

Owner:
Blue Sky Management
27762 Antonio Parkway
Suite L1-606
Ladera Ranch, CA
949.459.5848

Project:
Heritage Crossings
NW Corner Cherry Avenue
& Roanoke Road
Fontana, CA

Architect:
Andy Perez & Associates
18004 Skypark Circle
Suite 237
Irvine, CA 92614
949.756.1363

Designer:
Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Revision Date 6.8.2006

Planned Sign Program

APPROVED

JUL 26 2006

PLANNING DEPT.

Project Description:

New retail project with multi-tenant leaseholds, car wash and freestanding restaurant. Proposed sign identification for all buildings contained herein is in keeping with the surrounding retail development and the existing sign standards already established.

Approvals:

A. It is a mandatory requirement that the tenant's exterior signs receive written approval by Blue Sky Management, or their designated agent, prior to fabrication, and for the purpose of this document from hereon to be known as "Landlord".

Landlord's approval shall be based on:

1. Conformity to the sign criteria established for the project, including fabrication, materials, workmanship, as well as method of installation.
2. Harmony and compatibility with the project as a whole.
3. Landlord has the specific right to refuse approval of any sign design which does not conform to the specific criteria set forth herein.

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

1. Three (3) copies of detailed sign shop drawings, drawn to scale and in color, submitted to:

Blue Sky Management
27762 Antonlo Parkway
Ste. L1 - 606
Ladera Ranch, CA 92694
Attn: Mike Austin

C. Shop drawings shall include:

1. Scaled building elevation(s) showing all exterior sign(s) in proposed locations. Building and leasehold frontage shall be dimensioned.
2. Site plan indicating sign location(s) relative to the entire project, as well as street locations and names.
3. Sign detail drawings, fully dimensioned, and specifying all sizes, materials, colors and finishes.
4. Sign section detail indicating illumination type and color, thickness of materials, location of transformers, and method of installation to the building.

Planned Sign Program

Heritage Crossings

Approvals (cont.):

D. Shop drawings marked "Disapproved" or "Approved as Noted" must be corrected and re-submitted as described in paragraph "B". Tenant or it's sign contractor will not be permitted to commence fabrication or installation of any sign, unless the following conditions are met:

1. A set of final shop drawings with Landlord's stamped approval, retained on Tenant's premises at all times during the installation of sign(s) and for a period of thirty (30) days thereafter.
2. No sign shall be installed until a design review Sign Application is approved by the City of Fontana Planning Division and permits from the City of Fontana Building and Safety Division have been secured by the sign contractor.

General Specifications:

1. The advertising or information content on the sign shall be limited to letters designating the store name and established trade logo as registered with the appropriate State or Federal authority and as set forth in signed lease documents on file with the Landlord.
2. All letters shall be lighted channel letters, fabricated from aluminum, with type style and colors subject to Landlord's approval.
3. Logo symbols used in conjunction with letters will be considered as part of the sign area, and are subject to Landlord's approval.
4. Tenant shall pay for all signs, their installation and connection, as well as on-going maintenance. Tenant's sign contractor must file, pay for, and obtain any licences, permits, and variances as required for sign installation by the City of Fontana.
5. Each Tenant is responsible for any repairs needed for property damage by its sign contractor caused by the installation of said Tenant's sign.
6. Each Tenant shall be responsible for the performance of its sign contractor.
7. Each Tenant shall be responsible for the removal of his sign within thirty (30) days after vacating the site. Removal shall include repair and restoration of the wall surface back to its original condition, and must undergo final inspection and sign-off by Landlord.
8. Individual shop address numerals will be installed by the Landlord.
9. Each Tenant shall be responsible for keeping their signage in a good state of repair, in the sole judgement of the Landlord. Remedy of specified non-acceptance condition(s) shall be made by the occupant within thirty (30) days from receipt of such written notification.
10. The stretching or distorting of letters used in sign design is discouraged, as it effects readability and the quality of the message. As well, bigger letters do not always convey the message more effectively. This criteria intends to provide consistent, proportional signage for all tenants.

Fabrication and Installation Specifications

- A. The fabrication and installation of all signs shall be subject to the following restrictions:
 1. All channel letters are to be fabricated from .050 to .125 aluminum sheet. Letters must be fabricated of welded or stapled aluminum with solid aluminum backs. No pop-riveted letters shall be allowed. Channelume, Channel Classic, and Channel Letter edge type letters will not be allowed due to the rapid deterioration factor (no exceptions). Five inch (5") deep letter returns shall be primed and painted with two (2) coats of Du Pont medium bronze acrylic enamel, unless otherwise approved by the Landlord.
 2. Letter faces shall be a minimum of 1/8" thick, flat surface, colored acrylic, or acrylic with translucent color vinyl film. Colors are open to tenant, subject to Landlord approval.
 3. Retainer trimcap shall be 3/4" wide Plasco brand dark bronze, unless otherwise approved by the Landlord. Trimcap retaining screws shall be #7 x 3/8" Phillips head sheet metal screws, painted to match the trimcap color.
 4. Neon tubing will be 13 to 15 mm or LED (Light Emitting Diode).
 5. Normal power 30 mA factor transformers shall be used.
 6. Electrobot connectors shall be used for all neon tube systems. All sign components to be U.L. compliant and labeled as such.
 7. All sign letters to be secured by concealed fasteners, stainless steel or nickel cadmium plated.
 8. No exposed incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by the Landlord and the City Building Department.
 9. All penetrations of the building structure for sign installation shall be sealed in a watertight condition.
 10. All channel letters must have a 3/16" diameter drain hole at the bottom of each letter.
 11. The Landlord shall be responsible for providing primary electrical power terminations to the sign area at the back of the fascia wall.
 12. All signs shall conceal all wiring, transformers, ballasts, starters, conduit or other necessary equipment from view.
 13. No manufacturer's labels will be permitted on the exposed surface of signs.
 14. All work to be performed by a licensed sign contractor (C-45 license). Landlord's recommended sign vendor is Blake Sign Company, Inc., whose contact information is listed on the cover page and title block of these exhibits.

