

SUMMIT HEIGHTS GATEWAY REVISED SIGNAGE CRITERIA

I. GENERAL INFORMATION:

The intent of these sign criteria is to provide the guidelines to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression. The sign regulations herein have been established for the purpose of achieving the best possible effect for store identification, while allowing each Tenant creativity within the limit of their leasehold.

II APPROVALS:

- A. It is a mandatory requirement that the design and construction of Tenant's exterior signs receive written approval by Lewis Retail Centers prior to fabrication and installation. For the purpose of the document "Lewis Retail Centers" will from hereon to be known as "Landlord".

Landlord's approval shall be based on:

1. Conformity to the sign criteria established for the center, including the fabrication and method of installation.
2. Final approval upon viewing of final sign installed, making sure plans submitted and approved were followed.
3. Landlord has the specific right to refuse approval of any sign design which does not conform to this specific criteria.

- B. To secure Landlord's approval, Tenant agrees to conform to the following procedures:

1. Three (3) copies of the detailed sign design. One copy to be in full color of the proposed sign or signs, submitted to Landlord.
2. The detailed sign design shall be submitted on sheets of 11" x 17" only.
3. Submit copies to:

LEWIS RETAIL CENTERS
1156 N. Mountain Ave.
Upland, CA 91785
Attention: Chaz Costantino, Commercial Construction

- C. All sign designs and specifications are to be prepared by a licensed sign contractor. The sign drawings must indicate the following information:

1. A scaled leasehold/storefront drawing illustrating the proposed sign design and all dimensions, as it related to the leasehold/storefront elevation including side or rear elevations. The drawings are to include all exterior or window signs being requested for store usage.
2. A plot plan and elevation indicating the exact location of each Tenant's sign as it related to the building.
3. A detailed letter through section of the sign and building fascia to show its construction and method of attachment.
- ④ 4. All aluminum, Plexiglas colors, paint finish colors with color swatch and material specifications.
5. Neon tubing sizes, color, intensity and transformer size.

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D. All drawings marked "Disapproved" or "Approved as Noted" must be changed as noted and re-submitted to Landlord as specified in "II APPROVALS", "B", "1". Tenant or tenant's sign contractor will not be permitted to commence installation of any exterior sign, unless the following conditions are met:

1. No sign shall be installed until a design review Sign Application is approved by the City of Fontana Planning Department and permits from the City of Fontana Building and Safety Department have been secured by the sign contractor.
2. A "Permitted" stamped set of the final sign drawing are retained on Tenant's premises at all times during the installation of sign or signs, until a City inspector has signed off on and approved final inspection.
3. A "Permitted" stamped set of the final sign drawing are retained on Tenant's premises at all times during the installation of sign or signs, until a City inspector has signed off on and approved final inspection.

III CENTER IDENTIFICATION SIGN:

A. Identification Signs:

Project developer shall erect the following:

1. **Center Identification Sign. (A)**
One (1) non-illuminated center identification main entrance sign.
Center Identification shall not exceed 6'-6" overall height. Signage area shall not exceed eighty (80) square feet, not including back-ground.
Center Identification sign shall be located at the intersections on Beech Avenue. and Summit Avenue as per attached site plan Exhibit F.
Center Identification sign shall only display center name "SUMMIT HEIGHTS GATEWAY."
2. **Freeway Tenant Identification Signs. (B)**
One (1) illuminated freeway tenant identification signs.
Freeway tenant Identification signs shall not exceed 80'-0" overall height.
Signage area shall not exceed three hundred (300) square feet per side, not including structure.
Freeway tenant Identification signs shall be located on the Northwest side of the project property, next to freeway. A minimum setback from the property line of one (1) foot shall be required.
See attached site plan Exhibit F.
3. **Tower Tenant Identification Signs. (C)**
One (1) illuminated tower tenant identification sign.
The tower tenant identification sign shall have the center identification sign shall be channel letters interior and halo illumination.
Seven (7) single face aluminum interior illuminated cabinets shall be below center identification sign
Tower tenant identification signs shall be located on building tower facing the off ramp of the northbound 1-15 freeway. See site plan Exhibit F.
4. **Entrance Tenant Monument Signs. (D)**
Quantity: Two (2) illuminated entrance tenant monument signs.
Size: Entrance tenant monument signs shall not exceed 6'-5" overall height.
Signage area shall not exceed one thirty (30) square feet per side, not including structure.
Location: Entrance tenant monument signs shall be located at the center entrance on Beech Avenue
Entrance tenant monument signs to display tenant name only.
See attached site plan Exhibit F.

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5. Pad Tenant Monument Signs. Exhibit E

Quantity: Four (4) illuminated pad tenant monument signs.

Size: Pad tenant's monument signs shall not exceed 5'-6" overall height.

Signage area shall not exceed thirty (30) square feet per side, not including structure.

Location: The pad tenant monument signs shall be placed on East Frontage Ave at different drive entrances

A pad tenant monument sign cannot impede line of sight of vehicles and must be placed 5'-0" behind the sidewalk and twenty (20) feet away from any point of egress and ingress. See attached site plan Exhibit F

Pad tenant monument signs to display center identification and tenant name.

6. Directional Signs

Description: Pad Tenant shall erect non-illuminated directional signs.

Size: Panel size not to exceed 24" x 30". Post mounted, not to exceed 48" overall height

Location: To be oriented to oncoming traffic in parking landscaping island if required by Pad Tenant.

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IV. TENANT IDENTIFICATION SIGNS.

1. PRIMARY TENANTS (Over 80,000 square feet)

A. FREEWAY TENANT SIGNS (B)

1. Description: The Landlord will erect a freeway tenant identification sign for the primary and several major tenants. Signs to be internally illuminated.
2. Freeway tenant identification sign shall not exceed 80'-0" overall height
3. Location: Freeway tenant identification sign to be located on the northwest side of the center property line, next to freeway. A minimum setback from the property line of one (1) foot as per attached plot plan.

B. ENTRANCE TENANT MONUMENT SIGNS (D).

1. Description: The Landlord will erect two (2) entrance tenant monument signs.
2. Entrance tenant monument signs shall not exceed 6'-6" overall height. Allowing signage area for primary tenants and major tenants. Signage area shall not exceed (30) square feet in size, per side. Sign to be internally illuminated.
3. Entrance tenant monument signs to be located at the main entrances on Summit Avenue.

C. PRIMARY TENANT BUILDING WALL SIGNS.

1. Quantity: Front and Side Elevations - One (1) sign will be allowed for each wall face, including secondary entrances for identification.
2. Size: Total combined signing area for primary Tenant shall not exceed 70% of leasehold for frontage and 30% of side of Tenant's building, if applicable.
3. Location: Landlord shall reasonably approve location of primary Tenant signs which shall be in keeping with the architectural design of the building.
4. Maximum channel letter height for primary Tenant to be 5'-0". A non-illuminated architectural feature may be added behind the sign to support the signage being submitted for approval. Secondary copy, for a separate entrance can not to exceed two feet 2'-0" in height, on one line and two foot six inches 2'-6", if stacked copy.

IV. TENANT IDENTIFICATION SIGNS

1. PRIMARY TENANTS (Over 80,000 Square Feet).

C. SIGN SPECIFICATIONS.

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. In the event the Tenant does not have an established exterior sign identity, the landlord recommends the Tenant establish an acceptable letter style.
3. All letters shall be aluminum channel letters with face colors and type styles subject to landlord's approval.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area, and are subject to landlord's approval.
5. The Tenant shall pay for all signs, their installation, (including final connection) and maintenance. Tenant sign contractor must file, and obtain any licenses, permits, and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.
6. Each Tenant or their sign contractor shall be responsible for the repair of any damage to the building, caused by the installation of said Tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workman's Compensation Insurance.
7. Each Tenant shall be responsible for the performance if it's sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of the sign shall include the repair and restoration of the wall surface back to the original condition, and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, lighting out or sign in poor visual condition. Repairs shall be made by Tenant within thirty (30) days for receipt of such written notice.

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1. PRIMARY TENANTS (Over 80,000 square feet).

D. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS.

