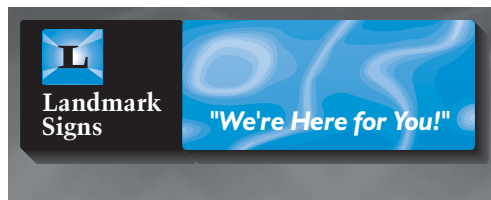


Pittsburgh Business Centre

SIGN PROGRAM

Sixth Street and Pittsburgh Avenue,
Rancho Cucamonga, CA

August 15, 2007



(714) 540-7054 www.landmarksigns.net

General Information

Tenant Procedures & Requirements

Minimum Sign Standards

Prohibited Signs

Pages:

A1

A2

A3

Tenant Wall Signs

Allowable Sign Parameters

Allowable Sign Locations

B1

B2-3

Project Directional Sign

Sign Elevation and Specifications

Allowable Sign Parameters

Location, Landscaping & Irrigation

Letter Band Detail

C1

C2

C3

C4

Exhibits

Project Site Plan

Acceptable Letter Types

Prohibited Letter Types

D1

D2

D3

Property Owner: Richard Dick & Associates
190 Newport Center Drive, Suite 220
Newport Beach, CA 92660
Contact: Mark Yorita
Email: marky@rndick.com
Phone: 949.642.6515
Fax: 949.631.8813

Project Architect: George W. Seitz
18023-A Sky Park Circle
Irvine, CA 92614
Phone: 949.250.1018

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
Contact: John Myres
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, return color 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 and Wall 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

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 and the City of Rancho Cucamonga. 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.

11. Tenant shall be responsible to fill all sign holes with patching material to the level of the wall surface and paint such with paint to match the adjacent wall surface after removal of signs.



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 prohibited.

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



PROHIBITED SIGNS

Any sign of the following types 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 compliance with the codes of the City of Rancho Cucamonga and permits are obtained. 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, sign posts, landscaping or trees.
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. 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.

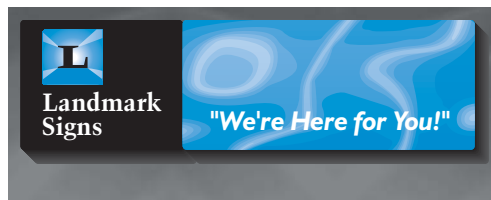
16. Window signs including but not limited to neon displays, neon window borders, lighted cabinets, non-illuminated vinyl, printed or painted graphics or lettering, except those as specifically permitted in this Sign Program or as permitted by previous written approval of the Property Owner and in compliance with the requirements of the City of Rancho Cucamonga.

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.



ALLOWABLE SIGN PARAMETERS

Allowable Sign Types:	Internally illuminated Channel Letters or Non-illuminated Dimensional Letters (minimum 1/2" depth) as indicated on pages D2 and D3.
Quantity allowed:	Maximum of 2 Wall Signs per Tenant at Property Owner's discretion.
Allowable Locations:	Where indicated on building elevations pages B2 & B3. Specific locations are restricted to Major Tenants (tenants occupying 25% or more of the floor space of any single story) or Minor Tenants (tenants occupying less than 25% of the floor space of any single story).
Maximum Letter, Logo or Feature Height:	3'-0" for logos, 2'-6" for double-line copy and 2'-0" for single-line copy
Maximum Depth:	8".
Maximum Length:	Not to exceed a minimum distance of 3'-0" from the right and left sides of the Sign Fascia Area or 25'-0", whichever is least.
Maximum Individual Sign Area:	45 Square Feet for Major Tenants and 30 Square Feet for Minor Tenants.
Maximum Total Building Sign Area:	150 Square Feet per building elevation. (Tenant must include all existing signs on the subject building elevation(s) in designs submitted for permits so the City can confirm this total.)
Placement Restrictions:	Equally spaced horizontally and vertically within the Sign Fascia Area (see B2 & B3).
Logos, Fonts and Colors and Return 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.

