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AIRPORT COMMERCE CENTER SOUTH

PHASE I

SIGN PROGRAM

Prepared for

Burke Commercial Development 42 Corporate Park, Suite 210 Irvine, CA 92714

(714) 474-7710

by

Sign Designs 6982 Wallace Rd. Corona, CA 91719

(714) 734-0216

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AIRPORT COMMERCE CENTER SOUTH

PLANNED SIGN PROGRAM

A. PURPOSE AND INTENT

- 1. The purpose of this Planned Sign Program is to provide for adequate and attractive identification of buildings and businesses by ensuring proper design, location and maintenance of all signs and graphics within the Airport Commerce Center South.
- 2. The intent of this Program is to produce uniform standards for all exterior signage to establish continuity, consistency and overall harmony with the visual quality of the Center.
- 3. The Airport Commerce Center South Management Committee has approved a Sign Review Committee to uphold the purpose and intent of this program. The Sign Review Committee shall report to the Architectural Committee.

B. MAINTENANCE

1. All signage submitted should require minimal maintenance and upkeep. The Sign Review Committee shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business responsible for the maintenance of said sign or signs.

C. UNCERTAINTY OF SIGN STANDARDS

1. If a situation arises that is not covered by these sign standards or there is ambiguity of these standards, the sign applicant shall be referred to both the Sign Review Committee and California Commerce Center for determination and clarification. The Sign Review Committee, the California Commerce Center and the City of Ontario shall then authorize signage which best fulfills the intent of the Planned Sign Program.

D. COMPLIANCE REQUIRED

1. No person shall erect, re-erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the Sign Review Committee and California Commerce Center. All such nonconforming or unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

PERMITS: A sign permit shall be required prior to placing, erecting, moving, reconstructing, altering or displaying any sign in the Airport Commerce Center South unless expressly exempt from the provisions of the applicable requirements contained in the California Commerce Centers specific sign plan.

SIGN REVIEW AND APPROVAL PROCESS:

- (1) Airport Commerce Center South Management Committee
- (2) California Commerce Center
- (3) City of Ontario

E. SUPPLEMENTAL EXHIBITS

 The attached exhibits are graphic aids in interpreting the intent of this Sign Program.

F. GENERAL SIGN STANDARDS

1. Signs are grouped into two categories; Project Identity Signs and Business Identity Signs. The size, location and design of each sign shall not exceed the specific maximum limitations for each group. The City of Ontario shall be the final authority in determining the specific limitations of each individual sign. The criteria for this determination shall be on the basis of proportional compatibility and harmony with the overall building and with the elevation upon which the sign is to be placed.

2. Project Identification Signage Standards

Signs are grouped into two (2) categories. Project Identification Sign and Business Directory Signs for tenants, deliveries and public interest upon entering the park.

a) EXHIBIT A. Project Identification Sign: Two (2) Concrete Monument Signs. (1) shall be located north of property on Archibald Avenue. (1) shall be located on the corner of Cedar Avenue and Archibald Avenue. Refer to plot plan on pages 6, 7, 8 and 9. Actual sign size shall measure 54"x 14'-6" (60 sq. ft.) and is to be positioned on 1 ft. pedestal due to sloping and elevation of landscape. Sign copy to be placed on both sides with copy to read:

AIRPORT COMMERCE CENTER SOUTH

Sign to be concrete poured in place. Aggregate exposed to match buildings rock and accent color. Lettering to be recessed 1" with lettering color to be painted black to highlight building accent colors. Typestyle to be Helvetica Bold.

- b) EXHIBIT B. Business Directory Signs: Business Directory Signs to be constructed of concrete with illuminated panels to identify location of tenants. Sign size to be 5' wide x 6' height x 10" depth. Concrete aggregate to be exposed to match buildings and Project Identification sign. Illuminated panels to be white. Directory lettering to be black 3M computer-generated vinyl graphics. Typestyle shall be limited to Helvetica Bold. Two (2) directories will be required to effectively identify locations. Refer to Plot Plans for exact location on pages 6, 10, 11, and 12.
- c) EXHIBIT C. Fire Directory Signs per City of Ontario Fire Department regulations. (1) Fire Directory Sign shall be placed at Archibald Avenue entry to have plot plan only. (1) Fire Directory Sign shall be placed at Cedar Avenue entry to identify building addresses and vehicle restrictions. Refer to plot plan for exact location on pages 6, 13, 14, and 15.

