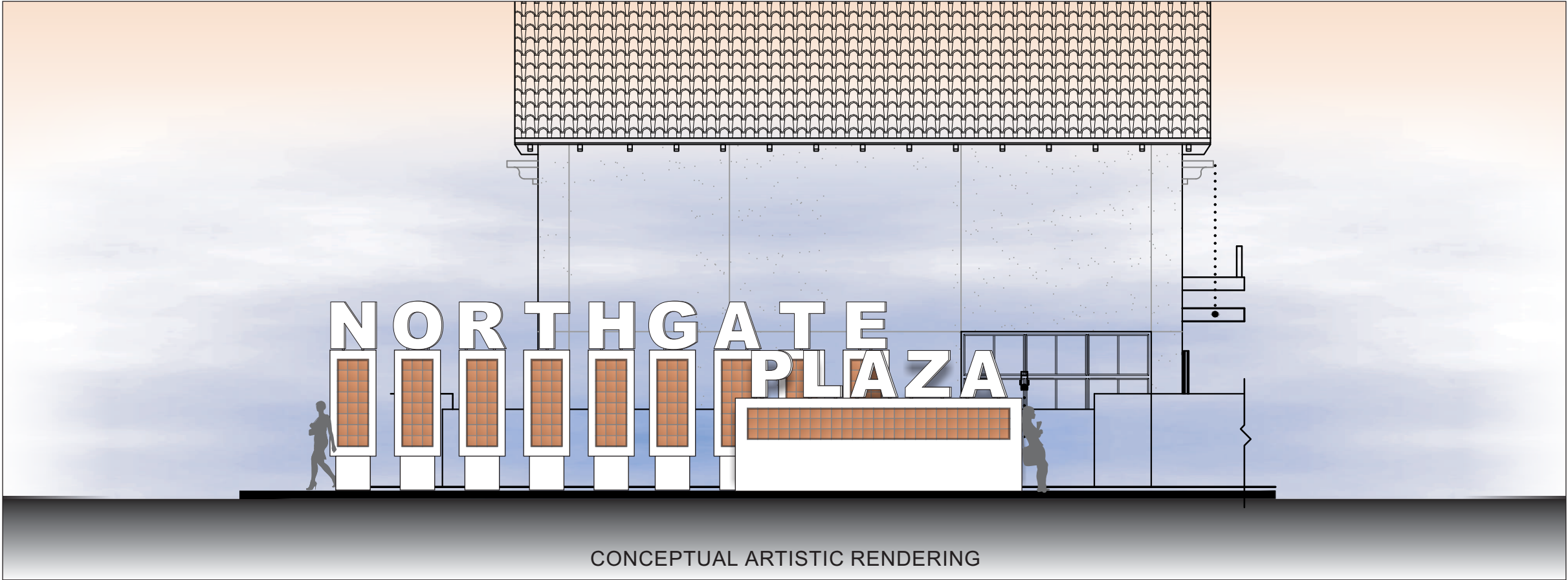


FRONTIER

REAL ESTATE INVESTMENTS

NWC San Bernardino Avenue & Sierra Avenue



Comprehensive Sign Program

Prepared By:



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

INTRODUCTION

The purpose of this program is to establish sign design standards and general guidelines that assure consistency in quality and necessary to balance maximum identification within an overall harmony of design for the project.

Conformance to this sign program criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the tenant and/or sign contractor.

GENERAL REQUIREMENTS

- a. All work is to be performed by a professional sign company. Said sign company must be in possession of a current state contractor’s license and a City business license to perform such work. Said company must maintain a minimum of \$1,000,000 insurance to be working on property.
- b. Each tenant shall submit or cause to be submitted to the landlord and the City of Fontana for approval before fabrication four (4) copies of detailed drawings, to scale, indication the location, size, layout, design and color of the proposed signs, including all lettering and or graphics. These drawings should be submitted along with a site plan indicating the location of the lease space on the site, and elevation showing sign placement and lease space width. All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent tenant signage, if applicable.
- c. All signs shall be reviewed and approved in writing by the landlord for conformance with this sign program and overall design quality as well as tenant’s lease agreement.
- d. All signs must comply with current City of Fontana planning, zoning, building and electrical codes.
- e. City Approval and Permits: Upon approval by the landlord, tenant shall secure a sign permit from the City of Fontana by bringing four (4) color copies of the proposed drawings (as approved by the landlord) to the Planning Division. All permits required by the City of Fontana for signs and their installation must be obtained and paid for by the tenant prior to installation.
- f. All building signs shall be constructed and installed at tenant’s expense. Tenant is also responsible for maintenance of building signs.
- g. In the event a tenant vacates the leased premises, tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
- h. Tenant’s sign contractor shall repair any damage to any work caused during installation of sign. Incomplete repairs are the ultimate responsibility of the tenant.

APPROVAL PROCEDURE

All signs installed or displayed on the premises of the Sierra Gateway project must have written approval of the Landlord and the City of Fontana. The aesthetic characteristics of the signs (i.e., placement, size, proportion, color, textures, method of fabrication, etc.) are subject to the discretionary approval of the landlord and the City of Fontana within the context of this sign program.

Prior to submission to the City of Fontana for permits, and prior to construction and installation of any sign covered by this sign program, the tenant must submit four (4) sets of professionally prepared drawings of their proposed signage meeting this sign program for review and approval by the landlord and the Planning Division.

