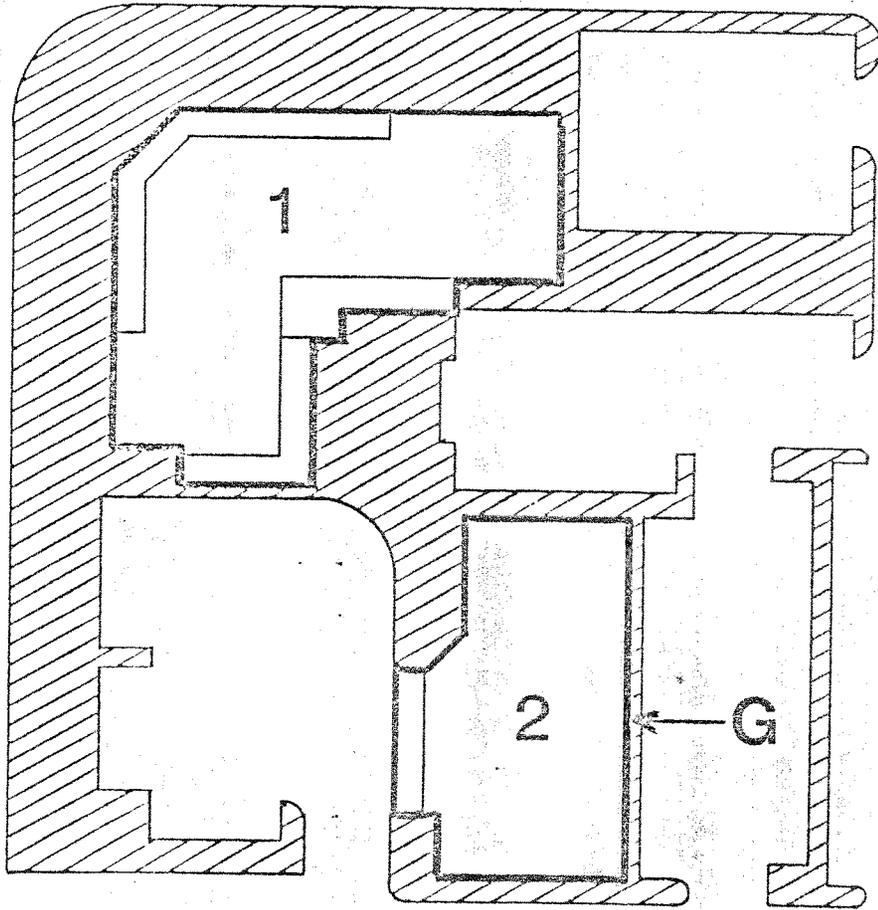
E



7th Street

G

Archibald Avenue

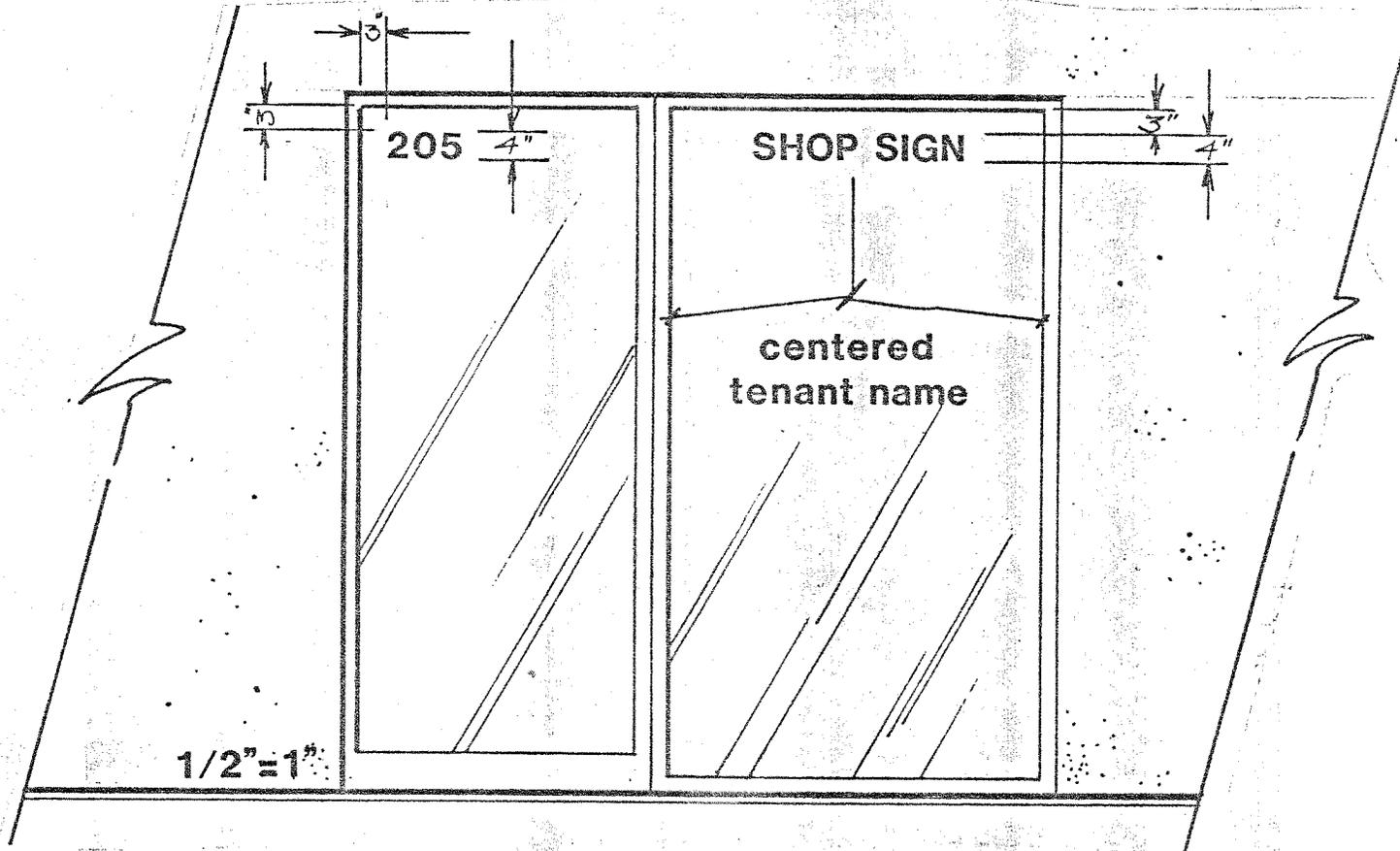


TENANT ID.