3. Business Identity Signs (Wall)

a) EXHIBIT D. Business Identity Sign: The Business Identity Sign shall be wall mounted to center of main entry way of each building for multi-tenant, excluding single-tenant buildings, which shall be mounted to the left of right side of entry way. Exact location identified on attached exhibits. Refer to plot plans on pages listed below for exact location:

"or"

Buildings 1, 2, 3, (Pages 16 thru 18) Buildings 4, 4, 6, 7, 8, 9 (Pages 19 thru 23)

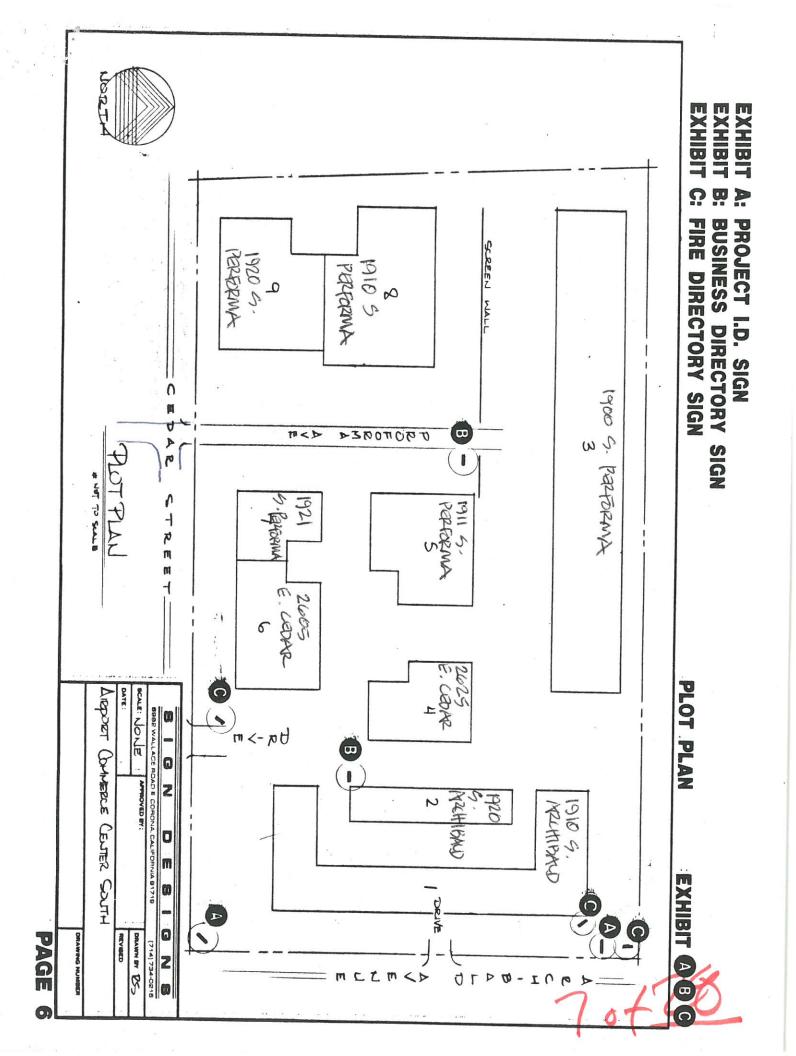
Sign Specifications:

- All signs shall be 1.5" depth individual Gatorfoam letters, non-illuminated.
- All lettering shall be restricted to the "Net sign area". See accompanying design criteria for specific information.
- All signs and their installation must comply with all local building codes.
- 4. For purposes of multi-tenant store identification, the location of the sign is to be centered above tenant entry door panel, as shown Exhibit D, pages 16, 17 and 18.
- Except as provided herein, no advertising placards, banners, pennants, names, insignia trademarks, or other descriptive material shall be allowed.
- Upon removal of any sign, damage to the building shall be repaired at sole expence of lessee.
- 7. The letter style of all names and companies shall be Helvetica Bold.
- 8. In the designated areas for the signs, 25% of alotted area can be devoted to a company logo if desired. The Logo shall be to the left of company name.