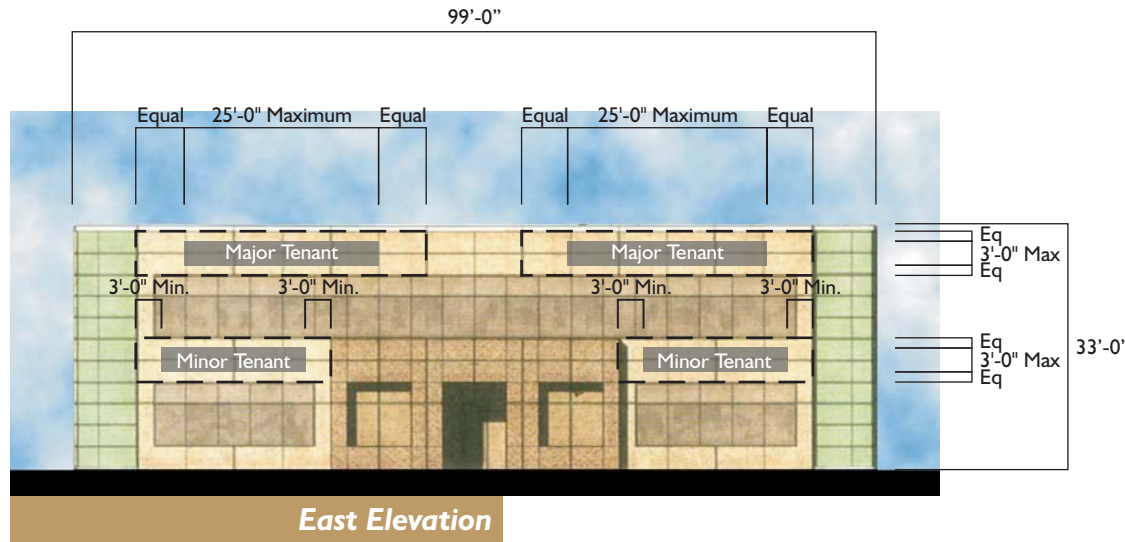


TENANT WALL SIGNS

ALLOWABLE SIGN LOCATIONS

Pittsburgh Business Centre

SIGN PROGRAM

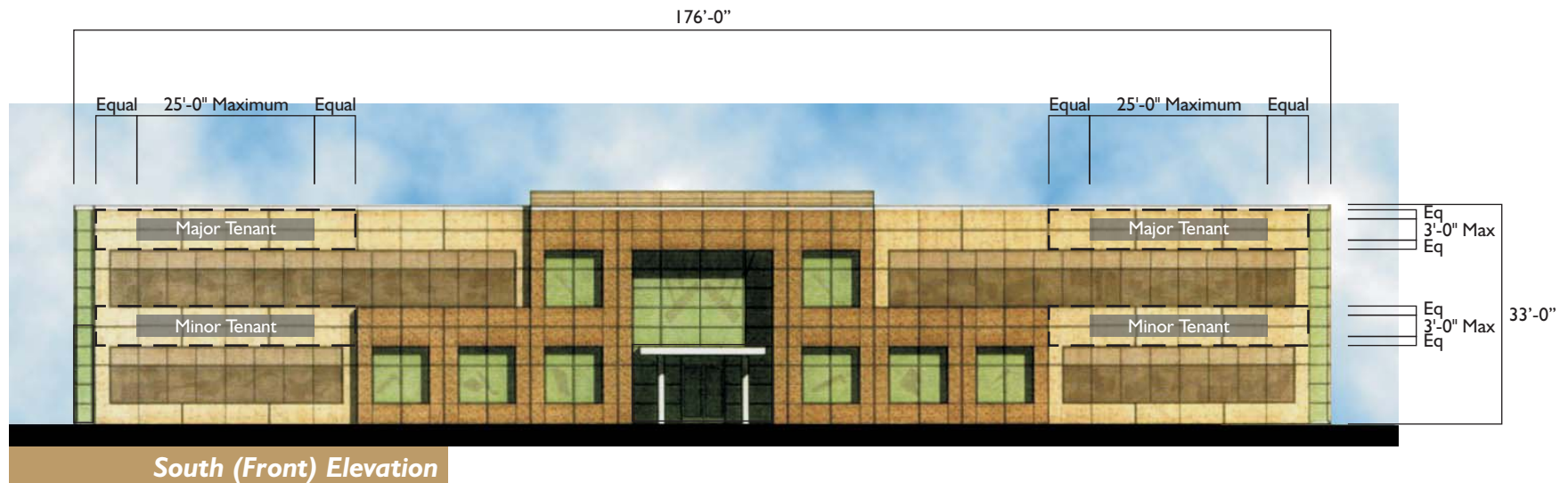


Key:

