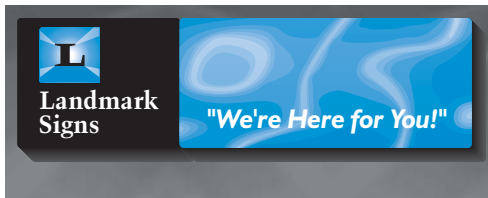




Fairway Village Sign Program

9080-9090 Milliken Avenue,
Rancho Cucamonga, CA

July 25, 2007



(714) 540-7054 www.landmarksigns.net



Fairway Village

SIGN PROGRAM

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Prohibited Signs	A4
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Property Owner: Richard Dick & Associates
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 Email: marky@rndick.com
 Phone: 949.642.6515
 Fax: 949.631.8813

Project Architect: Architects Orange
 144 North Orange Street,
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 Phone: 714.639.9680
 Fax: 714.639.5286

City Planning: City of Rancho Cucamonga
 10500 Civic Center Drive
 Rancho Cucamonga, CA 91730
 Phone: 909.477.2700
 Fax: 909.477.2848

Sign Contractor / Consultant: Landmark Signs
 1515 MacArthur Blvd., Unit 16
 Costa Mesa, CA 92626
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 Email: johnm@landmarksigns.net
 Cell: 714.944.7257
 Phone: 714.540.7054
 Fax: 714.540-9443



TENANT PROCEDURES & REQUIREMENTS

I. Prior to commencement of any sign work or obtaining permits, Tenant shall submit to the Property Owner 3 copies of detailed shop drawings (11" x 17" format only) prepared by the Tenant's licensed sign contractor to include the following for each sign desired:

A. For Wall Signs, an accurately scaled full-color elevation of the Tenant's entire storefront depicting the location of the sign and dimensions indicating the Tenant's leasehold frontage, the overall height of the sign and both the vertical and horizontal distances of the sign from the edges of the sign area or appropriate architectural features.

B. For Ground Signs and Wall Signs, an accurately scaled full-color drawing of the sign with fully dimensioned features, letters and logos, and complete specifications of all materials, colors, finishes, means of illumination and other pertinent details.

C. For Ground Signs and Wall Signs, an accurately scaled cross section for each individual sign type depicting the means of attachment or ground placement, all materials and electrical parts to be used, electrical specifications, and dimensions or specifications indicating sign and material height and depth.

D. For Ground Signs, an accurately scaled full property site plan depicting the location of the sign and including dimensions indicating distances from the property line or other applicable property features. Other larger scaled detailed drawings may be required to establish the sign location.

E. A sample board may be required with material samples and colors including but not limited to: metals, paint colors and finishes, trims, faces and face decorations and lighting colors.

2. If such designs are rejected by the Property Owner, Tenant must resubmit corrected designs until Property Owner's approval is obtained.

3. Tenant's contractors and their agents must be lawfully licensed and bonded according to the State Contractors License Law and possess a minimum of 2 million dollars general liability insurance. The Property Owner may require the Insurance Certification from the contractor or any of its agents providing work of services upon the property, prior to sign approval.

4. Tenant shall not install any sign without all required permits from any local authority holding jurisdiction over such work. Tenant shall obtain Property Owner's approval prior to making applications for any permits.

5. In the event of any future modifications, revisions or changes to Tenant's signs occurring during the term of the Tenant's lease, Tenant shall resubmit for Property Owner's approval according to the requirements of the original sign submittal process and abide by all of the regulations of this Sign Program.

6. Tenant must not allow building structural or architectural modifications to occur without prior written approval of the Property Owner. Property Owner may require detailed and engineered drawings prior to approval and notwithstanding, all such work must comply with all applicable building and electrical codes.

7. Tenant shall be responsible for all costs associated with the manufacture, installation, maintenance and removal of their signs, including but not limited to, permits, engineering, designs, corrections, building modifications necessary for electrical or service access, repairs, cleaning, refinishing, refurbishing, personal or property damage as a result of sign malfunctions, sign removal and disposal resulting from violation of the regulations of this Sign Program, sign removal and repair of building damage after vacancy or loss of lease.

8. Tenant shall be responsible to see that all of the requirements of this Sign Program are met in regards to Tenant's own signs.

9. Within 30 days of vacating premises or loss of lease, Tenant shall completely remove and dispose of all of Tenant's signs and restore the building surfaces to their original condition.

10. Tenant will be responsible for all costs associated with the removal, disposal and repair of building damages at the Property Owner's discretion if any part of these requirements are violated.



Fairway Village

SIGN PROGRAM





Great Sign Design

The intent of this sign program is to encourage harmonious design, architectural compatibility, high quality signs and a safe environment without discouraging individuality, creativity, attractiveness and sign diversity. In order to achieve these goals and succeed in obtaining your Property Owner's approval, please use the following guidelines when designing your sign:

Note: Signs shall be for business identification, not advertising products.

A. Apply dimensional effects by using elements with different depths and laying some features over others.

B. Combine the use of differing lighting types and effects. Some acceptable forms of these are:

- Neon or LED Internally Lighted Channel Letters
- Reverse or Halo Neon Illumination
- Internally exposed Neon
- External Decorative Lighting (subject to separate City review)
- Routed out or pushed thru letters and graphics
- Custom formed (not boxed) internally lighted fixtures
- Combination illuminated and non-illuminated features

C. Use of mixed materials and media to create a more interesting and provocative sign may be proposed subject to City review and approval. Applicants shall demonstrate compatibility with other signs in the center. Types of these signs are:

- Sculpted and dimensional wood or sign foam
- Rolled and shaped metal forms
- Custom cut-out or mesh metal sheeting

- Individual acrylic or metal letters and shapes (must be at least 1/2" deep)
- Glass, tile and stone

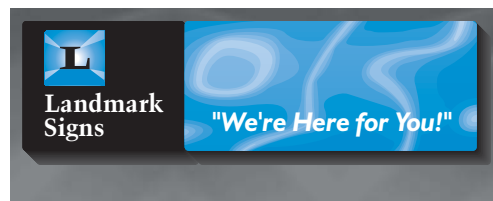
D. Use logos and distinctive and mixed fonts and casings. Nationally and regionally recognized trademarks are acceptable but should be rendered using the utmost creativity, methods and effects so as to eliminate the "cookie cutter" effect. Evidence of trademark registration shall be required.