Sign Criteria Guidelines and Restrictions

A. Freestanding Buildings: Single User

1. Quantity: Maximum three (3) illuminated channel letter signs, facing the parking lot and street frontages. One sign per elevation.
2. Sign Size: Maximum one hundred (100) square feet for each sign, with the length not to exceed 70% of the building length where sign appears.
3. Letter Size: Maximum letter height is twenty four (24) inches. Two lines of stacked copy maximum with both lines not to exceed thirty six (36) inches in height, including a minimum of four (4) inches clear between lines. Logo symbol maximum not to exceed thirty six (36) inches in height.

B. In-Line Tenants

1. Quantity: One (1) illuminated channel letter sign, installed to the primary leasehold frontage. Tenants at corner locations will be allowed one (1) secondary sign that faces a street or parking lot.
2. Sign Size: Maximum fifty (50) square feet for primary sign, twenty five (25) square feet for secondary sign. In both cases, sign length not to exceed 70% of the respective leasehold frontage being signed.
3. Letter & Logo Size: Maximum height is twenty four (24) inches, not including ascenders or descenders of letters. Single line copy only.

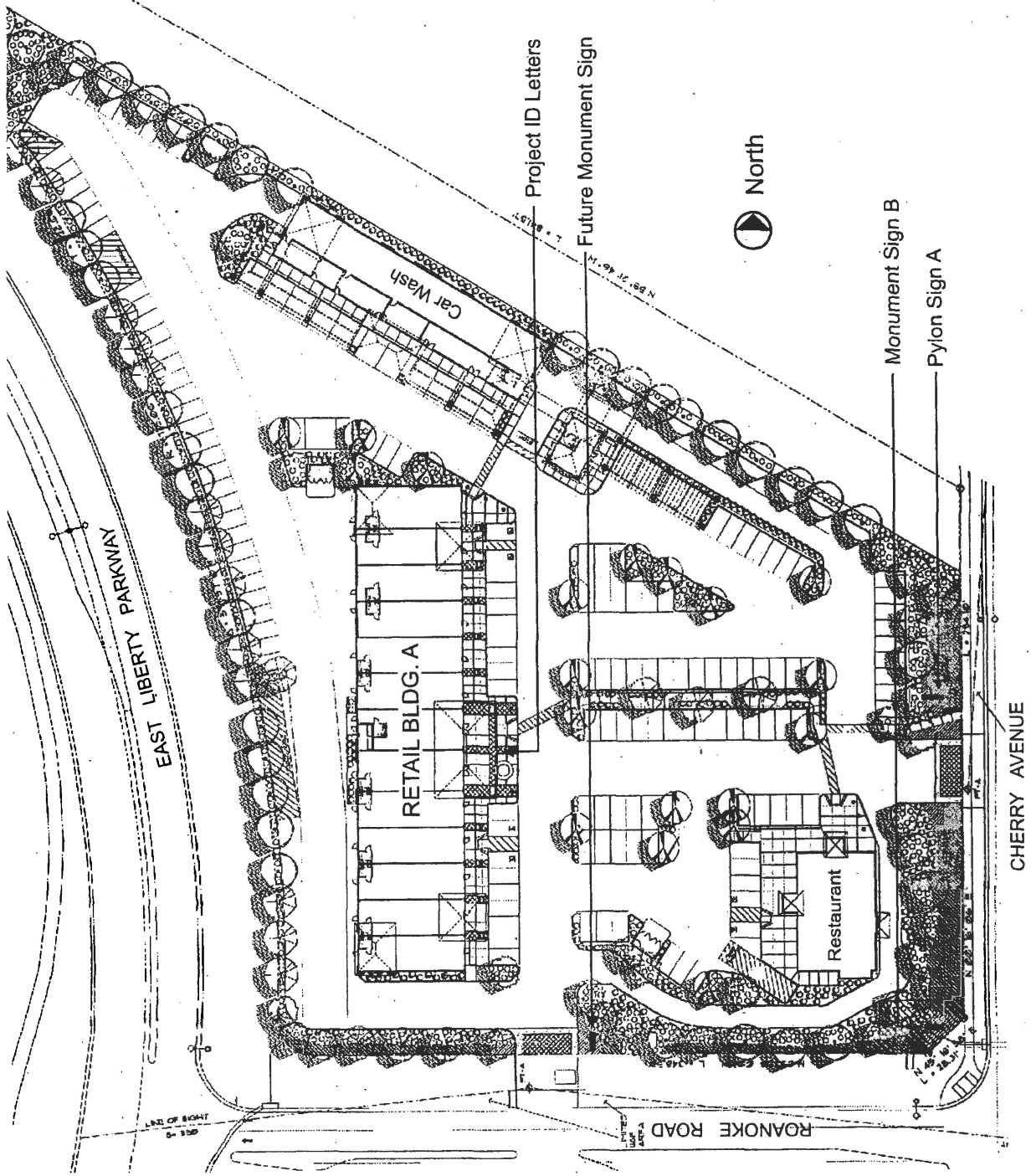
Other Signs

1. Tenant will be allowed to place, where specified on the storefront glass, not more than 144 square inches of white vinyl letters stating hours of operation, credit card information, or emergency telephone numbers. Maximum character height shall not exceed two (2) inches.
2. Tenant will be required to install a rear door identification sign of the size and type specified in these exhibits. These signs are intended to have a uniform appearance for use by suppliers and service personnel and are not intended as advertising.
3. Temporary window signs, such as seasonal displays and special promotions, shall not cover more than twenty-five percent (25%) of window surface area, and will require a Temporary Use Permit from the City of Fontana Planning Division prior to sign installation.