Address numbers
and tenant names

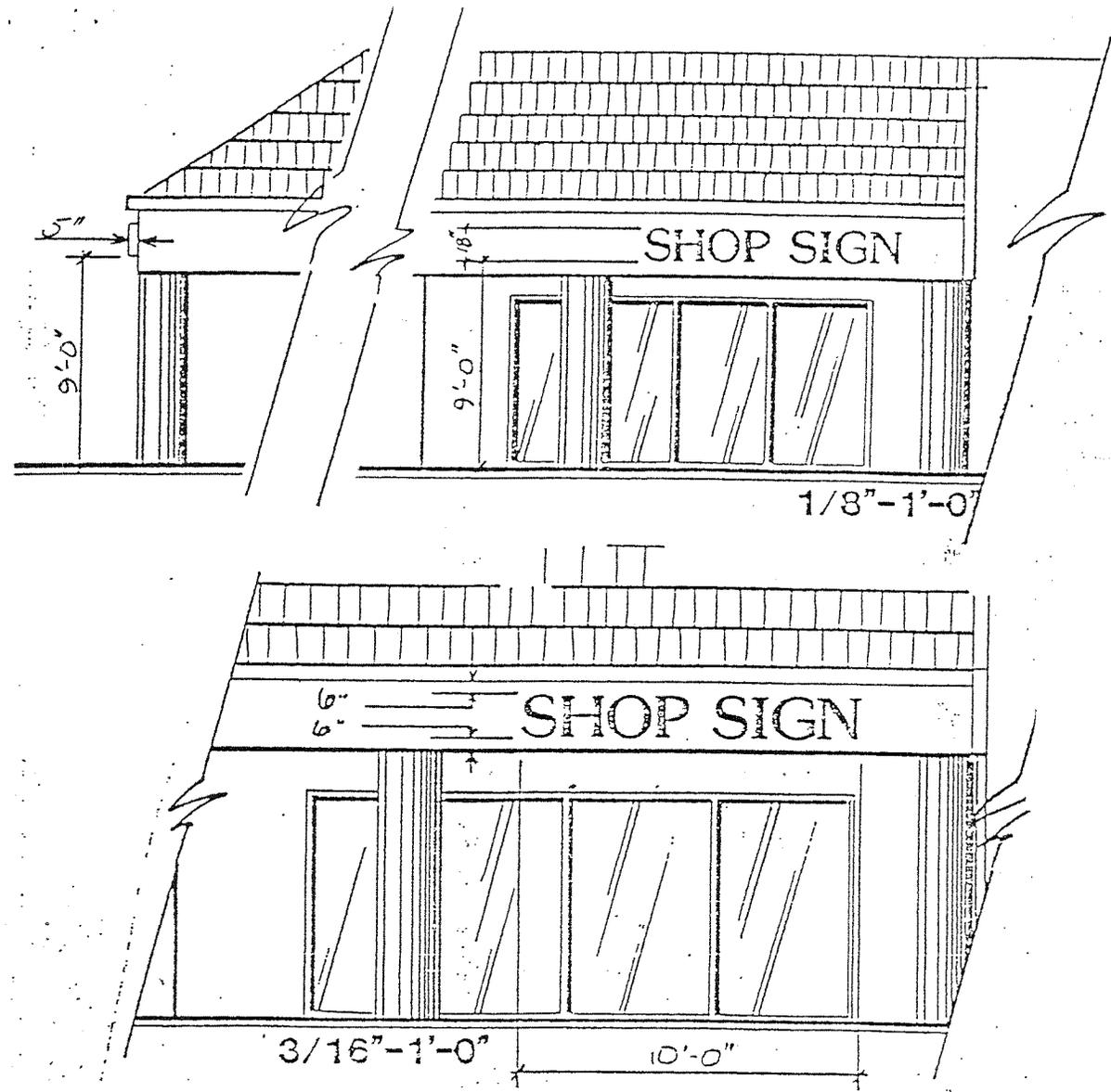
Building 2 EAST Face

G
#30

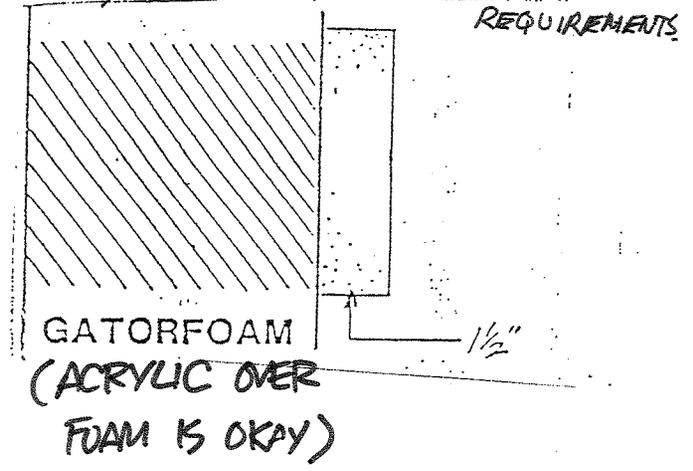


Exterior applied white vinyl
4" X-height / Helvetica medium U.C.