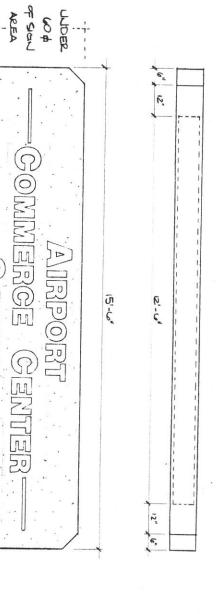
NOTE: Only National corporate companies will be permitted to submit a different letter style and Logo if needed for uniformity for company registered trademarks. All sign requests must go thru the (3) steps referred to on page 2 for approval. (1) Airport Commerce Center South Management Committee, (2) California Commerce Center and (3) City of Ontario.

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- 9. Letter Colors; in order to insure uniformity, buildings 1,2 and 3 shall be restricted to this color code: BLACK FACES with GRAY RETURNS. Logos may consist of other colors upon approval of Airport Commerce Center Management Committee. Letter style and logo colors for buildings 4,5,6,7,8 and 9 may be considered on an individual basis but will be expected to remain uniform with codes for buildings 1,2 and 3.
- 10. Letter Sizes; Maximum letter height to be 36" for buildings 4, 5, 6, 7, 8 and 9; minumum letter height to be 8" (excluding registered trademark sign). Multi-tenant buildings 1,2 and 3 maximum letter height to be 12" for 1-line copy and 10" for 2-line copy.
- 11. Logo Sizes; Maximum Logo height for buildings 1, 2 and 3 to be 20". Logo height for buildings 4, 5, 6, 7, 8, and 9 to be 36" maximum letter height.
- b) EXHIBIT D-1. Business Identity Sign(window): Tenants will be allowed lettering of company name on right door of double doors at entrance. Lettering must be of white 3M computer-generated vinyl lettering with maximum letter height of 2.5", not to exceed 144 sq. inches. Typestyle is limited to Helvetica Bold. Placement of lettering must be centered 12" from top of the door. Tenant hours shall be placed to right of door in lower section of glass window.
- c) EXHIBIT D-2. Business Identity Sign (rear door): Tenants will be allowed black 3M computer-generated vinyl lettering of company name only applied directly to metal door. Maximum letter height of 2.5" with typestyle to be Helvetica Bold only. Location of lettering to be in center of door, 12" inches from top of door. 144 sq. inches maximum allowable space.
 - 12. Only Gatorfoam letters shall be permitted.
 - 13. Banners and pennant flags shall be permitted. See California Commerce Center South page 127 for temporary wall sign regulations.
 - 14. See page 25 for attachment procedures of signs.