Prohibited Signs

1. No box-type signs will be permitted except for state or federally registered logos, approved by the Landlord.
2. No signs will be permitted on any rooftop, or any part of the building other than the tenant's designated sign location(s) as specified herein.
3. No temporary signs will be permitted of any type without prior written approval of the Landlord and the City of Fontana.
4. No animated, flashing, or audible signs will be allowed.
5. No signs affixed to vehicles will be allowed, other than certain delivery vehicles, which must be in regular use as such. No rendering of services from vehicles will be allowed.
6. No banners, pennants or balloons, or any combination of same, will be permitted without prior written approval by the Landlord and the City of Fontana.

Site Plan



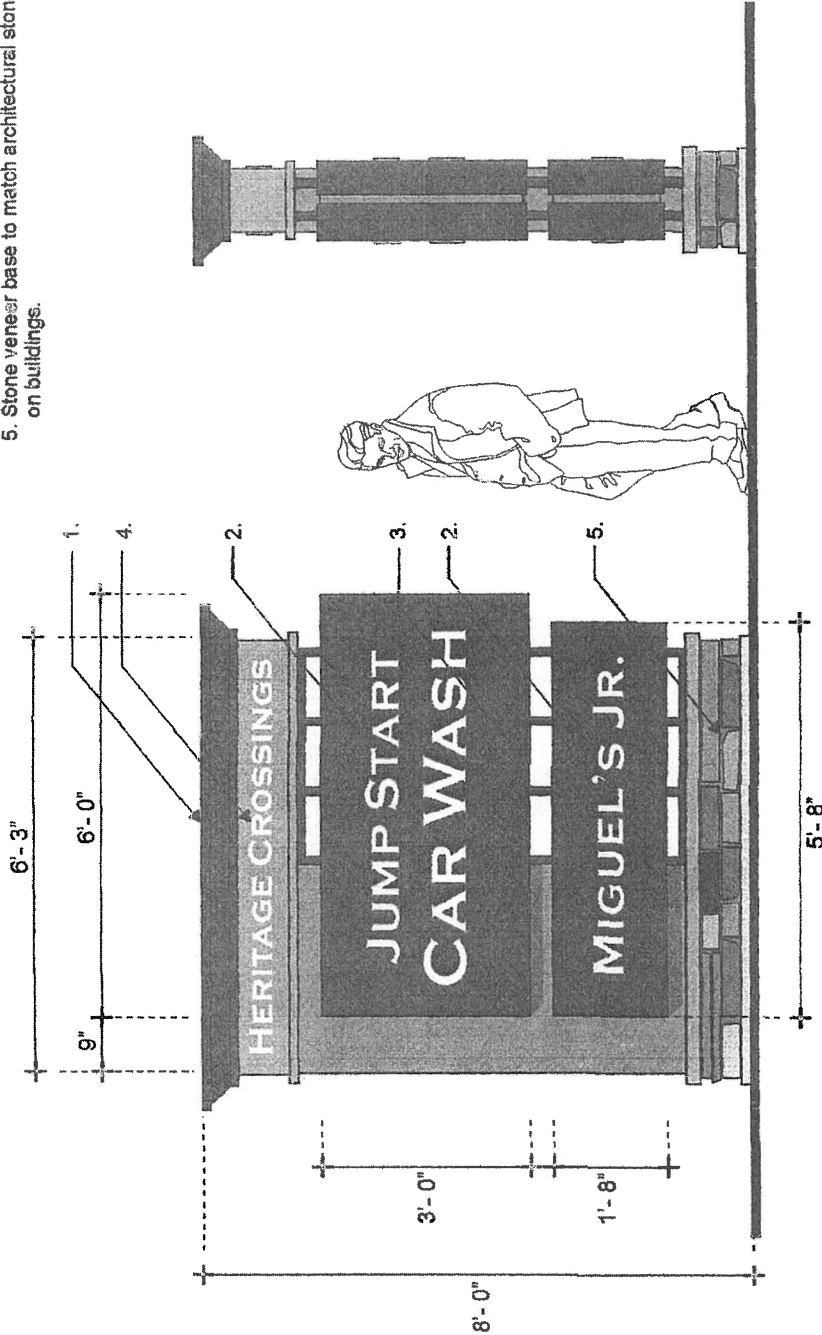
Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Planned Sign Program
Heritage Crossings

Monument Sign A

Specifications:

1. Aluminum structure and cornices with light terracote finish 1/4" building. Paint to match building.
2. Aluminum tenant cabinets with solid opaque faces and routed, push-thru acrylic letters. Backlit.
3. Aluminum square tube trellis frame with smooth paint finish.
4. White acrylic letters pushed-thru routed openings. Backlit.
5. Stone veneer base to match architectural stone used on buildings.