Building 2 WEST Face
(continued)

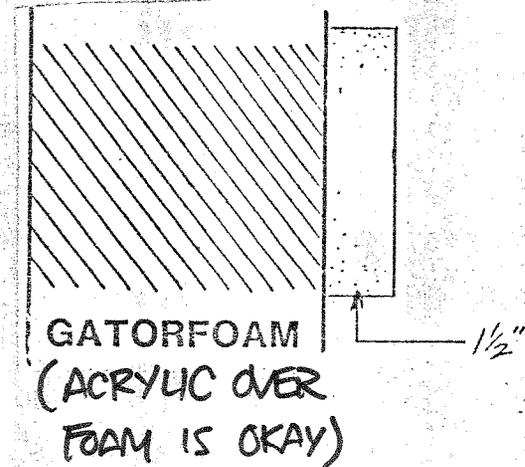
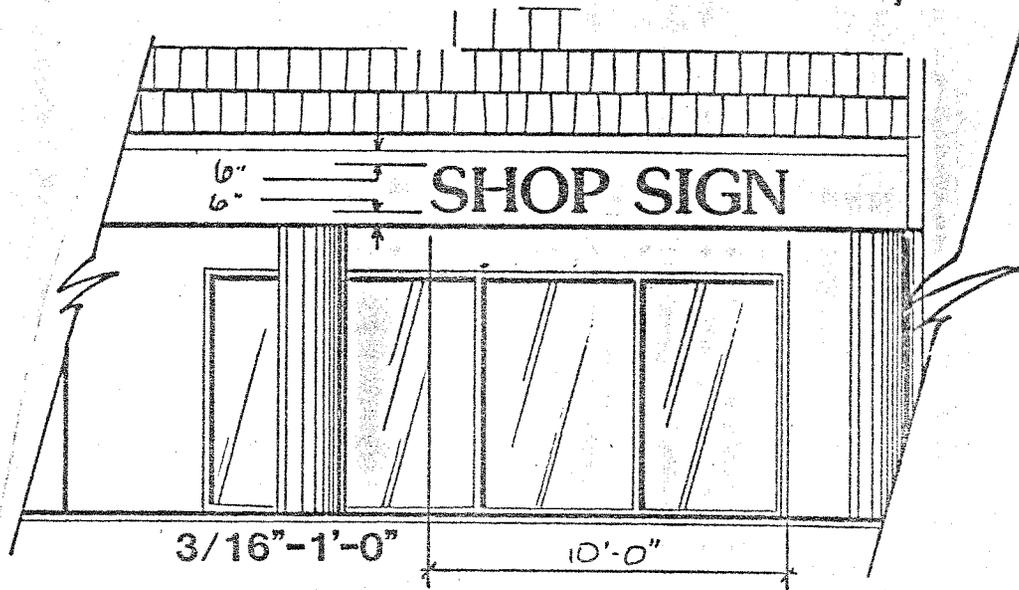
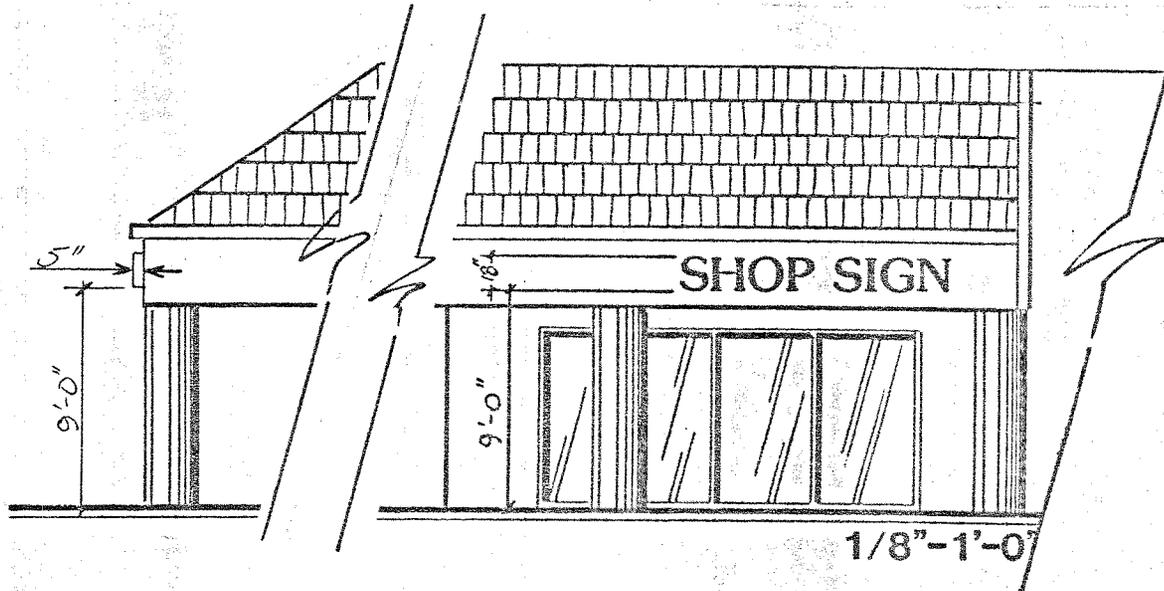


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- ▶ Color choices of letters are:

1760E AMERITONE (OR TEAL EQUIVALENT)



