



NEW USP#8

Planning Division Approval
City of Rancho Cucamonga

Date: 2-5-07 By: Louis LeBlanc

File No: DR 2007-00075

For: UNIFORM SIGN PROGRAM

Rancho Plaza
8678 19th Street @ Carnelian Avenue
Rancho Cucamonga, CA 91709

Please contact the Planning Division at
(909) 477-2750 for final inspection.

Master Sign Program

A. Purpose and Intent

The purpose of this sign program is to provide for adequate and aesthetically pleasing signs in conformance with the provisions set forth in the City of Rancho Cucamonga Sign Ordinance.

The intent of this program is to produce uniform standards for all signage required by the project known as the Rancho Plaza including all tenants located in the building at 8678 19th Street.

B. Compliance Requirements

No person shall erect, re-erect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of the provisions of this sign program. Conformance will be strictly enforced by the landlord and the City of Rancho Cucamonga. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the tenant responsible for the installation of said sign(s).

C. Approvals

Prior to the fabrication and/or installation of any sign within the Rancho Plaza, the building tenant shall obtain City of Rancho Cucamonga approvals, including the issuance of a sign and/or building permits. The City may refuse approval for any sign that is not designed in accordance with the specifications as described in this approved sign program, or for a sign(s) that is/are in conflict with other applicable City codes and requirements.

1. City approval shall be required for signs. Sign approval shall be obtained from the Planning Department. Three (3) sets of plans providing the following items shall be submitted for City review and approval:
 - a. Written approval (or stamped drawings) from Building Owner (or its designee).
 - b. Site plan indicating location of signs within the Rancho Plaza.
 - c. Scaled building elevation(s) showing sign placement and dimensions. Digital photographs depicting proposed signs superimposed on building elevations may be submitted in lieu of drawn building elevations if prepared accurately and in true proportion to the scale of the photo. Indicate sign dimensions on photo simulation.
 - d. Colored shop drawings for each sign indicating dimensions, all material specifications and finishes, colors, type of illumination, etc. Samples of materials, finishes, and colors may be requested for review prior to approval.
 - e. Section detail of sign showing method of attachment to the wall and electrical connections.
 - f. Sign review fee.
2. Signs deviating from the sign criteria contained herein shall require the submittal of the sign program amendment for city review and approval.
3. When Planning Department approval has been granted, sign requests shall be forwarded to the Building Department for review and approval including the issuance of building permits to allow installation of approved signs.
4. Only licensed and insured sign contractors shall be permitted to obtain building permits for installing approved signs.
5. A "permitted" stamped set of plans shall be retained on the premises at all times during the installation of the sign(s) up until the final inspection/sign off of the associated building permit(s) is completed.

Creating signs that create business since 1945.

303 W. Main Street, P.O. Box 9297, Ontario, CA 91762-9297
800/791-1187, x306 Fax 909/988-6376 909/230-5579
State License #622888



D. General Design Criteria and Standards

1. Sign area is defined as the entire area within a perimeter created by a continuous line composed of right angles which enclose the normal capital letter of a type font exclusive of swashes, ascenders and descenders.
2. Wall signs shall be formed by individual letters and shall be surface mounted. No "cabinet" signs or signs painted directly on the wall shall be permitted.
3. Signs shall be acrylic faced channel letters with neon illumination.
 - a. Acrylic faces may be red #2793 or white #7328.
 - b. Cobalt blue film #230-157 or green film #230-76 may be used on white acrylic faces, first surface.
4. All building-mounted signs shall be mounted onto the building surface. No raceways, exposed conduit, junction boxes, neon crossovers, or other visible means of attachment or connection shall be permitted.
5. All penetrations of building exterior surfaces shall be sealed, waterproofed, and in the same color and finish to match existing exterior surfaces.
6. The tenant shall pay for all signs, their installation and maintenance.
7. All sign designs and specifications are to be prepared by a reputable licensed sign contractor.
8. Sign shall be limited to business name, Federal or State registered name or logo.
 - a. Established trademarks or registered trademark signage shall be permitted providing the sign conforms to the specifications described herein.
 - b. Tenants who have established corporate logo styles and colors may use them subject to written City approval.
 - c. Tenants without a Federal or State registered name or logo shall be required to use Lydian BT or Helvetica Medium font styles as show on Exhibits 4 & 5.
9. Signs shall be located only within the space and wall surface specifically approved on each elevation per the Exhibits.
10. There shall be no duplicate wall signs per building elevation for any one tenant.
11. Window signs, banners, prohibited signs and other matters not covered in this sign program shall follow the provisions of the City's municipal code.
12. The sign drawings must detail the following information. Exhibits 001, 004 & 005.
 - a. A plot plan indicating the exact location of each owner's sign as it relates to the building.
 - b. A detailed letter through-section of the channel letter and building fascia to show its construction, method of electrical connection and method of attachment to the wall.
 - c. All material specifications including paint colors.
 - d. Face and neon colors.
 - e. Total square footage and overall letter height and length of sign.
13. Tenant's sign contractor shall not commence installation of any exterior sign unless the following conditions are met:
 - a. No sign shall be installed until permits from the City have been secured by the licensed sign contractor.
 - b. A "permitted" stamped set of the final sign designs are to be retained on the building's premises at all times during the installation of the sign, until the City has approved the signs during final inspection and signed off on the inspection card (arranged by the sign contractor).

E. General Sign Construction Requirements

1. Refer to Exhibits 004, 005.
2. All signs and their installation shall comply with all local building and electrical codes.
3. All electrical signs shall be fabricated by a U.L. approved sign company, according to U.L. specifications and bear a U.L. label.
4. Tenant's sign company shall be fully licensed with the City and State and shall provide proof to tenant of coverage of Workman's Compensation and general liability insurance.
5. Neon illumination shall be installed and labeled in accordance with the "National Board of Fire Underwriters Specifications."