Pylon Sign Front View
3/8" = 1'-0"

Side View
3/8" = 1'-0"

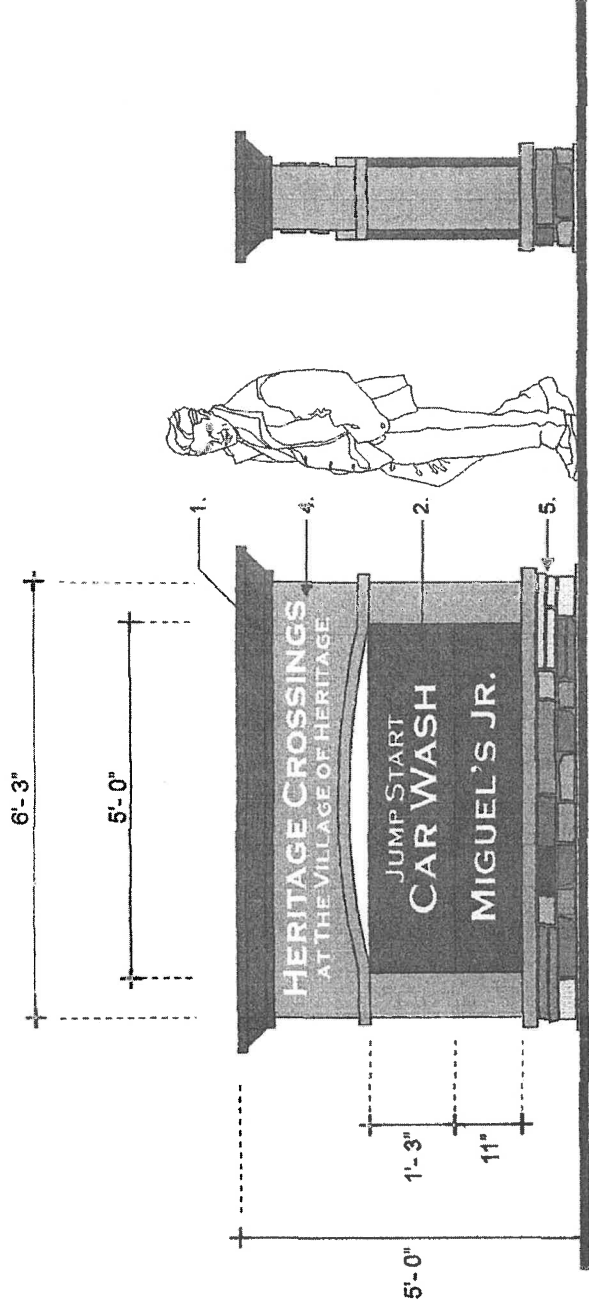
Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Planned Sign Program
Heritage Crossings

Monument Sign B

Specifications:

1. Aluminum structure and cornice with light texcote finish /r/m building. Paint to match building.
2. Aluminum tenant cabinets with solid opaque faces and routed, push-thru acrylic letters. Backlit.
4. White acrylic letters pushed-thru routed openings. Backlit.
5. Stone veneer base to match architectural stone used on buildings.



Side View
3/8"=1'-0"

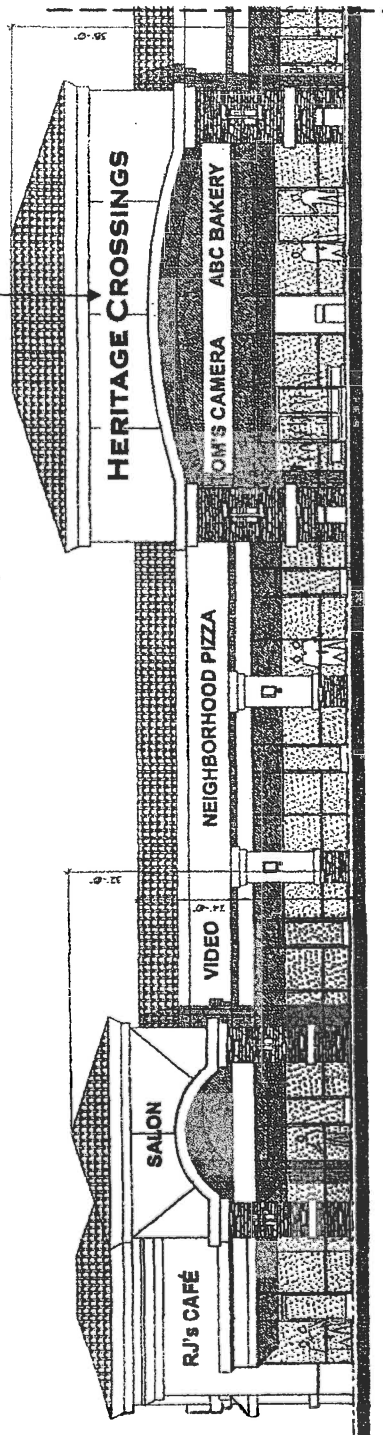
Monument Sign Front View
3/8"=1'-0"

Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Planned Sign Program
Heritage Crossings

Building Elevations

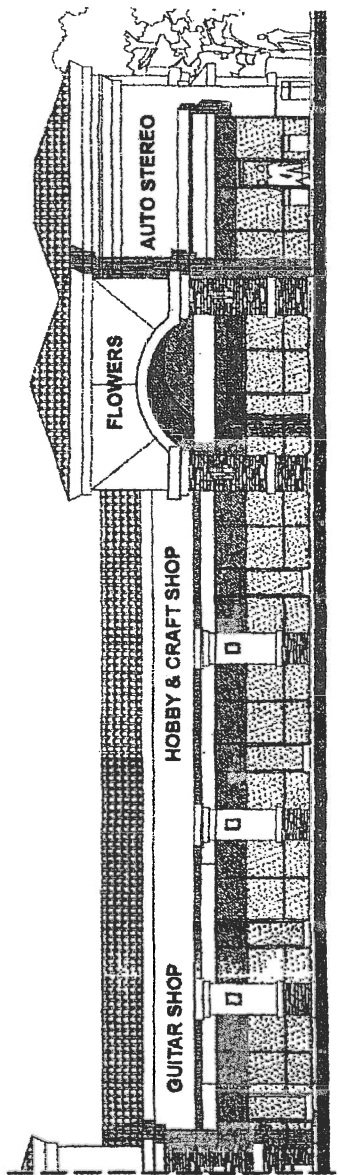
24" h. x 38'-0" channel letters, face and halo illuminated (white)