E. Incorporate use of exciting and creative color and paint effects. Some acceptable methods of these are:

- Gradient colors and faux finishes
- Mixed gloss finishes and textures
- Combining muted and non-muted colors
- Reflection
- Contrasting but complimentary colored paint and lighting.

F. Be tasteful and considerate to achieve harmony with the architectural design of the center and your neighboring Tenants by not using overly bold design and content or garish or non-complimentary colors and effects.

G. Recognize that the Property Owner has the responsibility to ensure the safety, well being and success of the entire center and so reserves the ultimate right to reject any sign designs as being inappropriate, unattractive and/or unacceptable.



MINIMUM SIGN STANDARDS

All signs shall be manufactured and installed according to the following minimum standards:

A. Signs shall be in compliance with U. L. Laboratories, the National Electric Code (NEC), the Uniform Building Code (ICBO) and any other Federal, State and Local building codes that are required.

B. Signs shall bear U. L. labels applied by an U. L. Laboratories licensed manufacturer, Manufacturer's labels and Permit Stickers (where required). Manufacturer's labels shall not be visible from parking or the street, or from any normal viewing angle. Permit Stickers shall be applied with minimum visibility so as to only comply with the local authority's minimum placement requirements.

C. All sign companies and their agents shall be lawfully licensed and bonded according to the State Contractor's Board requirements and with any local authorities where licensing is required. All sign companies and their agents shall be insured with a minimum of 2 million dollars general liability insurance.

D. No sign shall be installed without Permits from every appropriate local authority and without required preliminary or final inspections, such inspections having been completed within 90 days of the commencement of the sign installation.

E. All signs shall be manufactured and installed according to the highest sign industry standards, using the best quality materials and utilizing the best processes available at the time the work occurs. The Property Owner shall reserve the right to reject any work that it considers sub-standard.

F. Where metal is used in fabricating, such metal must be non-ferrous (preferably aluminum) and any hardware used to fasten signs to the building must be stainless steel or zinc coated to prevent rust.

G. Signs must be fabricated with little or no visibility of seams, welds or fasteners. All exposed seams must be filled flush and finished so as to be an invisible part of their adjacent surfaces. All exposed welds must be ground smooth and finished so as to be an invisible part of their adjacent surfaces. All exposed fasteners such as rivets and screws must be flush, filled and finished so as to be an invisible part of their adjacent surfaces.

H. Signs must use a minimum .080" depth of material on any flat, exposed surfaces, and greater depth is required to eliminate "oil canning", any noticeable warping or visibility of any interior frame attachments.

I. No exposed angle clips or black iron may be used as installation hardware. Installation parts must be hidden when possible, and when exposed (such as spacers) to any angle of view, must be painted to match either the building wall or the adjacent sign surface.

J. Painted finishes must be smooth and uniformly covered, without intermittent orange peel, drips or runs and remain free from blistering, peeling, chipping or fading for a minimum of 1-year from the commencement of installation. Enamel paints must be of automotive quality and all painted finishes must be applied using the paint manufacturer's recommended methods, preconditioning and primers.

K. No color hues and finishes prone to early fading may be used. All exposed metals, plastics, vinyls including printed vinyls and other parts must be painted, finished, applied and / or fabricated in accordance with the original product manufacturer's recommendations in order to maintain their warranty which must be a minimum of 5-years.

L. Internal lighting must be uniform and free of "hot spots" or shadowing. Fluorescent lamps must be either single pin or high output and placed with a minimum on center distance of 12" apart and 6" from the interior sign edge. Neon transformers must be 30 MA, and neon must be placed with a minimum on center distance of 5" apart and 2 1/2" distance from the interior sign edge. Light leaks are not permitted.

M. Exposed neon housings, supports, backs, crossovers and returns must be painted with opaque paint to match the adjacent sign surface.

N. Exposed raceways, conduits, junction boxes or electrical parts are not permitted.

O. Any signs not deemed by the Property Owner to comply with these requirements may be removed at the expense of the lessee.



Fairway Village

SIGN PROGRAM



PROHIBITED SIGNS

Any sign of the following type or specifications shall be prohibited:

1. Signs advertising any entity, products, events or subjects unrelated to the property upon which said sign is located. This includes but is not limited to Outdoor Advertising, Billboards and Off-Site signs of all types.
2. Roof signs or signs projecting above a building parapet or roof line.
3. Signs that constitute a traffic hazard by using symbols, colors, designs or words commonly used on traffic signs and signals in such a manner as to interfere with, mislead or confuse pedestrian or automotive traffic.
4. Signs that flash, make audible sounds, or have animation; or have parts that do so.
5. Signs affixed to vehicles (aside from those used exclusively for delivery) for the purpose of advertising any entity, product, event or subject whether related or unrelated to the property upon which such vehicle is parked. Such vehicles may be towed away at the vehicle owner's expense at the Property Owner's discretion.
6. Temporary signs such as but not limited to banners, flags, pennants or balloons unless specifically allowed by and in accordance with the code of the local authority. Notwithstanding, such signs shall only be permitted with previous written approval by the Property Owner and are limited to one temporary display per tenant to be displayed for a maximum of 90 days, twice per calendar year.
7. Signs that violate any law or regulation whether Federal, State or Local.
8. Signs in unlawful proximity to power lines and that are attached to or interfere with any public utility.
9. Portable signs, Sandwich Board signs or inflatable displays.
10. Holiday lighting, light bulb strings or the like with the exception of any such decoration that the Property Owner may choose to apply.
11. Signs displaying profanity, obscene images or immoral content as deemed so by the Property Owner.
12. Signs affixed to any parts of the buildings or premises that are not a normally acceptable location for signs such as but not limited to, stand pipes and drains, roofing or roof equipment, roof or parapet flashing, window frames, awnings and canopies, light standards, poles or sign posts.
13. Signs left abandoned beyond 30 days after tenant's lease expires or tenant vacates property whether or not voluntarily.
14. Signs in unclean condition or in need of repair or maintenance for a period not to exceed 30 days.
15. Window signs including but not limited to neon displays, neon window borders, lighted cabinets, non-illuminated vinyl, printed or painted graphics or lettering, except those as specifically permitted in this Sign Program or as permitted by previous written approval of the Property Owner.
16. Paper, cardboard or foam core signs, decals or stickers, graffiti, or any sign that defaces property. Perpetrators of such signs may be liable to arrest and prosecution.
17. Any sign not previously approved by the Property Owner or in violation of this Sign Program. Any sign in violation of these prohibitions may be removed or repaired at the Property Owner's discretion at the violating lessee's expense.
18. Signs advertising more than one business entity per individual leasehold space are prohibited. Tenants occupying more than one leasehold space are limited to one sign per building elevation unless each space is occupied by a completely separately licensed and or registered business entity.
19. Individual signs indicating multiple brand names are not allowed. Franchisees or agents of Nationally or Regionally recognized "Franchise" may have their agency name included along with the "Franchisers" name and logo only as long as it is required by the "Franchiser" and the "Franchiser's" name and logo are Federally registered.



Fairway Village

SIGN PROGRAM



ALLOWABLE SIGN PARAMETERS



Fairway Village

SIGN PROGRAM

Allowable Sign Types: Channel letters with restricted Mixed Media (see pages A2, D5, D6 and D7).

Quantity allowed: One per elevation for a maximum of three per tenant, subject to allowable locations below.

Allowable Locations: Where indicated on building elevations pages B2 - B4.

Maximum Sign Height Parking Area Elevations: 18" for one-line configurations and 2'-0" for two-line configurations; or 75% of the vertical height of the Sign Fascia Area free of Architectural Encumbrances, whichever is least (see Page D2).

Maximum Sign Height Street Facing Elevations: 2'-6" for one-line configurations and 3'-0" for two-line configurations; or 75% of the vertical height of the Sign Fascia Area free of Architectural Encumbrances, whichever is least (see Page D2).

Maximum Letter, Logo or Feature Height: 2'-6" if in one-line configuration and 12" for the secondary line or feature in two-line configurations, whether on the top or bottom.

Maximum Length: 75% of horizontal Sign Fascia Area from the left leasehold line to the right leasehold line that is free of Architectural Encumbrances (see Page D2).

Maximum Depth: 5" for Channel Letters and 8" for any other features.

Maximum Individual Sign Area: 10% of the Building Wall Area or the product of the Maximum Sign Height x the Maximum Length, whichever is least (see Page D3 and D4).

Maximum Total Building Sign Area: 500 Square Feet per elevation for Building A and 250 Square Feet per elevation for Building B.

Placement Restrictions: Equally spaced horizontally and vertically within the Sign Fascia Area (see Page D2)

Logos, Fonts and Colors: May be according to tenant's own developed design whether original or nationally recognized, subject to Property Owner's approval. Only logos and descriptive copy are allowed, slogans are prohibited.