F. General Sign Construction Requirements cont'd.

6. Painted letter surfaces shall have a satin finish. Only paint containing acrylic polyurethane products shall be used.
7. Square footage and logo/letter heights shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders. Logos and letters may be measured separately and combined for total square footage.
8. All sign fabrication work shall be of excellent first-class quality materials and workmanship. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable.
9. All internal sign lighting must match the exact specification of the approved working drawings. No exposed circuits shall be allowed.
10. Letter returns must be made of aluminum.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials e.g. seams, shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Screws and other fasteners that extend to visible surfaces shall be finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from carring and warping. All sign finishes shall be free from dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed junction boxes, lamps, tubing, or crossovers of any type are not permitted.
16. All material used in signage construction and installation must be new. No used materials shall be allowed.

G. Quantity, Size, Placement

1. Signs shall be located only on the wall surface specifically approved on each elevation per the Exhibits.
2. Single line copy shall not exceed 18" high and 70% of the length of the wall surface to which it is attached.
3. Two line copy shall not exceed 36" high overall with maximum 16" high copy. A minimum 4" space between lines is required.
4. Signs shall be centered vertically and horizontally on the wall surface.

5. *Exhibit 6 shows entry sign dedicated to unit B only.*

H. Wall Sign Specifications

1. Refer to Exhibits 004, 005.
2. All signs shall be acrylic faced illuminated channel letters.
3. Letters shall be 5" deep with 3/16" thick acrylic faces, .040 pre-coated returns and .063 backs.
4. All letters shall be mounted pegged off the wall surface 3/4".
5. Letters returns shall be manufactured of pre-coated aluminum material dark bronze in color.
 - a. Trim cap shall be 3/4" dark bronze.
 - b. Letter faces shall be either white #7328 or red #2793 acrylic.
 - c. Cobalt blue film #230-157 or green film #230-76 may be used on white acrylic.
 - d. The interior of the letters shall be white.
 - e. See "E. General Design Criteria & Standards, Item 7" for use of established corporate colors.
6. Red acrylic faced letters shall be illuminated with clear red neon.
7. Letters with white, blue or green faces shall use 6500 white neon for illumination.
8. No exposed raceways shall be used.
9. No pop riveted or stapled letters will be allowed.
10. All letters must have two drain holes at the bottom of each.
11. No sign company labels will be permitted on the exposed surfaces of the signs.
12. Tenant is responsible for providing primary electrical service to sign install area.

H. Monument Sign

1. Refer to Exhibit 008.
2. One double faced non-illuminated monument sign will be installed on the existing base, replacing the existing sign cabinet.
3. All aluminum construction with suede painted finish, not to exceed 70" high.



H. Monument Sign cont'd.

4. Tenant participation on the monument sign will consist of two panels per tenant and shall participation shall be limited to only those tenants in the building at 8678 19th Street.
 - a. Faces will be routed aluminum with acrylic back up decorated first surface with high performance film.
5. Tenant is responsible for the cost of the panels in the sign.

I. Performance

1. All signs within the Rancho Plaza property shall be maintained by each tenant in an as-new condition at all times. Any deficiencies shall be immediately corrected by the party responsible for said signs.
2. Upon removal of any sign, the underlying wall surface shall be repaired and restored to original condition (e.g. texture, color, etc.).
3. Each Owner shall be responsible for the performance of his/her sign contractor.
4. Only state licensed and insured sign contractors shall perform sign design, manufacturing, installation and removals.

J. Prohibited Signs

1. Off premise signs (e.g. A-Frames) placed on property or on any public right-of-way.
2. Painted letters and/or designs on building surfaces.
3. Wall signs projecting above the top of the parapet, roof lines at a wall or roof line of the building.
4. Signs which are not architecturally compatible with the architecture of Rancho Plaza.
5. Vehicle signs that are attached for the express purpose of directing, advertising and/or providing additional identification for a tenant or Rancho Plaza.
6. Light bulb strings.
7. Signs constituting a traffic hazard. No tenant shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, or design any traffic sign or signal or which makes use of words "STOP," "LOOK," "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse pedestrian or vehicular traffic.

Developed by:
Eileen Escobedo

01/05/07

Summary of Sign Criteria
Rancho Plaza
8678 19th Street @ Carnelian
Rancho Cucamonga, CA

Sign Program No. _____

	Space A	Space B	Spaces C-E	Space F	Exhibits Reference	Property I.D. Sign
Sign Width						10'6" wide. See Exhibit 008.
	Max. 70% of the length of the wall surface to which it is attached.	Max. 70% of the length of the wall surface to which it is attached.	Max. 70% of length of the wall surface to which it is attached.	Max. 70% of length of the wall surface to which it is attached.	004, 005	
Sign Height						76". See Exhibit 008.
One line copy	Maximum letter ht. 18"	Maximum letter ht. 18"	Maximum letter ht. 18"	Maximum letter ht. 18"	004, 005	
Two line copy	Maximum letter ht. 16"	Maximum letter ht. 16"	Maximum letter ht. 16"	Maximum letter ht. 16"	004, 005	
Sign Area						52"x126". See Exhibit 008.
One line copy	Max. 18"x70% wall length	Max. 18"x70% wall length	Max. 18"x70% wall length	Max. 18"x70% wall length	004, 005	
Two line copy	Max. 36"x70% wall length	Max. 36"x70% wall length	Max. 36"x70% wall length	Max. 36"x70% wall length	004, 005	
Sign Placement	Designated sign areas only	Designated sign areas only	Designated sign areas only		001, 002, 003, 004, 006	Replaces existing sign at south elevation.
Colors	Established logo or red, green, blue or white faces. Letter returns dark bronze, satin finish.	Established logo, or red, green, blue or white faces. Letter returns dark bronze, satin finish.	Established logo, or red, green, blue or white faces. Letter returns dark bronze, satin finish.	Established logo, or red, green, blue or white faces. Letter returns dark bronze, satin finish.	004, 005	As per Exhibit 008.
Logo Graphics	Established logo or approved fonts: Lydian BT or Helvetica Medium.	Established logo or approved fonts: Lydian BT or Helvetica Medium.	Established logo or approved fonts: Lydian BT or Helvetica Medium.	Established logo or approved fonts: Lydian BT or Helvetica Medium.	004, 005	As per Exhibit 008.
Sign Style	Neon illuminated acrylic face channel letters	Neon illuminated acrylic face channel letters	Neon illuminated acrylic face channel letters	Neon illuminated acrylic face channel letters	004, 005	Double faced illuminated monument sign on existing base.
Sign Quantities	Maximum 3; one per elevation	Maximum 3; one on each elevation and one over west entrance.	Maximum 2; one per elevation.	Maximum 3; one per elevation.	001, 002, 003	Maximum 1; maximum 6 tenants.