Building A - South Elevation (Cherry Ave. View)

Note:

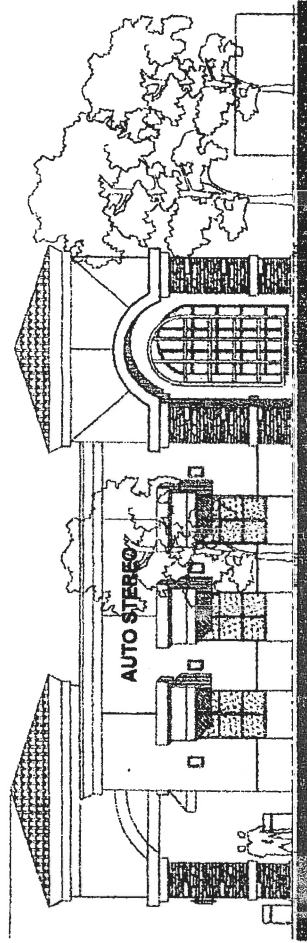
- Tenant names shown are examples and do not reflect actual business names.
- Demising as shown may change which can effect sign placement.



Building A - South Elevation (cont.)

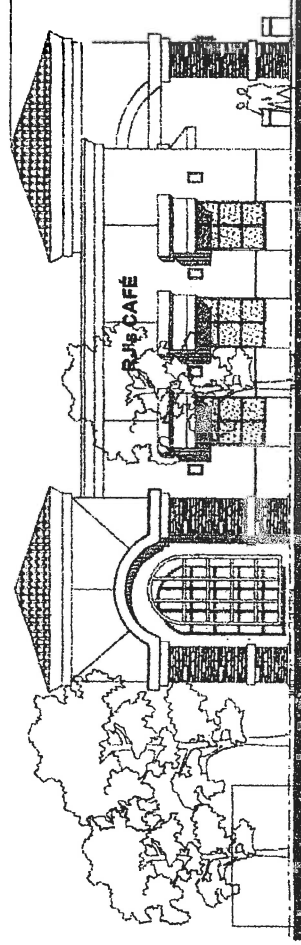
Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Building Elevations



Building A - East Elevation

Note: Tenant names shown are examples and do not reflect actual business names.

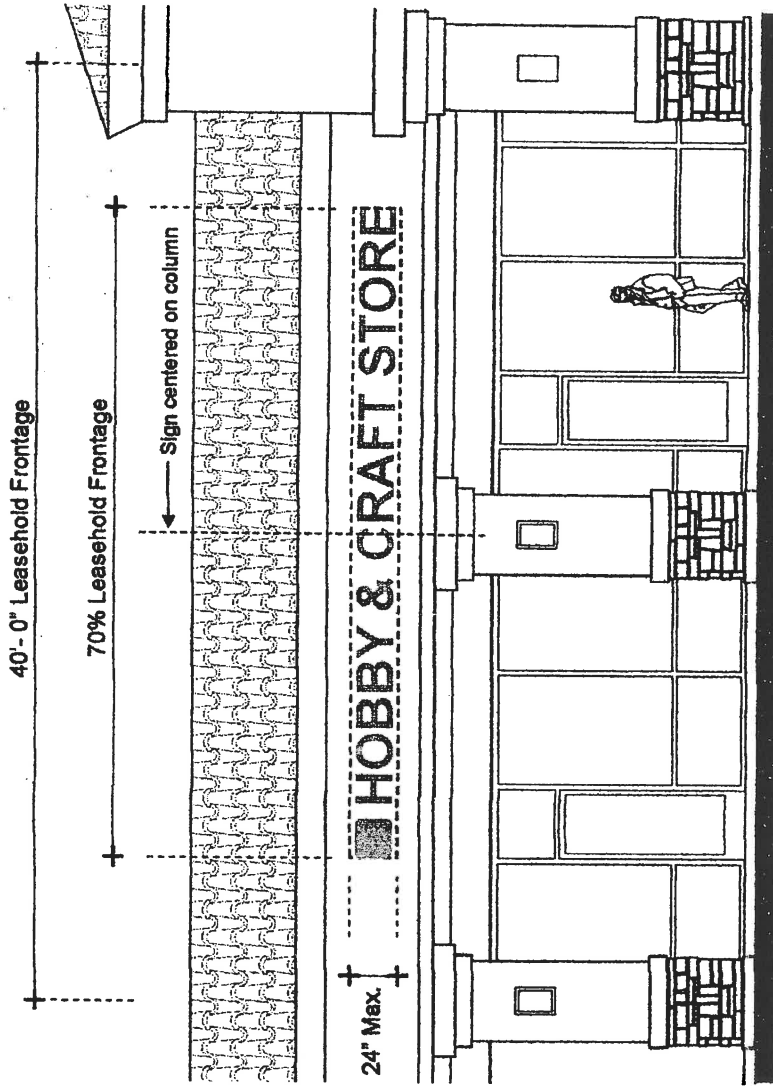


Building A - West Elevation (Roanoke Road View)

Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Planned Sign Program
Heritage Crossings