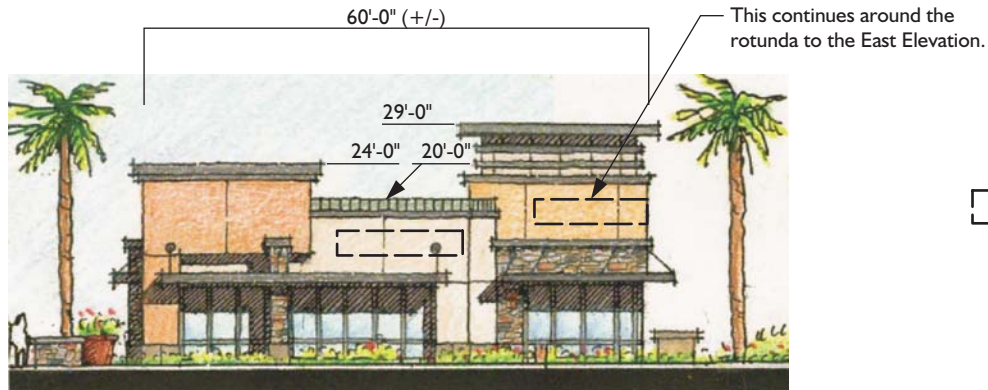


BUILDING A SIGN LOCATIONS



Fairway Village

SIGN PROGRAM

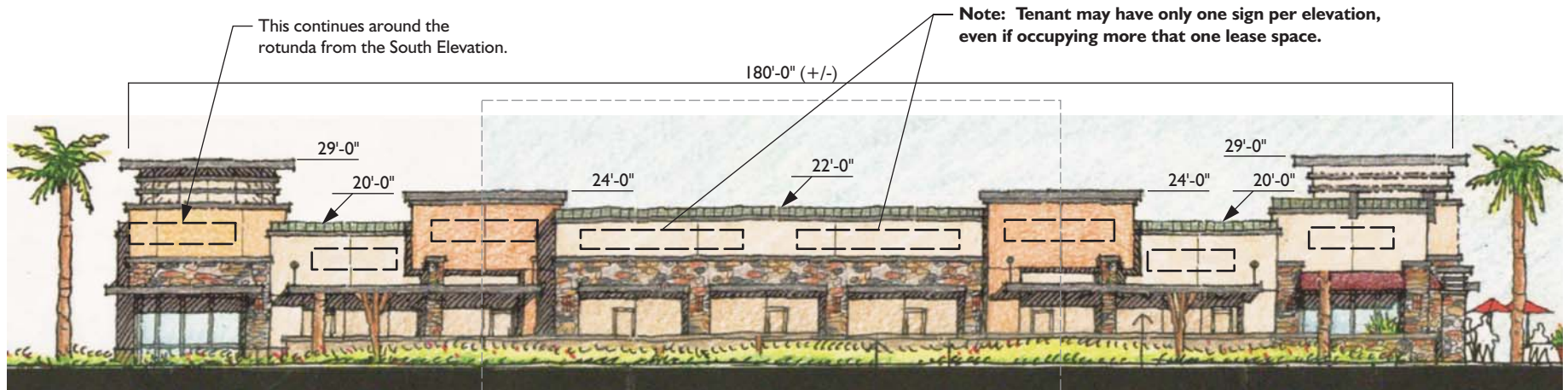


Building A South Elevation

Key:

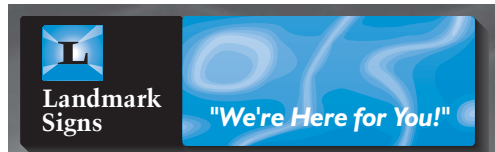
= Allowable Sign Locations

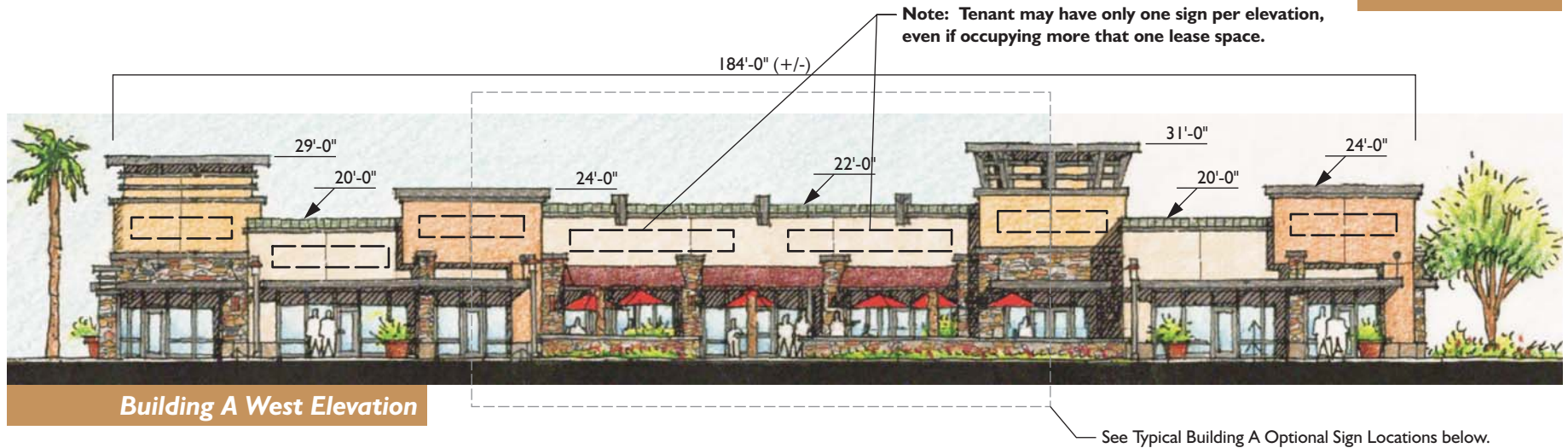
See Page B I for maximum height, length, area and placement restrictions.



Building A East Elevation

See Typical Building A Optional Sign Locations, Page B3.





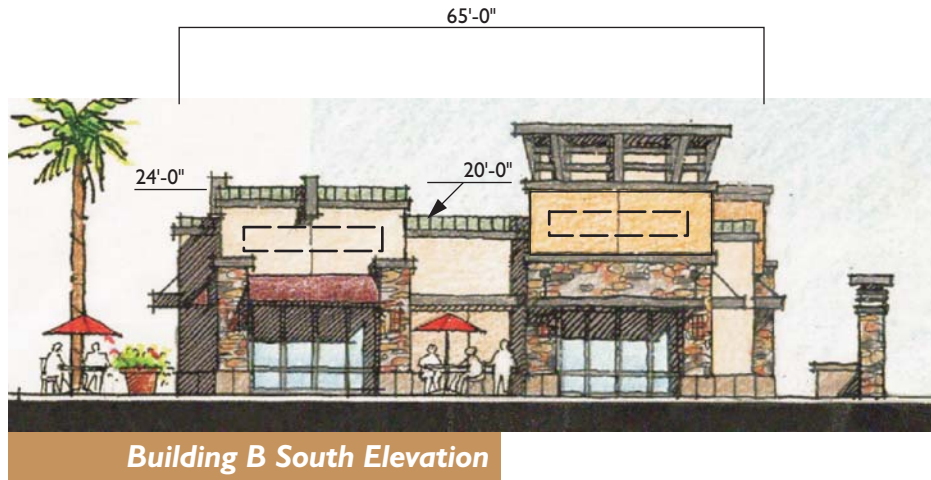
Key:

[] = Allowable Sign Locations

See Page B I for maximum height, length, area and placement restrictions.