Encore Image, Inc.
Contact: Eileen Escobedo
P.O. Box 9297
Ontario, CA 91762
909.230.5579
01/29/07

(Revised)
10-9-02

- 16. NO EXPOSED JUNCTION BOXES, LAMPS, TUBING, CONDUITS, RACEWAYS OR NEON CROSSOVERS OF ANY TYPE ARE PERMITTED.
- 17. INDIVIDUAL SHOP LOGOS MAY BE PERMITTED WITHIN THE "MAXIMUM DIMENSION OF LETTERS" PROVIDING THEY DO NOT EXCEED THE MAXIMUM LETTER HEIGHT SUBJECT TO THE OWNER'S APPROVAL.
- 18. NO MORE THAN ONE ROW OF LETTERS WILL BE PERMITTED.
- 19. EXCEPTIONS: EXCEPTIONS TO THESE STANDARDS SHALL BE REVIEWED BY THE OWNER. THESE STANDARDS, HOWEVER, HAVE BEEN SET AS CRITERIA BASED UPON OUR FIELD EXPERIENCE AND DEVIATIONS WILL GENERALLY RESULT IN SERIOUS INEQUITIES BETWEEN TENANTS. ACCORDINGLY, THE OWNER MUST RETAIN FULL RIGHTS OF APPROVAL ON ANY SIGNS USED IN THE CENTER.
- 20. IN ORDER TO MINIMIZE THE COST OF SIGNING TO THE TENANT, TO INSURE SAFE AND HIGH QUALITY WORKMANSHIP AND MATERIALS, AND TO FURTHER PROVIDE FOR CONFORMITY, THE LANDLORD HAS DESIGNATED AND APPROVED ACS ENTERPRISES INC. AS THE SIGNING CONTRACTOR FOR THE INDIVIDUAL CHANNEL LETTERS
- ✓ 21. A color trademark/logo may be combined with individual letters if said trademark/logo is registered" and nationally recognized with at least six (6) open stores and is within the allowable area and size requirement.

LESSOR:

Guadalupe Lopez

LESSEE:

SP # 8
DRC 2002-00789

City Planner Approval
 Design Review Committee
Approval

Date: 10/9/02 By: *MS*

File No.: _____

For: _____

City of Rancho Cucamonga



URC 2002-00187
SP # f

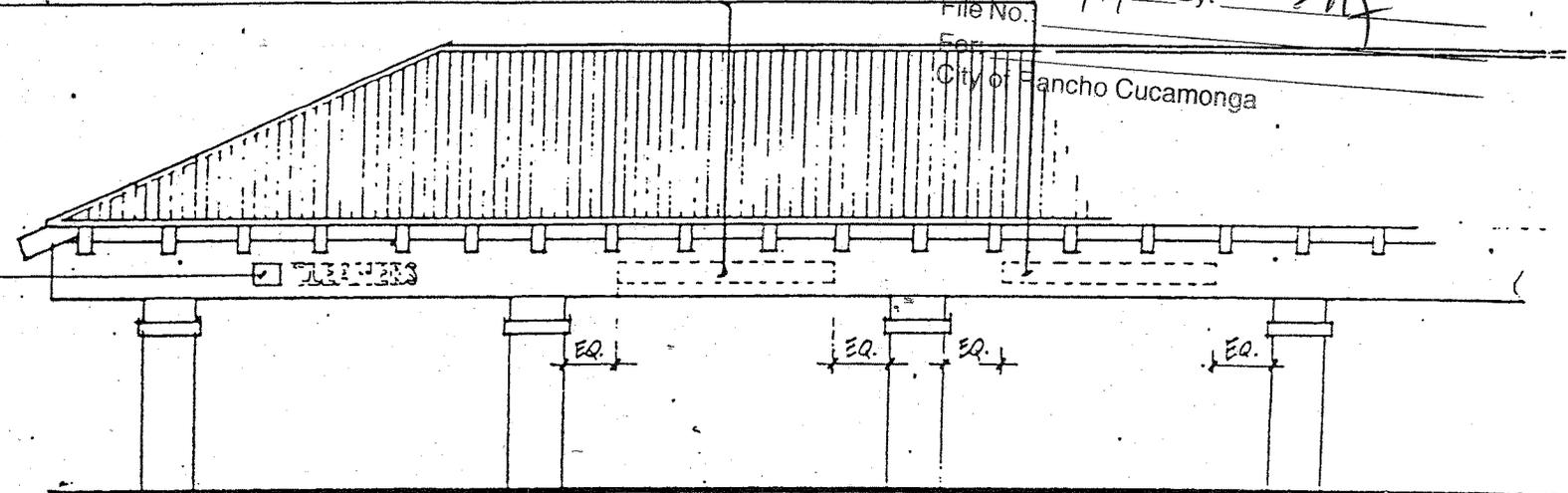
City Planner Approval
 Design Review Committee
Approval

Date: 10/9/02 By: MS

File No. _____
For _____
City of Rancho Cucamonga

TELANT SIGN AREA -
60% OF TELANT SHOP
FRONTAGE AND CENTERED
HEREON.