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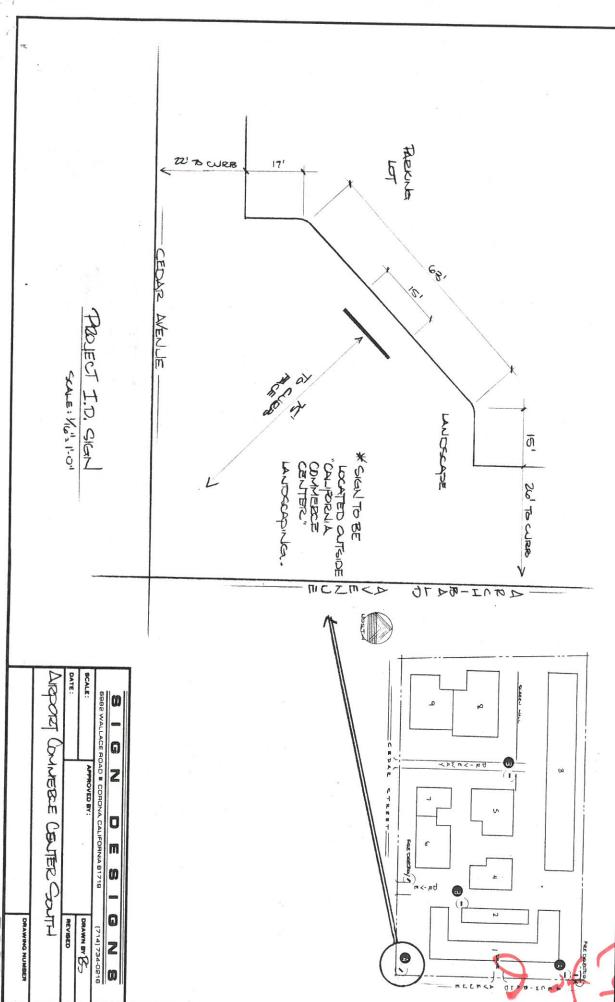
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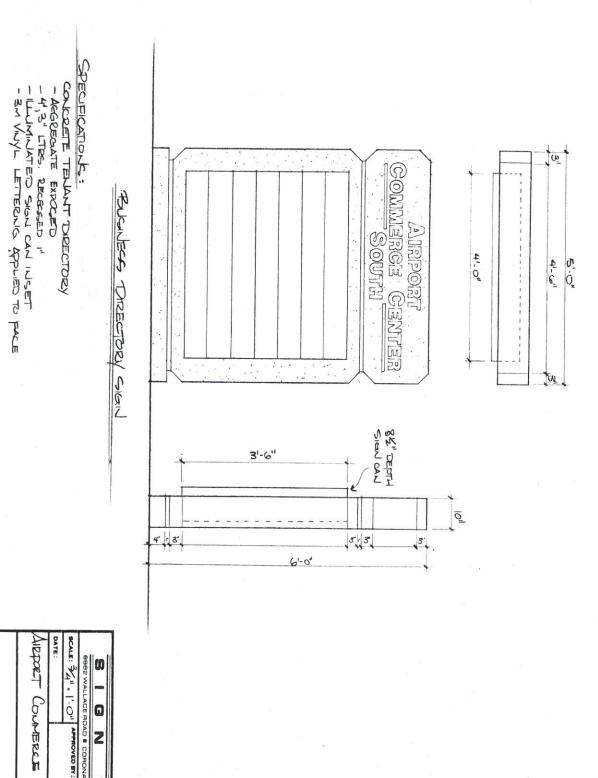
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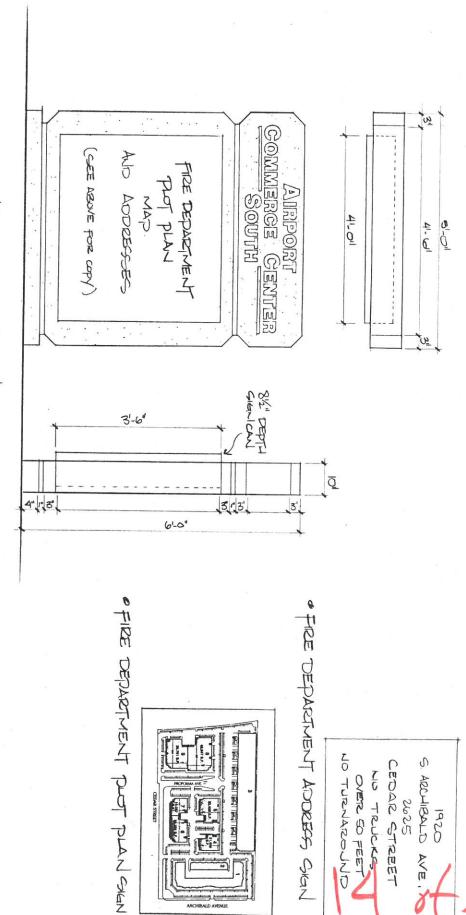
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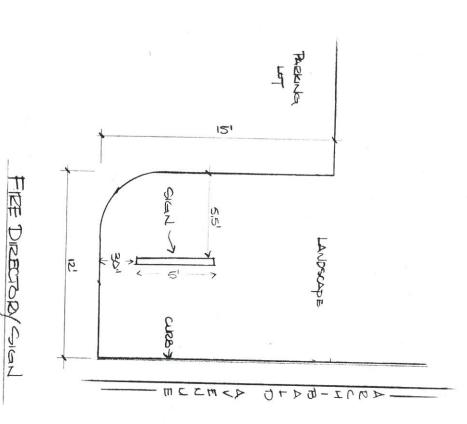