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

1. Major tenants will be allowed self contained channel letters, if requested. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted or stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letters are to be primed and painted a reflective white to assist with even lighting.
2. Channelume, Channel Classic, and Channel letter edge type letters will not be permitted.
3. Letter faces shall be a minimum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
4. Retainer trim-cap shall be 3/4" bronze trim-cap edge, unless otherwise approved by Landlord. Retaining screws shall be 07x3/8" Phillip type sheet metal screws. All trim-cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
5. All channel letters to be illuminated with neon tubing with a 30 ma transformer. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube system. All channel letters shall be UL labeled.
6. All channel letters shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
7. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Building Department.
8. All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
9. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by City of Fontana.
10. All channel letters must have a 3/16" diameter drain hole at bottom of each channel letter or plaque, if illuminated.
11. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
12. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.

E. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible to remove and relocate sign to proper placement at Sign Company's expense. Sign Company will also repair fascia from where the sign was moved.
- B. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option correct said sign at Tenant's expense.

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IV. TENANT IDENTIFICATION SIGNS

1. MAJOR TENANTS (Over 18,000 to 35,000 square feet)

A. FREEWAY TENANT SIGN. (B)

1. Description:

The landlord will erect a freeway tenant identification signs for the primary and several major tenants. Sign to be internally illuminated.

2. Freeway tenant identification sign shall not exceed 80'-0" overall height.
3. Location: Freeway tenant identification sign to be located on the northwest side of the center property line, next to freeway. A minimum setback from the property line of one (1) foot, as per attached plot plan.

B. ENTRANCE TENANT MONUMENT SIGNS: (D)

1. Entrance identification sign shall not exceed 6'-6" overall height. Allowing signage area for primary tenants and major tenants. Signage area shall not exceed thirty (30) square feet in size, per side. Sign to be internally illuminated.
2. Entrance tenant monument signs to be located at the main entrances on Beech Avenue.

C. MAJOR TENANT WALL SIGNS: (Over 18,000 to 35,000 Square feet)

1. Quantity: One (1) sign will be allowed for each wall face. A leasehold frontage facing a parking lot or street may be allowed an additional sign. No more than three (3) signs will be allowed per leasehold.
1. Size: Total combined signing area for Major Tenant shall not exceed 70% of leasehold for frontage and 30% of side of Tenant's building, if applicable.
2. Location: Landlord shall reasonably approve location of Major Tenant signs which shall be in keeping with the architectural design of the building.
3. Maximum channel letter height for Major Tenant to be 4'-0". Secondary copy, for a separate entrance can not to exceed 2'-0" in height, on one line and 2'-6", if stacked copy.

SUMMIT HEIGHTS GATEWAY SIGN CRITERIA



1. MAJOR TENANT (Over 18,000 to 35,000 square feet)

C. SIGN SPECIFICATIONS.

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. In the event the Tenant does not have an established exterior sign identity, the landlord recommends the Tenant establish an acceptable letter style.
3. All letters shall be aluminum channel letters with face colors and type styles subject to landlord's approval.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area, and are subject to landlord's approval.
5. The Tenant shall pay for all signs, their installation, (including final connection) and maintenance. Tenant sign contractor must file, and obtain any licenses, permits, and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.
6. Each Tenant or their sign contractor shall be responsible for the repair of any damage to the building, caused by the installation of said Tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workman's Compensation Insurance.
7. Each Tenant shall be responsible for the performance if it's sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of the sign shall include the repair and restoration of the wall surface back to the original condition, and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, lighting out or sign in poor visual condition. Repairs shall be made by Tenant within thirty (30) days for receipt of such written notice.

SUMMIT HEIGHTS GATEWAY SIGN CRITERIA



1. MAJOR TENANTS (Over 18,000 – 35,000 square feet)

D. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS

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

Major tenants will be allowed self contained channel letters, if requested.

1. All channel letters are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted or stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white, to assist with even lighting.
2. Channelume, Channel Classic, and Channel letter edge type letter will not be permitted.
3. Letter faces shall be a minimum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
4. Retainer trim-cap shall be 3/4" bronze trim-cap edge, unless otherwise approved by Landlord. Retaining screws shall be 07x3/8" Phillip type sheet metal screws. All trim-cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
5. All channel letters to be illuminated with neon tubing with a 30 ma. Transformer. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube system. All channel letters shall be UL labeled.
6. All channel letters shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
7. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Building Department.
8. All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
9. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by City of Fontana. UL sticker shall be placed in an inconspicuous location on letters.
10. All channel letters must have a 3/16" diameter drain hole at bottom each channel letter or plaque, if illuminated.
11. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
12. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.

E. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing.
If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible to remove and relocate sign to proper placement at Sign Company's expense.
Sign Company will also repair fascia from where the sign was moved.
- B. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

IV. TENANT IDENTIFICATION SIGN

1. PAD / MULTI-TENANT BUILDING TENANTS.

A. PAD TENANT MONUMENT SIGNS. (Exhibit E)

1. Description: Project developer shall erect four (4) internally illuminated monument signs, to include off street pad, multi-tenant building and in-line shop tenants.
2. Size: Height shall not exceed 5'-6" overall. Signage area shall not exceed thirty (30) square feet in size per side.
3. Location: Pad / Multi-tenant Building monument signs to be placed as per attached site plan.
A Pad / Multi-tenant Monument sign cannot impede line of sight of vehicles and must be placed 5'-0" behind the sidewalk and twenty (20) feet away from any point of egress and ingress.
4. Each sign shall only have a limited number of spaces available on each sign for off street Pad tenants, Pad / Multi-tenant Building, in-line shop tenants and shall be subject to Landlord approval. Actual tenant panel placement to be determined by Landlord.

B. PAD / MULTI-TENANT BUILDING IDENTIFICATION SIGNS

1. Quantity: Each single user pad tenant shall be permitted a maximum of two (2) illuminated channel letter signs. Pad / Multi-tenant building facing a parking lot, street, main entrance to center or end cap may be allowed an additional sign on these building areas. No more than one (1) sign per side as approved by City and Landlord. Signs to be located only within the space and surface specifically approved on the building.
2. All channel letter signs mounted on the front, sides, or rear elevations of Tenant's leasehold premises shall not exceed 70% per elevation.
3. Maximum channel letter height for pad tenant to be 2'-0" for single line and 2'-6" for double line.
4. Directional or Drive up signs may be allowed, if required by tenant and approved by City and Landlord.

IV. TENANT IDENTIFICATION SIGNS.

1. PAD TENANT – SINGLE USER

A. PAD TENANT MONUMENT SIGNS (E)

1. Description: Project developer shall erect four (4) internally illuminated monument signs.
2. Size: Height shall not exceed 5'-6" overall. Signage area shall not exceed thirty (30) square feet in size per side.
3. Location: Pad tenant monument signs to be placed on Summit Avenue as per site plan.
A Pad tenant monument sign cannot impede line of sight of vehicles and must be placed 5'-0" behind the sidewalk and twenty (20) feet away from any point of egress and ingress.
4. Each sign shall have tenant's name/names.

B. PAD TENANT BUILDING IDENTIFICATION SIGNS: Single User

1. Quantity: Each single user pad tenant shall be permitted a maximum of four (4) illuminated channel letter signs, Pad Tenants signs to be located only within the space and surface specifically approved on the building.
2. All channel letter signs mounted on the front, side, or rear elevations of Tenant's leasehold premises shall not exceed 70% per elevation.
3. Maximum channel letter height for pad tenant to be 2'-0" for single line and 2'-6" inches for double line.
4. Directional or menu signs may be allowed, if required by tenant and approved by City and Landlord.

SUMMIT HEIGHTS GATEWAY SIGN CRITERIA



1. PAD TENANT – Single User

C. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS.

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. In the event the Tenant does not have an established exterior sign identity, the landlord recommends the Tenant establish an acceptable letter style.
3. All letters shall be aluminum channel letters with face colors and type styles subject to landlord's approval.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area, and are subject to landlord' approval.
5. The Tenant shall pay for all signs, their installation, (including final connection) and maintenance. Tenant sign contractor must file, and obtain any licenses, permits, and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file. Each
6. Tenant or their sign contractor shall be responsible for the repair of any damage to the building, caused by the installation of said Tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workman's Compensation Insurance.
7. Each Tenant shall be responsible for the performance if it's sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of the sign shall include the repair and restoration of the wall surface back to the original condition, and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, lighting out or sign in poor visual condition. Repairs shall be made by Tenant within thirty (30) days for receipt of such written notice.