1 1/2" HIGH CHANNEL
WRAPPED LOGO AREA.

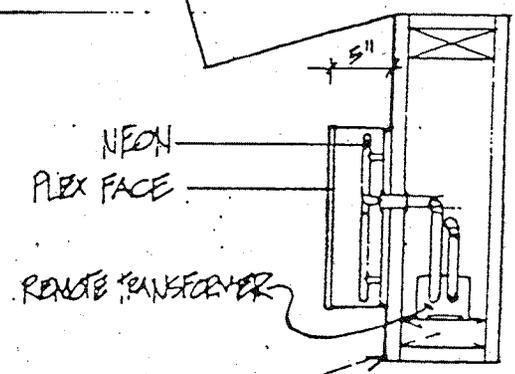


SOUTH ELEV. BLDG B - RANCHO PLAZA

CLEANERS

#2793 Red

#2037-Yellow #2119-Orange



SIDE VIEW

INDV. INT. ILLUM. CHANNEL LETTERS W/ #7328 WHITE ACRYLIC
PASTIC LETTER FACES, BRONZE REPAIRS AND BRONZE TRIM-CAPPED
EDGES. ALL TENANT LETTERS WILL BE STYLE - "LYDIAN BOLD", SCALE 1"=1'0"

FACIA BEAM

NEW USP #8

Rancho Plaza

NWC 19TH & CARNELIAN RANCHO CUCAMONGA, CALIFORNIA

Planning Division Approval

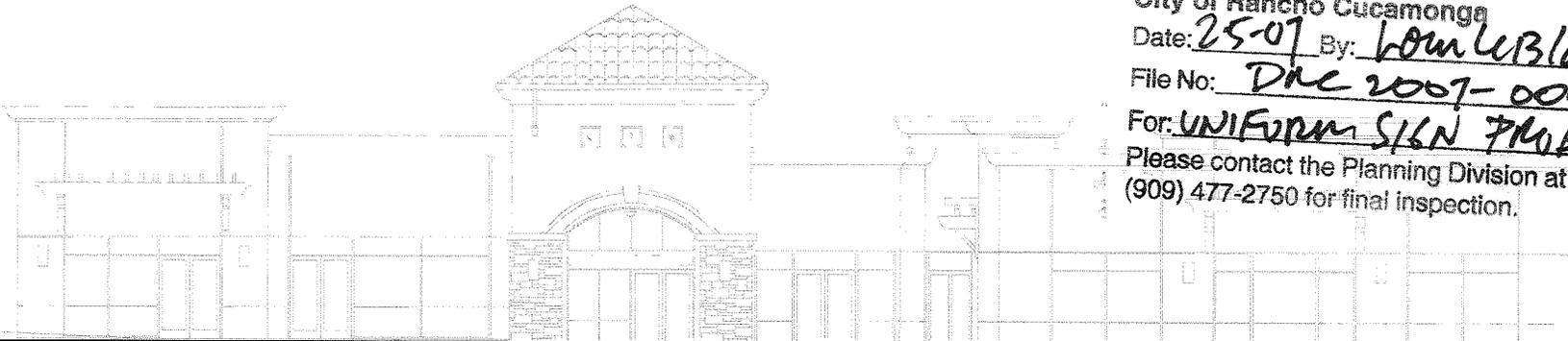
City of Rancho Cucamonga

Date: 2-5-07 By: Wm LeBlanc

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Please contact the Planning Division at
(909) 477-2750 for final inspection.



S I G N P R O G R A M

PREPARED BY ONTARIO NEON CO.



■ DENOTES TENANT BUILDING SIGNS

ADDRESS "8678"

NEW D/F MONUMENT SIGN

19th. STREET

CARNELIAN STREET

EXISTING BLDG. (OTHER TENANTS)

EXISTING BLDG.
PFF BANK

EXHIBIT 001

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ONTARIO NEON CO. INC., AND MAY NOT BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT BY AN ONTARIO NEON CO. INC. OFFICER. © 2007

WORK ORDER
BID NUMBER **43267**
SALES: EILEEN ESCOBEDO
DRAWN BY: EDDIE
DATE: NOVEMBER 3, 2006
SCALE: NOT TO SCALE
FOLDER: RANCHO PLAZA
FILE: RANCHO CUCAMONGA
DESIGN #: 001

REVISIONS		
DATE	BY	DESCRIPTION
DEC. 18, 2006	EDDIE	
JAN. 10, 2007	EDDIE	
JAN. 26, 2007	EDDIE	
FEB. 1, 2007	TARA	

Rancho Plaza

8678 19th. STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

SIGN _____ DATE _____

PRINT _____ TITLE _____

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**SKETCH MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 120 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 6' OF THE DISPLAY(S) BY THE CUSTOMER.



ONTARIO NEON CO.
SINCE 1945
303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888



WEST ELEVATION



EAST ELEVATION (FACING CARNELIAN ST.)