- l. Upon notice by the City of Fontana or landlord, tenant shall be required to repair or refurbish their sign structure, sign face and/or sign illumination within seven (7) working days.
- j. Tenant is responsible for maintenance and cost of electricity for their own signage. The tenant or landlord shall be responsible to provide a designated electrical circuit from electrical panel for their signage. Tenant shall provide primary wiring from electrical sub-panel to J-box at sign location.
- k. Tenant shall be fully responsible for the operations of its contractor and shall indemnify, defend and hold harmless the landlord and his/her agents from damages or liabilities resulting from its contractor’s work.
- l. Registered trademarks, herein referred to as Registered Corporate Identity, pertains to corporate logos and logotypes that have been registered and are on file with the UNITED STATES PATENT AND TRADEMARK OFFICE in Washington, D.C.
- m. Signs not covered by this sign program are not allowed.
- n. All signs must have the sign manufacturers name, address, and telephone number conspicuously and permanently attached on the rear exterior of the sign.
- o. Leasing signs shall be restricted to the window of the available suite. These signs shall follow the same criteria as window signs.
- p. For businesses without a registered corporate logo/typeface, the Helvetica Neue is permitted. Approved color(s) are black or white depending on the color of the fascia upon which the sign is placed. Internal white LED face illumination.

WINDOW SIGNAGE

No permanent sign affixed to or incorporated into an exterior window shall exceed twenty-five (25) percent of each window area unless otherwise approved by the City or landlord.



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue
City:

Fontana, CA.

Drawn By: Salesperson:

JM DC

Drawing Number: Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- 1. 08/03/21 - JM 7. 08/23/21 - JM
- 2. 08/04/21 - JM
- 3. 02/03/22 - JM
- 4. 07/28/22 - JM
- 5. 08/17/22 - JM
- 6. 08/18/22 - JM

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page: Of:

PROHIBITED SIGNS

- a. No sign is permitted that:
- I. Is dangerous or confusing to motorists on the public right-of-way, including any sign which by its color, wording design, location or illumination resembles or conflicts with any official traffic-control device or which impedes the safe and efficient flow of traffic.
- ii. Is in a condition which presents a danger of injury to the public.
- iii. Incorporates mechanical movement or in any way gives the illusion of motion, moving parts, rotation or any flashing, moving or intermittent lighting, other than a sign providing a time-and temperature or similar public service display.
- iv. Impedes free ingress and egress from any door, window or exit way required by building or fire regulations.
- v. Emits sound, smoke, visible particles or odors, except that of speakers on drive-through facilities shall be permitted
- vi. Is attached to or maintained upon any public utility pole or structure, or tree.
- vii. Is an A-frame, sandwich board or other portable, temporary advertising display.
- viii. Is temporary or special event flags, banners, festoons, flag canopies or other displays, except as permitted by a special event sign permit by the Planning Division and landlord approval.
- ix. Is a sculptured, molded or otherwise fabricated representational object used for the purpose of visually conveying business identification or product advertising.
- x. Is an aerial or balloon type of sign.
- xi. Duplicates or repeats copy on the same sign.
- xii. Is a graphic of paint or other material on a building for the purpose of amplifying or directing attention to a sign, unless approved by the landlord.

OTHER RESTRICTIONS

- a. Illegal Signs
Any sign that is deemed not to be in conformance with this Sign Program or erected without approval by the City of Fontana or the landlord is considered an illegal sign. The landlord, at its sole discretion and at occupant’s expense may correct, replace or remove any illegal sign.
- b. Abandonment of Signs
A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days.

Signs with the following display features are prohibited:

- c. Signs containing lighting devices with intermittent, flashing, blinking, or varying intensity or light or color where the message is displayed for fewer than eight seconds (dwell time) before changing to another message, including animation or motion picture or any lighting effects creating the illusion of motion.
- d. Signs that simulate in color or design a traffic sign or signal, or which make use of words, symbols, or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic.

- e. Signs which emit sound, odor, or smoke.

PROJECT INFORMATION

PROPERTY OWNER:
LOS ALTOS XXVIII, LP
1201 NORTH MAGNOLIA AVENUE
ANAHEIM, CALIFORNIA 92801
ELIZABETH RESENDIZ, PROJECT MANAGER
EMAIL: ELIZABETH.RESENDIZ@NORTHGATEMARKETS.COM

SIGNAGE CONTRACTOR:
PROMOTIONAL SIGNS
3301 SOUTH SUSAN STREET
SANTA ANA, CALIFORNIA 92704
DIANA NAGEL, PROJECT MANAGER
PHONE: 714.687.7127
EMAIL: DNAGEL@PROMOTIONALSIGNS.US
CA LICENSE NO.: 636512
FONTANA BUSINESS LICENSE: (PROVIDE)

CIVIL ENGINEER:
Blue Peak Engineering
18543 Yorba Linda Blvd., #235
Yorba Linda, CA 92886
ph: (714) 749-3077
admin@bluepeakeng.com