1. PAD TENANT – SINGLE USER.

D. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS

1. The fabrication and installation all signs shall be subject to the following restrictions: All channel letters are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted or stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white to assist with even lighting.
2. Channelume, Channel Classic, and Channel letter edge type letter will not be permitted.
3. Letter faces shall be a minimum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
4. Retainer trim-cap shall be 3/4" bronze trim-cap edge, unless otherwise approved by Landlord. Retaining screws shall be 07x3/8" Phillip type sheet metal screws. All trim-cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
5. All channel letters to be illuminated with neon tubing with a 30 ma. transformer. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube system. All channel letters shall be UL labeled.
6. All channel letters shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
7. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Building Department.
8. All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
9. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by City of Fontana. UL sticker shall be placed in an inconspicuous location on letters.
10. All channel letters must have a 3/16" diameter drain hole at bottom of each channel letter or plaque, if illuminated.
11. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
12. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.

E. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible to remove and relocate sign to proper placement at sign company's expense. Sign company will also repair fascia from where the sign was moved.
- B. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

IV. TENANT IDENTIFICATION SIGNS.

1. IN-LINE SHOP TENANT. Up to 5,999 square feet

A. IN-LINE SHOP MONUMENT SIGNS. (E)

1. Description: Project developer shall erect four (4) internally illuminated pad/multi tenant monument signs, to include off street in-line shop tenants. Tenant panel placement to be determined by Landlord.
2. Size: Height shall not exceed 5'-6" overall. Signage area shall not exceed thirty (30) square feet in size per side.
3. Location: Pad/multi tenant monument signs to be located as per attached site plan.
A Pad/multi tenant monument sign cannot impede line of sight of vehicles and must be placed 5'-0" behind the sidewalk and twenty (20) feet away from any point of egress and ingress.
4. Each sign shall only have a limited number of spaces available on each sign to allow for some off street Pad tenant and in-line shop tenants and shall be subject to Landlord approval. Tenant panel placement to be determined by Landlord.

B. IN-LINE SHOP TENANT BUILDING SIGNS

1. Quantity: Each retail tenant shall be permitted a one (1) illuminated channel letter signs. Creativity for signage is encouraged. Shop tenant building facing a parking lot, street or main entrance to center may be allowed an additional sign on these building elevation. No more than one (1) sign per side as approved by City and Landlord. Signs to be located only within the space and surface specifically approved on the building.
2. All channel letter signs mounted on the front or rear elevations of Retail tenant's leasehold premises shall not exceed 70% per elevation.
3. Maximum channel letter height for in-tenant to be 2'-0" for single line 2'-6" for double line.

1. IN-LINE SHOP TENANT

C. SIGN SPECIFICATIONS.

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. In the event the Tenant does not have an established exterior sign identity, the landlord recommends the Tenant establish an acceptable letter style.
3. All letters shall be aluminum channel letters with face colors and type styles subject to landlord's approval.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area, and are subject to landlord's approval.
5. The Tenant shall pay for all signs, their installation, (including final connection) and maintenance. Tenant sign contractor must file, and obtain any licenses, permits, and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.
6. Each Tenant or their sign contractor shall be responsible for the repair of any damage to the building, caused by the installation of said Tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workman's Compensation Insurance.
7. Each Tenant shall be responsible for the performance if it's sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of restoration of the wall surface back to the original condition, and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, lighting out or sign in poor visual condition. Repairs shall be made by Tenant within thirty (30) days for receipt of such written notice.

IV. TENANT IDENTIFICATION SIGNS.

2. IN-LINE SHOP TENANT. 6,000 – 17,999 square feet.

A. IN-LINE SHOP MONUMENT SIGNS. (E)

5. Description: Project developer shall erect four (4) internally illuminated pad/multi tenant monument signs, to include off street in-line shop tenants. Tenant panel placement to be determined by Landlord.
6. Size: Height shall not exceed 5'-6" overall. Signage area shall not exceed thirty (30) square feet in size per side.
7. Location: Pad/multi tenant monument signs to be located as per attached site plan.
A Pad/multi tenant monument sign cannot impede line of sight of vehicles and must be placed 5'-0" behind the sidewalk and twenty (20) feet away from any point of egress and ingress.
8. Each sign shall only have a limited number of spaces available on each sign to allow for some off street Pad tenant and in-line shop tenants and shall be subject to Landlord approval. Tenant panel placement to be determined by Landlord.

B. IN-LINE SHOP TENANT BUILDING SIGNS

1. Quantity: Each retail tenant shall be permitted a one (1) illuminated channel letter signs. Creativity for signage is encouraged. Shop tenant building facing a parking lot, street or main entrance to center may be allowed an additional sign on these building elevation. No more than one (1) sign per side as approved by City and Landlord. Signs to be located only within the space and surface specifically approved on the building.
2. All channel letter signs mounted on the front or rear elevations of Retail tenant's leasehold premises shall not exceed 70% per elevation.
3. Maximum channel letter height for in-tenant to be 3'-0" for single line 3'-6" for double line.

1. IN-LINE SHOP TENANT

C. SIGN SPECIFICATIONS.

10. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
11. In the event the Tenant does not have an established exterior sign identity, the landlord recommends the Tenant establish an acceptable letter style.
12. All letters shall be aluminum channel letters with face colors and type styles subject to landlord's approval.
13. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area, and are subject to landlord's approval.
14. The Tenant shall pay for all signs, their installation, (including final connection) and maintenance. Tenant sign contractor must file, and obtain any licenses, permits, and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.
15. Each Tenant or their sign contractor shall be responsible for the repair of any damage to the building, caused by the installation of said Tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workman's Compensation Insurance.
16. Each Tenant shall be responsible for the performance if it's sign contractor.
17. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of restoration of the wall surface back to the original condition, and must undergo final inspection by Landlord.
18. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, lighting out or sign in poor visual condition. Repairs shall be made by Tenant within thirty (30) days for receipt of such written notice.

SUMMIT HEIGHTS GATEWAY SIGN CRITERIA



1. IN-LINE SHOP TENANT - Up to 5,999 square feet.

D. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS.

1. The fabrication and installation all signs shall be subject to the following restrictions: All channel letters are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted or stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white to assist with even lighting.
2. Channelume, Channel Classic, and Channel letter edge type letter will not be permitted. Letter faces shall be aluminum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
3. Retainer trim-cap shall be 3/4" bronze trim-cap edge, unless otherwise approved by Landlord. Retaining screws shall be 07x3/8" Phillip type sheet metal screws. All trim-cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
4. All channel letters to be illuminated with neon tubing with a 30 ma. transformer.
5. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube system. All channel letters shall be UL labeled.
6. All channel letters shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
7. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Building Department.
8. All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
9. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by City of Fontana. UL sticker shall be placed in an inconspicuous location on letters.
10. All channel letters must have a 3/16" diameter drain hole at bottom of each channel letter or plaque, if illuminated.
11. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
12. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.

E. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible to remove and relocate sign to proper placement at the sign company's expense. The Sign company will also repair fascia from where the sign was moved.
- B. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

2. IN-LINE SHOP TENANT 6,000 – 17,999 square feet

D. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS.

13. The fabrication and installation all signs shall be subject to the following restrictions: All channel letters are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted or stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white to assist with even lighting.
14. Channelume, Channel Classic, and Channel letter edge type letter will not be permitted. Letter faces shall be aluminum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
15. Retainer trim-cap shall be 3/4" bronze trim-cap edge, unless otherwise approved by Landlord. Retaining screws shall be 07x3/8" Phillip type sheet metal screws. All trim-cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
16. All channel letters to be illuminated with neon tubing with a 30 ma. transformer.
17. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube system. All channel letters shall be UL labeled.
18. All channel letters shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
19. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Building Department.
20. All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
21. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by City of Fontana. UL sticker shall be placed in an inconspicuous location on letters.
22. All channel letters must have a 3/16" diameter drain hole at bottom of each channel letter or plaque, if illuminated.
23. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
24. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.