EXHIBIT 002

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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WORK ORDER NO. **43267**
 SALES: EILEEN ESCOBEDO
 DRAWN BY: EDDIE
 DATE: NOVEMBER 3, 2006
 SCALE: 3/32" = 1'-0"
 FOLDER: RANCHO PLAZA
 FILE: RANCHO CUCAMONGA
 DESIGN #: 002

REVISIONS	
DATE	BY
DEC. 18, 2006	EDDIE
JAN. 10, 2007	EDDIE
JAN. 15, 2007	TARA

Rancho Plaza
 8678 19th. STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

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PRINT _____	TITLE _____

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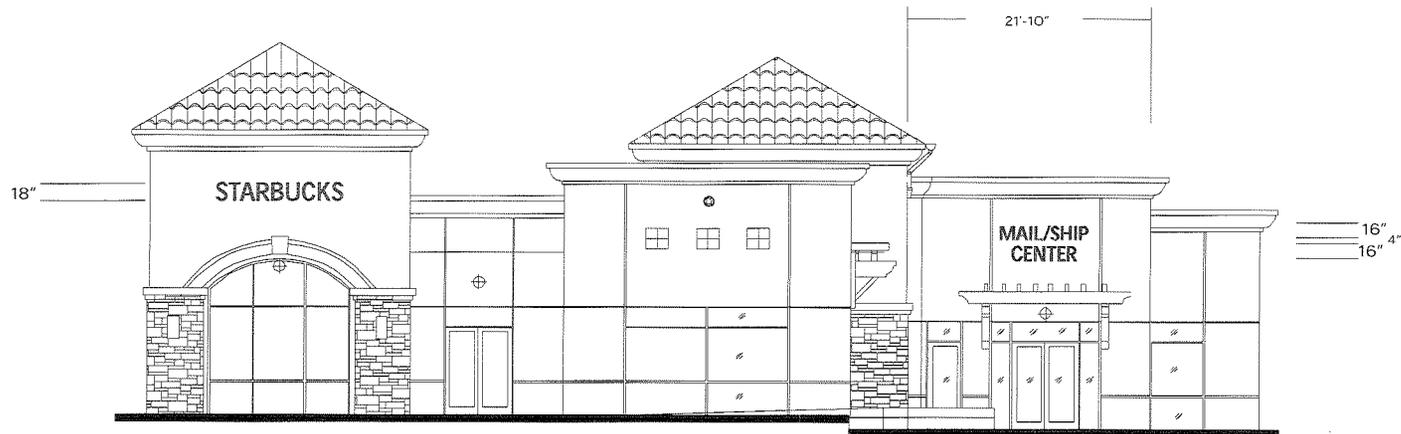
**SKETCH MAY VARY FROM SPECIFIED COLORS
 **DEDICATED 120 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 6' OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
SINCE 1945

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 TEL: 909-986-4632 • FAX: 909-988-6376
 STATE LICENSE #622888



SOUTH ELEVATION (FACING 19th STREET)



NORTH ELEVATION

EXHIBIT 003

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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BID NUMBER	
SALES:	EILEEN ESCOBEDO
DRAWN BY:	EDDIE
DATE:	NOVEMBER 3, 2006
SCALE:	3/32" = 1'-0"
FOLDER:	RANCHO PLAZA
FILE:	RANCHO CUCAMONGA
DESIGN #:	003

REVISIONS		
DATE	BY	
DEC. 18, 2006	EDDIE	
JAN. 10, 2007	EDDIE	
JAN. 16, 2007	TARA	

Rancho Plaza

8678 19th STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

SIGN _____	DATE _____
PRINT _____	TITLE _____

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ONTARIO NEON CO.
SINCE 1945

303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888

LENGTH VARIES.
MAXIMUM 70% OF WALL LENGTH

18" max. Ht.

PHONE STORE

SINGLE LINE LAYOUT

TYPICAL SIGNAGE SPECIFICATIONS

FOR TENANTS WITHOUT ESTABLISHED CORPORATE LOGO IDENTITY

LETTER FACE: 3/16" RED ACRYLIC #2793, WHITE #7328,
COLBALT BLUE #230-157 AND GREEN #230-76.
TRIMCAP: 3/4" DARK BRONZE
RETURNS: 5" DEEP .040 PRE-COATED DARK BRONZE ALUMINUM
LETTER BACKS: PRE-COATED WHITE ALUMINUM
ILLUMINATION: INTERNALLY ILLUMINATED WITH CLEAR RED NEON
(OR WHITE NEON 6500 FOR WHITE FACES)
INSTALLATION: PEG LETTERS 3/4" OFF WALL.

TYPICAL FONT: LYDIAN BT

NOTE: GENERIC COPY FOR GRAPHICS PURPOSES ONLY.

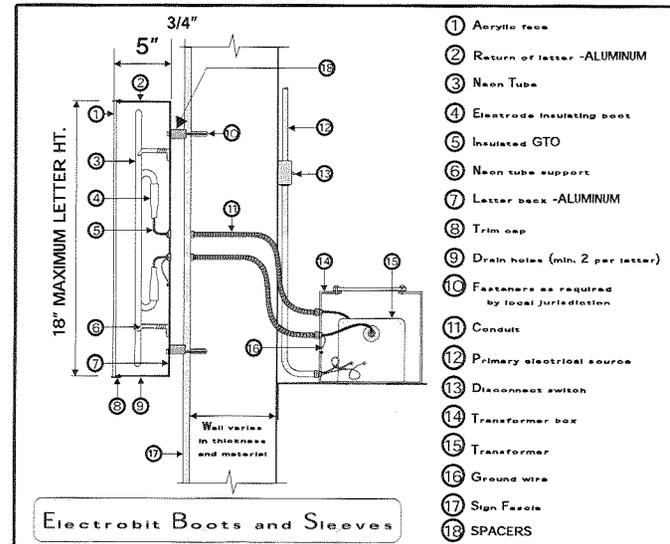


EXHIBIT 004

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WORK ORDER #	43267
BID NUMBER	
SALES:	EILEEN ESCOBEDO
DRAWN BY:	EDDIE
DATE:	NOVEMBER 3, 2006
SCALE:	3/4" = 1'-0"
FOLDER:	RANCHO PLAZA
FILE:	RANCHO CLUCAMONGA
DESIGN #:	004