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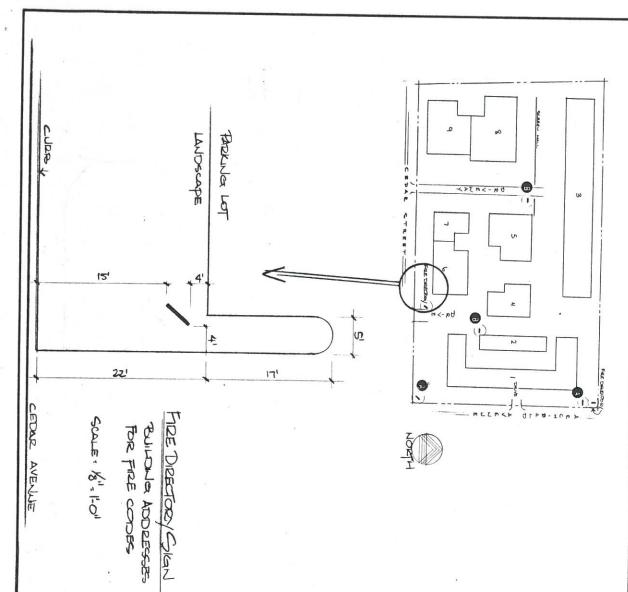
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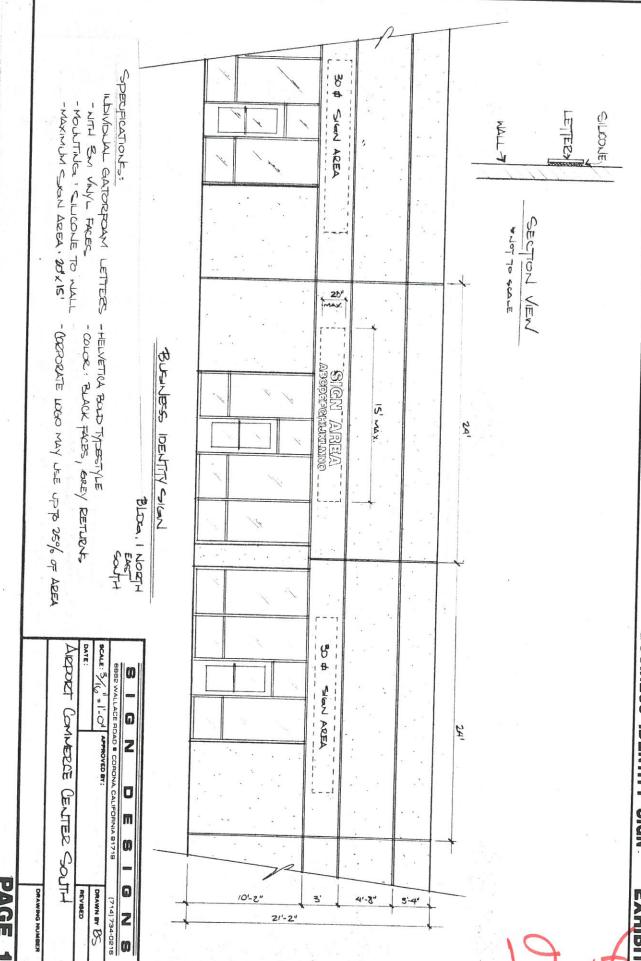
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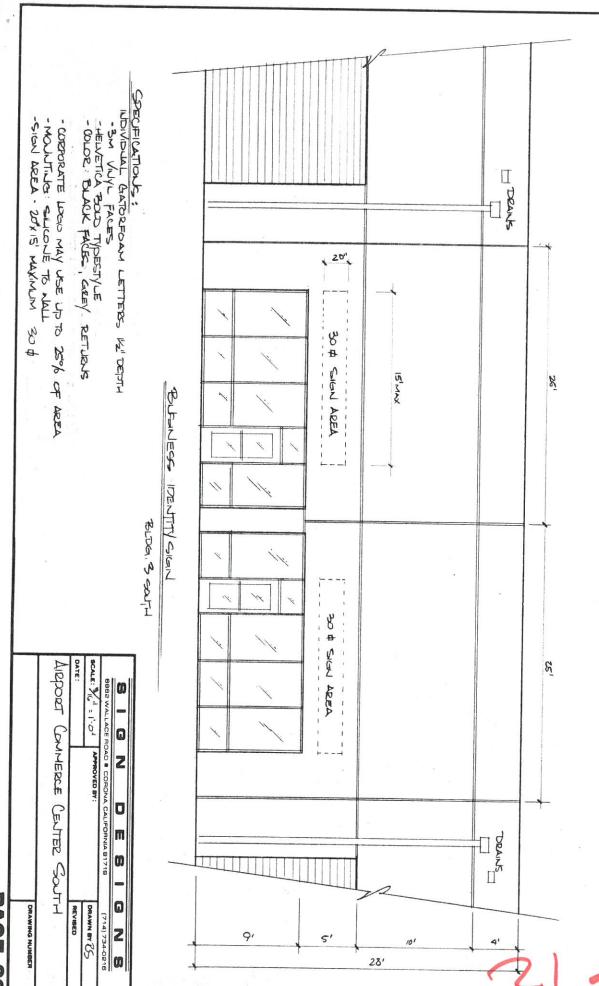