[] = Sign Fascia Area

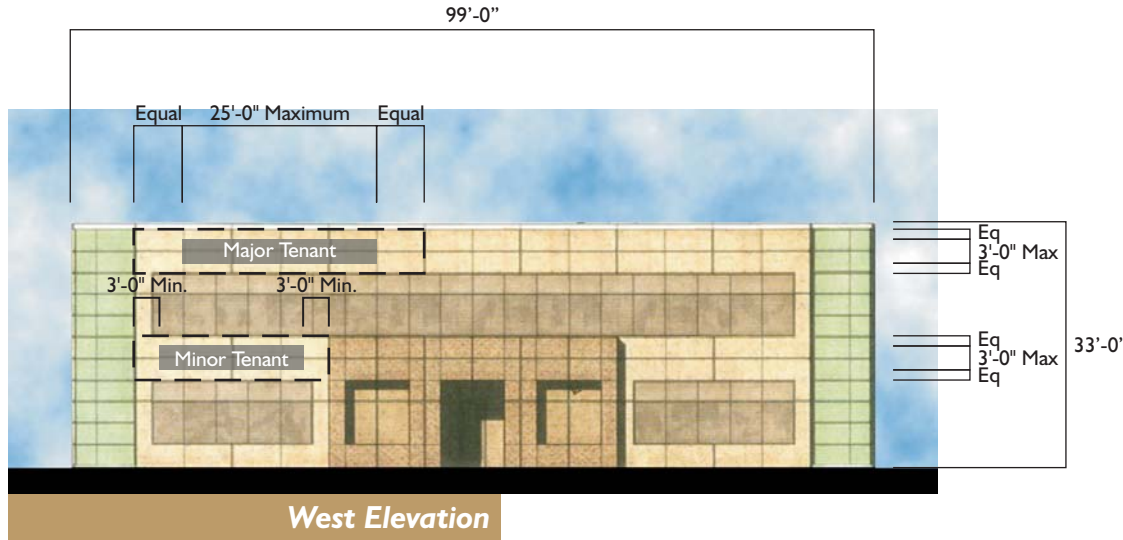
■ = Maximum Sign Area

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



TENANT WALL SIGNS

ALLOWABLE SIGN LOCATIONS

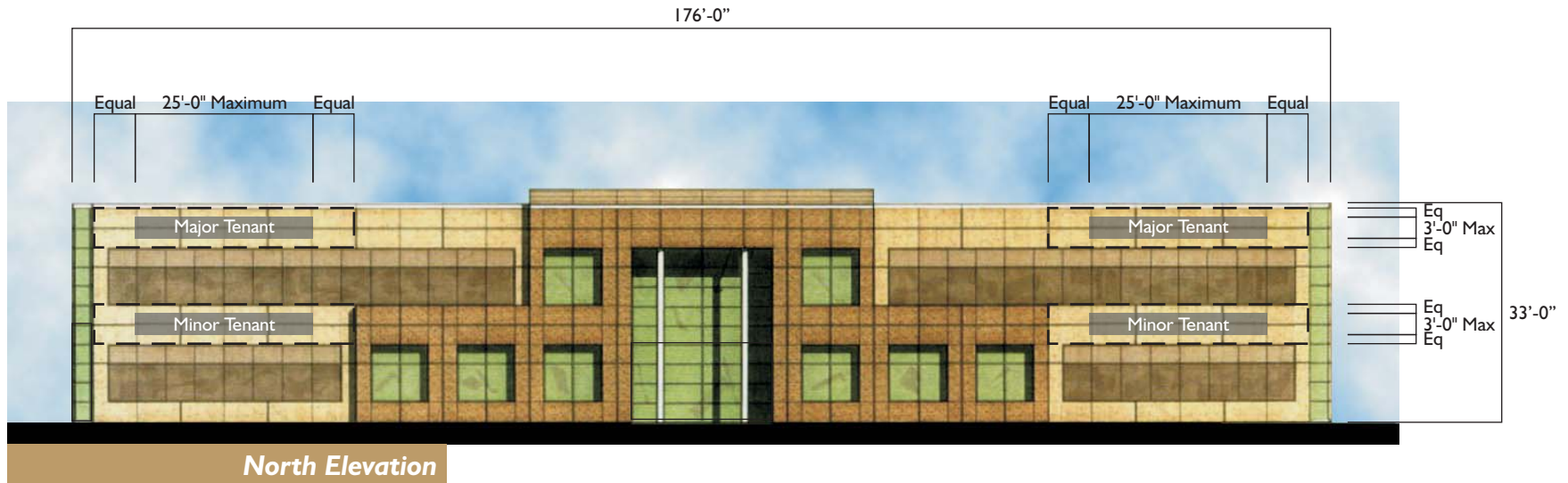


