

UNIFORM SIGNAGE PROGRAM
RANCHO CUCAMONGA BUSINESS PARK II

63

Phases 1 through 7

DR-86-26

PLANNING DIVISION
APPROVAL

Per CC&R's of O.R. 87-254503 of San Bernardino County

BY *[Signature]* #63 DATE 1/31/89
CITY OF RANCHO CUCAMONGA

1. INTENT

The purpose of this program is to establish the parameters of Tenant/Building identity signs consistent with the City of Rancho Cucamonga, Sign Ordinance, the existing CC&R's in place for the development, and the requirements of the developer. As these buildings are speculative, free standing, single user facilities with signage needs of the users not yet defined, this program is a performance specification for future signs.

Please contact the Planning Division at (714) 989-4867 for final inspection.

2. REQUIREMENTS

As specified in the CC&R's, no improvements (including signs) are permitted within the development without the express written approval of the Architectural Review Committee. This committee shall review all signs on a case by case basis for proportionality and compatability with the architectural design.

Excerpt from CC&R's Master Architectural Guidelines:

"2.4 Signs and Displays

Only such signs as serve to identify the firm or person occupying the premises will be allowed, except approved signs offering the premises for sale or lease. This provision applies to temporary signs as well as permanent ones, and no advertising signs, in any form, shall be permitted."

No improvements (including signs) are to be processed by any governmental agency without the express written approval of the Architectural Review Committee. This approval is to be obtained as defined in the CC&R's.

3. TYPES OF SIGNS

Building Address: Building address numbers of approximately 3" inches thick polystyrene with 1/8" plastic facing are to be provided by the developer. All characters are to have black facing with the body to match the predominant building color, typically light grey, and applied to the building face with a silicone mastic.

Monument Signs: Project identification and street name signs are to be provided by the developer. Monumentation is to be of the river rock base with concrete panel signage to match the existing in place signs. No other monument signs are permitted unless a special circumstance is approved by the Architectural Review Committee and the City of Rancho Cucamonga and an exception granted.

Monument signage to be submitted at a later date.
[Signature] 2/3/88

3. TYPES OF SIGNS (Continued)

Tenant/Building Identity: Non-illuminated, exterior wall mounted signage for identification of the tenant and/or building is the standard for the business park. Signage is to be limited to 100 square feet per building, or 50 square feet per "building street elevation", whichever is smaller. Due to the geometry of the architecture, "building street elevation" shall include all surfaces generally parallel to the predominant street and those diagonal surfaces not fully exposed in pure drawing elevation, but seen primarily from the same street.

4. DESIGN (Tenant/Building Identity Wall Signs)

Text: There is no standard for type or lettering style. Logos, names, titles, descriptions, etc. used are to conform with applicable business stationary and printed material used in conjunction with the facility. Should a name be established for a building that is not necessarily the same as the printed material used, the Architectural Review Committee may consider its use in the sign. Logos are limited to 10% of sign area.

Colors and Materials: All plans submitted for approval should include detailed elevations and color schemes. All colors and materials used, regardless of established name brands, logos, printed material, etc., are to be compatible with the architecture of the buildings as determined by the Architectural Review Committee. All materials, devices, and workmanship are to be appropriate for the sign's use, location, aesthetics, operation and exposure to the elements and will conform with all applicable codes and ordinances.

Location: Wall signs are to be located away from the building's address and entrance, so not to conflict with the architectural geometry. Wall signs compatible with the building near the address and entrance are subject to the acceptance of the Architectural Review Committee. All signs are to be located towards the top of each building; above, below, or incorporating any construction reveals, but at no time in conflict with these reveals as determined by the Architectural Review Committee.

5. APPROVAL

The Architectural Review Committee, in creating this program for the City, reserves the right to consider and review any sign it deems appropriate without affecting the validity of this program.