ZONING:
FORM-BASED CODE ZONING DISTRICT

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

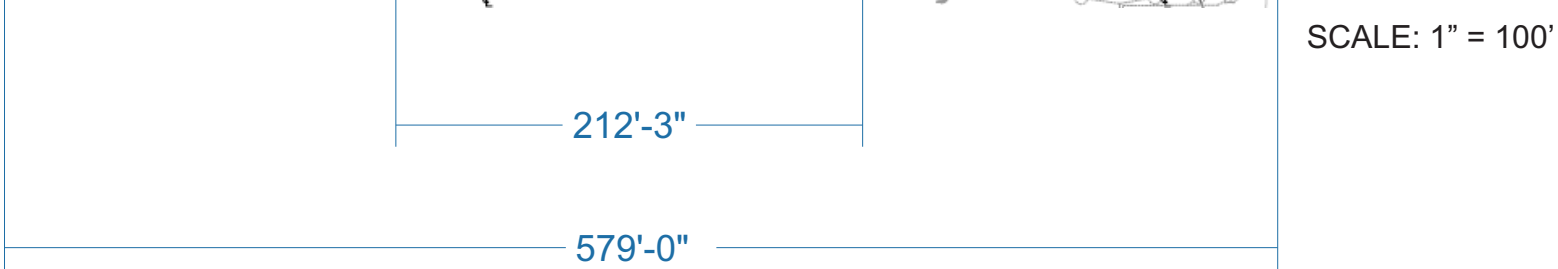
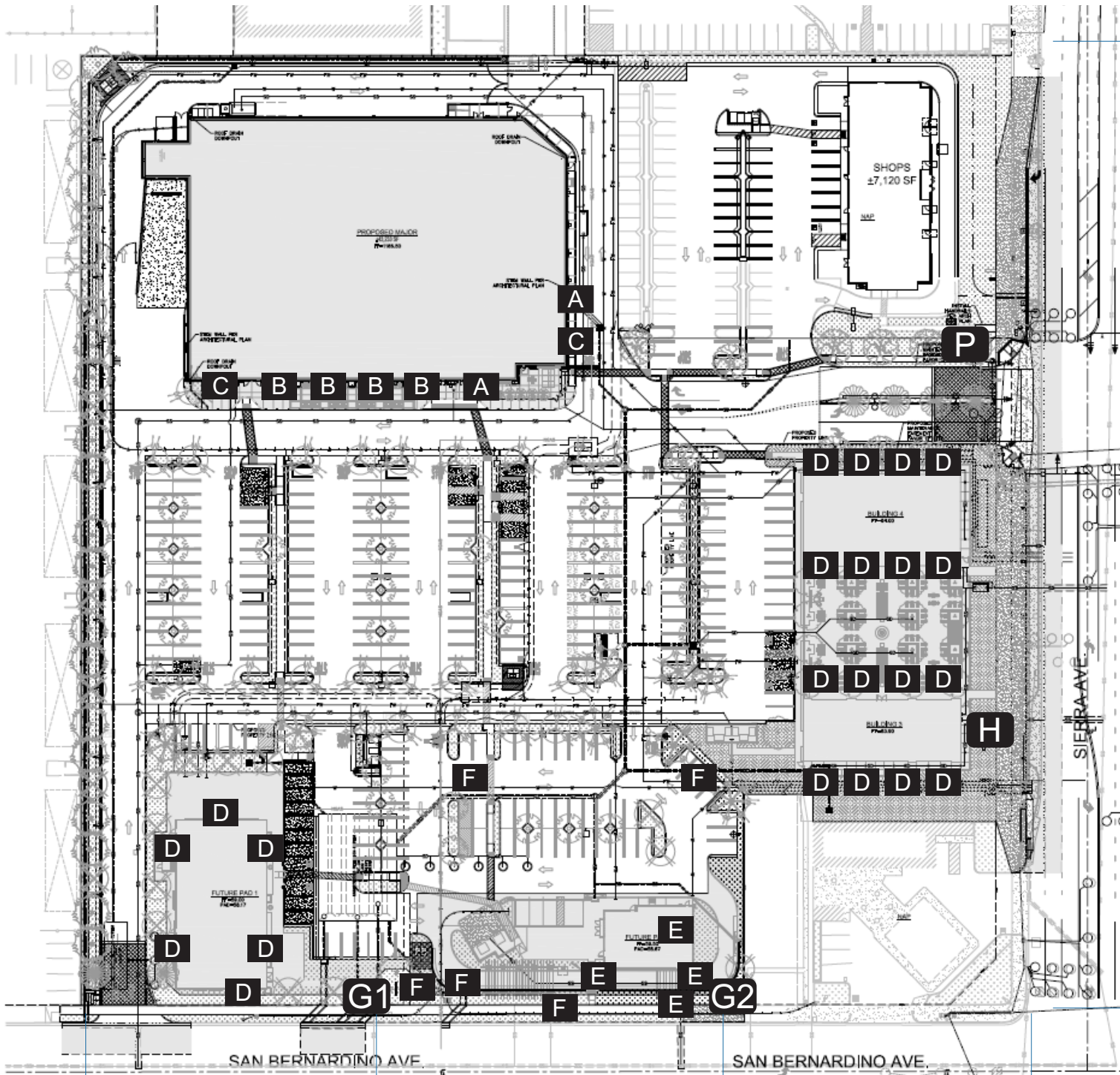
3

Of:

18

LEGEND

- A ANCHOR TENANT PRIMARY
- B ANCHOR TENANT SECONDARY
- C ANCHOR TENANT SUB-LEASE
- D MULTI-TENANT PAD WALL
- E DT PAD TENANT WALL
- F DRIVE THRU ACCESSORY GROUND
- G1 MULTI-TENANT MONUMENT
- G2 MULTI-TENANT MONUMENT
- H CENTER IDENTIFICATION
- P PYLON W/ LED DISPLAY



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

Of:

Anchor Tenant Wall Signs - Sign Types **A** **B** & **C**

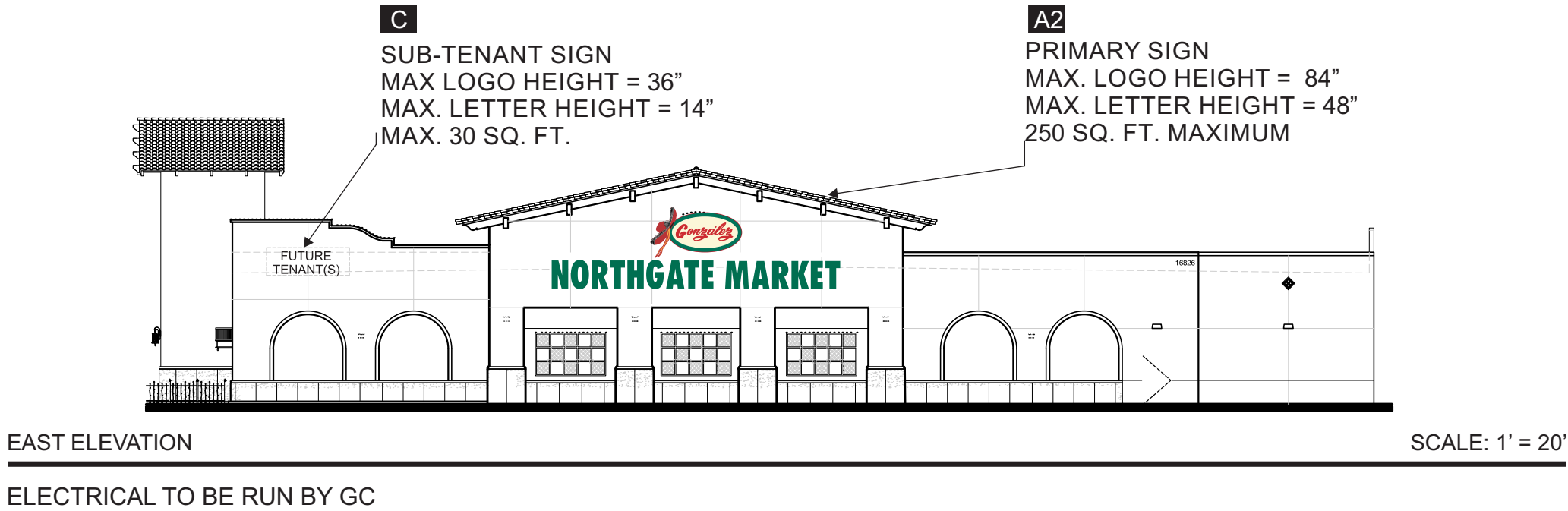
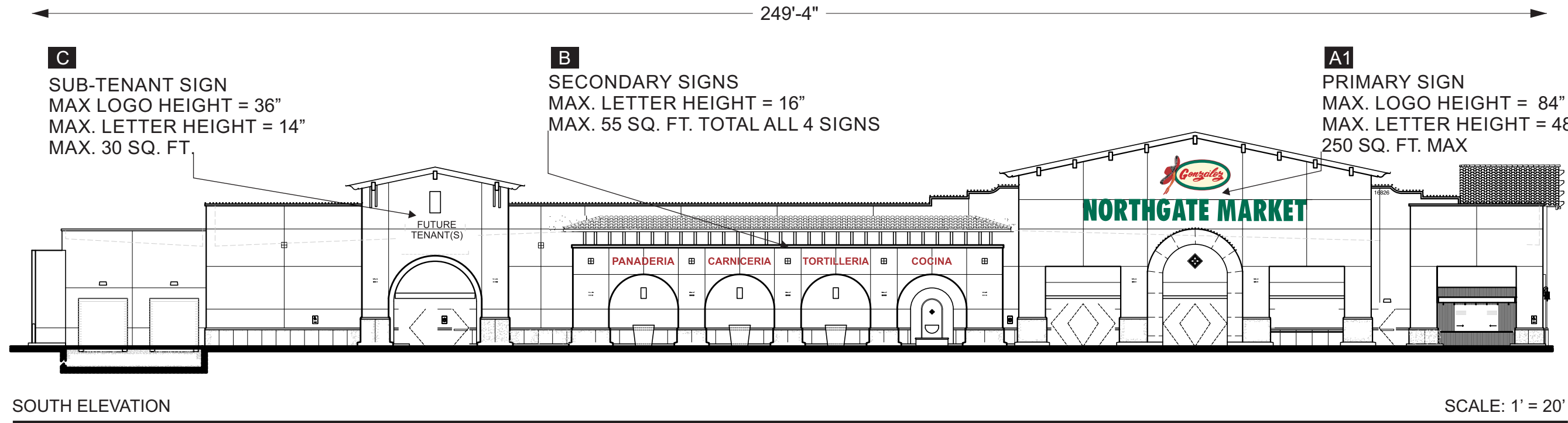
Quantity: (2) primary signs and (6) six secondary/sub-tenant signs.

Area: Noted below

Sign Type: Internally illuminated, individual pan channel letters and/or logos.

Attachment: Pin mounted to fascia with 1.5” spacers or flush mounted.

MAXIMUM LETTER/LOGO HEIGHTS AS FOLLOWS:



Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

Of:

Multi-Tenant Pad - Sign Type **D**

Quantity: (1) primary sign per tenant per street or parking lot facing elevation. Max (4) four per tenant.

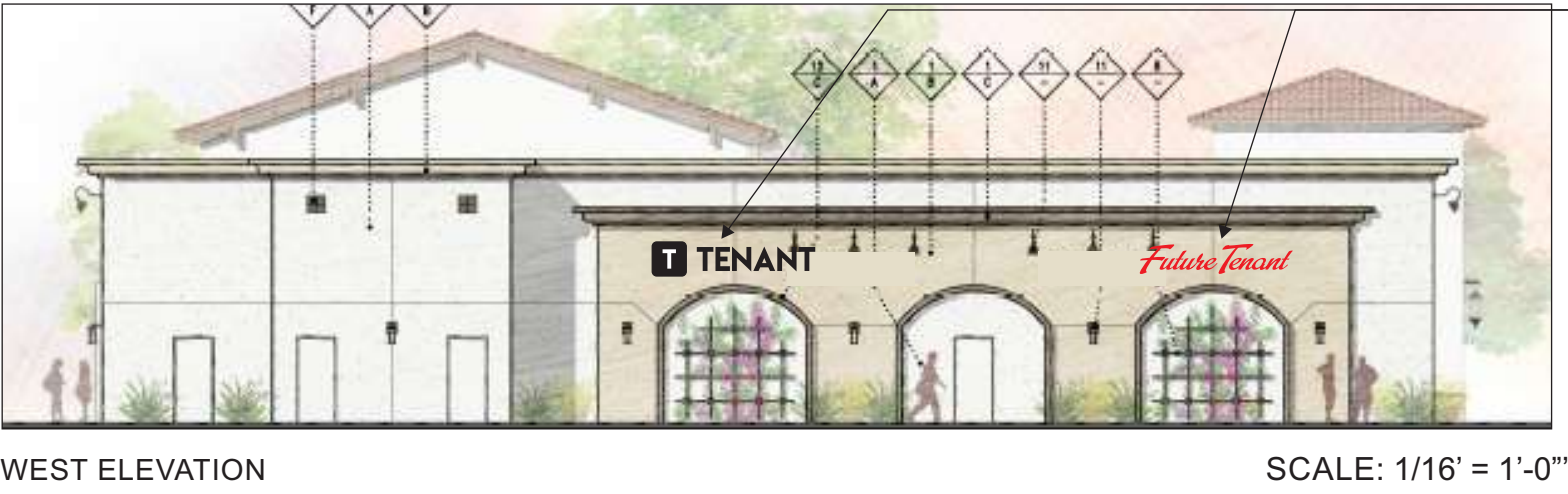
Area: 2 square feet per linear foot of lease frontage.

