

Sierra Lakes

PROFESSIONAL PARK

S I G N C R I T E R I A

SIERRA LAKES PARKWAY • FONTANA • CA



National Sign & Marketing Corporation



13580 Fifth Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.591.9792 • Toll Free: 877.877.NSMC

PROJECT DIRECTORY

PROJECT DIRECTORY

Owner: Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91785-0670

Signage Consultant: National Sign & Marketing
13580 Fifth Street
Chino, CA 91710
Contact: Ed Gardner
(909) 591-4742
fax (909) 591-9792

City Planning: City of Fontana
8353 Sierra Ave.
Fontana, CA 92335
909-350-7640

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There is a formal process for the creation, review and approval of Tenant signs at Sierra Lakes Professional Park. All Tenant signage is subject to the Owner's, or their managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Sierra Lakes Professional Park.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) color copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Submit copies to: Lewis Retail Centers, 1156 N. Mountain Ave., Upland, CA 91785-0670, Attn: Tenant Coordinator. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Fontana Building Department.

Submittals shall include the following:

1. **STOREFRONT ELEVATION:**
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

2. SHOPDRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to City of Fontana Planning Department for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO CITY:

Tenant or their Sign Contractor must submit to City of Fontana Planning and Building Departments, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped or signed set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance naming Owner as additional insured prior to commencement of any work.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. INSTALLATION:

Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. TENANT'S RESPONSIBILITY:

The Owner may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

If the Tenant chooses to change their exterior sign at anytime during the term of their lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of their lease agreement.

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

Tenant shall be responsible for all expenses relating to signage for their store, including but not limited to:

- Design consultant fees (if applicable).
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the Center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors.

1. RETAIL SIGNAGE:

- A. INTERNALLY ILLUMINATED CHANNEL LETTERS
- Standard pan channel letters fabricated from aluminum.
 - Acrylic faces with trimcap retainer, affixed to channel using aluminum screws.
 - Painted letter returns.
 - Standard reverse halo pan channel letters fabricated from aluminum.

B. ILLUMINATION

- Internal 30ma neon illumination.
- L.E.D.

C. SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the Center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Tenant may choose his corporate logo colors, upon Owner approval.

D. TYPE STYLES

The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may adapt established type styles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Owner.

E. SIZES AND QUANTITIES:

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage

specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

F. MISCELLANEOUS SIGNAGE:

- Window display(s) may be allowed and are subject to approval by Owner and City on a case by case basis.

- Every business with a drive through facility is permitted a maximum of two menu/order board signs. The sign shall be located adjacent to the drive through aisle. The sign shall not be located as to impair the vision of the driver of a vehicle traveling either into, out of, or through the drive through aisle. The area of each sign shall not exceed thirty-two (32) square feet. The height of the sign including the pole or base shall not exceed six feet from grade to the top of the sign.

Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs (Menu Boards and Exit and Enter signs) must be approved by the Owner and City.

G. VARIANCES/DEVIATIONS:

Notwithstanding anything to the contrary above, Owner may approve deviations to this sign program at Owners sole and exclusive discretion. However, all proposed signs must also receive approval from the City of Fontana, and nothing contained herein shall be construed as a waiver or variance to any City rule or regulation whatsoever.

PROHIBITED SIGNS

Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

- ! Outdoor advertising or advertising structures.
- ! Inflatable signs.
- ! Roof signs.
- ! Projecting signs.
- ! Reader board signs
- ! Freestanding signs, except as provided in this text.
- ! Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- ! Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- ! Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon City and Owner approval.
- ! Signs consisting solely of an internally illuminated metal cabinet or box. Not including logo modules.

- ! Banners unless approved by the Owner and the City under restrictions of limited short term use.
- ! No cross over neon or wiring permitted.
- ! No exposed raceways. Exposed raceways shall be permitted if (A) the primary purpose of the raceway are to limit damage to the buildings to which the raceways are attached and (B) the raceways do not draw undue attention when viewed from the Common Area.

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- B. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. The cabinet and/or channel letters shall be constructed of 0.050 - 0.090 aluminum with 1/8" plastic faces and fastened to the wall or fascia in an approved manner. All metal surfaces shall receive a minimum of two (2) coats of primer and two (2) coats of finish paint.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.

WS

ANCHOR TENANT WALL SIGNS

COPY:

Shall consist of the Tenant Name, Logo and Departmental/Services available within the store.

SIGN AREA:

The total sign area allowed for wall signs shall be one (1) square foot of signage per one (1) linear foot of building elevation frontage. Tenants with elevation(s) that face a street or parking lot shall be permitted signage on that elevation not to exceed one (1) square foot of signage per one (1) linear foot of the lease space on that elevation(s). Maximum length of signs shall be 80% of the lease space on any elevation. Sign shall have 5'-0" maximum letter height with a 18.5" second line of copy. Two (2) secondary signs shall be allowed with a maximum channel letter size of 2'-0" high.