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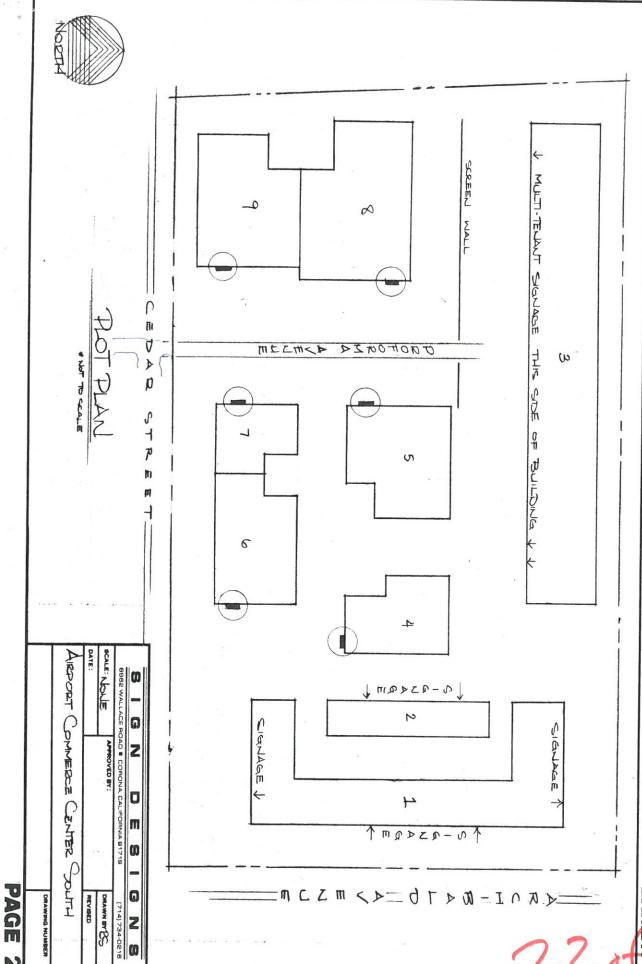
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BUSINESS IDENTITY SIGN PLOT PLAN

