

SIGN CRITERIA #68
LINCOLN DISTRIBUTION CENTER - RANCHO CUCAMONGA

OBJECTIVES

1. To allow sufficient, though not excessive, business identification devices to that the name of each business located in the Lincoln Distribution Center Rancho Cucamonga is clearly and individually associated with the building it occupies.
2. To prohibit signs and business identification devices from being used for advertising of any kind including, but not limited to, advertising of products, services or job openings.
3. To insure that signing and identification devices adhere to the code regulations as determined by the City of Rancho Cucamonga.
4. To establish a signing and identification system which is highly legible, durable, vandal resistant and complimentary to the architectural and landscape concepts of the development.

GUIDELINES

An effective signet and graphic system functions not as a separate entity, but as an integral part of its environment. Unified and controlled signet mutually benefits all tenants and visitors in projecting a cohesive and consistent theme without over powering the architectural and landscaped environment.

To maintain the consistency of the architectural and landscaped environment of Lincoln Distribution Center Rancho Cucamonga, no signs shall be permitted within the project boundaries that are not a part of, or do not conform to the uniform sign program. The implementation of this uncluttered statement will reinforce the quality business environment of Lincoln Distribution Center Rancho Cucamonga.

Included in these guidelines are Sign Submittals, Major Site Identification, Tenant Identification, Tenant Address Identification, Functional Signage and Signage Review and Approval.

PLANNING DIVISION
APPROVAL

BY Tom Silva #68 DATE 6/20/88
CITY OF RANCHO CUCAMONGA

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

SIGN SUBMITTALS

An overall sign program including (1) Signage Review and Approval (2) Monument Identification, (3) Tenant Identification, (4) Tenant Address Identification, (5) Functional Signage, shall be submitted as part of the preliminary plan submittal to the City of Rancho Cucamonga Planning Division for Uniform Sign Program approval.

Once the Uniform Sign Program has been approved by the City of Rancho Cucamonga Planning Division, all future signs within the project may be approved by Planning Division staff providing the proposed signs conform to the uniform sign program on file.

1. SIGNAGE REVIEW AND APPROVAL

- a. Prior to approval by the City of Rancho Cucamonga, tenants shall submit to Lincoln Property Company a signet plan indicating location, dimensions, and color for Lincoln's approval prior to City approval.
- b. The tenant shall submit the sign drawing approved by the owner to the Rancho Cucamonga Planning Division along with a completed application for review and approval as required by the City of Rancho Cucamonga.
- c. All permits for sign and their installation shall be obtained by the tenant or his representative prior to sign installation.
- d. Tenant shall be responsible for the fulfillment of all requirements and specifications.
- e. All signs shall be constructed and installed at tenant's expense.
- f. No advertising placards, banners, pennants, names or other descriptive material shall be affixed or maintained upon the building fronts, doors, or exterior walls of the building.

2. MONUMENT IDENTIFICATION (Monument Signage)

The monument sign shall be compatible with, and complimentary to the building materials and colors of the Lincoln Distribution Center and the Uniform Sign Program. Future monument identification will require a separate sign permit from the City of Rancho Cucamonga prior to installation.

PLANNING DIVISION
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BY Tom Silva # 09 DATE 6/20/00
CITY OF RANCHO CUCAMONGA

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3. TENANT IDENTIFICATION

Tenant Identification shall be achieved by non-illuminated individual letter and/or corporate symbols (graphic logos only) attached directly to the building. No other signs will be permitted.

- a. Individual letter height shall not be less than 8" and shall not exceed 24". Symbols (logos) shall not exceed 24" in height, length and width of symbols (logos) shall be proportionately limited to not more than 10% of the total sign area.
- b. No more than two (2) rows of letters are permitted, provided that their maximum total height does not exceed the height of the net sign area.
- c. Each tenant shall be allowed a maximum of one (1) 40 square foot tenant identification sign except any tenant occupying more than one half of the total square footage or any tenant occupying the entire square footage of a building shall be entitled to two (2) tenant identification signs not-to-exceed 40 square feet per sign location. Only one (1) sign will be permitted per leased building frontage. No signs will be permitted on the rear of the buildings.

The three buildings in the Lincoln Distribution Center measure as follows:

Building A	164,975 Square Feet
Building B	143,524 Square Feet
Building C	137,490 Square Feet

- d. Letter Style: Established letter styles of major tenants may be accepted for this project by the designated sign company.
- e. Letters and symbols shall be constructed as follows: 2" thick, 1.5 lb. density expanded foam backing with a 1/8" thick styrene face or equivalent.
- f. Location: The top line of the copy shall be located 24" below the concrete reveal in building located approximately 26' from grade. The copy shall be centered on the concrete panel. Any symbols shall be centered about the copy centerline. The maximum copy length shall be 24'.
- g. Finish: The color scheme for the Center is PMS 300 Blue. This color is to be consistent throughout Lincoln Distribution Center.

PLANNING DIVISION APPROVAL

BY Tom Silva #08 DATE 6/20/00
CITY OF RANCHO CUCAMONGA

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4.5. TENANT ADDRESS IDENTIFICATION

Tenant address identification shall be achieved by individual letters and numbers attached directly to the building

- a. Tenant address identification letters and numbers to match existing (approximately 24" in height) at three locations per building. (No signs on rear of building)
- b. Letter Style: Helvetica.
- c. Letters and numbers shall be constructed as follows: 1" thick, 1.5 lb. density expanded foam backing with a 1/8" thick styrene face.
- d. Finish: Paint all surfaces (excluding mounting surface). Color: Black.
- e. Location: Bottom line of address to be located 12" above concrete reveal in building located approximately 26' from grade.