TYPEFACE/COLORS:

A variety of wall sign treatments are encouraged and shall be approved by the Landlord and the City. Corporations shall be allowed their Corporate colors and letter fonts.

LOCATION:

Landlord shall reasonably approve location of tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.



SINGLE USER PAD BUILDING WALL SIGNS

Elevations

WS SINGLE USER PAD BUILDING WALL SIGNS

COPY: Shall consist of the Tenant Name and Logo or Icon.

SIGN AREA: The total sign area allowed for wall signs shall be one (1) square foot of signage per one (1) linear foot of building elevation frontage. Tenants with elevation(s) that face a street or parking lot shall be permitted signage on that elevation not to exceed one (1) square foot of signage per one (1) linear foot of the lease space on that elevation(s). Maximum length of signs shall be 80% of the lease space on any elevation. Food Shops with Drive-thru service, see page 3 for Menu Board requirements. Maximum height of signs is 2'-0" for a single line sign and 2'-6" for a double line sign.

TYPEFACE/COLORS: A variety of wall sign treatments are encouraged and shall be approved by the Landlord and the City. Corporations shall be allowed their Corporate colors and letter fonts.

LOCATION: Landlord shall reasonably approve location of tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.



22324
CRITERIA-R3
7

Revisions:
R3: 12/22/07: IT: ADD A MENU SITE DETAIL PGS
R2: 12/22/09: IT: ADD A MENU SITE DETAIL PGS
R3: 2/24/07: UT: DELETE P FROM PACKAGE

APPROVED &
RELEASED FOR
CONSTRUCTION

Client Approval:
Date:

Project: Sierra Lakes Prof. Park - Lewis Retail Ctr.
Address: Fontana, CA
Phone: _____
Designer: Lisa I. Scale: Noted
Account Mgr. E. Gardner
Date: 2/24/2007

National Sign
MARKETING CORPORATION
13500 Fifth Street, Chino, CA 91710
Tel: 909.591.4742 Fax: 909.591.9792
e-mail: sales@nsmc.com



WS MULTI USER PAD/SHOP BUILDING WALL SIGNS

COPY: Shall consist of the Tenant Name and Logo or Icon.

SIGN AREA: The total sign area allowed for wall signs shall be one (1) square foot of signage per one (1) linear foot of building elevation frontage. Tenants with elevation(s) that face a street or parking lot shall be permitted signage on that elevation not to exceed one (1) square foot of signage per one (1) linear foot of the lease space on that elevation(s). Maximum length of signs shall be 80% of the lease space on any elevation. Food Shops with Drive-thru service, see page 3 for Menu Board requirements. Maximum height of signs is 2'-0" for a single line sign and 2'-6" for a double line sign.

TYPEFACE/COLORS: A variety of wall sign treatments are encouraged and shall be approved by the Landlord and the City. Corporations shall be allowed their Corporate colors and letter fonts.

LOCATION: Landlord shall reasonably approve location of tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.

E1. TENANT ENTRY INFORMATION

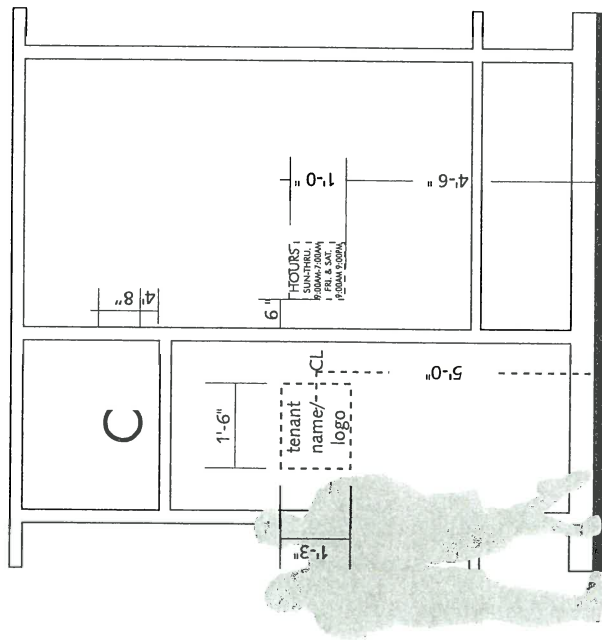
MATERIALS: Matte white vinyl letters on entry glass.

COPY: 8" High Suite Letter or Address.
Tenant Entry Info 12" x 12".
Tenant name/ logo 15"x18".

SIGNAREA: 2.875 sq. Ft. maximum sign area.

TYPEFACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle. Tenant name/ logo will be centered on entry door.