E. NON-CONFORMANCE

- C. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible to remove and relocate sign to proper placement at the sign company's expense. The Sign company will also repair fascia from where the sign was moved.
- D. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

IV. TENANT IDENTIFICATION SIGNS

1. SERVICE STATION – PAD TENANT Single User.

A. SERVICE STATION AND PRICING MONUMENT SIGN.

1. Quantity: One (1) internally illuminated station identification sign with pricing.
2. Size: Monument shall not exceed 5'-6" overall height. Signage area shall not exceed thirty (30) square feet per side not including structure.
3. Location: Monument sign to be placed on planter area as per attached site plan. Exhibit F
4. Monument sign to display station name and pricing.

B. SERVICE STATION TENANT BUILDING SIGNS

1. Quantity: The Service Station tenant shall be permitted a maximum of four (4) illuminated channel letter signs.
2. Service Station tenant may be allowed signs on building wall. No more than one (1) sign per side as approved by City and Landlord. Signs to be located only within the space and surface specifically approved on the wall. Graphic striping shall not be considered signage on the canopy.
3. Maximum channel letter height for pad tenant to be 2'-0" for single line and 2'-6" for double line.

C. DIRECTIONAL SIGNS

1. Description: Service Station tenant shall erect non-illuminated directional signs.
2. Size: Panel size not to exceed 2'-00" x 2'-6". Post mounted, not to exceed 4'-0" overall height
3. Location: To be oriented to street or Center traffic, located in parking landscaping island, if required by service station tenant.

SUMMIT HEIGHTS GATEWAY SIGN CRITERIA



1. SERVICE STATION TENANT.

E. SIGN SPECIFICATIONS

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. In the event the Tenant does not have an established exterior sign identity, the landlord recommends the Tenant establish an acceptable letter style.
3. All letters shall be aluminum channel letters with face colors and type styles subject to landlord's approval.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area, and are subject to landlord's approval.
5. The Tenant shall pay for all signs, their installation, (including final connection) and maintenance. Tenant sign contractor must file, and obtain any licenses, permits, and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.
6. Each Tenant or their sign contractor shall be responsible for the repair of any damage to the building, caused by the installation of said Tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workman's Compensation Insurance.
7. Each Tenant shall be responsible for the performance if it's sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of restoration of the wall surface back to the original condition, and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, lighting out or sign in poor visual condition. Repairs shall be made by Tenant within thirty (30) days for receipt of such written notice.

1. SERVICE STATION TENANT.

D. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS.

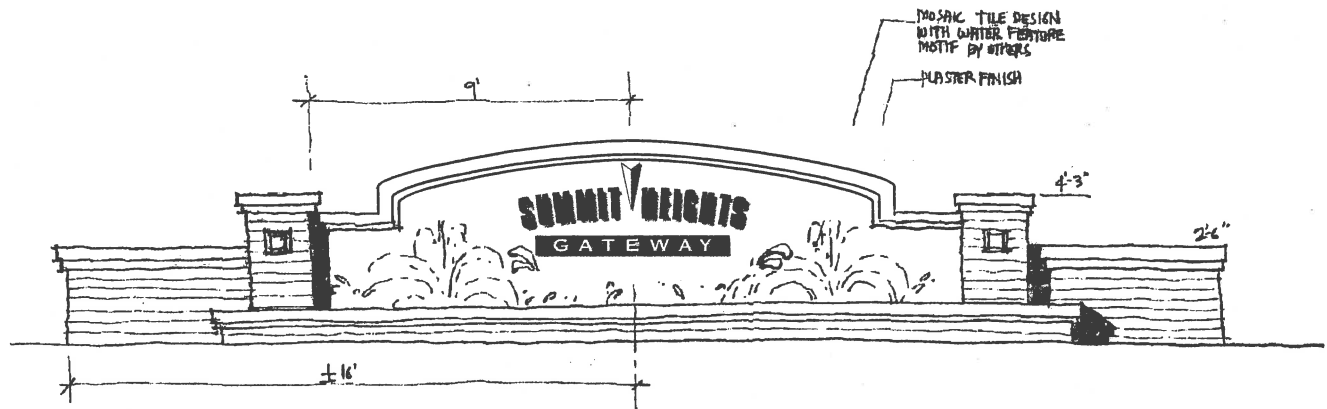
1. The fabrication and installation all signs shall be subject to the following restrictions: All channel letters are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted or stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white, to assist with even lighting.
2. Channelume, Channel Classic, and Channel letter edge type letter will not be permitted.
3. Letter faces shall be a minimum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
4. Retainer trim-cap shall be 3/4" bronze trim-cap edge, unless otherwise approved by Landlord. Retaining screws shall be 07x3/8" Phillip type sheet metal screws. All trim-cap retaining screws must be painted to match trim-cap color. Colors are subject to Landlord approval.
5. All channel letters to be illuminated with neon tubing with a 30 ma. transformer. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube system. All channel letters shall be UL labeled.
6. All channel letters shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
7. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Building Department.
8. All penetrations of the building structure required for sign installation shall be sealed to a watertight condition.
9. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by City of Fontana. UL sticker shall be placed in an inconspicuous location on letters.
10. All channel letters must have a 3/16" diameter drain hole at bottom of each channel letter or plaque, if illuminated.
11. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
12. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall

SUMMIT HEIGHTS GATEWAY SIGN CRITERIA

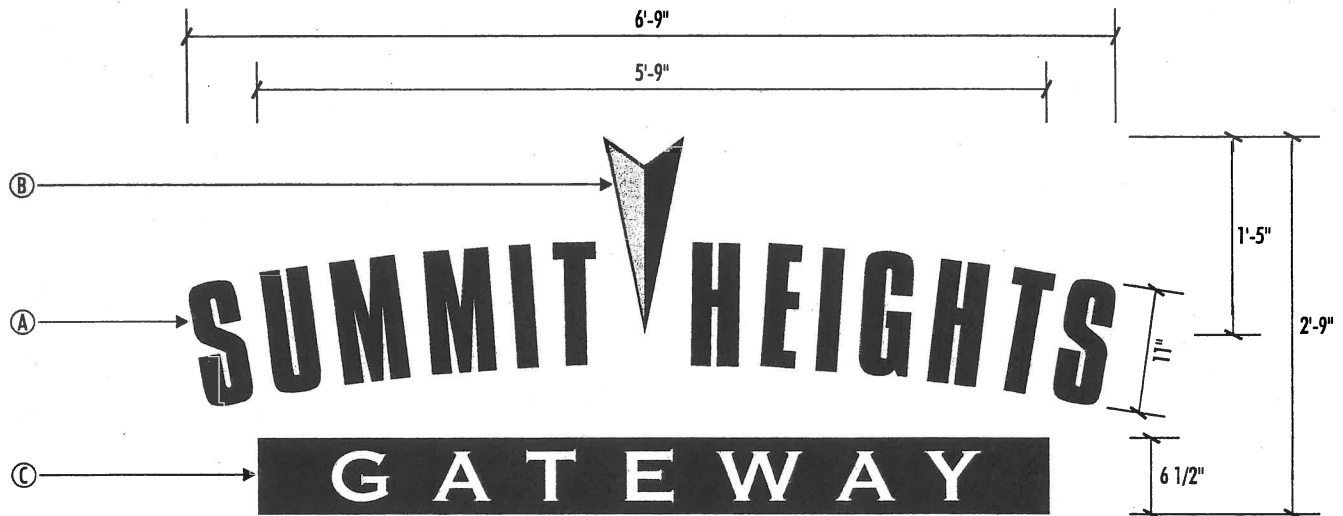


E. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign company will be responsible to remove and relocate sign to proper placement at Sign Company's expense. Sign Company will also repair fascia from where the sign was moved.
- B. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option correct said sign at Tenant's expense



SCALE: $3/16" = 1'-0"$



A NON-ILLUMINATED FLAT CUT OUT LETTERS
SCALE: $3/4" = 1'-0"$

QTY: ONE (1)