**Building Elevation
In-Line Tenant**

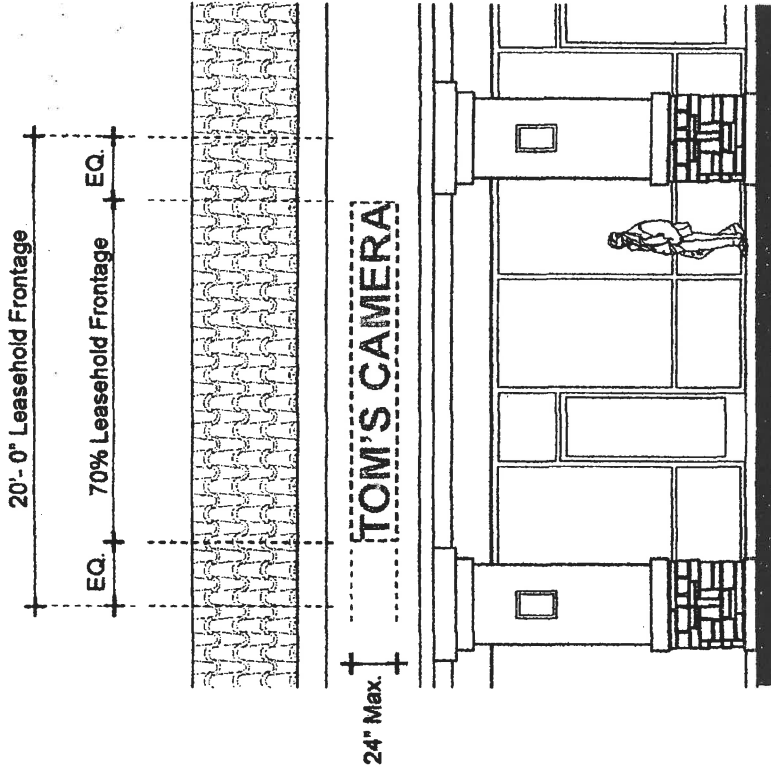


Note: Tenant names shown are examples and do not reflect actual business names.

Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682

Planned Sign Program
Heritage Crossings

**Building Elevation
In-Line Tenant**



**Storefront Detail - Single Bay Leasehold
1/8"=1'-0"**

Note: Tenant names shown are examples and do not reflect actual business names.

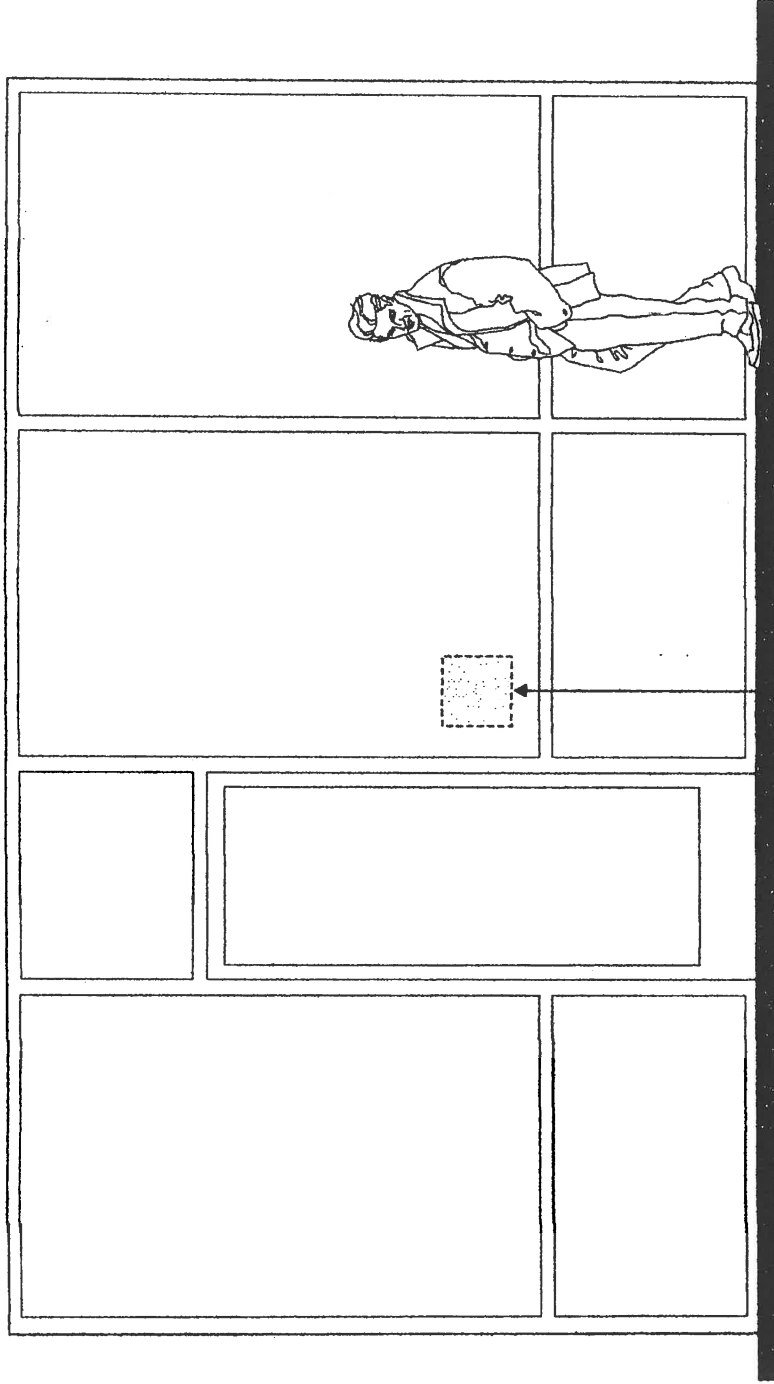
Blake Sign Company
11861 Seaboard Circle
Stanton, CA 90680
714.891.5682

**Planned Sign Program
Heritage Crossings**

**Window Sign
In-Line Tenant**

**Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5662**

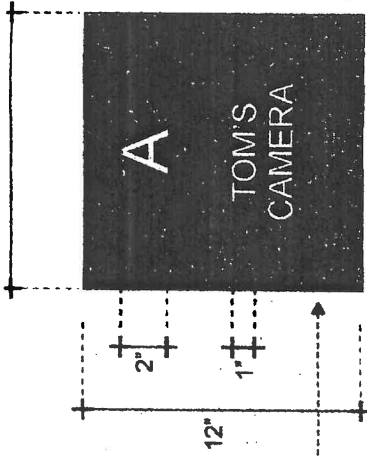
**Planned Sign Program
Heritage Crossings**