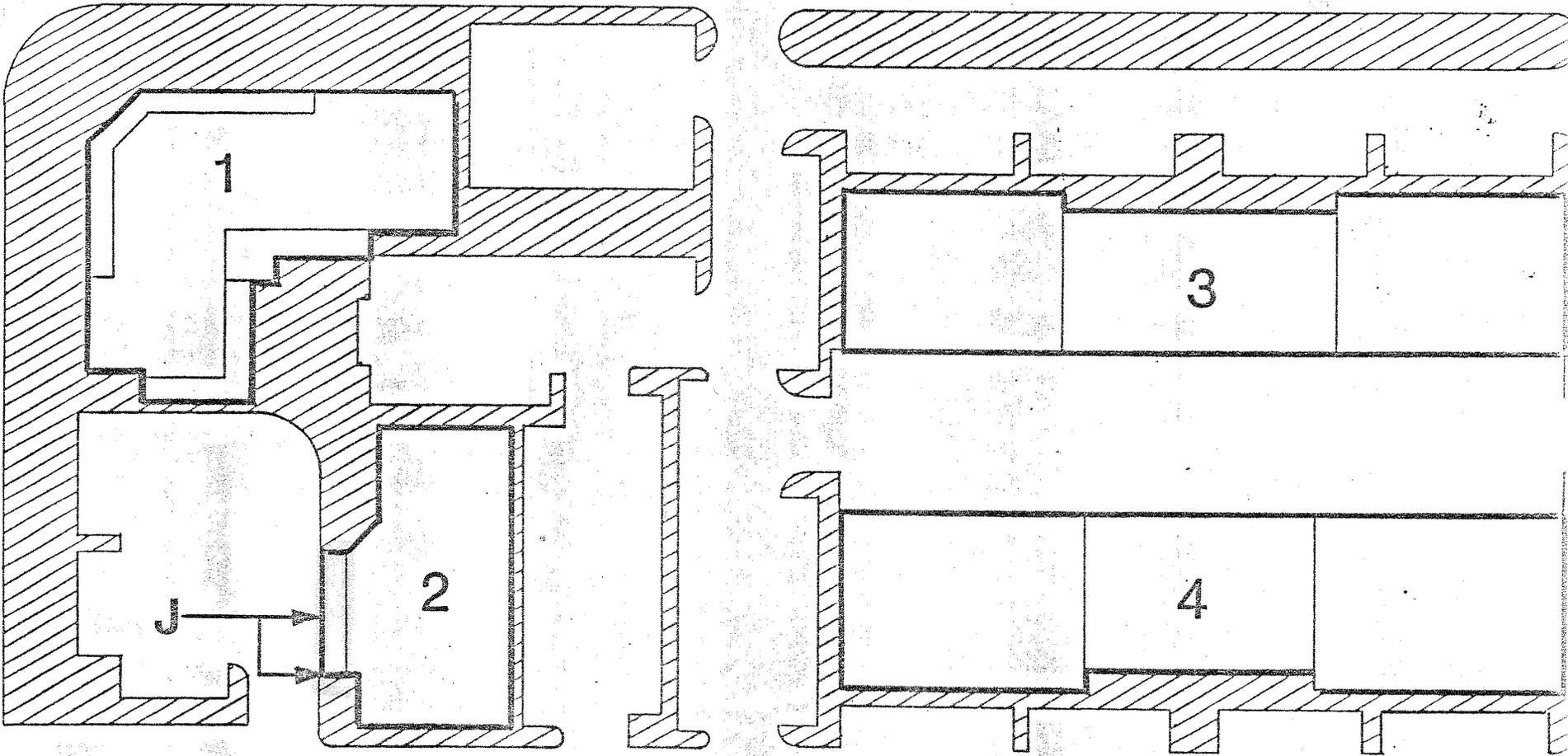
- Type styles are Helvetica Regular / Windsor Bold
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- Color choices of letters are: 153B AMERITONE Norman Rose
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OR TEAL
EQUIVALENT

7th Street

J

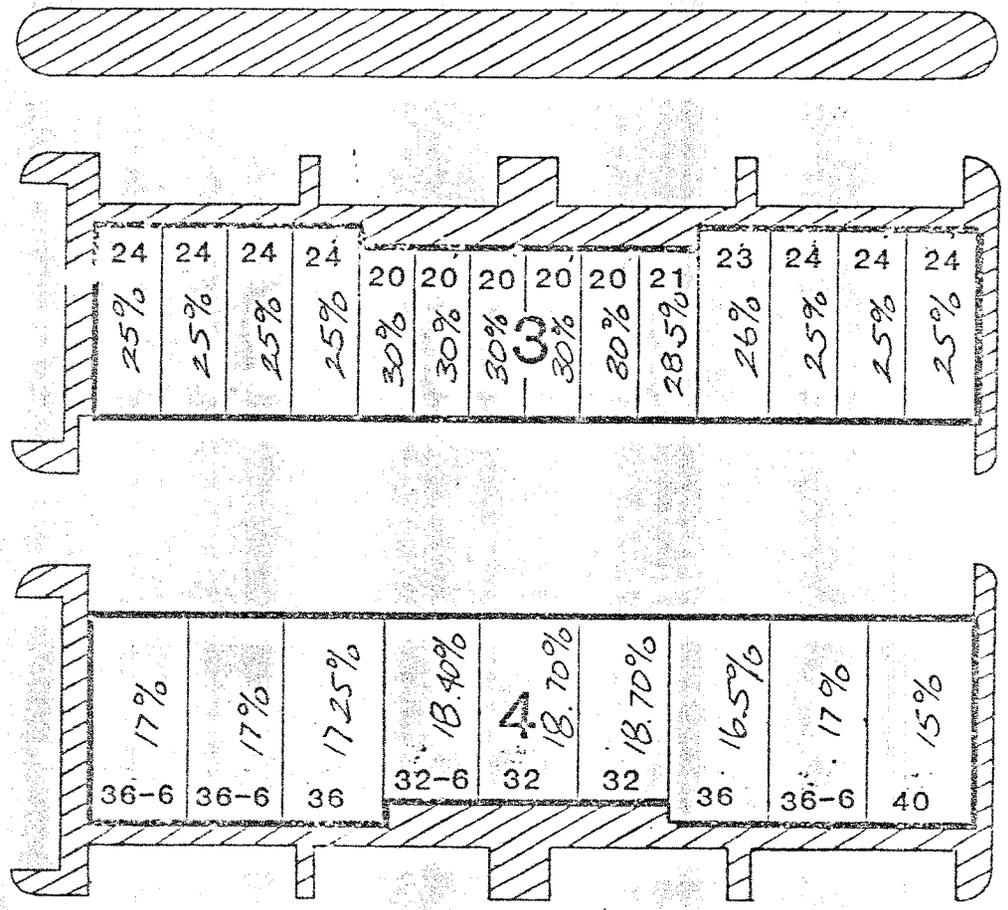
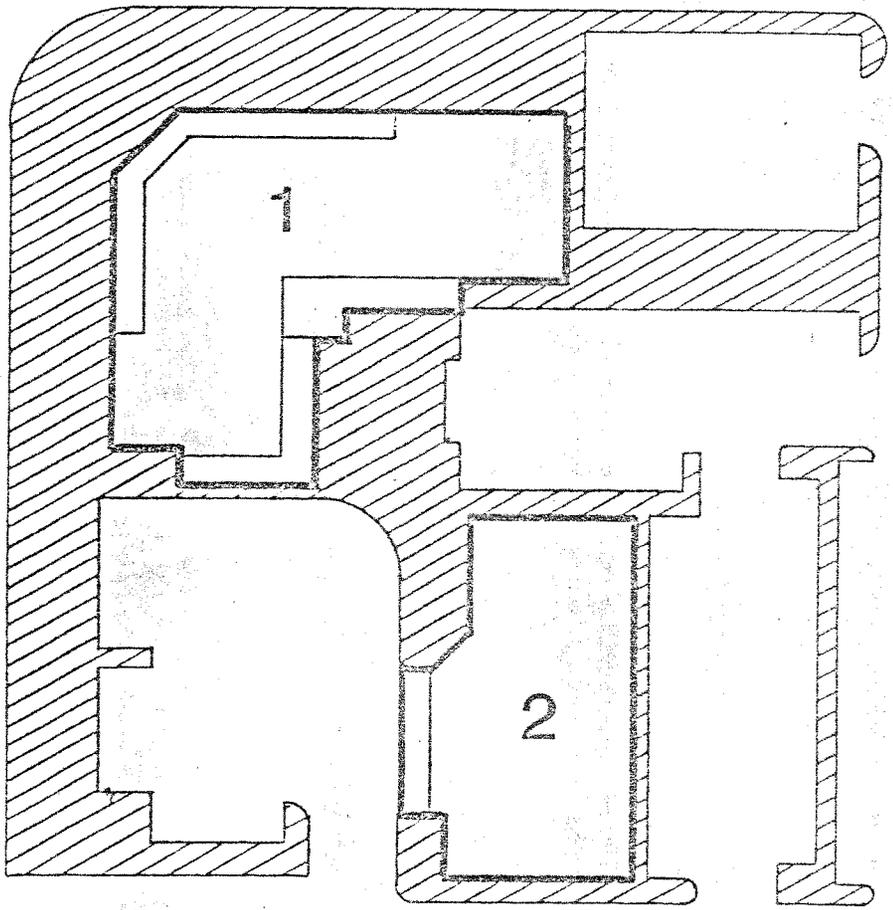
Archibald Avenue