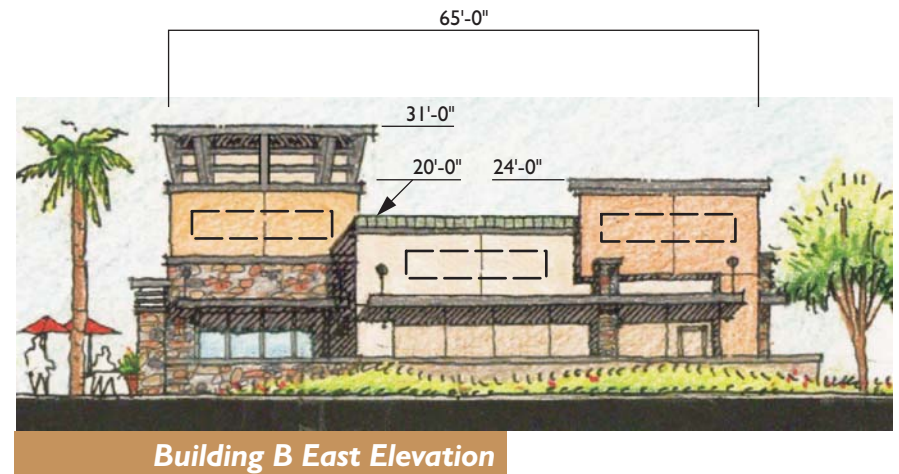
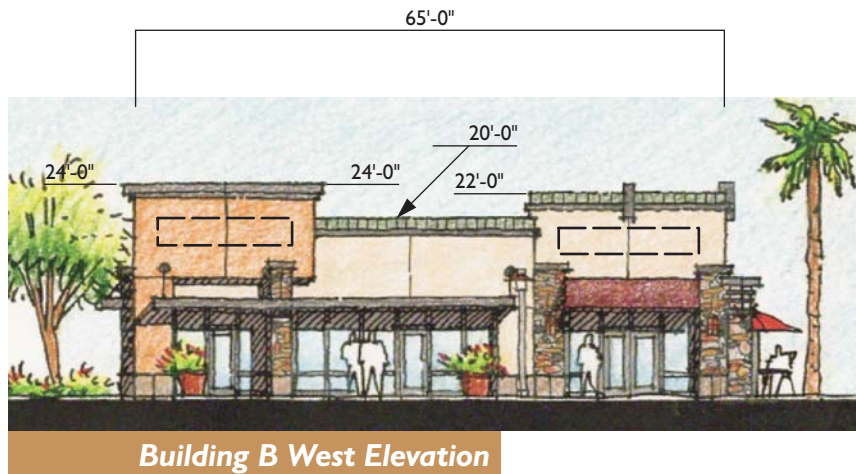
BUILDING B SIGN LOCATIONS



Key:

[] = Allowable Sign Locations

See Page B1 for maximum height, length, area and placement restrictions.



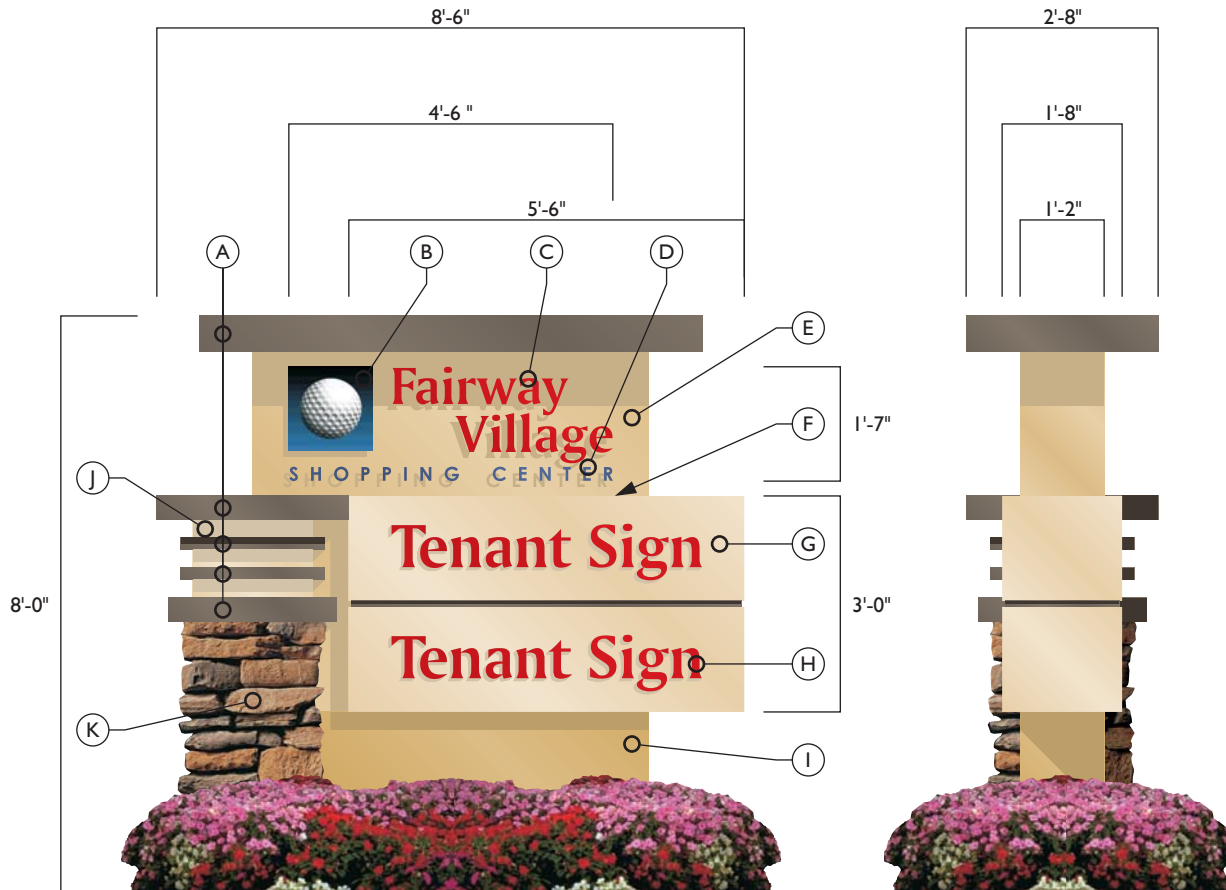
PROJECT MONUMENT SIGN

SIGN SPECIFICATIONS AND ELEVATION



Fairway Village

SIGN PROGRAM

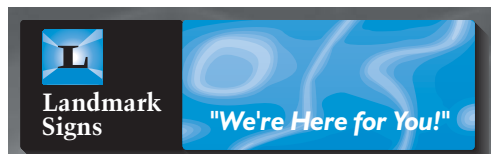


Scale: 3/8" = 1'-0"