Maximum 144 sq. inches of white vinyl applied to the storefront glass at location shown

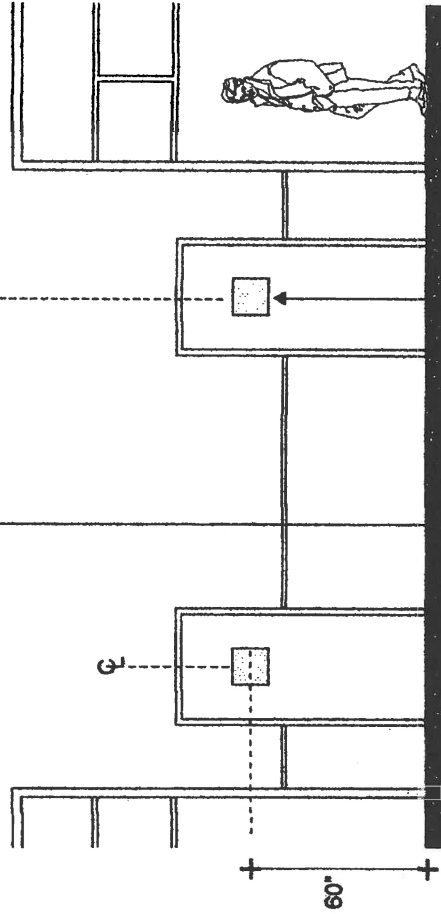
Storefront Detail - Window Sign
3/8"=1'-0"

**Rear Door Plaque
All Tenants**



Plaque cut-out from 3/16" thick acrylic and painted (edges of acrylic sanded smooth prior to painting)

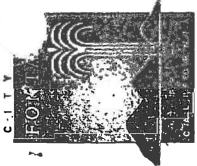
Graphics applied to surface of acrylic using 2 mil vinyl, 3M 220-100 Oyster



**Building A - Rear Elevation Detail
3/16"=1'-0"**

Acrylic door plaque (See detail). Affix to rear service door with double-sided tape and silicone (No visible fasteners)

Blake Sign Company
11861 Seaboard Circle
Stanton, CA 90680
714.891.5882



City of Fontana CALIFORNIA

7/19/2006

Blake Sign Company
Attention: Rick Tilton
11661 Seaboard Circle
Stanton, CA 90680

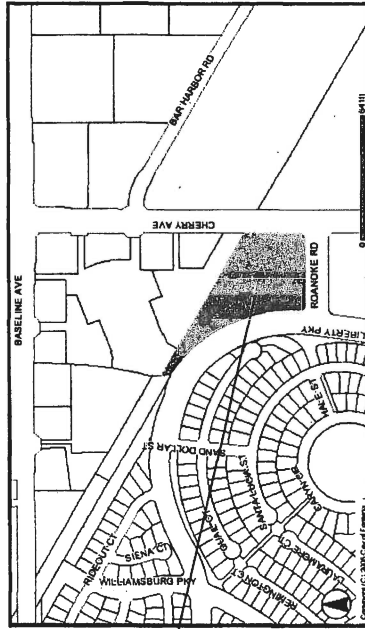
Re: Design Review Sign 06-00073
Heritage Crossings Planned Sign Program
North-West Corner of Cherry Avenue and Roanoke Road

Dear Mr. Tilton:

The City of Fontana, Planning Division, has reviewed and approved the sign program listed in the above referenced application. Pursuant to Chapter 3: Advertising and Signs Code of the Municipal Code of the City of Fontana the following guidelines shall be applicable to the Heritage Crossings Sign Program:

1. No sign shall be installed until a Design Review Sign application is approved by the City of Fontana Planning Division, and permits from the City of Fontana Building and Safety Division are obtained by the sign contractor.
2. See attached Sign Program.

Site Location:



If you have any questions please contact Anthony Rice, Planning Intern, at (909) 428-8807.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