7th Street

K

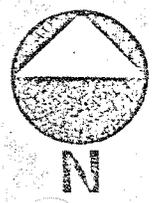
Archibald Avenue



All percentages have been based on a 6'-0" sign width

The widths of the store fronts are displayed inside the tenant space

The percentages of the allowable sign size to store frontage ratios are also indicated.



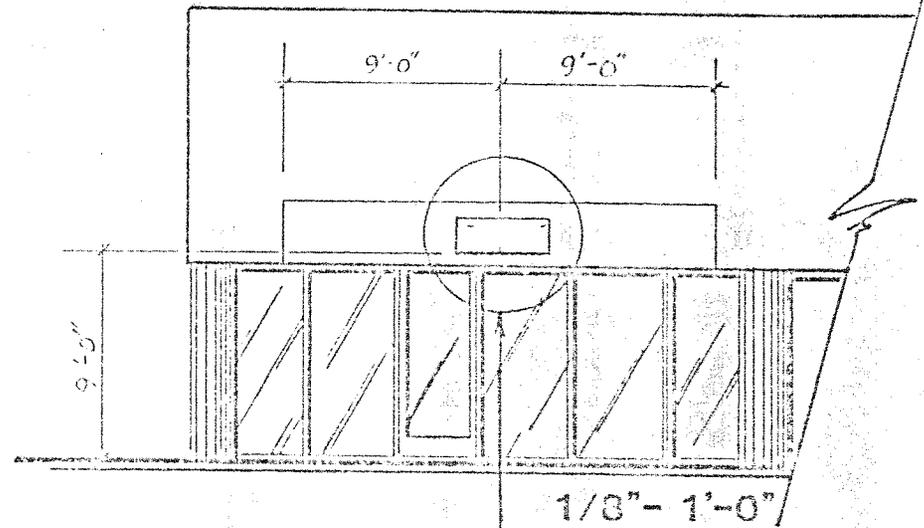
TENANT ID.