End View

Specifications

- (A) .080 Fabricated aluminum moldings with light texture coating and paint to match Frazee #8775D Metal Shavings.
- (B) 1/2" F. C. O. aluminum logo painted with Matthews #42-219 Capri Blue, overlaid with high-performance 1200 dpi digital vinyl print and pegged-off background 1" using stainless steel threaded studs.
- (C) 1/2" F. C. O. aluminum letters painted with Matthews #42-214 Mexicali Red and pegged-off background 1" using stainless steel threaded studs.
- (D) 1/2" F. C. O. aluminum logo painted with Matthews #42-219 Capri Blue and pegged-off background 1" using stainless steel threaded studs.
- (E) .080 Fabricated aluminum background with light texture coating and paint to match Frazee #7754M Safari Tan.
- (F) Hidden high-output fluorescent fixture (weather sealed) uplighting along cabinet and molding top.
- (G) .080 Fabricated aluminum cabinet with light texture coating and paint to match Frazee #8231 Sawyer's Fence, and internal 800 M. A. high-output fluorescent lighting.
- (H) 1/2" Push-thru clear acrylic lettering with combination halo and thru-lighting, overlaid with translucent vinyl to Tenant's specifications.
- (I) .080 Fabricated aluminum reveal with light texture coating and paint to match Frazee #8231 Sawyer's Fence.
- (J) Rustic Southern LedgeStone Cultured Stone.



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ALLOWABLE SIGN PARAMETERS



**Fairway
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Sign Type: Double-face internally and externally illuminated monument sign.

Sign Specifications and Fabrication: See page C1.

Quantity allowed: One per street frontage.

Allowable Locations: Where indicated on project Site Plan, page D1.

Maximum Height: 8'-0" (see Page C1).

Maximum Sign Area: 8.25 square feet for each Tenant and 7.5 square feet for each Center Identification, for a total of 24 square feet for each sign face.

Tenant Panels Allowed: Two per side for a total of four. Each may be a different Tenant per Property Owners discretion.

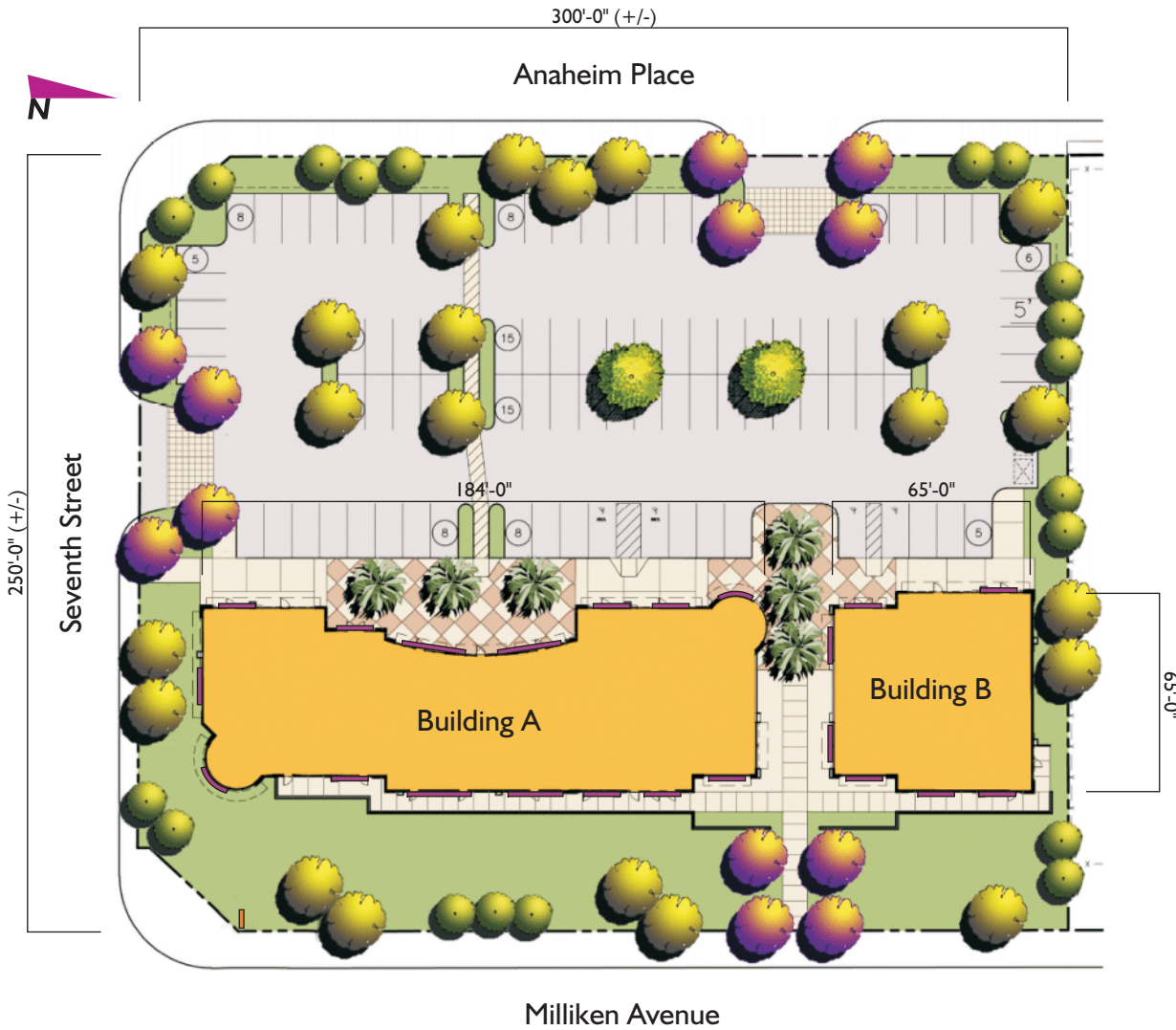
Tenant Logo and Letter Styles: To match tenant's own styles.