for
Don Williams, AICP
Director of Community Development

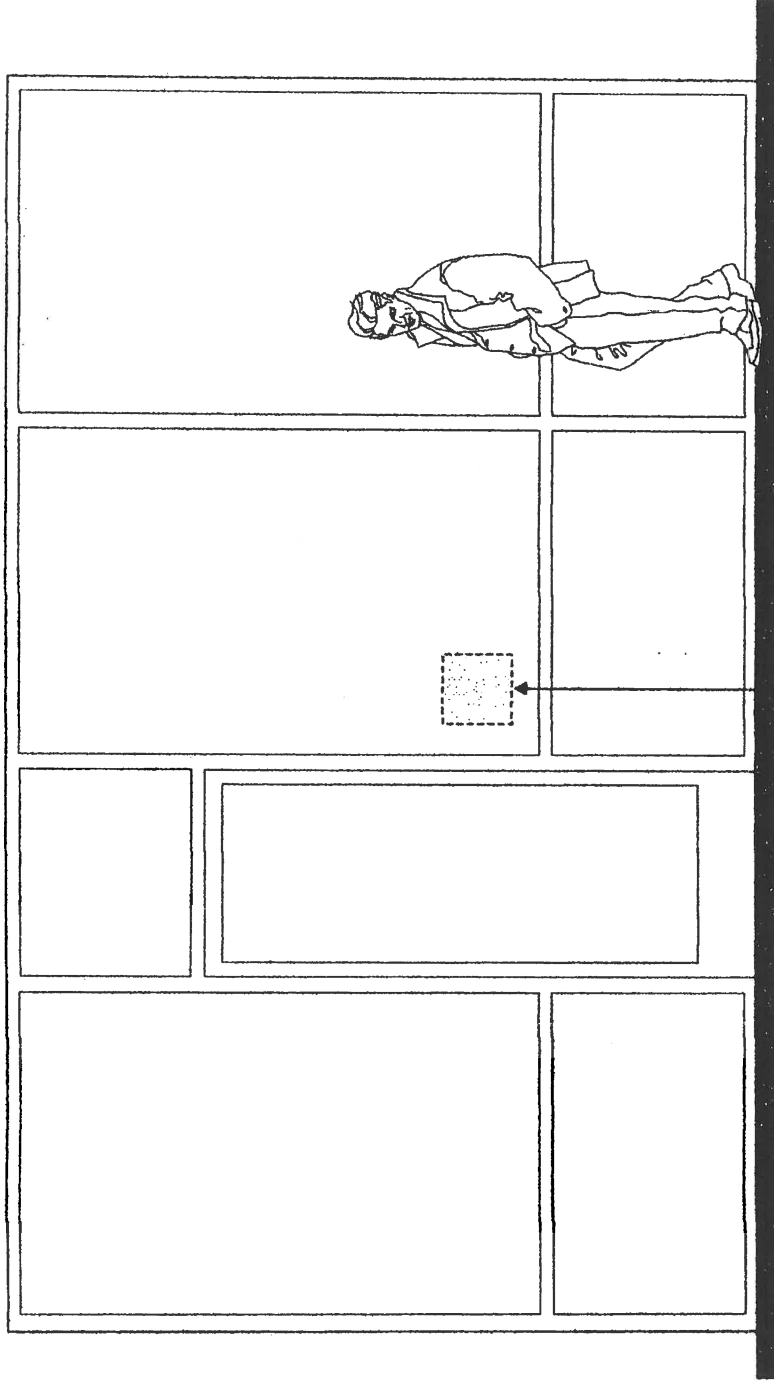
Attachment: Heritage Crossings Sign Program

Cc: Building and Safety
Mary Martinez-Garcia
File

**Window Sign
In-Line Tenant**

**Blake Sign Company
11661 Seaboard Circle
Stanton, CA 90680
714.891.5682**

**Planned Sign Program
Heritage Crossings**



Maximum 144 sq. inches of white vinyl applied to the storefront glass at location shown

Storefront Detail - Window Sign
3/8"=1'-0"

7/10/2006

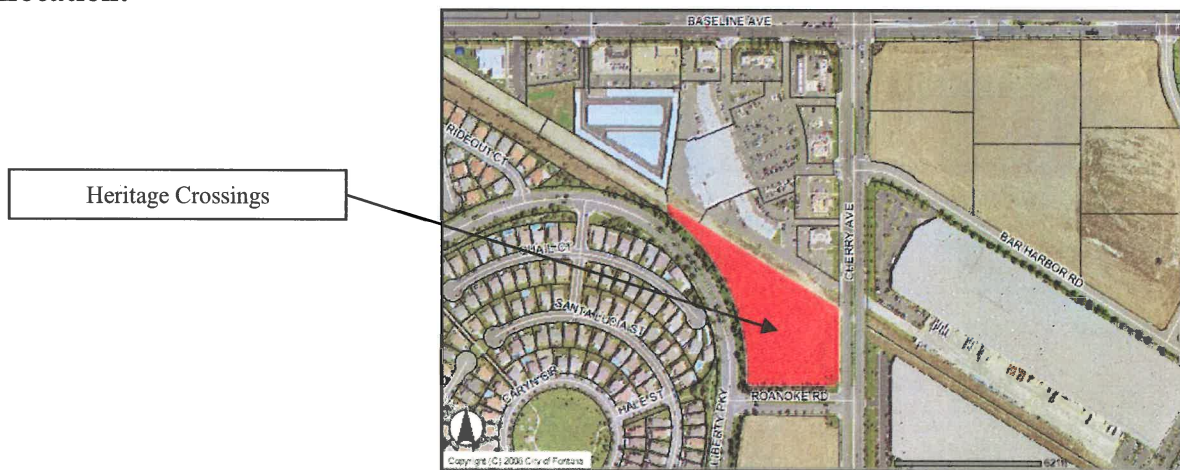
Blake Sign Company
Attention: Rick Tilton
11661 Seaboard Circle
Stanton, CA 90680

Re: Design Review Sign No. 06-073
Heritage Crossings: Planned Sign Program
North-West Corner of Cherry Avenue and Roanoke Road

Dear Mr. Tilton:

The City of Fontana, Planning Division, has reviewed and approved the following sign program listed in the above referenced application:

Site Location:



Heritage Crossings: Planned Sign Program

Project Description:

New retail project with multi-tenant leaseholds, car wash, and freestanding restaurant. Proposed sign identification for all buildings contained herein is in keeping with the surrounding retail development and the existing sign standards already established.

Approvals:

- A. It is a mandatory requirement that the tenant's exterior signs receive written approval by Blue Sky Management, or their designated agent, prior to fabrication, and for the purpose

of this document from hereon to be known as "Landlord." Landlord's approval shall be based on:

1. Conformity to the sign criteria established for the project, including fabrication, materials, workmanship, as well as method of installation.
 2. Harmony and compatibility with the project as a whole.
 3. Landlord has the specific right to refuse approval of any sign design which does not conform to the specific criteria set forth herein.
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Blue Sky Management
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27762 Antonio Parkway Suite L1-606
Ladera Ranch, CA 92694

- C. Shop drawings shall include:
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(End)

If you have any questions please contact Anthony Rice, Planning Intern, at (909) 428-8807.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Don Williams, AICP
Director of Community Development

Cc: Building and Safety
Mary Martinez-Garcia
File