K

#56

Building 3 NORTH Face

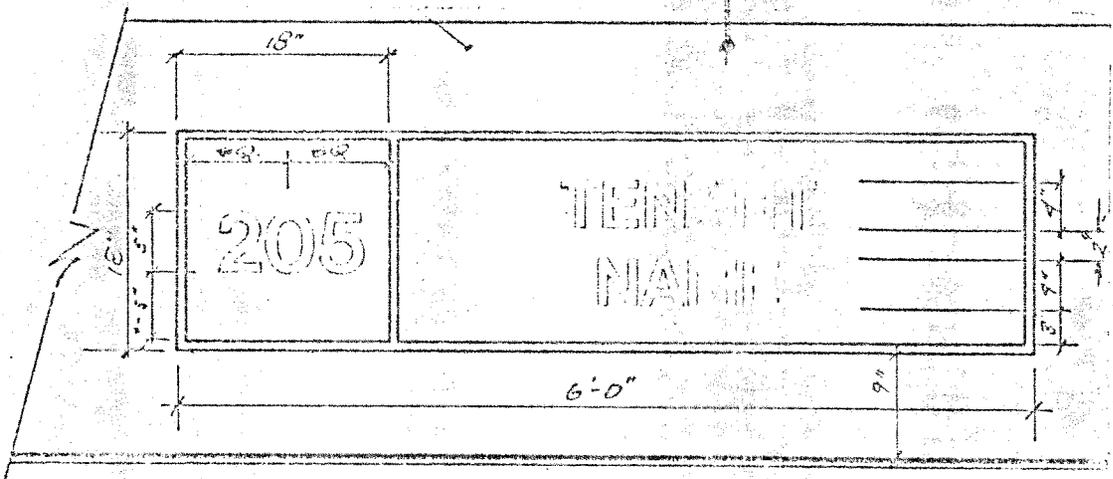
Building 4 SOUTH Face



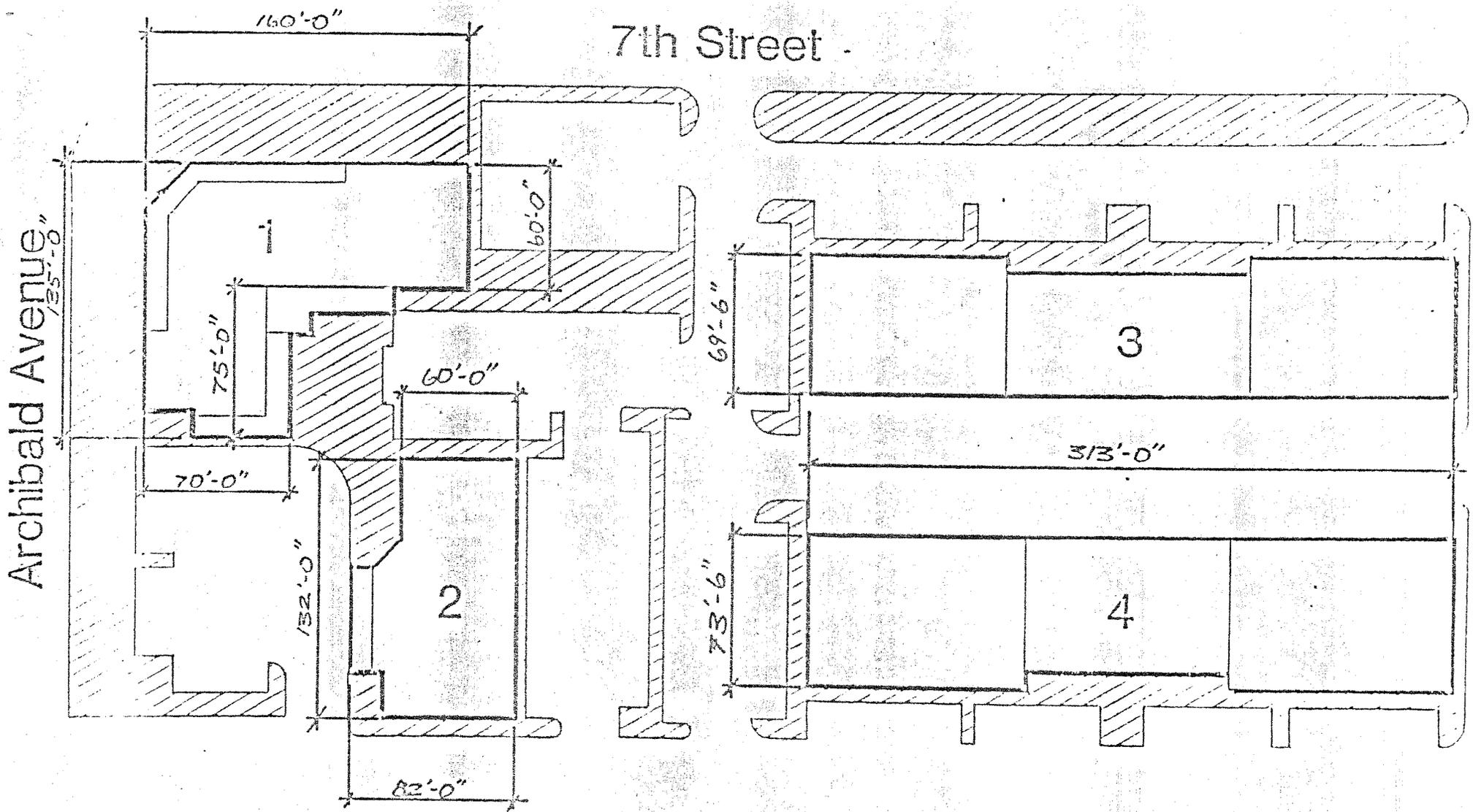
- LYNN SIGN style LYS-9
- Black anodized aluminum flat faced frame
- 3/4" face, 1 1/2" return
- Concealed mounting brackets
- Background is opaque white plex
- Unit numbers are 5" Helvetica regular (all units)

Type style choices are:
 Helvetica Regular / Windsor Bol
 Vinyl copy color matches
 AMERITONE 153B Norman Rose
 or AMERITONE 1760B Bering Se
 • Clear plex protective layer is applied over copy and background

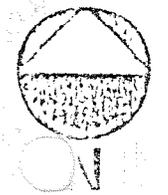
All tenant signs on building 3 NORTH face and building 4 SOUTH face are to be 6'-0" wide