Maximum Tenant Image Height: 8".

Tenant Colors Allowed: To match tenant's own colors.



PROJECT SITE PLAN



Key:

-  = Wall Sign Locations
-  = Monument Sign Location

Scale: 1" = 60'-0"



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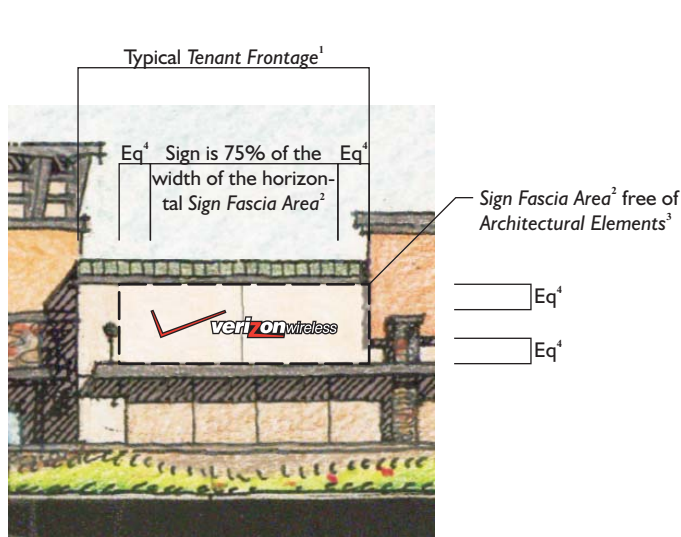


Fairway Village

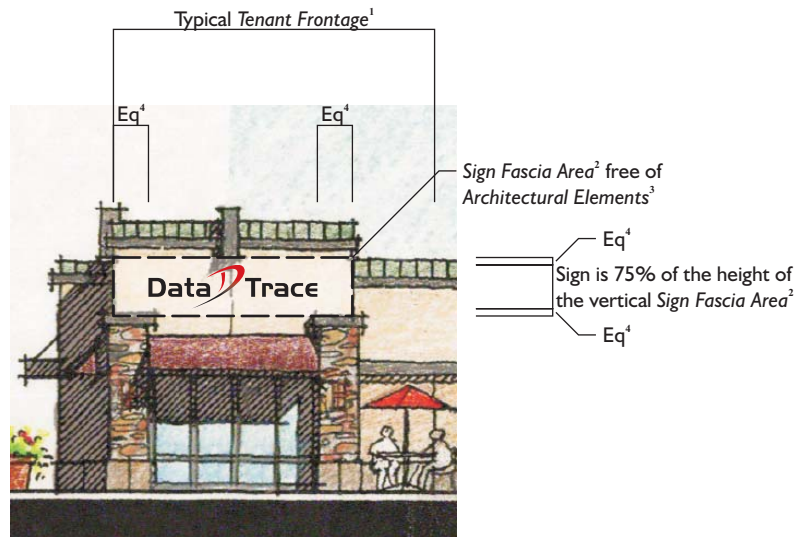
SIGN PROGRAM

D1

TYPICAL SIGN PLACEMENT DETAILS



Horizontal Fascia Area Detail A



Vertical Fascia Area Detail B

Notes:

¹Tenant Frontage is the width of the store as determined by measuring the distance from the left leasehold line to the right leasehold line.

²Sign Fascia Area is the horizontal and vertical wall surface free from Architectural Encumbrances.³

³Architectural Elements are columns and column capitals, protruding walls, canopies and canopy brackets, keystones and any other architectural features that protrude from or break into a continuously flat wall surface.

⁴Signs must be equally spaced horizontally and vertically within the Sign Fascia Area.²