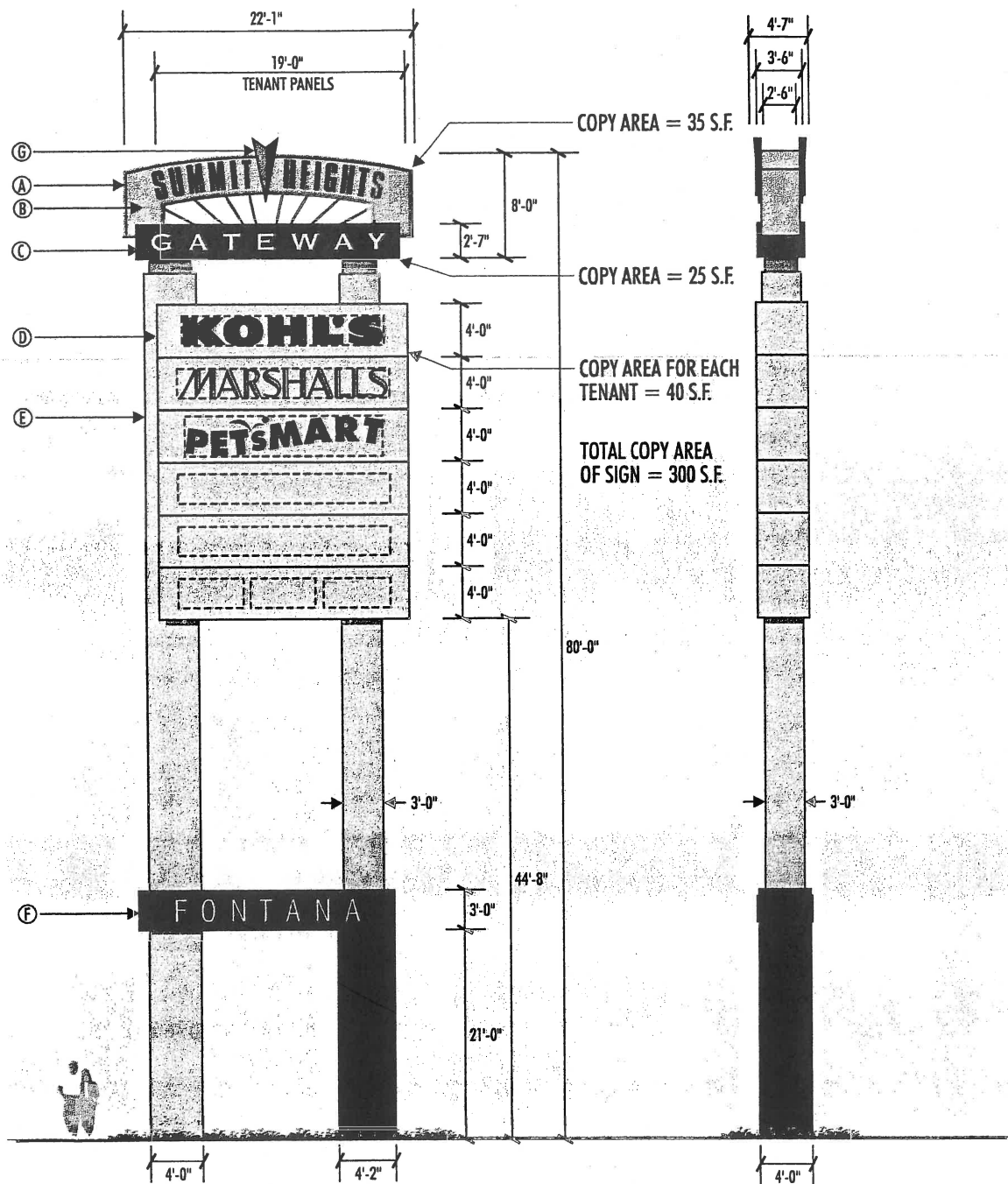
SPECIFICATIONS:

- A** LETTERS AND LOGO TO BE FLAT CUT ALUMINUM LETTERS AND PEGGED OFF BACKGROUND OF MONUMENT. LETTERS TO BE PAINTED P1.
- B** LOGO TO BE PAINTED P1 & P3.
- C** 1/4" THICK ALUMINUM PANEL PAINTED P1 AND PEGGED OFF BACKGROUND OF MONUMENT. COPY TO BE 1/4" THICK FLAT CUT OUT ALUMINUM PAINTED WHITE.

NOTE: ILLUMINATION TO BE FROM GROUND LIGHTS OR LIGHTS FROM INSIDE FOUNTAIN AREA.

COLOR CHART

- P1 - BENJAMIN MOORE "GENTLE VIOLET" #2071-20
- P3 - FRAZEE "BEACH BASKET" #7750W



B FREEWAY PYLON SIGN
NOT TO SCALE

QTY: ONE (1)

SPECIFICATIONS:

- ④ ALUMINUM CABINET PAINTED P4.
- ⑤ ALUMINUM CABINET PAINTED P3.
"SUMMIT HEIGHTS" TO BE ILLUMINATED CHANNEL LETTERS WITH FACES TO BE WHITE ACRYLIC WITH EMERALD GREEN (230-126) VINYL OVERLAY.
RETURNS AND TRIM CAP TO BE PAINTED TO MATCH EMERALD GREEN (230-126).
ILLUMINATION TO BE 6500 WHITE NEON.
- ⑥ INTERNALLY ILLUMINATED CABINET PAINTED P1.
"GATEWAY" TO BE ROUTED OUT AND BACKED UP WITH IVORY ACRYLIC.
ILLUMINATION TO BE FLOURESCENT LAMPS.
- ⑦ INTERNALLY ILLUMINATED TENANT CABINETS PAINTED P3.
TENANT COPY TO BE ROUTED OUT AND BACKED UP WITH ACRYLIC.
(ACRYLIC COLORS WILL VARY)
ILLUMINATION TO BE FLOURESCENT LAMPS.
- ⑧ ALUMINUM POLE COVER PAINTED P2.
- ⑨ INTERNALLY ILLUMINATED CABINET PAINTED P1.
COPY TO BE 3/4" PUSH THRU ACRYLIC WITH IVORY (230-005)
VINYL OVERLAY.
ILLUMINATION TO BE FLOURESCENT LAMPS.
- ⑩ ALUMINUM ACCENT PAINTED P1 AND P4.