Key:

[Dashed Box] = Sign Fascia Area

[Solid Grey Box] = Maximum Sign Area

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

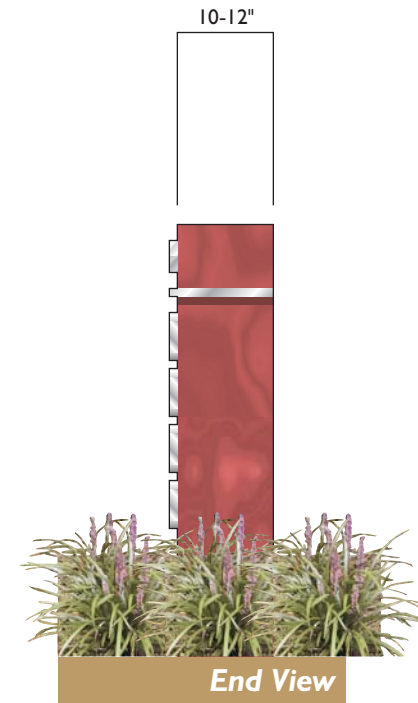
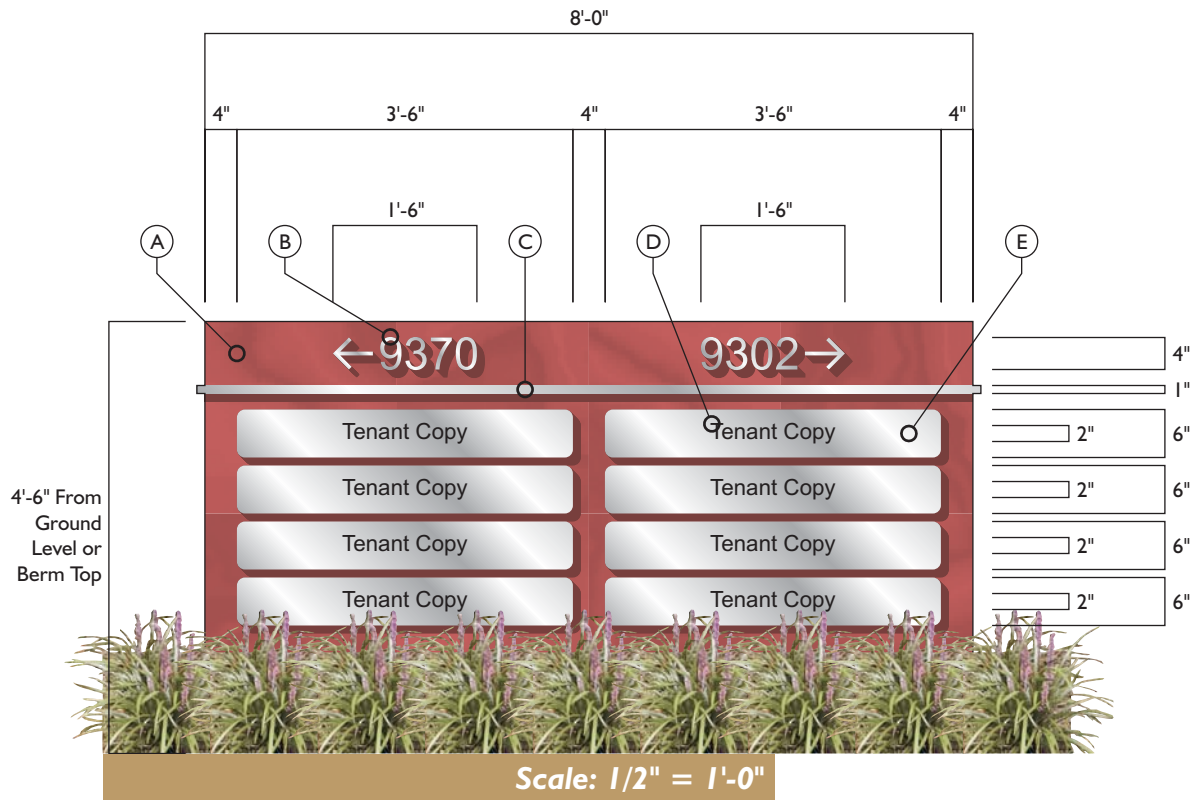