5.6. FUNCTIONAL SIGNAGE

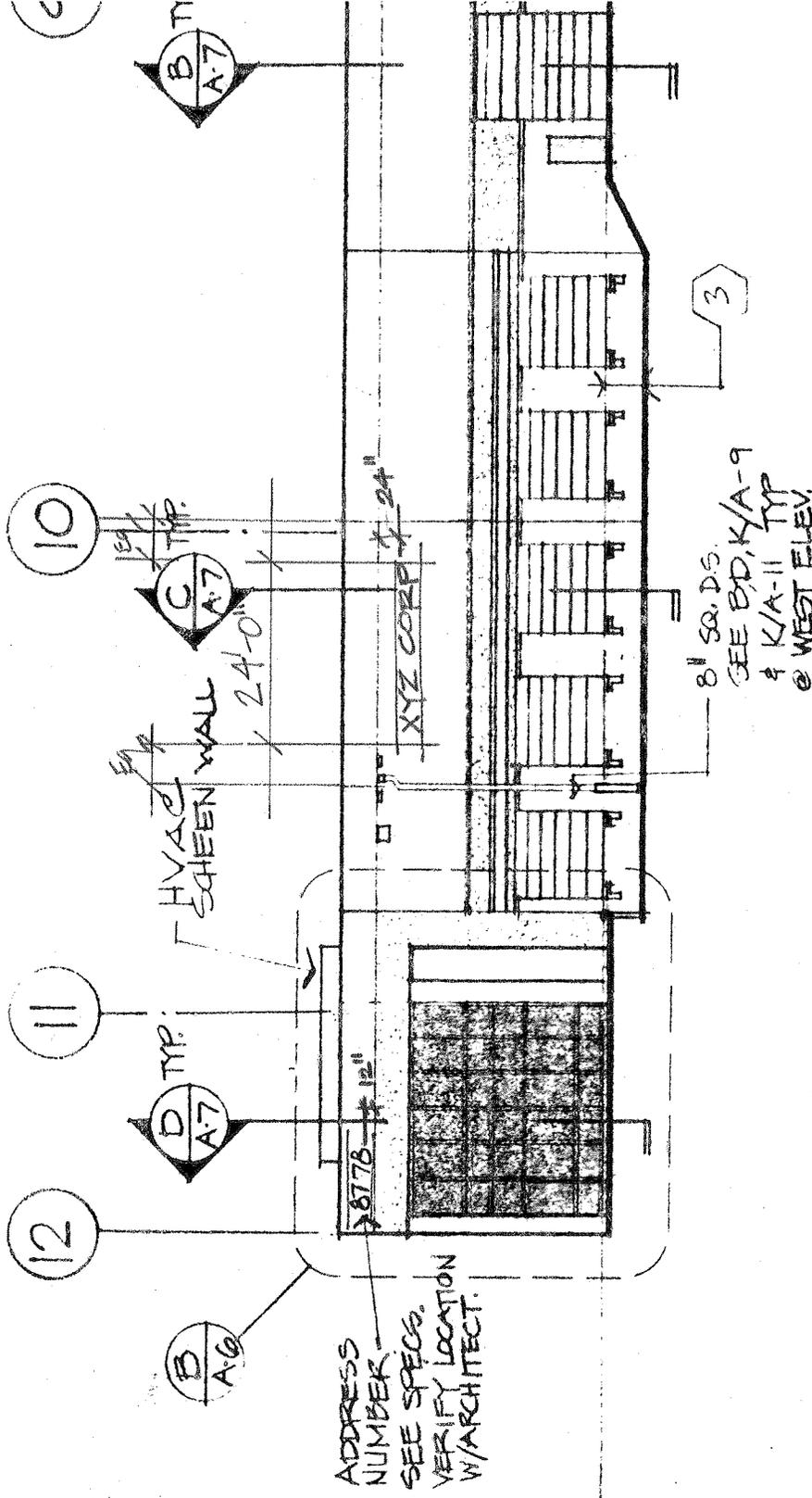
- a. A functional system of regulatory and prohibitive signet for project traffic flow shall be incorporated into the project.
- b. Use international symbols developed by the Department of Transportation to be used when possible (Bus Stop, No Parking, etc.) or standard Department of Transportation panels (Stop, One Way, etc.).
- c. Mount durable, vandal resistant panels to 4 X 4 posts. Posts to be painted Ameritone 298H "Gray Cloud".
- d. No functional control sign shall be located so as to reduce the safe flow of vehicles or pedestrians.
- e. No functional control sign shall be internally illuminated or illuminated from the ground.

PLANNING DIVISION
APPROVAL

BY Tam Salm #09 DATE 6/20/08
CITY OF RANCHO CUCAMONGA

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SECTION
1/8" = 1'-0"



ADDRESS NUMBER
SEE SPECS.
VERIFY LOCATION
W/ARCHITECT.

8" SQ. DS.
SEE B/D, K/A-9
& K/A-11 TYP
@ WEST ELEV.

**PLANNING DIVISION
APPROVAL**

BY *[Signature]* #609 DATE *6/20/00*
CITY OF RANCHO CUCAMONGA

Please contact the Planning Division at
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FUTURE STREET

EIGHTH STREET

FUTURE STREET

BUILDING C

Building A
LEASED

Building B
LEASED

TENANT SIGN LOCATIONS

ROCHESTER AVENUE

ENTRY / DIRECTIONAL SIGNAGE



PLANNING DIVISION APPROVAL

- ▲ DOCK HIGH
- GROUND LEVEL

BY *[Signature]* #09 DATE *6/20/00*
 CITY OF RANCHO CUCAMONGA

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

LINCOLN PROPERTY COMPANY

2415 Campus Drive, Suite 201; Irvine, CA 92715 (714) 851-5122

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.