COLOR CHART






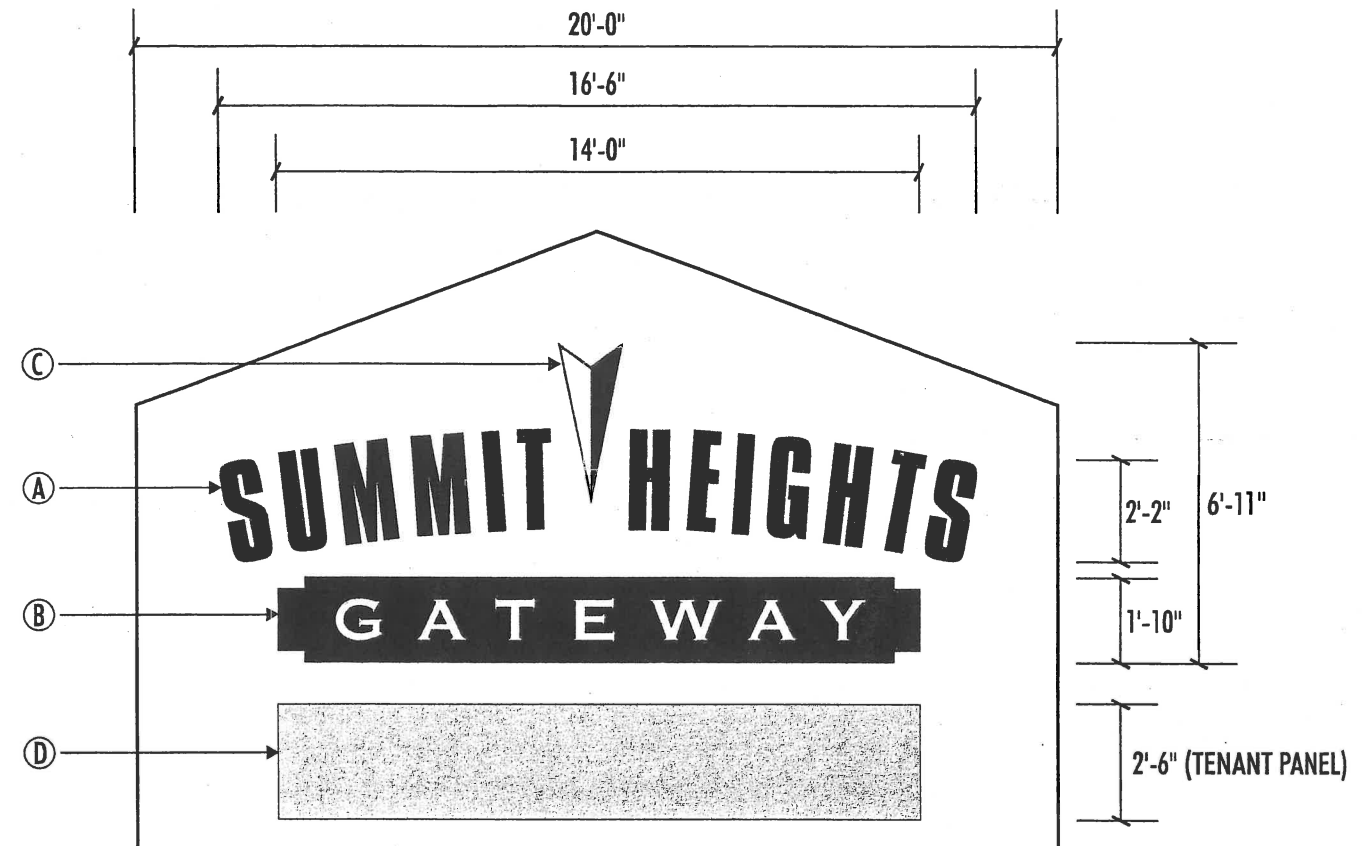
-  P1 - BENJAMIN MOORE "GENTLE VIOLET" #2071-20
 P2 - SHERWIN WILLIAMS "GOLDEN BLUFF" #SW 2331
 P3 - FRAZEE "BEACH BASKET" #7750W
 P4 - FRAZEE "COFFEE N' CREAM" #7764A
 P5 - FRAZEE "PEACH BEIGE" #7782W

EXHIBIT C - TOWER TENANT IDENTIFICATION SIGN



C TOWER SIGN
SCALE: 1/4" = 1'-0"

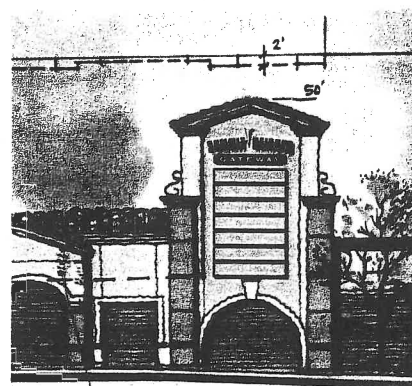
QTY: ONE (1)

SPECIFICATIONS:

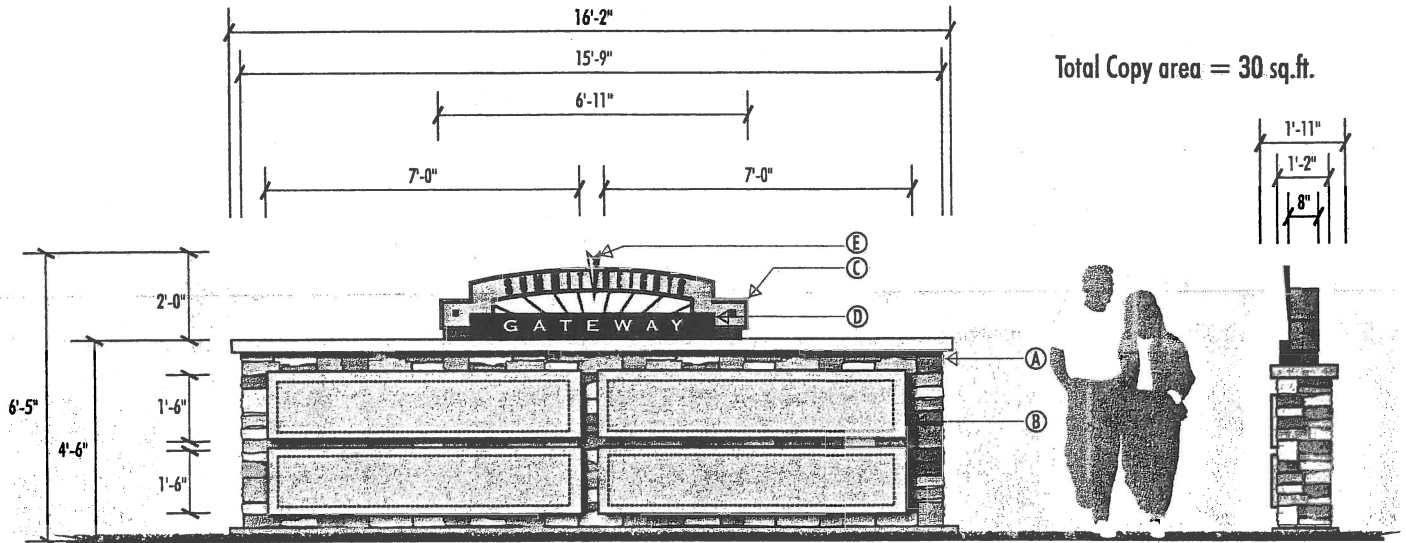
- Ⓐ HALO-ILLUMINATED ALUMINUM CHANNEL LETTERS.
FACES & RETURNS TO BE PAINTED P1.
ILLUMINATION TO BE PURPLE NEON.
- Ⓑ FRONT AND HALO-ILLUMINATED ALUMINUM CABINET PAINTED P1.
COPY TO BE ROUTED OUT AND BACKED UP WITH IVORY ACRYLIC.
ILLUMINATION TO BE FLOURESCENT LAMPS AND 6500 WHITE NEON.
- Ⓒ HALO-ILLUMINATED ALUMINUM CHANNEL LOGO.
FACE TO BE PAINTED P1 AND P3.
ILLUMINATION TO BE 6500 WHITE NEON.
- Ⓓ INTERNALLY ILLUMINATED ALUMINUM TENANT CABINET PAINTED P3.
COPY TO BE ROUTED OUT AND BACKED UP WITH ACRYLIC. (TO BE DETERMINED)
ILLUMINATION TO BE FLOURESCENT LAMPS.