Typical Elevation

E2

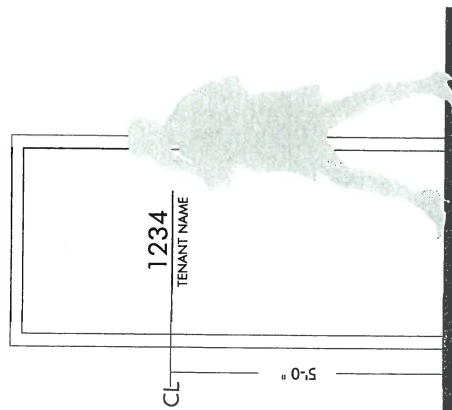
REAR ENTRY ID

MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address,
2" high Tenant Name.

SIGNAREA: 2.5 sq. Ft. maximum sign area.

TYPEFACE: Futura Book.



Typical Elevation

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MULTI-TENANT D/F MONUMENTS M1, M2, M3 & M4

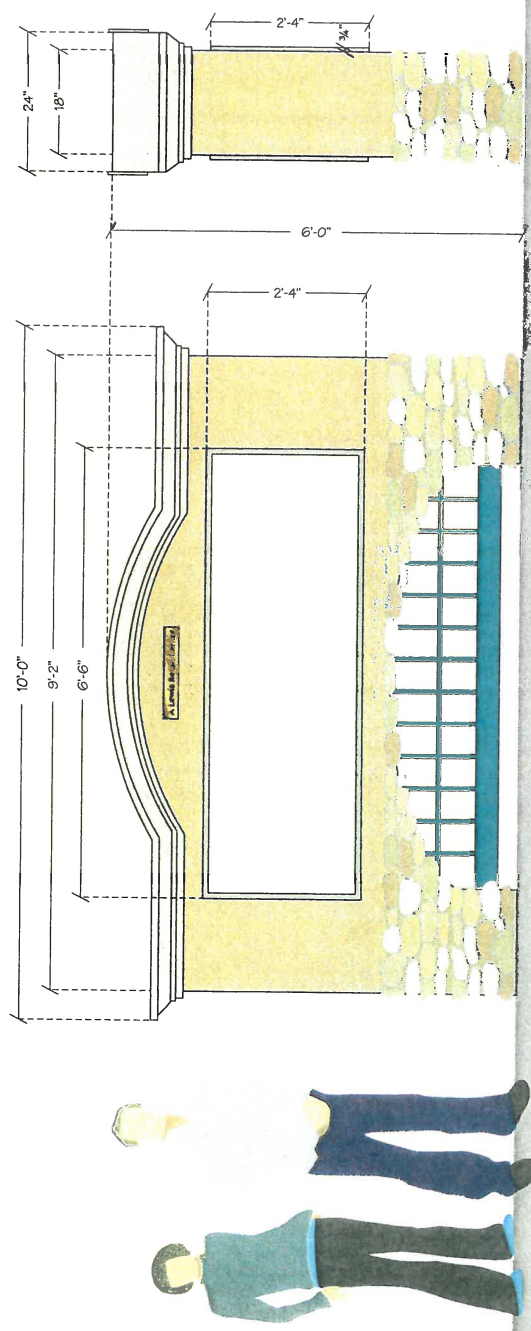
M1 thru M4 Multi-Tenant Monuments

MANUFACTURE AND INSTALL SEVEN (7) NEW D/F ILLUMINATED MONUMENT SIGNS WITH ILLUMINATED CENTER I.D. CABINET AND ILLUMINATED TENANT PANELS. MONUMENT SIGN SHALL NOT EXCEED 6'-06" IN OVERALL HEIGHT. MAXIMUM SIGN AREA SHALL NOT EXCEED 36 SQUARE FEET PER SIDE, NOT INCLUDING STRUCTURE. "APPLE VALLEY COMMONS" LETTERS TO BE ROUTED PUSH-THRU. TENANT NAMES AND/OR LOGOS TO BE ROUTED FROM PANEL FACES AND BACKED WITH PLEX WITH APPLIED TRANSLUCENT VINYL.

MONUMENT SIGNS TO BE PLACED AS PER THE ATTACHED SITE PLAN. MONUMENT SIGN(S) CANNOT IMPEDE LINE OF SIGHT OF VEHICLES AND MUST BE PLACED FIVE (5) FEET BEHIND THE SIDEWALK AND TWENTY (20) FEET AWAY FROM ANY POINT OF EGRESS AND INGRESS.

SPACE IS LIMITED ON THE PYLON SIGN FOR TENANTS. LANDLORD TO DETERMINE PANEL AVAILABILITY.

PYLON COLORS, TEXTURES AND MATERIALS TO MATCH CENTER COLOR PALLETTE.