REVISIONS	
DATE	BY
DEC. 18, 2006	EDDIE
JAN. 16, 2007	EDDIE
JAN. 19, 2007	TARA

Rancho Plaza

8678 19th STREET • RANCHO CLUCAMONGA, CA. 91701

CUSTOMER APPROVAL

____ SIGN _____ DATE _____

____ PRINT _____ TITLE _____

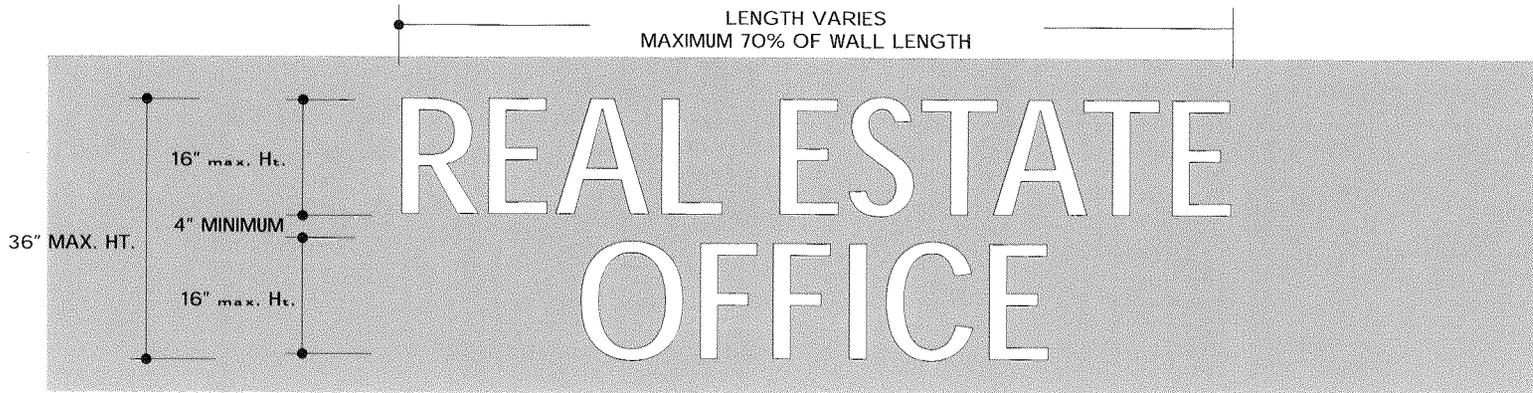
THIS PROOF DRAWING IS FOR YOUR REVIEW AND APPROVAL BEFORE FABRICATION BEGINS. ONTARIO NEON CO., INC. WILL NOT BE RESPONSIBLE FOR PROBLEMS OR DISCREPANCIES THAT COULD HAVE REASONABLY BEEN PREVENTED BY THE PROPER REVIEW OF THIS DESIGN.

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ONTARIO NEON CO.
SINCE 1945

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TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888



TWO - LINE LAYOUT

TYPICAL SIGNAGE SPECIFICATIONS

FOR TENANTS WITHOUT ESTABLISHED CORPORATE LOGO IDENTITY

- LETTER FACE: 3/16" RED ACRYLIC #2793, WHITE #7328, BLUE #230-157 AND GREEN #230-76.
- TRIMCAP: 3/4" DARK BRONZE
- RETURNS: 5" DEEP DARK .040 BRONZE ALUMINUM
- LETTER BACKS: PRE-COATED WHITE ALUMINUM
- ILLUMINATION: INTERNALLY ILLUMINATED WITH WHITE NEON 6500 (OR CLEAR RED NEON FOR RED FACES)
- INSTALLATION: PEG LETTERS 3/4" OFF WALL.
- TYPICAL FONT: LYDIAN BT

NOTE: GENERIC COPY FOR GRAPHICS PURPOSES ONLY

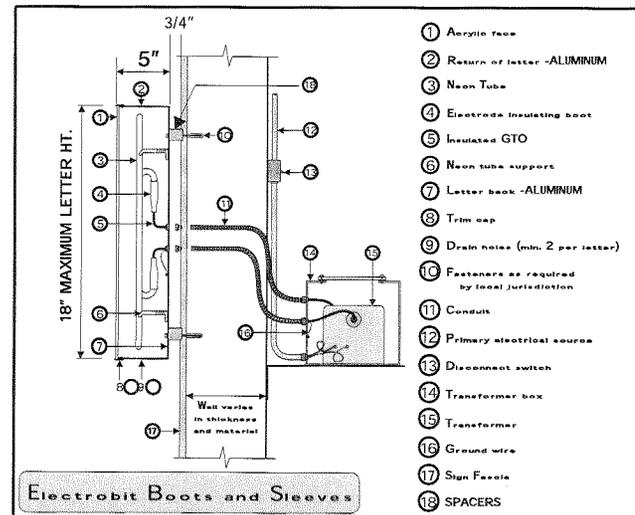


EXHIBIT 005

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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WORK ORDER / BID NUMBER	43267
SALES:	EILEEN ESCOBVEDO
DRAWN BY:	EDDIE
DATE:	NOVEMBER 3, 2006
SCALE:	3/4" = 1'-0"
FOLDER:	RANCHO PLAZA
FILE:	RANCHO CUCAMONGA
DESIGN #:	005