Sign Type: Internally illuminated, individual pan channel letters and/or logos.

Attachment: Pin mounted to fascia with 1.5” spacers or flush mounted.



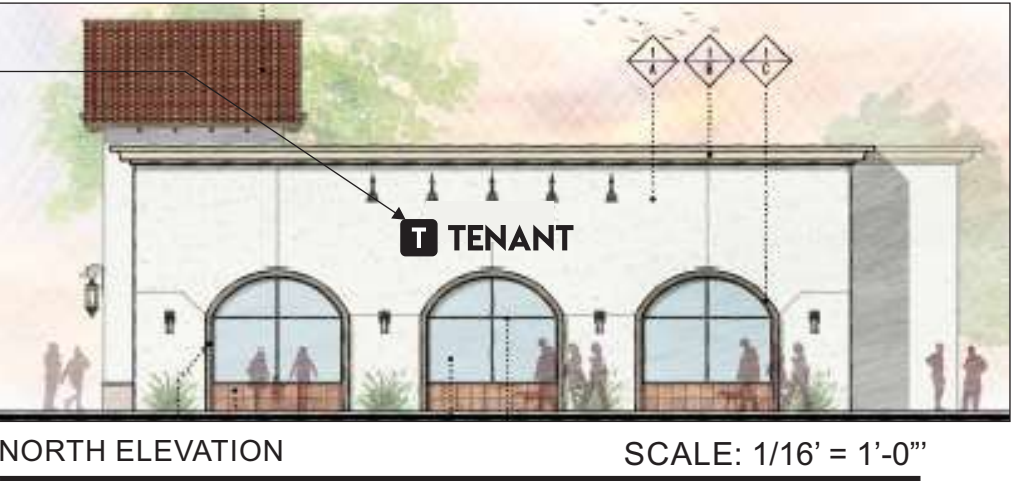
D
MULTI-TENANT PAD WALL SIGN
MAX LOGO HEIGHT = 36”
MAX LETTER HEIGHT = 24”



D
MULTI-TENANT PAD WALL SIGN
MAX LOGO HEIGHT = 36”
MAX LETTER HEIGHT = 24”



D
MULTI-TENANT PAD WALL SIGN
MAX LOGO HEIGHT = 36”
MAX LETTER HEIGHT = 24”



Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

5

Of:

18

Building 3 Pad - Sign Type **D**

Quantity: (1) primary sign per tenant per street or parking lot facing elevation. Max (2) two per tenant.

Area: 2 square feet per linear foot of lease frontage.

Sign Type: Internally illuminated, individual pan channel letters and/or logos.

Attachment: Pin mounted to fascia with 1.5” spacers or flush mounted.



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue
City:
Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