END VIEW

SCALE: 1/4" = 1'-0"

SIGN CRITERIA

WISCO
ELECTRONIC SIGNS
22324
CRITERIA-R3
10

Revisions:
R1: 5/20/07: IT: ADD MULTI P&D & PLYAGE 1D
R2: 1/22/08: IT: ADD 4 MONU SITE DETL PGS
R3: 2/14/08: IT: DELETE P1 FROM PACKAGE

APPROVED & RELEASED FOR CONSTRUCTION

Client Approval:

Date: _____

Project: Sierra Lakes Prof. Park - Lewis Retail Ctr.
Address: Fontana, CA
Phone: _____
Designer: Lisa L. Scale: Noted
Account Mgr.: E. Gardner
Date: 2/24/2007

National Sign & Marketing Corporation
13580 Fifth Street, Chino, CA 91710
Tel: 909.591.4742 Fax: 909.591.9792
e-mail: sales@nsmc.com



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BUILDING ADDRESS



BUILDING ADDRESS

MATERIALS: Individual cut out numbers.
Fabricated from 1 1/2" gator foam.

QUANTITY: TBD

TYPEFACE: Futura Medium

COLORS: To be painted a contrasting color of building.

LIGHTING: Non-illumination.

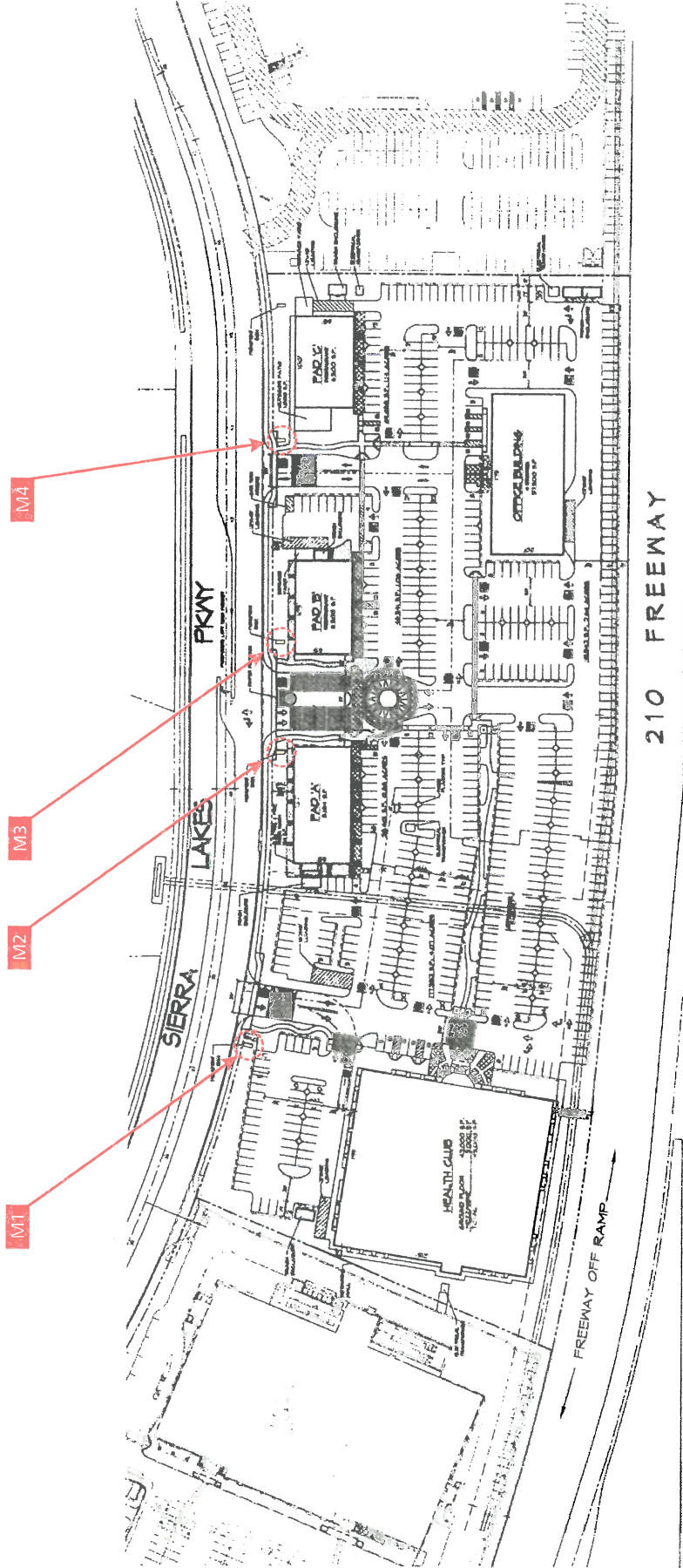
12" high address
(final location to be approved
by Fire Department)

1 2 3 4 5 6 7 8 9 0

Sierra Lakes

PROFESSIONAL PARK
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GROUND MOUNTED SIGNAGE SITE PLAN



Preliminary Site Plan



SIGN CRITERIA



ELECTRONIC SIGNS

22324
CRITERIA-R3

12

Revisions:
R3: 2/24/09, LT: DELETE FROM PACKAGE
R2: 1/22/09, LT: ADD 4 MONU SITE DETAIL PGS
R1: 5/20/07, LT: ADD MULTI PAD & PLAQUE LT