REVISIONS		
DATE	BY	
DEC. 18, 2006	EDDIE	
JAN. 10, 2007	EDDIE	
JAN. 16, 2007	TARA	
FEB. 1, 2007	TARA	

Rancho Plaza

8678 19th STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

SIGN

DATE

PRINT

TITLE

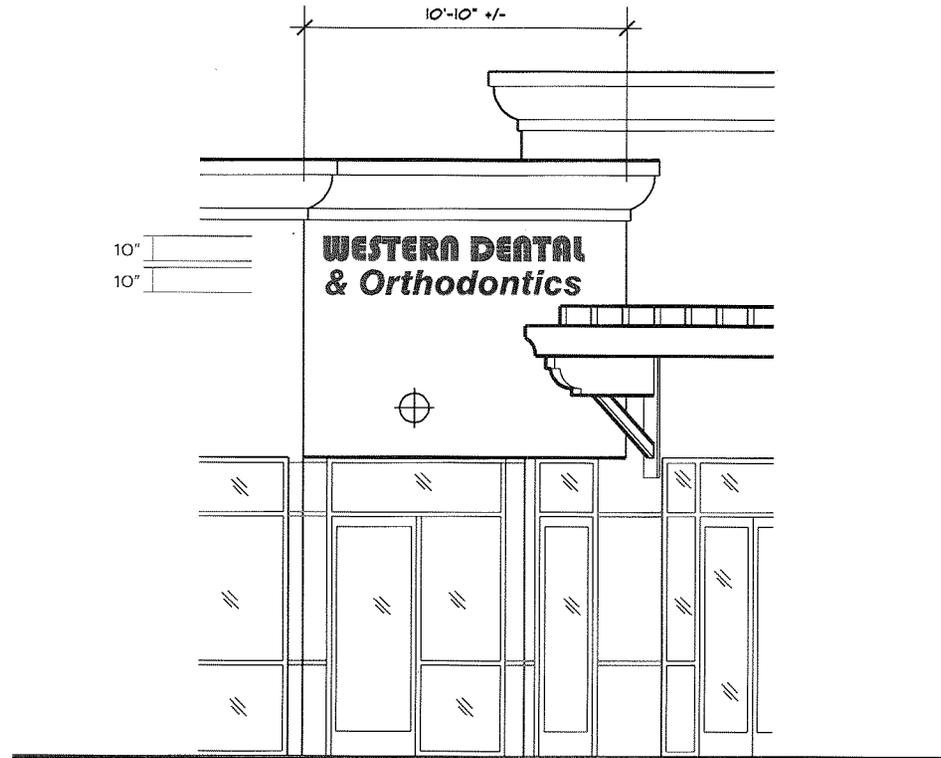
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**SKETCH MAY VARY FROM SPECIFIED COLORS.
**DEDICATED 120 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 6' OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
SINCE 1945

303 WEST MAIN STREET • ONTARIO, CA 91762
TEL: 909-986-4632 • FAX: 909-988-6376
STATE LICENSE #622888

CSA



ENTRY ELEVATION SEE DESIGN #002 FOR FULL WEST ELEVATION

This sign dedicated to unit B only.

EXHIBIT 006

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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WORK ORDER NO. **43267**
 BID NUMBER
 SALES: EILEEN ESCOBEDO
 DRAWN BY: EDDIE
 DATE: January 25, 2007
 SCALE: 1/4" = 1'-0"
 FOLDER: RANCHO PLAZA
 FILE: RANCHO CUCAMONGA
 DESIGN #: **006**

REVISIONS		
DATE	BY	

Rancho Plaza
 8678 19th. STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

 SIGN DATE

 PRINT TITLE

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ONTARIO NEON CO.
 SINCE 1945

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 TEL: 909-986-4632 • FAX: 909-988-6376
 STATE LICENSE #622888



10" **8678**

MANUFACTURE AND INSTALL ONE (1) SET PAN CHANNEL NUMBERS.

LETTERS: .040 PRE-COAT WHITE ALUMINUM BACKS WITH 5" DEEP .040 PRE-COATED DARK BRONZE ALUMINUM RETURNS.
 FACES: 3/16" #2793 RED ACRYLIC WITH 3/4" DARK BRONZE TRIM-CAP.
 ILLUMINATION: NUMBERS INTERNALLY ILLUMINATED WITH 13MM CLEAR RED NEON. LOGO INTERNALLY ILLUMINATED WITH 13 MM WHITE NEON.
 INSTALLATION: FLUSH MOUNT TO FASCIA.

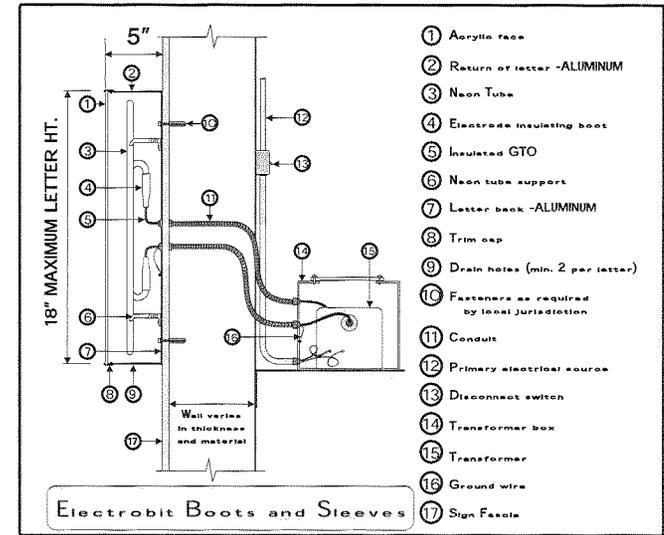


EXHIBIT 007

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

ALL ELECTRICAL SIGNS SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ARTICLE 600 AND TO BE MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATELY LABELED.

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WORK ORDER NO. NUMBER	43267
SALES:	EILEEN ESCOBEDO
DRAWN BY:	EDDIE
DATE:	DECEMBER 18, 2006
SCALE:	1 1/2" = 1'-0"
FOLDER:	RANCHO PLAZA
FILE:	RANCHO CUCAMONGA
DESIGN #:	007

REVISIONS		
DATE	BY	
JAN. 10, 2007	EDDIE	

Rancho Plaza

8678 19th. STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

SIGN DATE

PRINT TITLE

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**SKETCH MAY VARY FROM SPECIFIED COLORS.
 **DEDICATED 120 VOLT SIGN CIRCUIT(S) WITH A GROUND WIRE TO BE PROVIDED WITHIN 6' OF THE DISPLAY(S) BY THE CUSTOMER.