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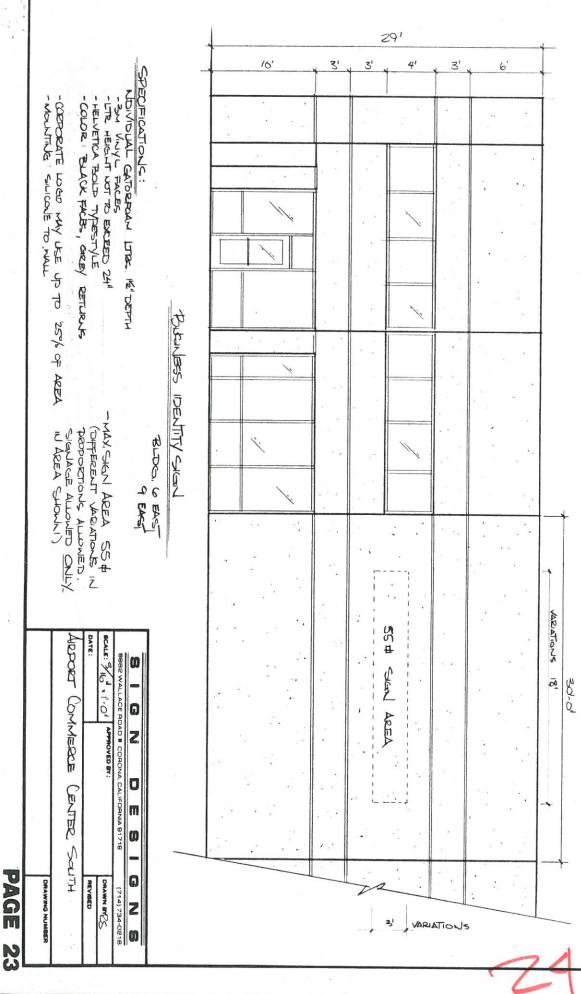
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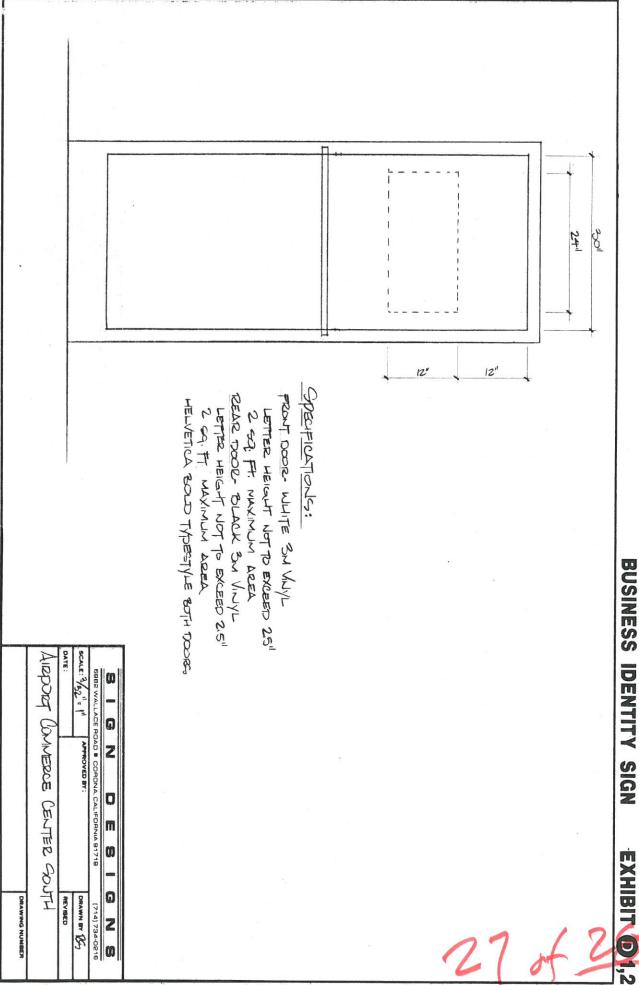
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