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PLANNING DIVISION
APPROVAL

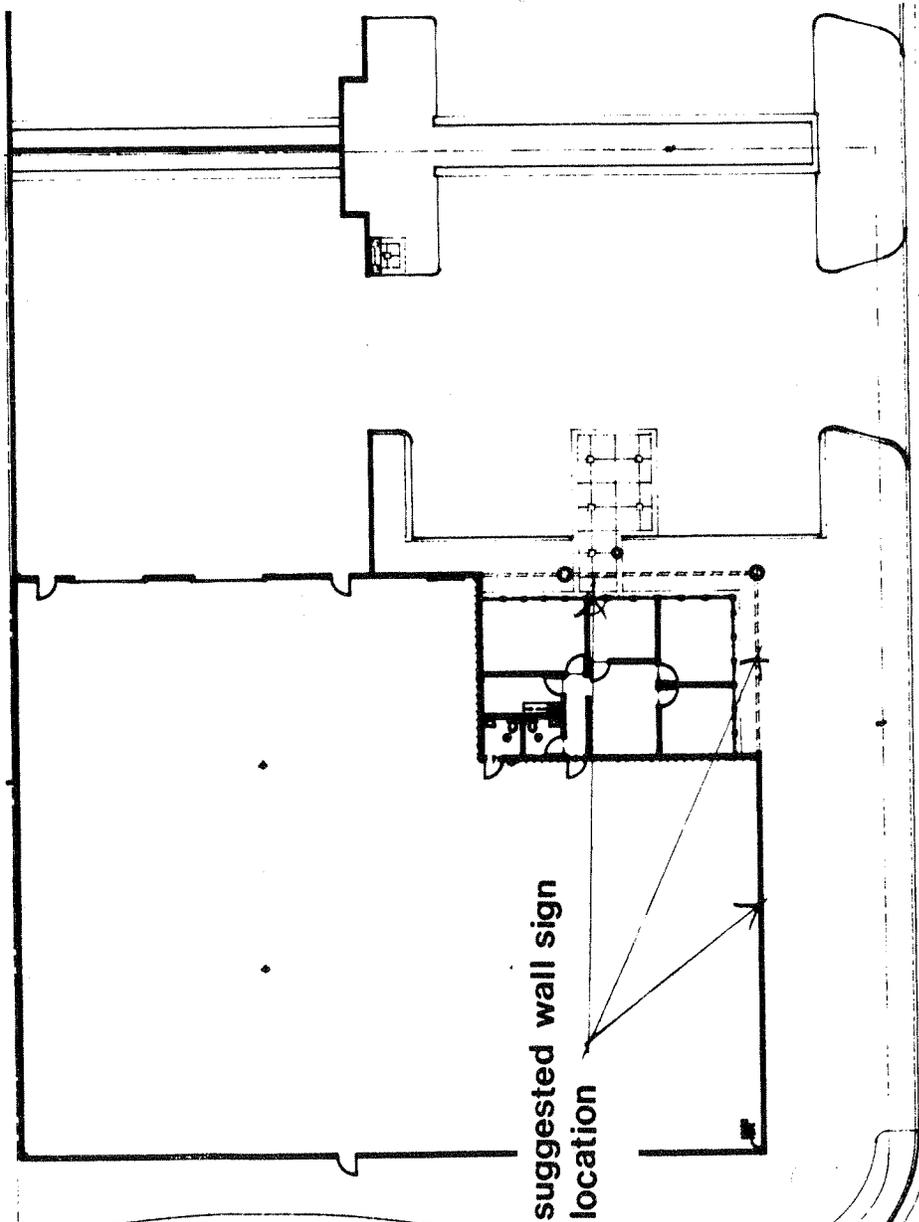
BY

 #03
CITY OF RANCHO CUCAMONGA

DATE

1/31/89

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



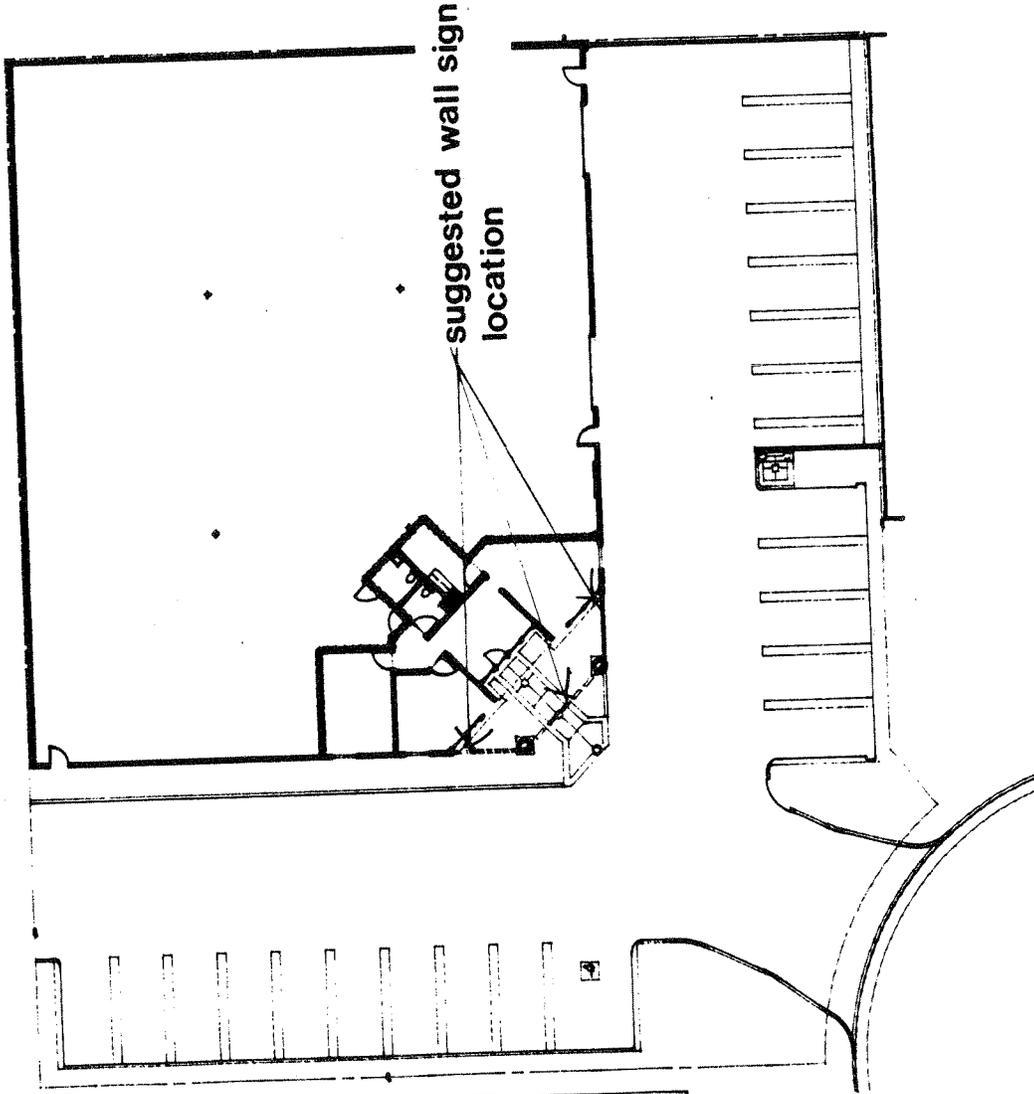
PLANNING DIVISION
APPROVAL

BY *[Signature]* # *03* DATE *1/31/89*

CITY OF RANCHO CUCAMONGA

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

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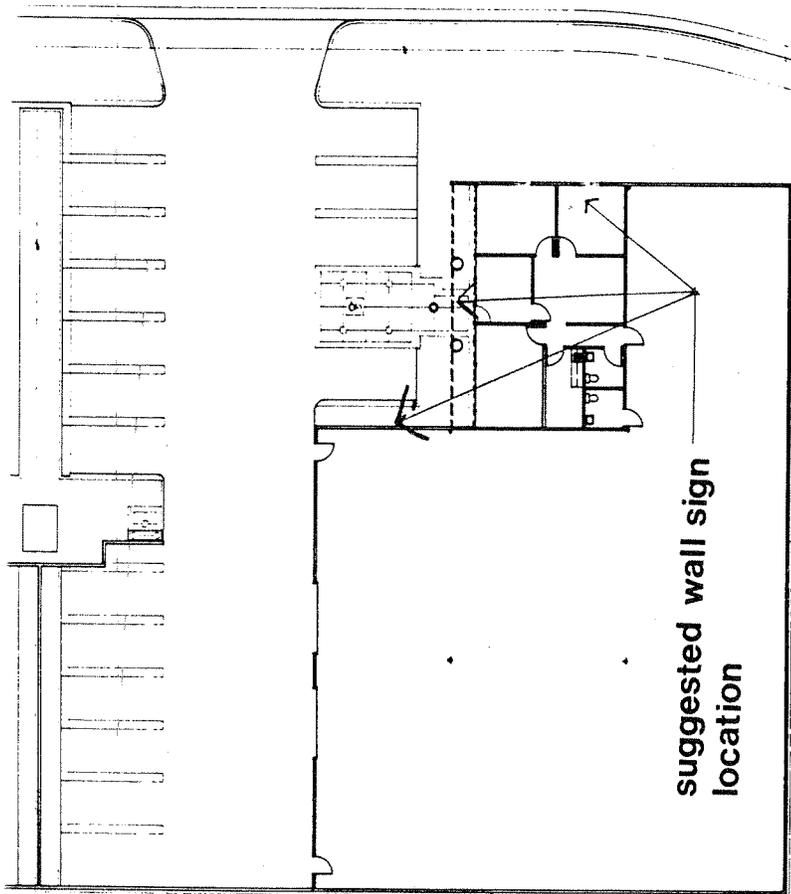


**PLANNING DIVISION
APPROVAL**

BY *Tom Salmon #03* DATE *1/31/89*
 CITY OF RANCHO CUCAMONGA

Please contact the Planning Division at
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PLANNING DIVISION APPROVAL

BY *J. E. [Signature]* # 103 DATE 1/21/89
 CITY OF RANCHO CUCAMONGA

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

PLANNING DIVISION APPROVAL

BY *[Signature]* #103 DATE 1/31/89
CITY OF RANCHO CUCAMONGA

Please contact the Planning Division at
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