APPROVED & RELEASED FOR CONSTRUCTION

Client Approval:

Date:

Account Mgr. E. Gardner
Scale: Noted
Date: 2/24/2007

Project: Sierra Lakes Prof. Park - Lowe's Retail Center
Address: Fontana, CA
Phone: (909) 851-4742
Fax: (909) 851-9792
e-mail: sales@nsmc.com

National Sign & Marketing Corporation
13500 Fifth Street, Chino, CA 91710
Tel: 909.851.4742 Fax: 909.851.9792
e-mail: sales@nsmc.com



NATIONAL SIGN & MARKETING CORPORATION
13580 Fifth Street, Chino, CA 91710
Tel: 909.591.4742 Fax: 909.591.9792
e-mail: sales@nsmc.com

Project: Sierra Lakes Professional Park - Lakeside Trail, Fontana, CA
Address: Fontana, CA
Account Mgr.: J. Sanders
Designer: J. Sanders
Scale: 1/4" = 1'-0"
Date: 12/28/2007

Client Approval: _____
Date: _____

APPROVED & RELEASED FOR CONSTRUCTION

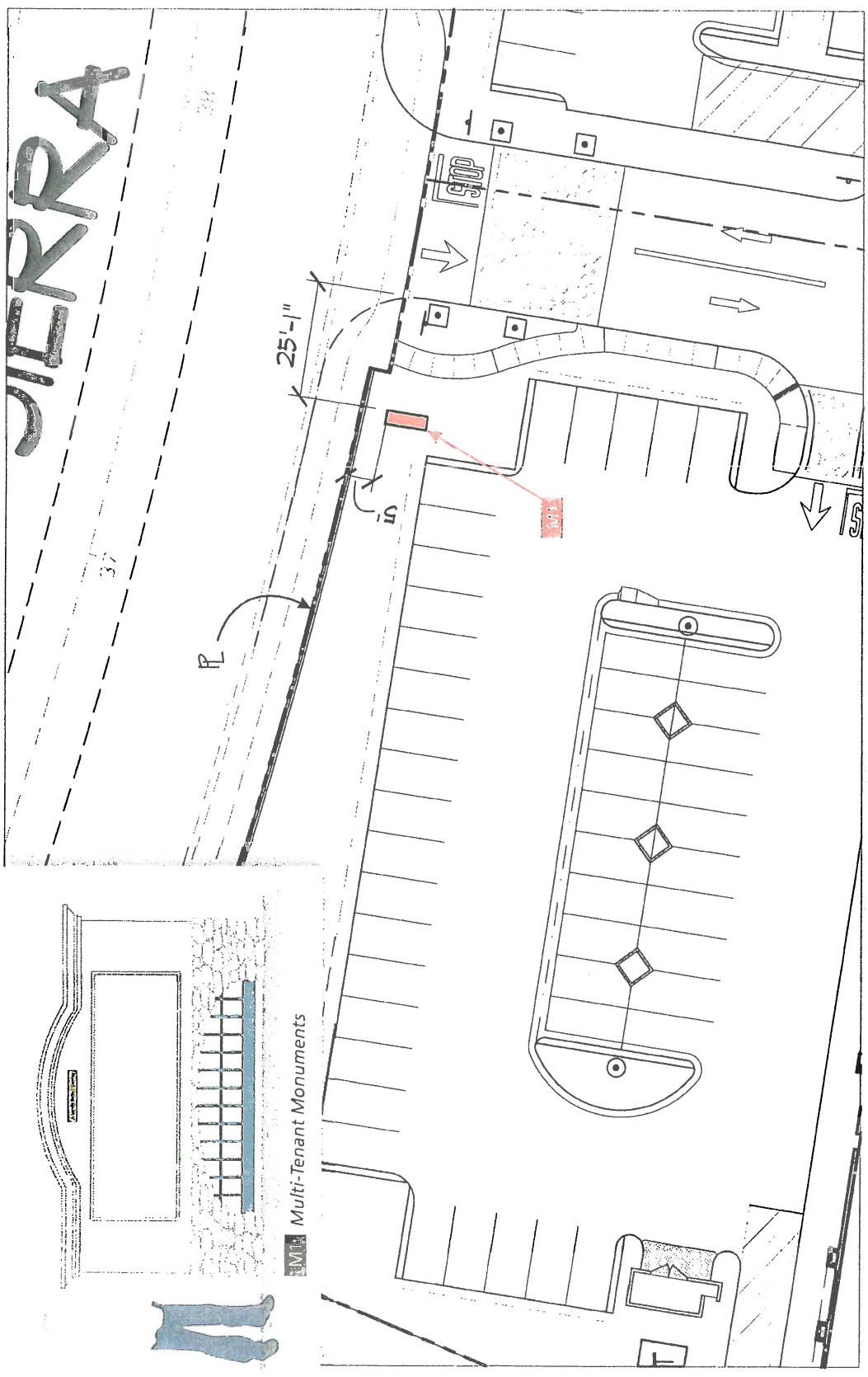
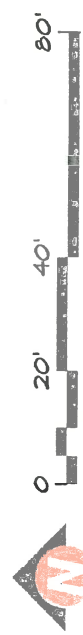
Date: _____