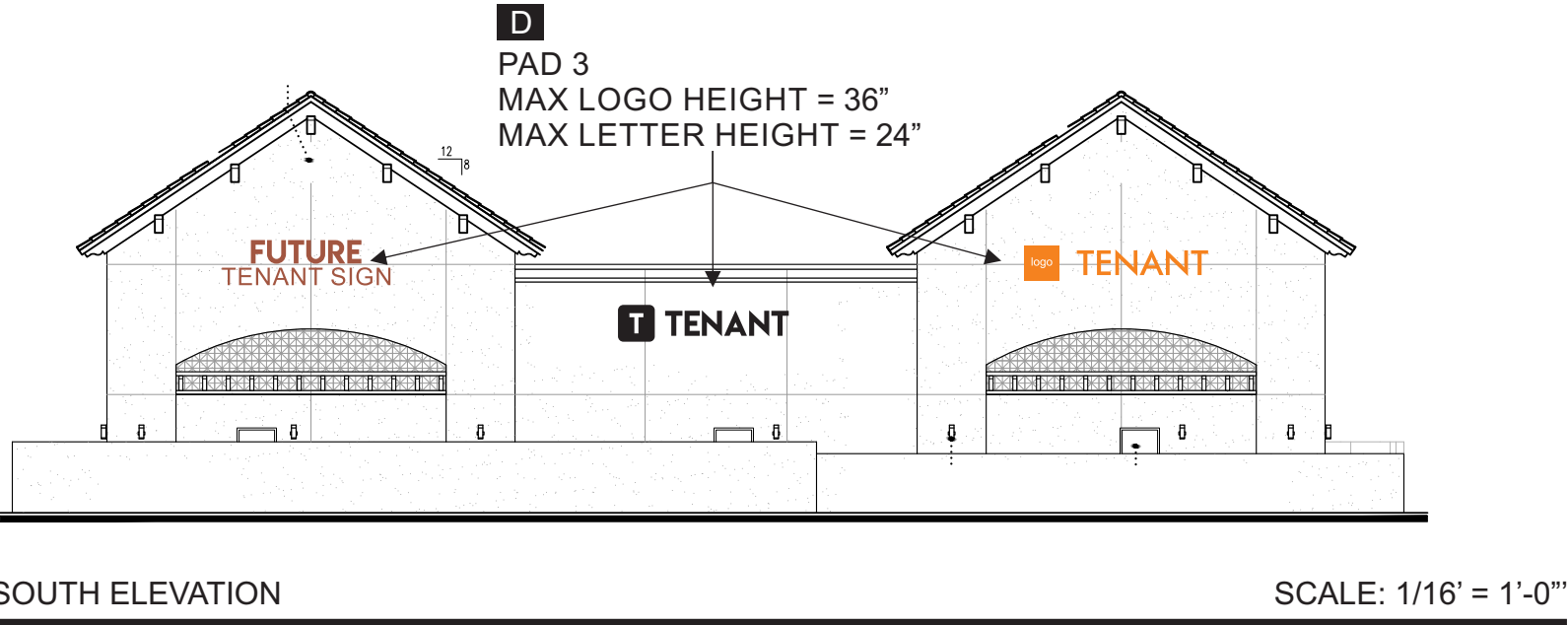
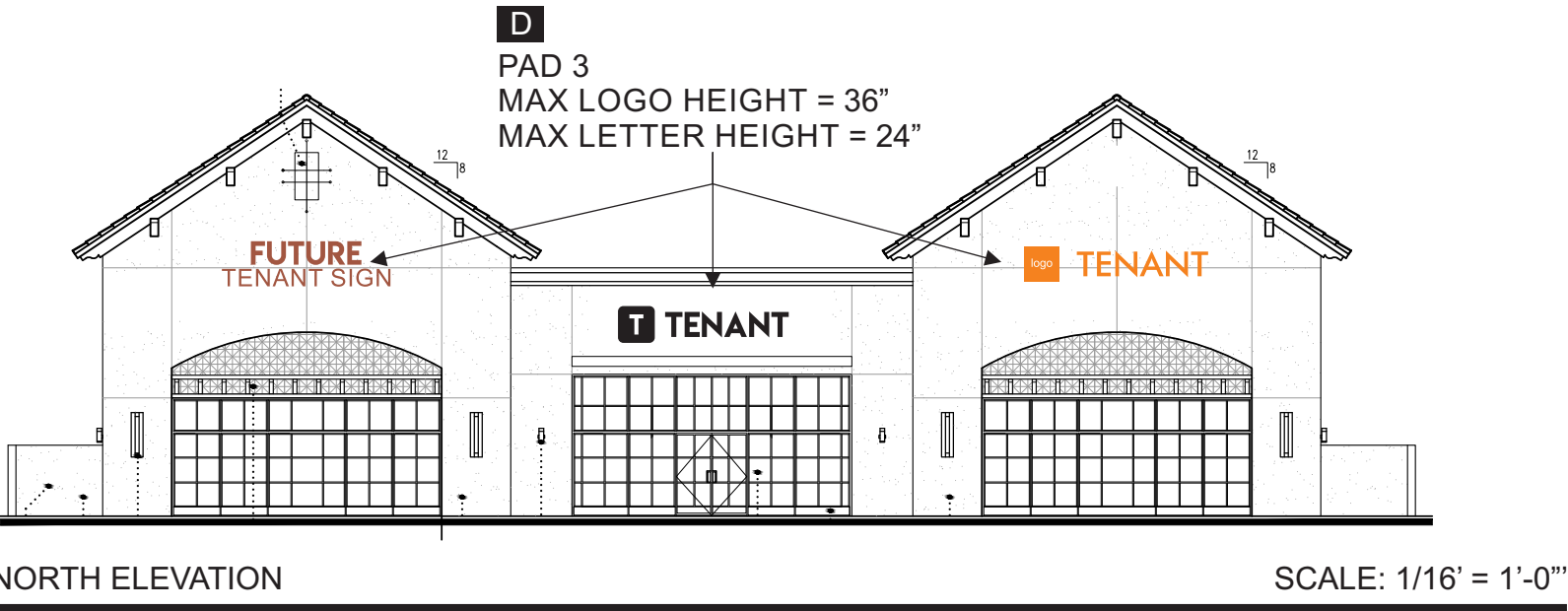
Contractors License No. 636512

Page:

Of:

7

18



Building 3 Pad - Sign Type **D**

Quantity: (1) primary sign per tenant per street or parking lot facing elevation. Max (2) two per tenant.

Area: 2 square feet per linear foot of lease frontage.

Sign Type: Internally illuminated, individual pan channel letters and/or logos.

Attachment: Pin mounted to fascia with 1.5” spacers or flush mounted.



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

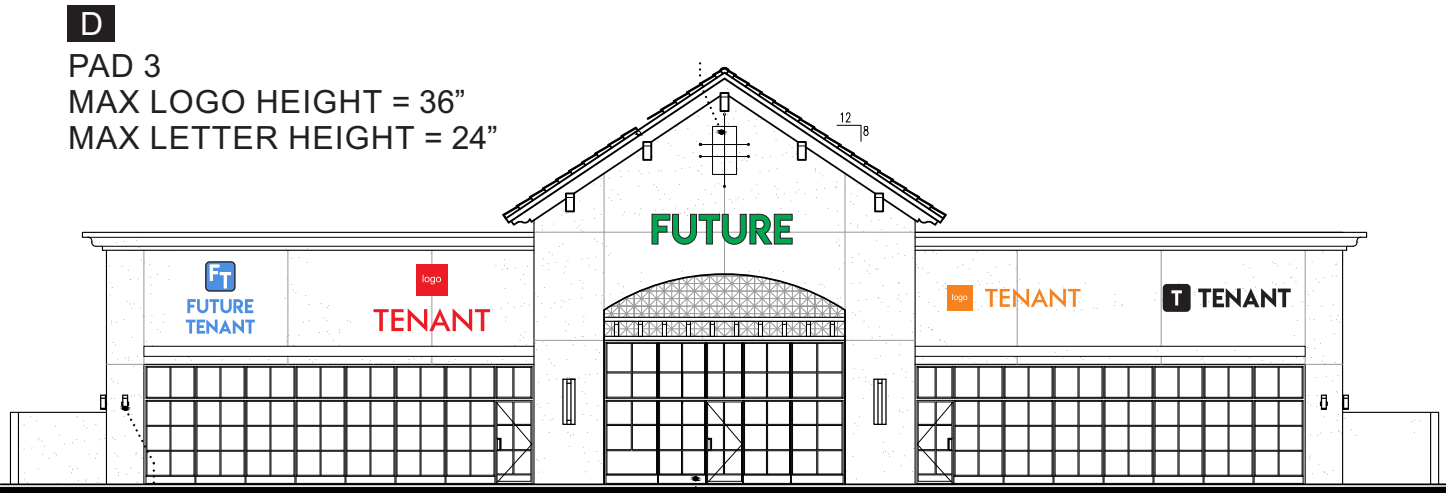
Contractors License No. 636512

Page:

Of:

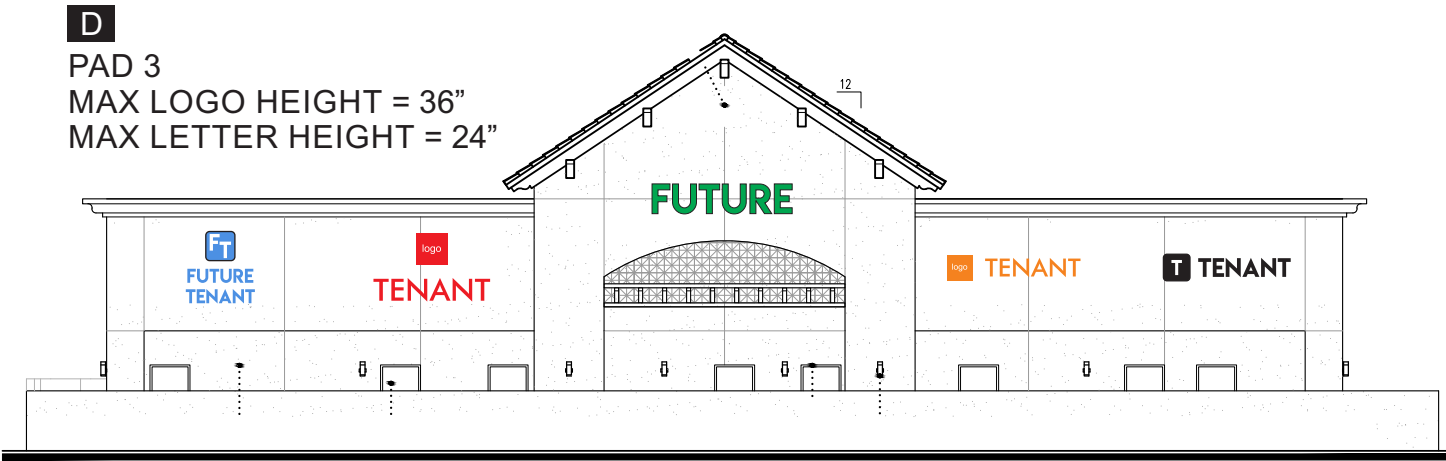
8

18



SOUTH ELEVATION

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



NORTH ELEVATION

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

Drive-Thru Pad Tenant Wall Sign - Sign Type **E**

Quantity: (1) business identification per street or parking lot facing elevation. Maximum (4) four signs

Area: 2 square feet per linear foot of lease frontage. Not to exceed 132 square feet total.

Sign Type: Individual pan channel letters or logos.

Attachment: Mounted flush to fascia

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

Of:

E

DT WALL SIGN

MAX 54 SQ. FT.

OPT. 1 - LOGO ONLY: MAX HEIGHT = 72"

OPT. 2 - LOGO W/ LETTERS: MAX LOGO HEIGHT = 48"
MAX LETTER HEIGHT = 24"

66'-0"



NORTH ELEVATION

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

E

DT WALL SIGN

MAX 54 SQ. FT.

OPT. 1 - LOGO ONLY: MAX HEIGHT = 72"

OPT. 2 - LOGO W/ LETTERS: MAX LOGO HEIGHT = 48"
MAX LETTER HEIGHT = 24"



SOUTH ELEVATION

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

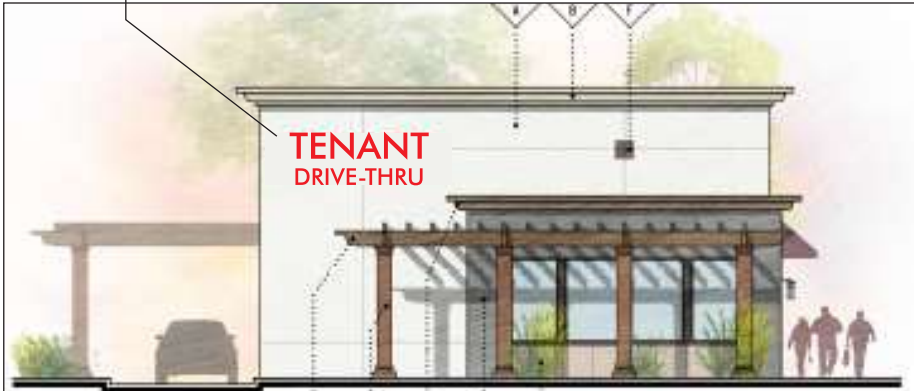
E

DT WALL SIGN

MAX 54 SQ. FT.

OPT. 1 - LOGO ONLY: MAX HEIGHT = 72"

OPT. 2 - LOGO W/ LETTERS: MAX LOGO HEIGHT = 48"
MAX LETTER HEIGHT = 24"



EAST ELEVATION

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

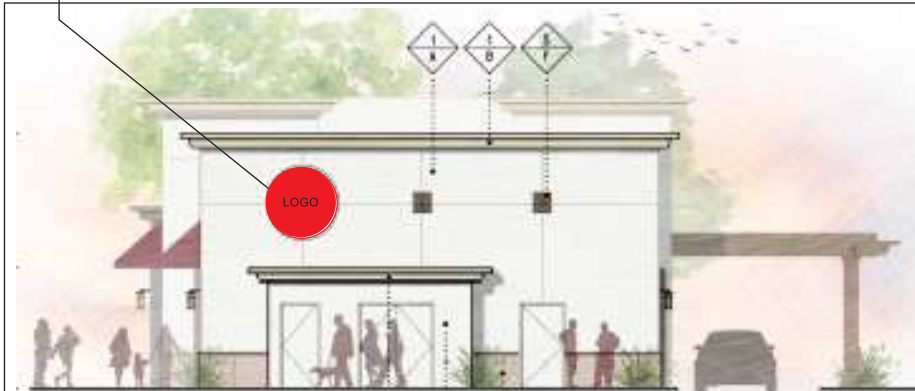
E

DT WALL SIGN

MAX 54 SQ. FT.