ONTARIO NEON CO.
 SINCE 1945

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 TEL: 909-986-4632 • FAX: 909-988-6376
 STATE LICENSE #622888

MANUFACTURE AND INSTALL ONE (1) D/F MONUMENT SIGN

CABINET & CORNICE:

ALUMINUM CONSTRUCTION TEXCOATED FINISH PAINTED TO MATCH BUILDING (TBD)
 CENTER I.D BOX: SUEDE FINISH PAINTED TO MATCH BUILDING
 GRAPHICS: 1/2" THK. ACRYLIC WITH PAINTED FACE AND BORDERS SATIN FINISH (COLOR TBD)
 COPY: "RANCHO PLAZA" 1/4" THK. FCO ALUMINUM SATIN FINISH PAINTED (COLOR TBD).

TENANT PANELS:

ALUMINUM PAN FACES SUEDE FINISH PAINTED TO MATCH BUILDING (TBD).
 COPY / LOGO: ROUTED OUT AND BACK WITH ACRYLIC.
 COLOR AS PER TENANT COLORS.
 ILLUMINATION: INTERNALLY ILLUMINATED WITH 800MA HO FLOURESCENT LAMPS.

NOTE: USE EXISTING BASE

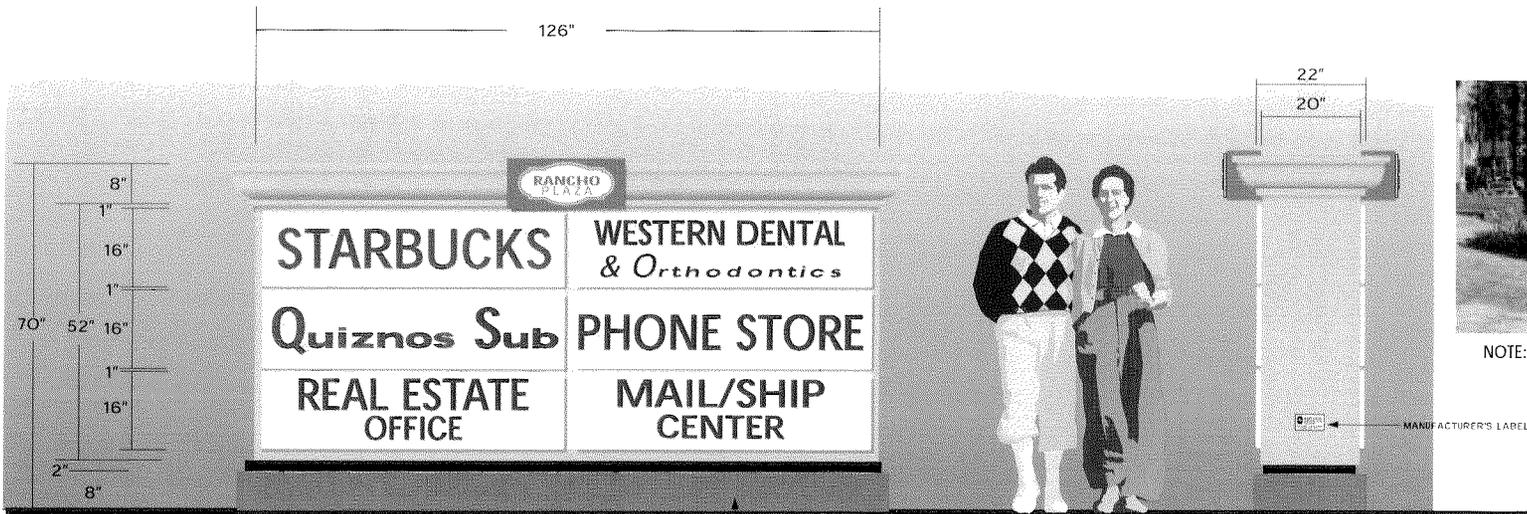


WEST SIDE



EAST SIDE

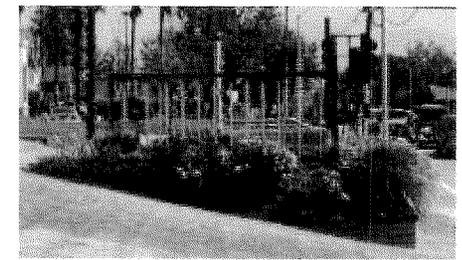
*NOT TO SCALE



WEST SIDE

EXISTING BASE TBD.

SIDE VIEW



NOTE: REMOVE AND DISPOSE EXISTING MONUMENT SIGN.
 PROVIDE NEW CONCRETE FOOTING.

EXHIBIT 008

THE CUSTOMER'S GENERAL CONTRACTOR TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALLATION, FINAL INSPECTION AND SERVICE.

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WORK ORDER #	43267
BID NUMBER	
SALES	EILEEN ESCOVEDO
DRAWN BY	EDDIE
DATE	NOVEMBER 3, 2006
SCALE	3/8" = 1'-0"
FOLDER	RANCHO PLAZA
FILE	RANCHO CUCAMONGA
DESIGN #	008

REVISIONS	
DATE	BY
DEC. 18, 2006	EDDIE
JAN. 9, 2007	EDDIE
JAN. 15, 2007	TARA
JAN. 25, 2007	EDDIE

Rancho Plaza

8710 19th STREET • RANCHO CUCAMONGA, CA. 91701

CUSTOMER APPROVAL

SIGN _____ DATE _____
 PRINT _____ TITLE _____

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 TEL: 909-986-4632 • FAX: 909-988-6376
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