Scheu Business Center #56



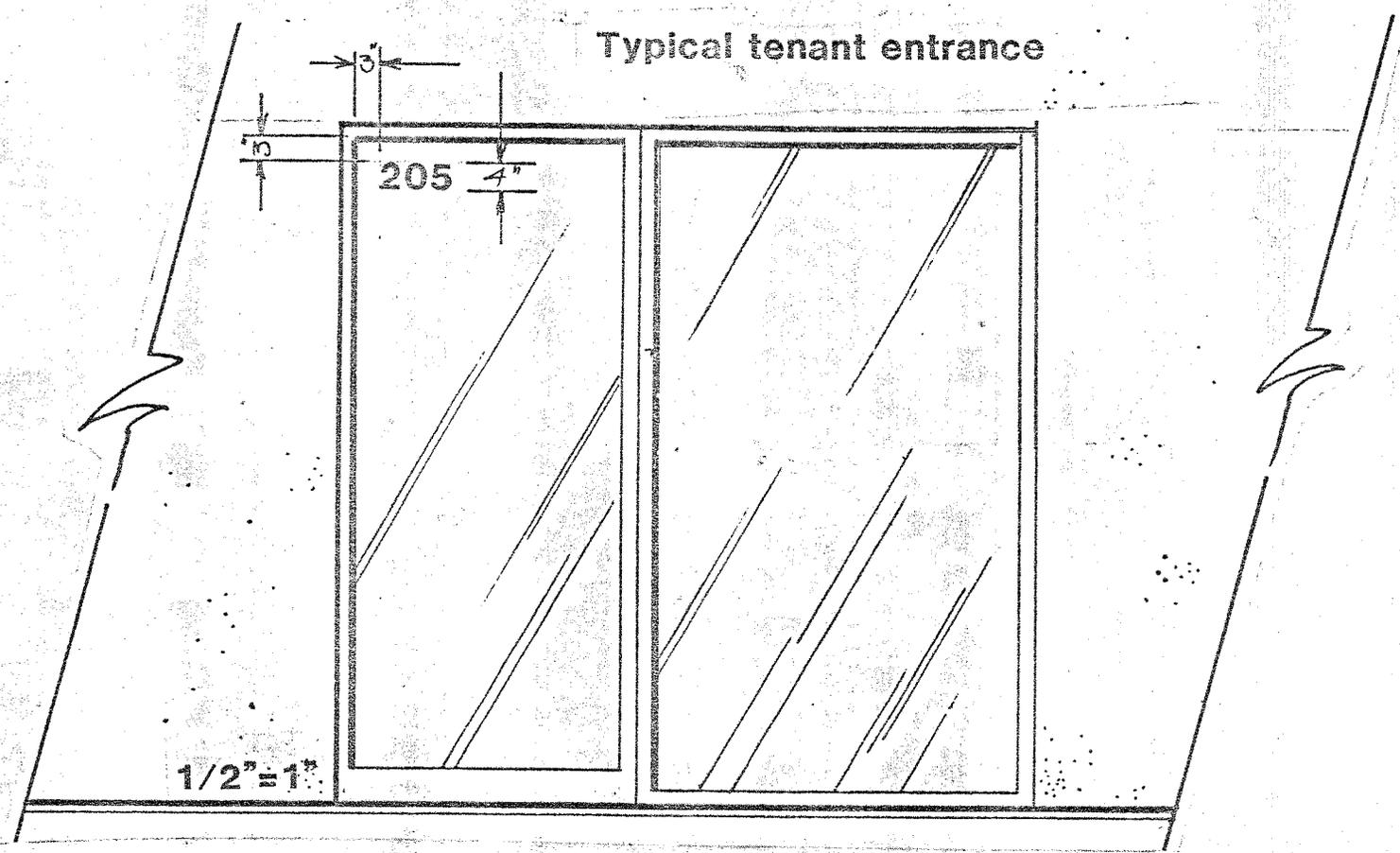
not to scale



TENANT ID.