Revisions:
1. REVISED TO ADD A 10' WIDE STRIP TO THE SIDE OF THE MONUMENT.
2. REVISED TO ADD A 10' WIDE STRIP TO THE SIDE OF THE MONUMENT.
3. REVISED TO ADD A 10' WIDE STRIP TO THE SIDE OF THE MONUMENT.

22324
CRITERIA-R4
13

ESCO
ELECTRONIC SIGNS

SIGN CRITERIA

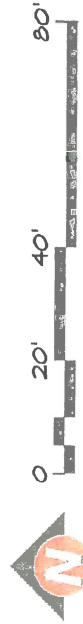
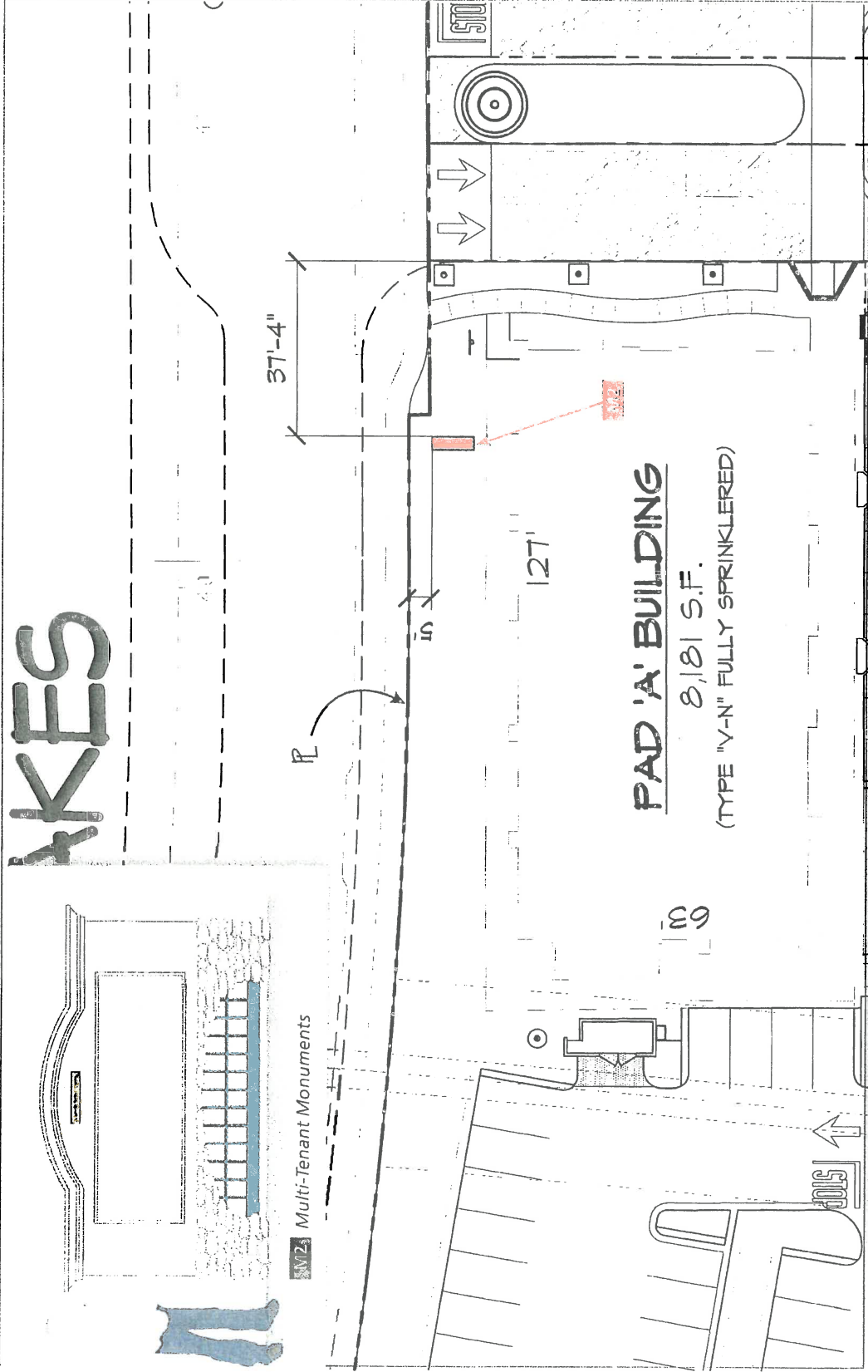