PROJECT DIRECTIONAL SIGN

SIGN SPECIFICATIONS AND ELEVATION

Specifications

- (A) Reinforced block monument clad with Indian Ruby Red Slate
- (B) 1/4" Natural Satin Aluminum address numerals with clear lacquer coating, mounted 1/2" from monument surface with threaded studs.
- (C) 1" deep .090 brushed aluminum score installed flush to monument wall using threaded studs.
- (D) 1/4" laser cut Black acrylic letters attached using epoxy adhesive.
- (E) 1" deep by .090 brushed aluminum panels installed using 3/4" side clips and #8 stainless steel screws.



ALLOWABLE SIGN PARAMETERS

Sign Type: Non-Illuminated single-face block and slate.

Sign Specifications and Fabrication: See page C1.

Quantity allowed: One.

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

Maximum Height: 4'-6" (see Page C1).

Maximum Sign Area: 1.75 square feet for each Tenant and 1 square foot for each Center Addresses, for a total of 15 square feet.

Tenant Panels Allowed: Eight.

Tenant Copy Height: 2".

Tenant Sign Length: 3'-6".

Tenant Logo and Letter Styles: Humanist 777 Regular.

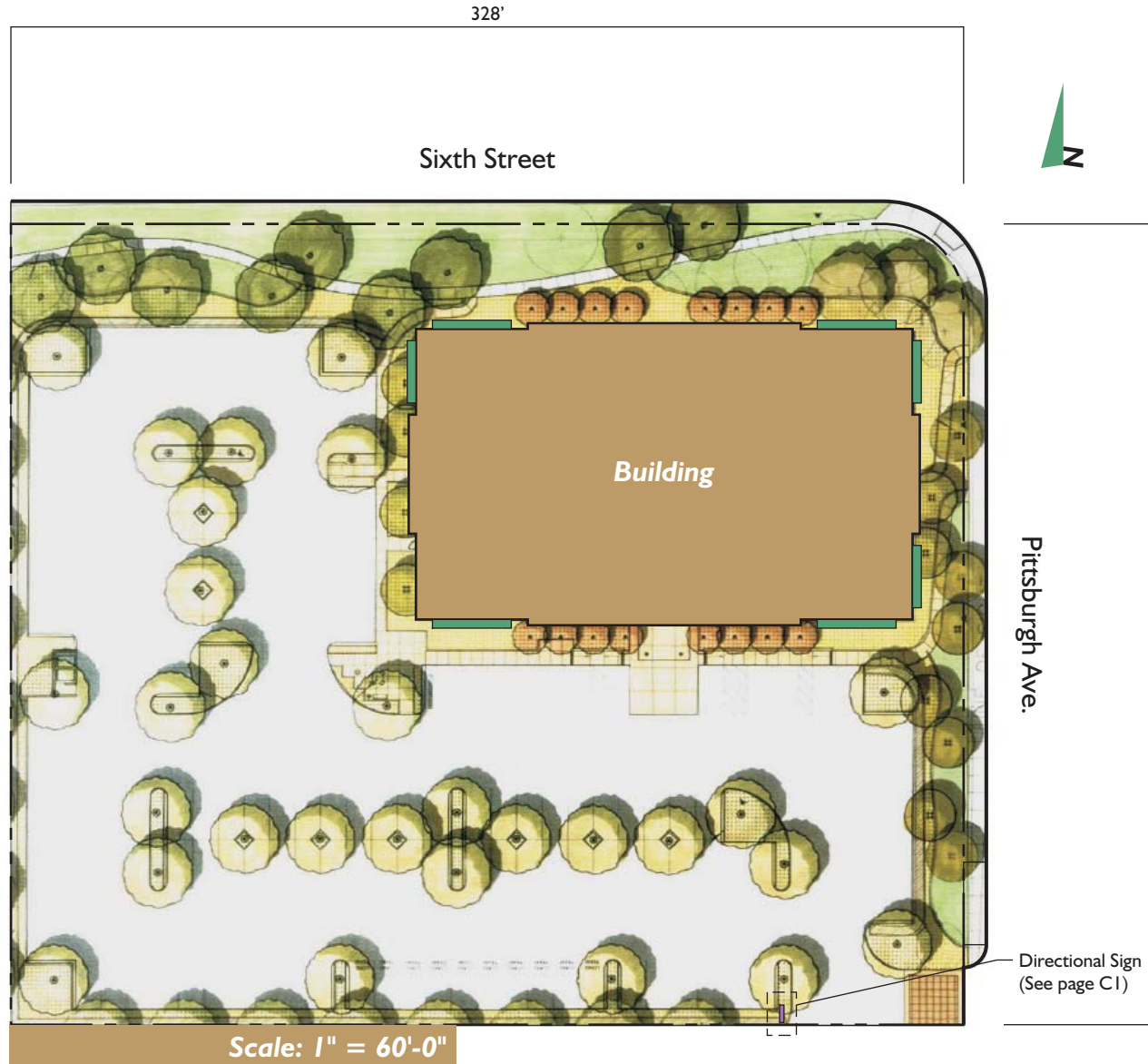
Tenant Sign Color: Black Acrylic.



PROJECT SITE PLAN

Pittsburgh Business Centre

SIGN PROGRAM



Key:

-  = Wall Sign Locations
-  = Directional Sign Location



ACCEPTABLE LETTER TYPES

Any type or combination of the following may be used:



Standard Direct "Thru Illumination"



Reverse Channel "Halo" Internal Illumination



Combination Thru-Illumination and "Halo"



Channel Cabinets shaped to an outline of the letters



Individual non-illuminated acrylic or metal letters*

*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".

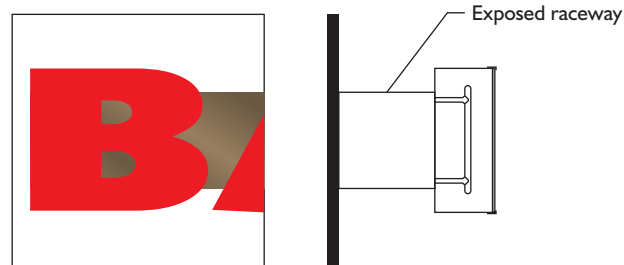


PROHIBITED LETTER TYPES

None of the following types are acceptable:



Square or rectangular channel cabinets



Channel letters applied to exposed raceways