Address numbers
Buildings 1,2,3 and 4

L
#56

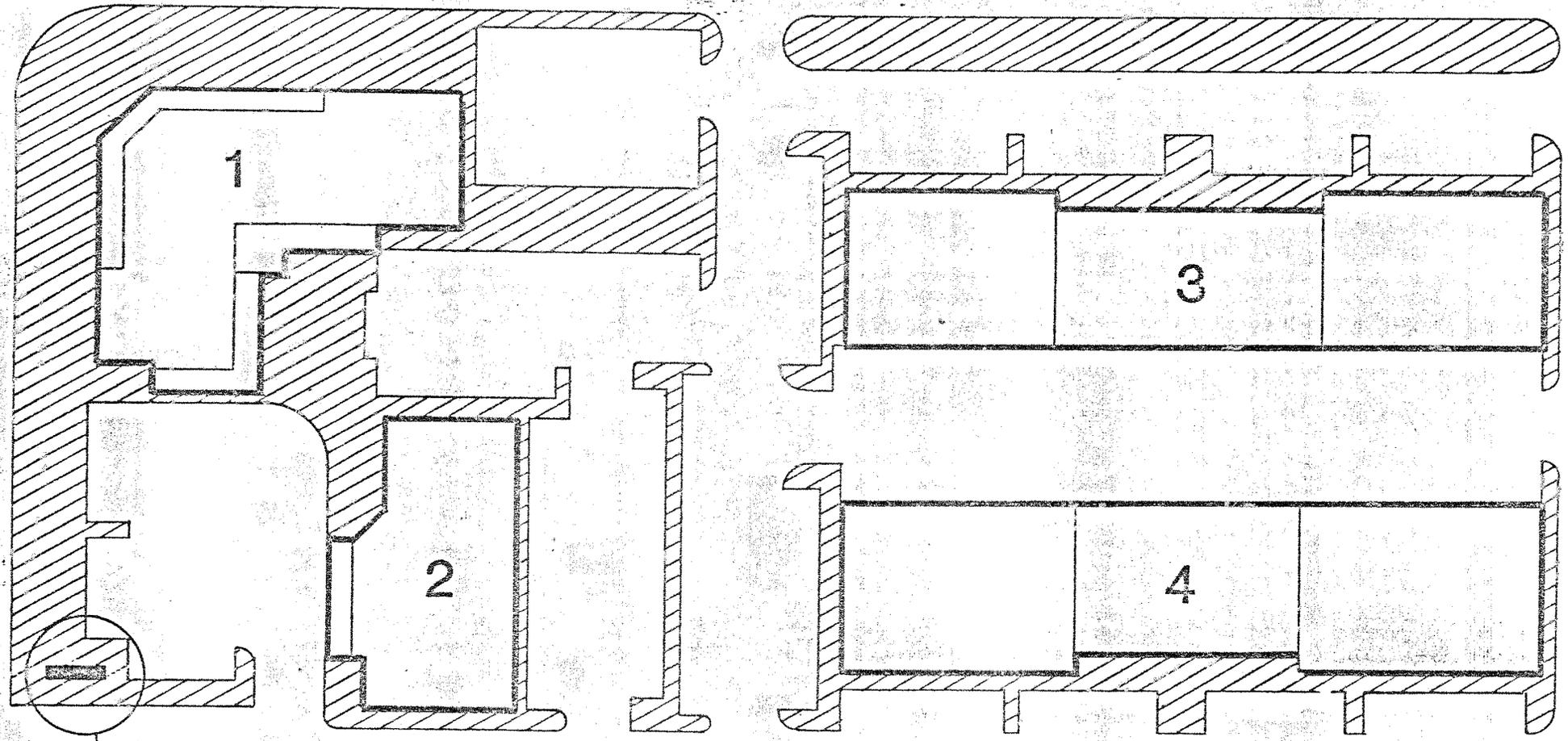


Typical tenant entrance

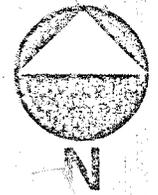
Exterior applied white vinyl
4" X-height / Helvetica medium

7th Street

Archibald Avenue



Location of concrete monument



All addresses are being placed
upon buildings.

CONCRETE MONUMENT

M

#56



- . Double faced, poured concrete monument
 - . Sand blasted finish on all sides (including base). 3" reveal is finished, not sand blasted
 - . 45 degree chamfered edges (showing as 1" from the elevation)
 - . Type style is Helvetica medium U.C. , 6 1/2"x-height on the name, 4" x-height on the address
 - . All copy is negative cast
 - . Name, address and 3" reveal are painted to match Amertone 1760 B Bering Sea
- Scale: 3/4"-1'-0"

Archibald Ave.

BUILDING 1

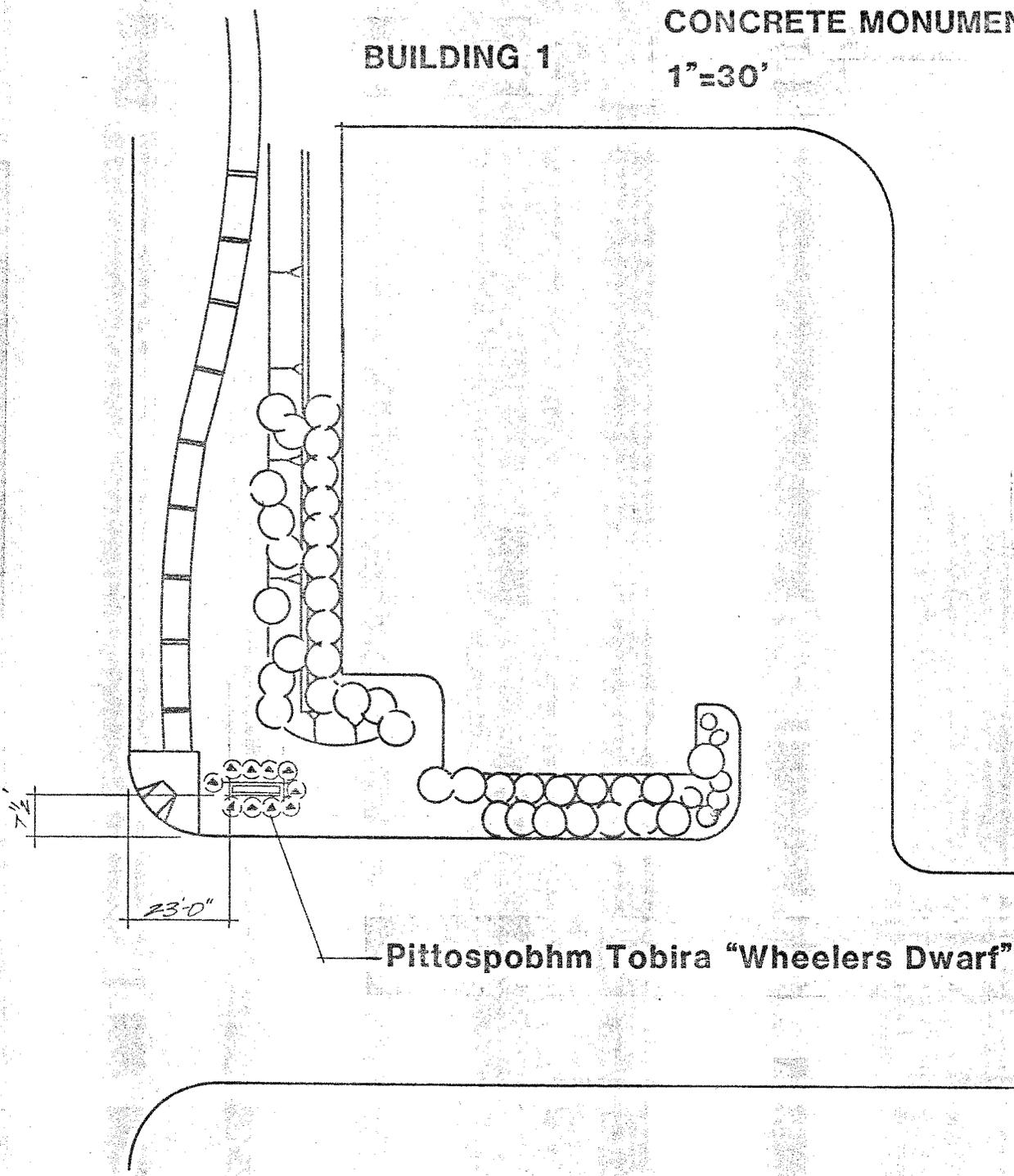
CONCRETE MONUMENT LOCATION

1"=30'

#56

BUILDING 2

NORTH 



Pittospobhm Tobira "Whealers Dwarf"

#56

Scheu Business Center

PLANNING DIVISION APPROVAL

BY R. Page DATE 7/24/87
CITY OF RANCHO CUCAMONCA

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