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Sienna Lakes

PROFESSIONAL PARK
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M2 MONUMENT SITE DETAIL



SIGN CRITERIA

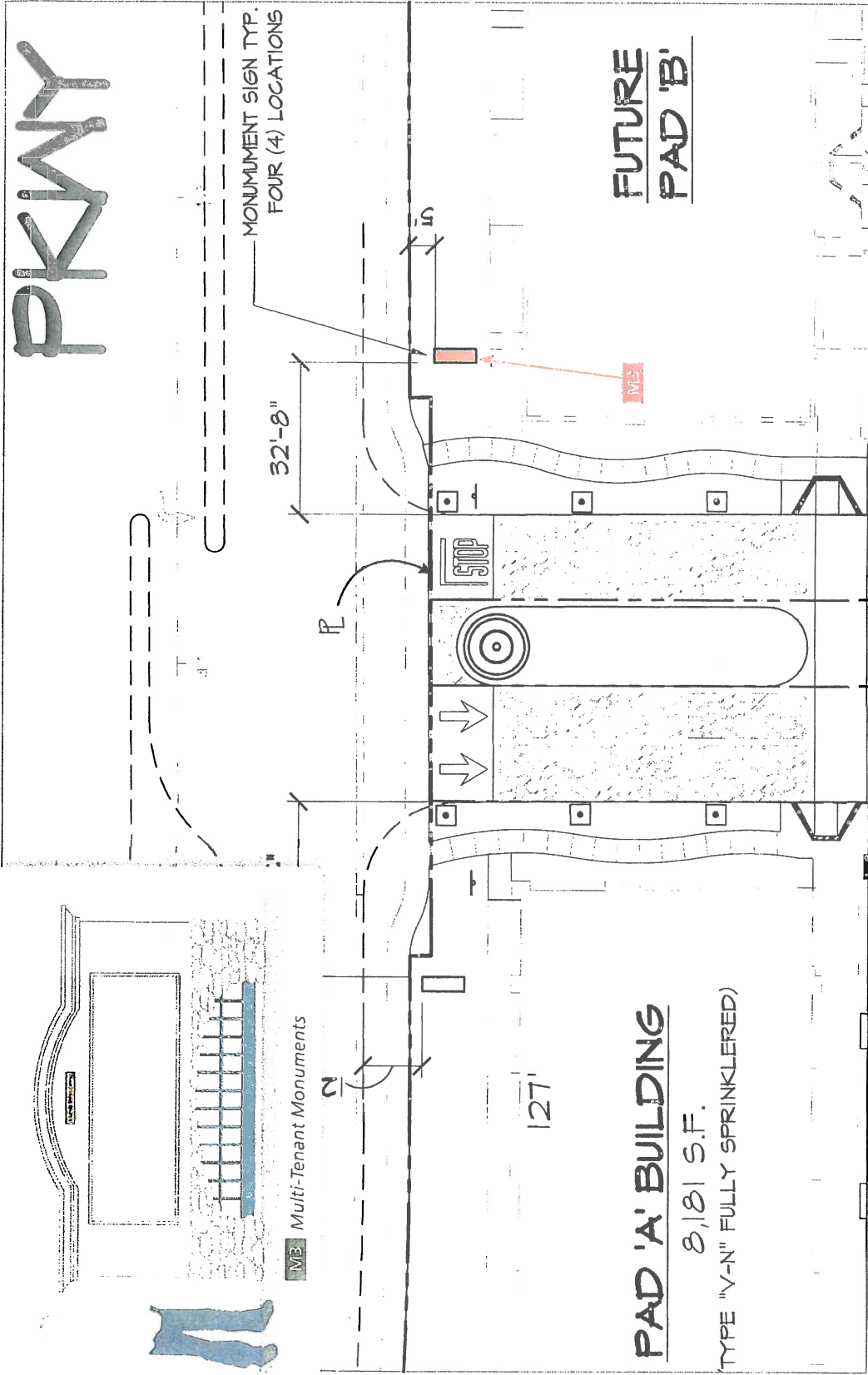
National Sign
MARKETING CORPORATION
13500 Foothill Blvd., Suite 100
Fontana, CA 92335
Tel 909.591.4742 Fax 909.591.9792
e-mail: sales@nsmc.com

Project: Sienna Lakes Professional Park, Fontana, CA
Address: Fontana, CA
Phone: 909.591.4742
Designer: N.S.M.C., Scale: 1/8"=1'-0", Date: 2/24/2022
Account Mgr.: E. Smith
Client Approval: _____
Date: _____