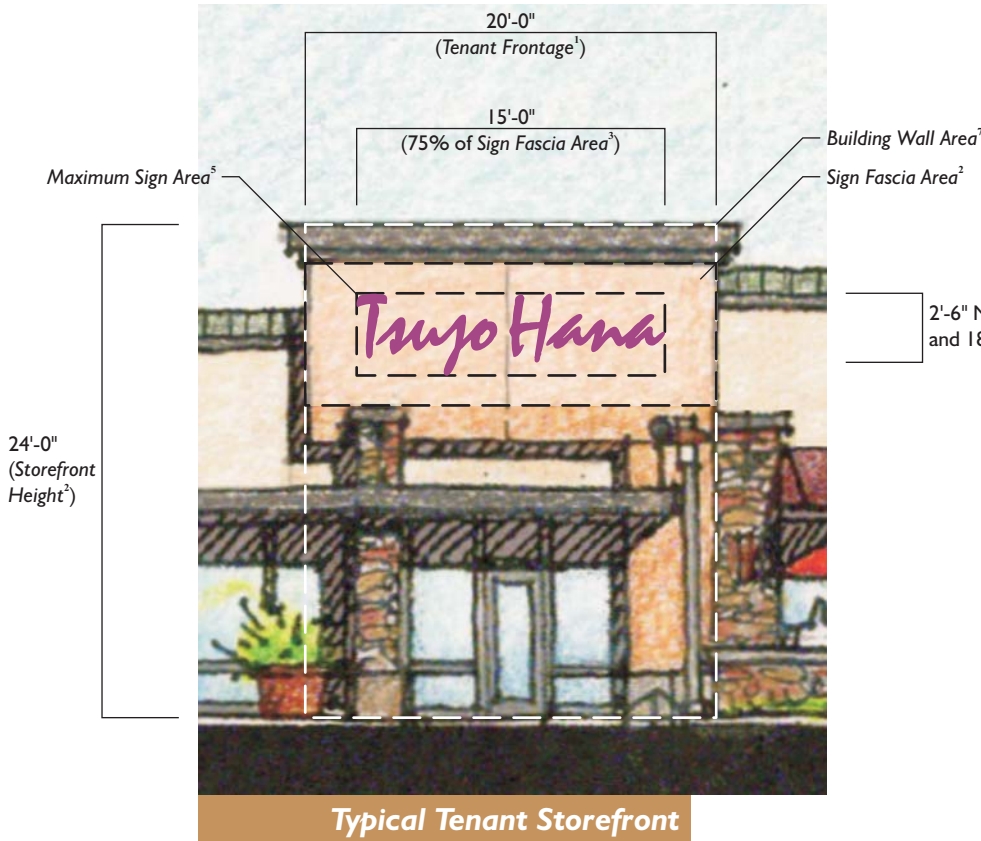


Fairway Village

SIGN PROGRAM



MAXIMUM SIGN AREA CALCULATION



Maximum Sign Area Calculation:
 (Using the Typical Tenant Storefront example to the left)

$$20'-0" \text{ (Tenant Frontage}^1) \times 24'-0" \text{ (Storefront Height}^2) = 480 \text{ Sq. Ft. (Building Wall Area}^7)$$

$$480 \text{ Sq. Ft. (Building Wall Area}^7) \times 10\% = 48 \text{ Sq. Ft. (Maximum Sign Area}^6)$$

Sign Area (see page D4) at left is 37.5 Sq. Ft. (3'-0" x 15'-0") and therefore not greater than the Maximum Sign Area.⁶

2'-6" Maximum Sign Height for One-Line Configurations where Street Facing and 18" Maximum for Parking Area signs.

Notes:

¹Tenant Frontage is the width of the store as determined by measuring the distance from the left leasehold line to the right leasehold line.

²Storefront Height is the height of the store as determined by measuring from the ground level to the building top at the center point of the Tenant Frontage.¹

³Sign Fascia Area is the horizontal and vertical wall surface free from Architectural Encumbrances (see page D2).

⁴Maximum Height is equal to 3'-0" or 75% of the vertical height of the Sign Fascia Area³, whichever is least (see Page B1).

⁵Maximum Length is equal to 75% of horizontal width of the Sign Fascia Area.³

⁶Maximum Sign Area is 10% of the Building Wall Area⁷ or the product of the Maximum Height⁴ x the Maximum Length,⁵ whichever is least.

⁷Building Wall Area is determined by multiplying the Tenant Frontage¹ by the Storefront Elevation.²



Fairway Village

SIGN PROGRAM



TYPICAL SIGN AREA EXAMPLES



Fairway Village

SIGN PROGRAM

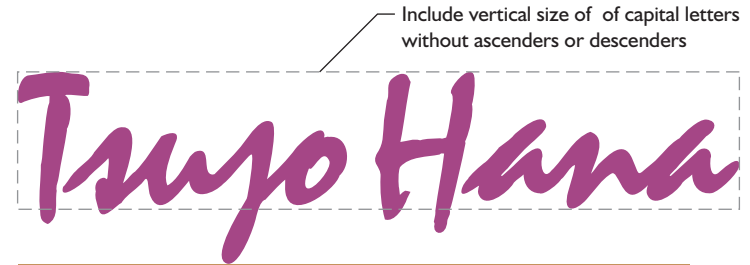


Logo, Letter & Descriptive Line Combinations

Sign area is calculated by drawing a simple rectangle around the entire sign as shown.



Irregular Sized Letters



Upper and Lower Case Letters



Letter & Mixed Media Descriptive Line Combinations

Key:



= Area to be included in determining Sign Area



ACCEPTABLE CHANNEL LETTER TYPES

Any type or combination of the following may be used for the main line of the sign:



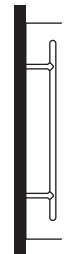
Standard Direct "Thru Illumination"



Reverse Channel "Halo" Internal Illumination



Combination Thru-Illumination and "Halo"



Internal "Exposed" Neon



Channel Cabinets shaped to an outline of the letters



Fairway Village

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ACCEPTABLE LOGO & DESCRIPTIVE LINE TYPES

Any of the following may be used for a logo or secondary descriptive line:



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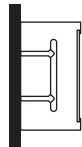
SIGN PROGRAM



Channel Type (see page D-5 for alternatives)



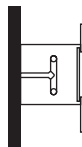
Individual non-illuminated acrylic or metal letters*



Neon or LED channel with Routed copy



Neon or LED channel with Push-thru for "Halo" effect



Irregular shapes over hidden channel cabinets

*Minimum 1/2" deep, cast aluminum is acceptable and formed acrylic or foam letters are prohibited. FCO letters must be pegged-off the wall surface a minimum of 1/2".



UNACCEPTABLE SIGN TYPES

None of the following types are acceptable:



Fairway Village

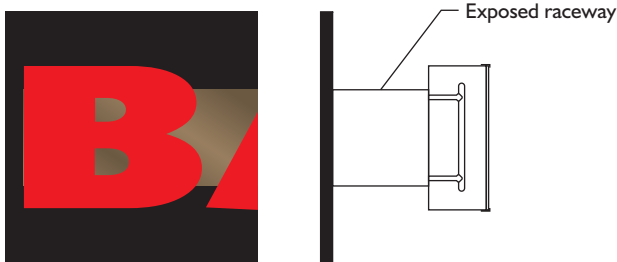
SIGN PROGRAM



Square or rectangular channel cabinets



Fluorescent illuminated sign cabinets



Channel letters applied to exposed raceways