COLOR CHART

- P1 - BENJAMIN MOORE "GENTLE VIOLET" #2071-20
- P3 - FRAZEE "BEACH BASKET" #7750W



BLDG. ELEV. FACING FREEWAY ON RAMP
AND OFF RAMP



D

SINGLE FACED TENANT MONUMENT SIGN
SCALE: NOT TO SCALE

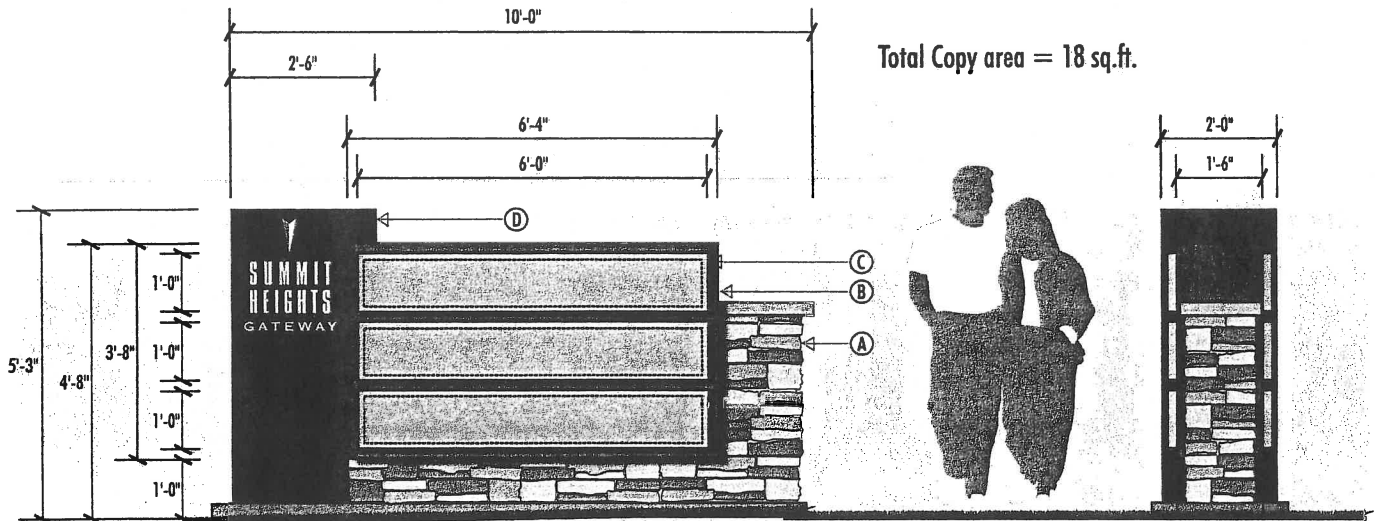
QTY: TWO (2)

SPECIFICATIONS:

- (A) STONE BASE TO MATCH PROJECT.
- (B) ILLUMINATED TENANT PANEL PAINTED P3. (COPY TO BE DETERMINED)
ILLUMINATION TO BE FLOURESCENT LAMPS.
- (C) INTERNALLY ILLUMINATED CABINET PAINTED P4.
BACKGROUND TO BE ALUMINUM PAINTED P5.
"SUMMIT HEIGHTS" TO BE ROUTED OUT AND BACKED UP WITH WHITE ACRYLIC WITH PLUM PURPLE (230-128) VINYL OVERLAY.
ILLUMINATION TO BE 6500 WHITE NEON.
- (D) ILLUMINATED CABINET PAINTED P1.
"GATEWAY" TO BE ROUTED OUT AND BACKED UP WITH WHITE ACRYLIC WITH IVORY (230-005) VINYL OVERLAY.
ALUMINUM BACKGROUND STAND TO BE PAINTED P6.
- (E) ALUMINUM ACCENT PAINTED P1 AND P3.

COLOR CHART

- P1 - BENJAMIN MOORE "GENTLE VIOLET" #2071-20
- P3 - FRAZEE "BEACH BASKET" #7750W
- P4 - FRAZEE "COFFEE N CREAM" #7750W
- P5 - FRAZEE "PEACH BEIGE" #7782W
- P6 - ICI "TOMORROW'S TAUPE" #369



E

DOUBLE FACED TENANT MONUMENT SIGN

SCALE: NOT TO SCALE

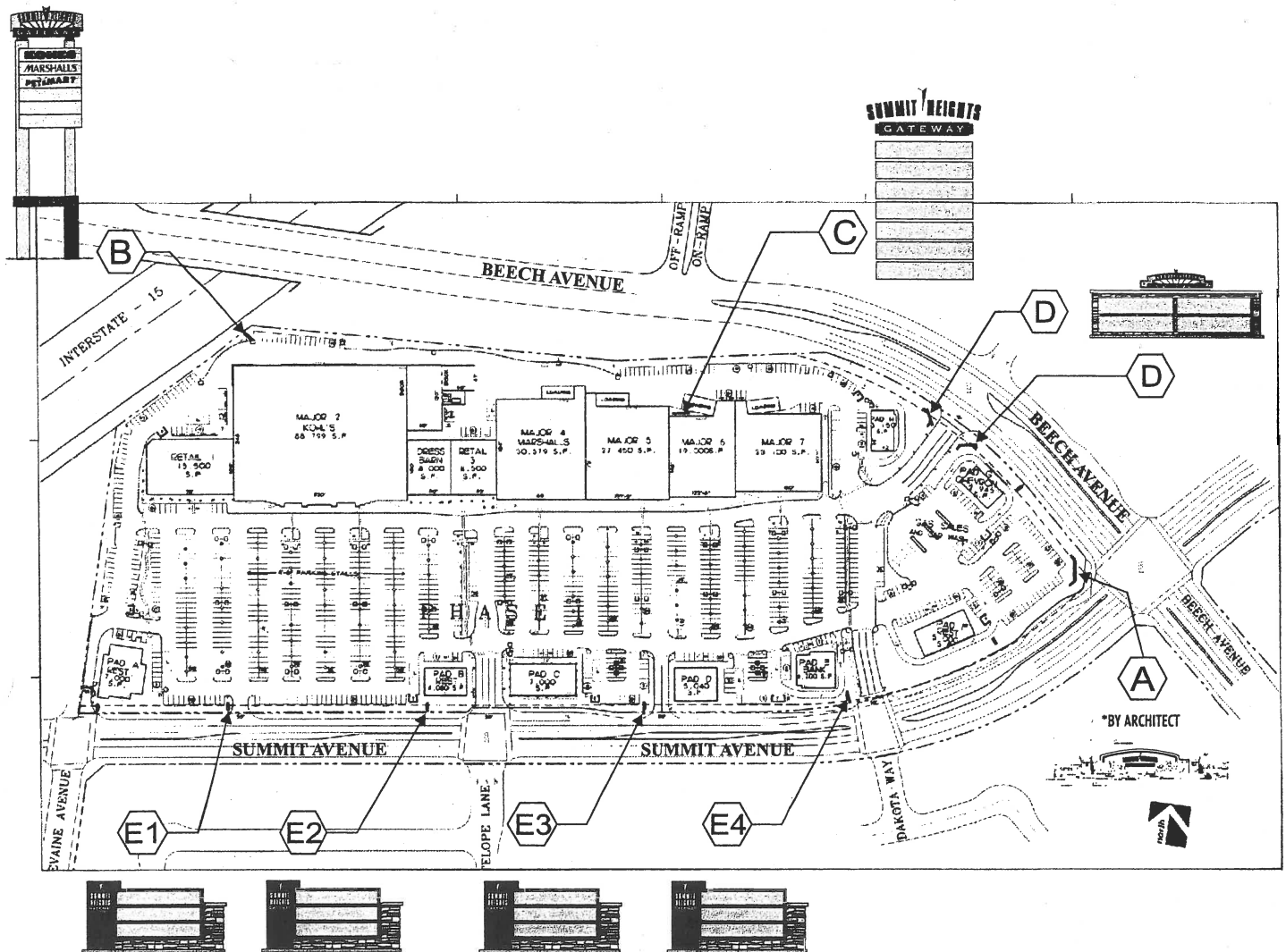
QTY: TWO (2)