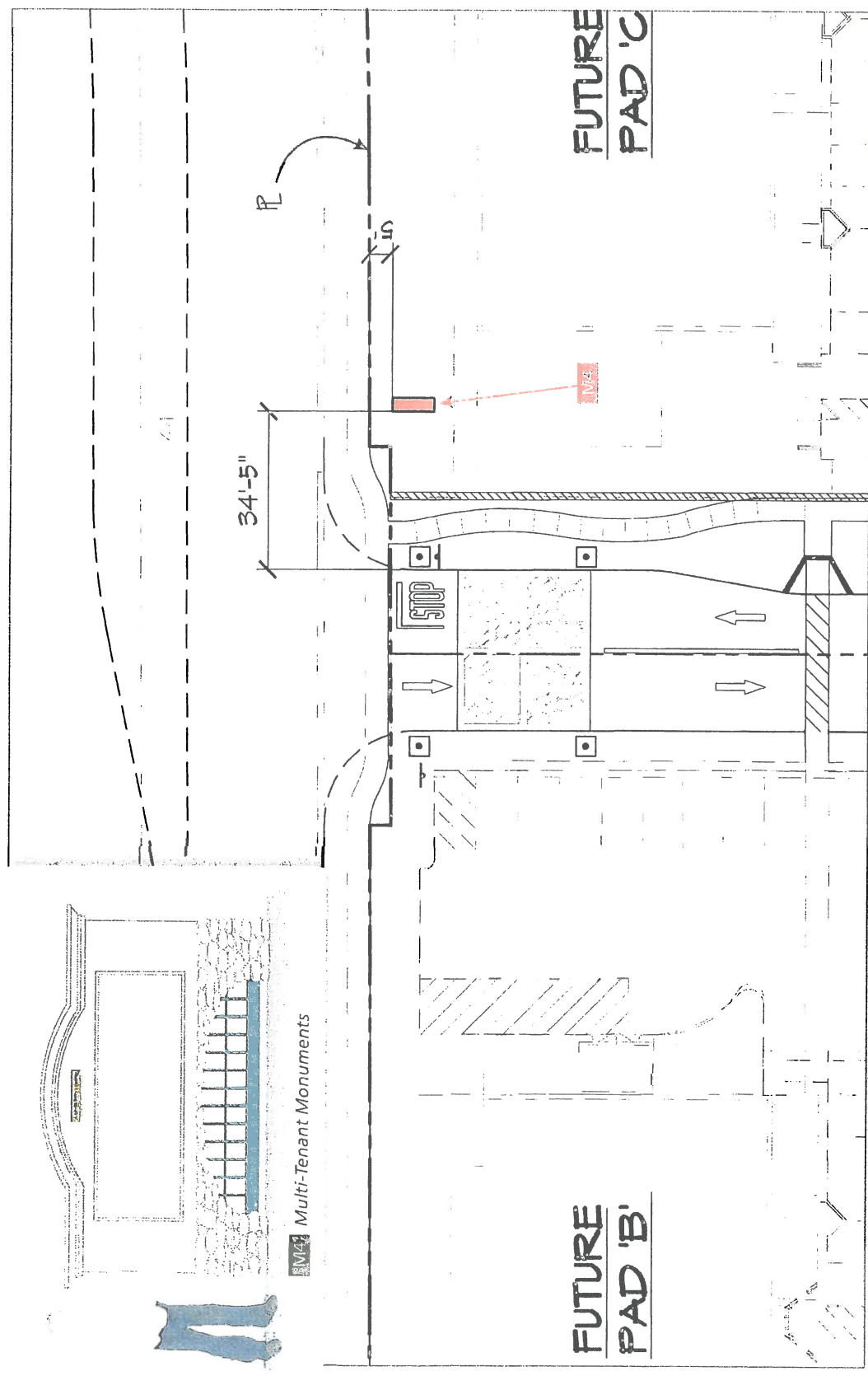
APPROVED & RELEASED FOR CONSTRUCTION
REVISIONS:
1. REVISED TO ADD A NEW SIGN PLATE
2. REVISED TO ADD A NEW SIGN PLATE
3. REVISED TO ADD A NEW SIGN PLATE
4. REVISED TO ADD A NEW SIGN PLATE
5. REVISED TO ADD A NEW SIGN PLATE
6. REVISED TO ADD A NEW SIGN PLATE
7. REVISED TO ADD A NEW SIGN PLATE
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9. REVISED TO ADD A NEW SIGN PLATE
10. REVISED TO ADD A NEW SIGN PLATE

22324
CRITERIA-R4
14

ELECTRONIC SIGNS
N.S.M.C.

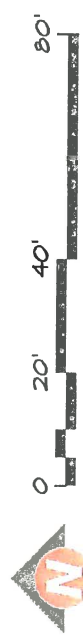


SCHNITZER



**FUTURE
PAD 'B'**

**FUTURE
PAD'C**



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Multi-Tenant Monuments