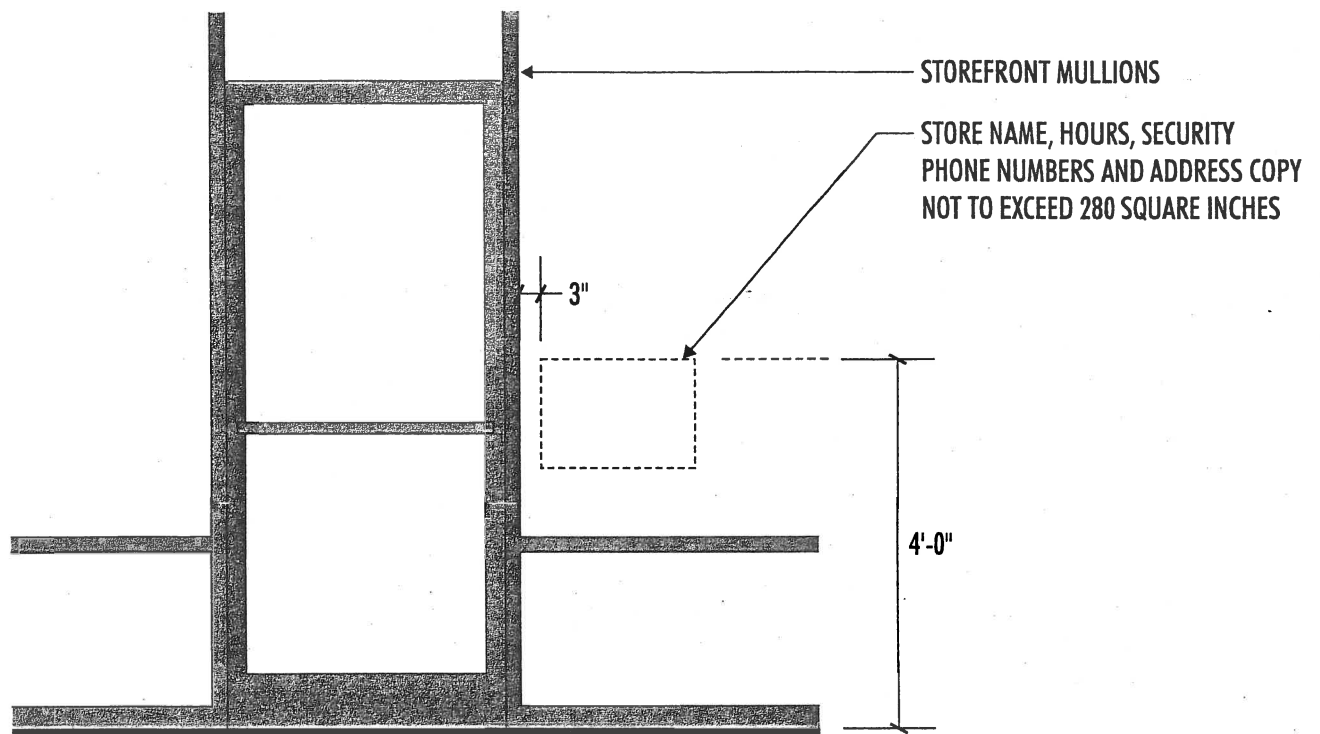
SPECIFICATIONS:

- (A) STONE BASE TO MATCH PROJECT.
- (B) ALUMINUM CABINET PAINTED P6.
- (C) ILLUMINATED TENANT PANEL PAINTED P3. (COPY TO BE DETERMINED)
ILLUMINATION TO BE FLOURESCENT LAMPS.
- (D) ALUMINUM CABINET PAINTED P1.
COPY TO BE ROUTED OUT AND BACKED UP WITH WHITE ACRYLIC AND HAVE LIGHT BEIGE (230-149) VINYL OVERLAY.

COLOR CHART

- P1 - BENJAMIN MOORE "GENTLE VIOLET" #2071-20
- P3 - FRAZEE "BEACH BASKET" #7750W
- P6 - ICI "TOMORROW'S TAUPE" #369



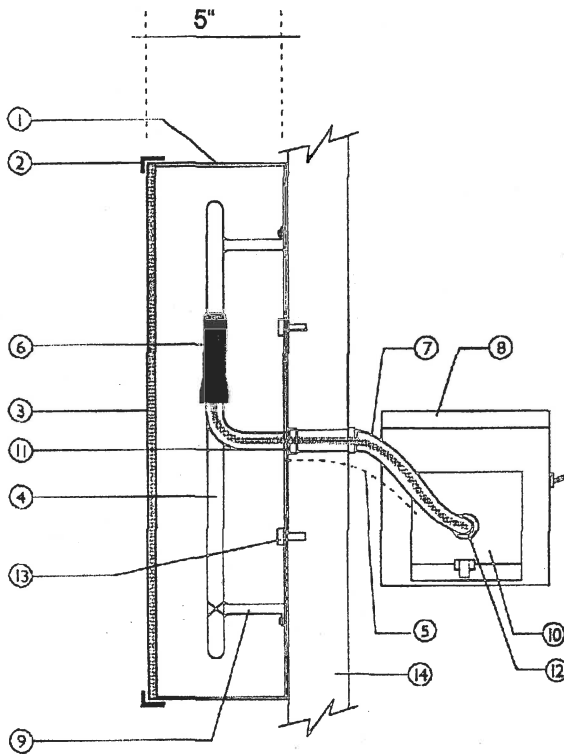


SCALE: 1/2" = 1'-0"

**GRAPHICS TO BE HIGH PERFORMANCE WHITE VINYL AND
APPLIED FIRST SURFACE TO STOREFRONT GLASS.**

CHANNEL LETTER SECTION DETAIL

NTS, ELECTRO BIT



- CUSTOM FAB. CHANNEL LETTER FROM ALUMINUM OR SHEET METAL WITH AUTOMOTIVE PAINTED RETURNS. FULLY WELDED AND CAULKED SEAMS TO ELIMINATE LIGHT LEAKS. SOLID BACKS. 1/4" WEEP HOLES AT BOTTOMS OF LETTERS, (2) PER LETTER.
- ① CUSTOM FAB. CHANNEL LETTER FROM ALUMINUM OR SHEET METAL WITH AUTOMOTIVE PAINTED RETURNS. FULLY WELDED AND CAULKED SEAMS TO ELIMINATE LIGHT LEAKS. SOLID BACKS. 1/4" WEEP HOLES AT BOTTOMS OF LETTERS, (2) PER LETTER.
 - ② 3/4" TRIMCAP RETAINER W/ #8 X 1/2" ALUMINUM SCREWS.
 - ③ 1/8" ACRYLIC FACE.
 - ④ 13-15 MM NEON.
 - ⑤ BONDING JUMPER (MIN. #14 COPPER).
 - ⑥ ELECTRO BIT HIGH VOLTAGE SS3/5, U.L. APPROVED CON.
 - ⑦ 1/2" DIAM. METAL FLEXIBLE CONDUIT.
 - ⑧ GALVANIZED TRANSFORMER BOX IN REMOTE LOCATION.
 - ⑨ NEON TUBE STAND.
 - ⑩ (1) 30MA TRANSFORMER WITH DISCONNECT SWITCH. 15,000V, 3.75 AMP.
 - ⑪ #3830 GTO SLEEVING
 - ⑫ GTO CABLE
 - ⑬ FASTENER TO WALL (2-5 PER LETTER)

- SIGN MUST BE U.L. LISTED.
- SIGN TO BE ON ITS OWN CIRCUIT.
- TRANSFORMER(S) MUST ACCESSIBLE AND HAVE A WORK SPACE OF AT LEAST 3' x 3'.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #03-007 (SUMMIT HEIGHTS SPECIFIC PLAN AMENDMENT #3), AN AMENDMENT TO THE SUMMIT HEIGHTS SPECIFIC PLAN AND SIGN PROGRAM

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. Find Specific Plan Amendment #03-007 is consistent with the goals and policies of the General Plan.

Section 3. Specific Plan Amendment #03-007 is hereby approved and the Summit Heights Specific Plan is hereby amended as per the Attachment A.

Section 4. Any provision of this Ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in a newspaper of general circulation, published and circulated in the City of Fontana, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 20th day of January, 2004.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

Ordinance No.
Page 2 of 3

I, Beatrice Watson, City Clerk of the City of Fontana, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced at a regular meeting of said City Council on the 20th day of January, 2004, and was finally passed and adopted not less than five (5) days thereafter on the ____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk of the City of Fontana

ATTACHMENT A

AMENDMENT:

Amend pages 14 and 15, In-Line Shop Tenant. 6,000-17,999 square feet.

*Item number two (2) B

B. In-Line Shop Tenant buildings signs

1. Quantity: Each retail tenant shall be permitted one (1) illuminated channel letter sign. Creativity for signage is encouraged. Shop tenant building facing a parking lot, street or main entrance to center may be allowed an additional sign on these building elevations. No more than one (1) sign per side as approved by the City and Landlord. Signs shall be located only within the space and surface specifically approved on the building.
2. All channel letters signs mounted on the front or rear elevations of Retail tenant's leasehold premises shall not exceed 70% per elevation.
3. Maximum channel letter height for in-line tenant to be 3'-0" for single line, 3'-6" for double line.

Amend page 26, Exhibit "F"-Site Plan

1. Change location of sign on building "C".