OPT. 1 - LOGO ONLY: MAX HEIGHT = 72"

OPT. 2 - LOGO W/ LETTERS: MAX LOGO HEIGHT = 48"
MAX LETTER HEIGHT = 24"



WEST ELEVATION

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

Center Identification Sign **H**

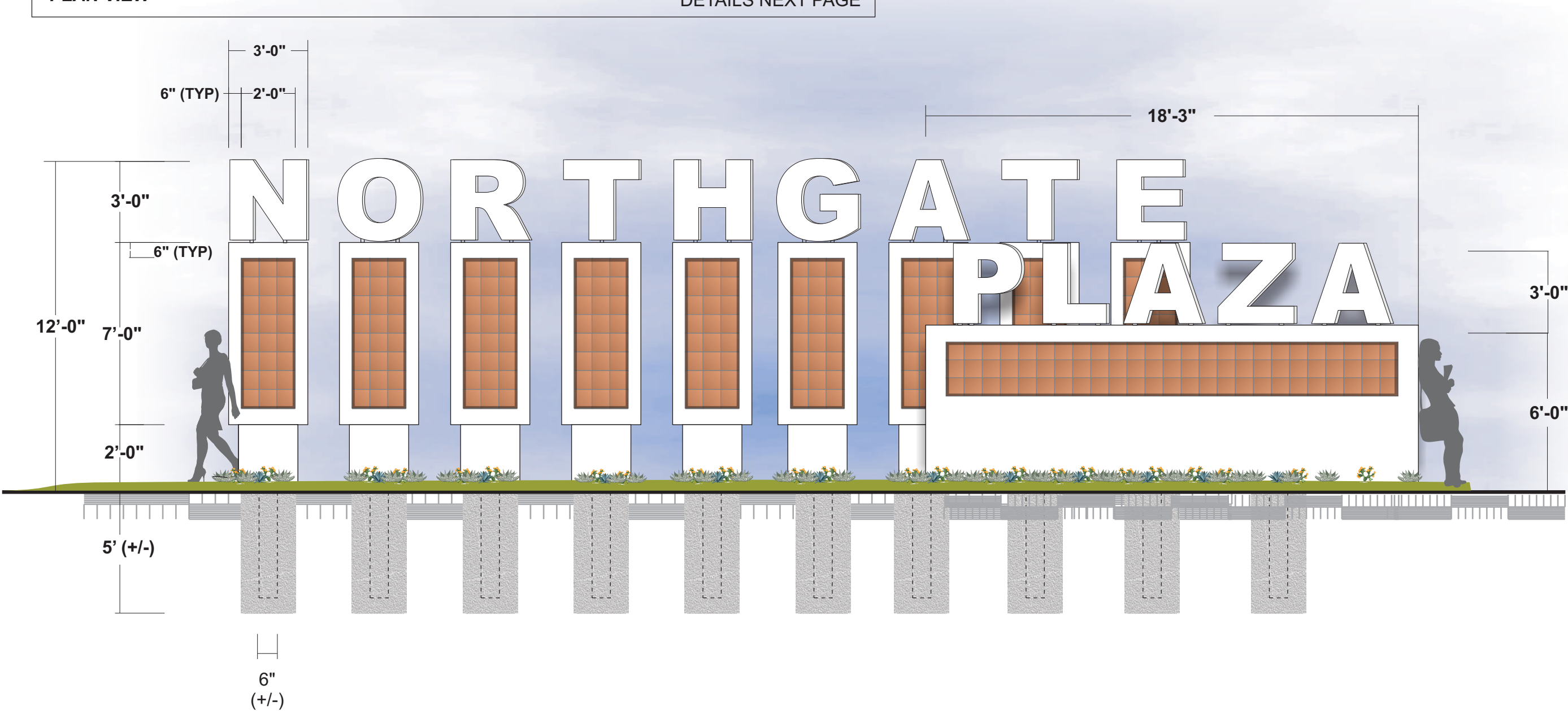
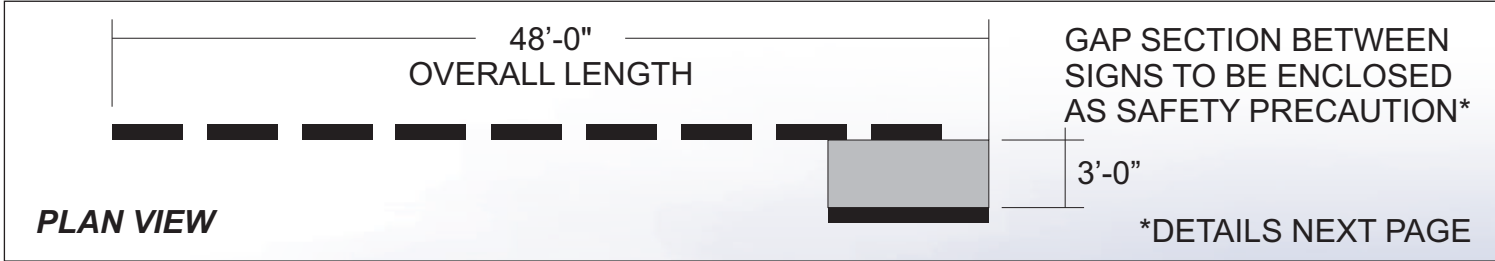
Quantity: (1) single-sided sign.

Overall Height: Not to exceed 16 feet.

Sign Type: Fabricated aluminum structure with tile inlay. Standard individually illuminated pan channel letter copy.

Letter Height: Not to exceed 3'-0".

Landscape Req: 2' Perimeter landscaping around base. (by others)



Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

10

Of:

18

Multi-Tenant Monument Sign **G**

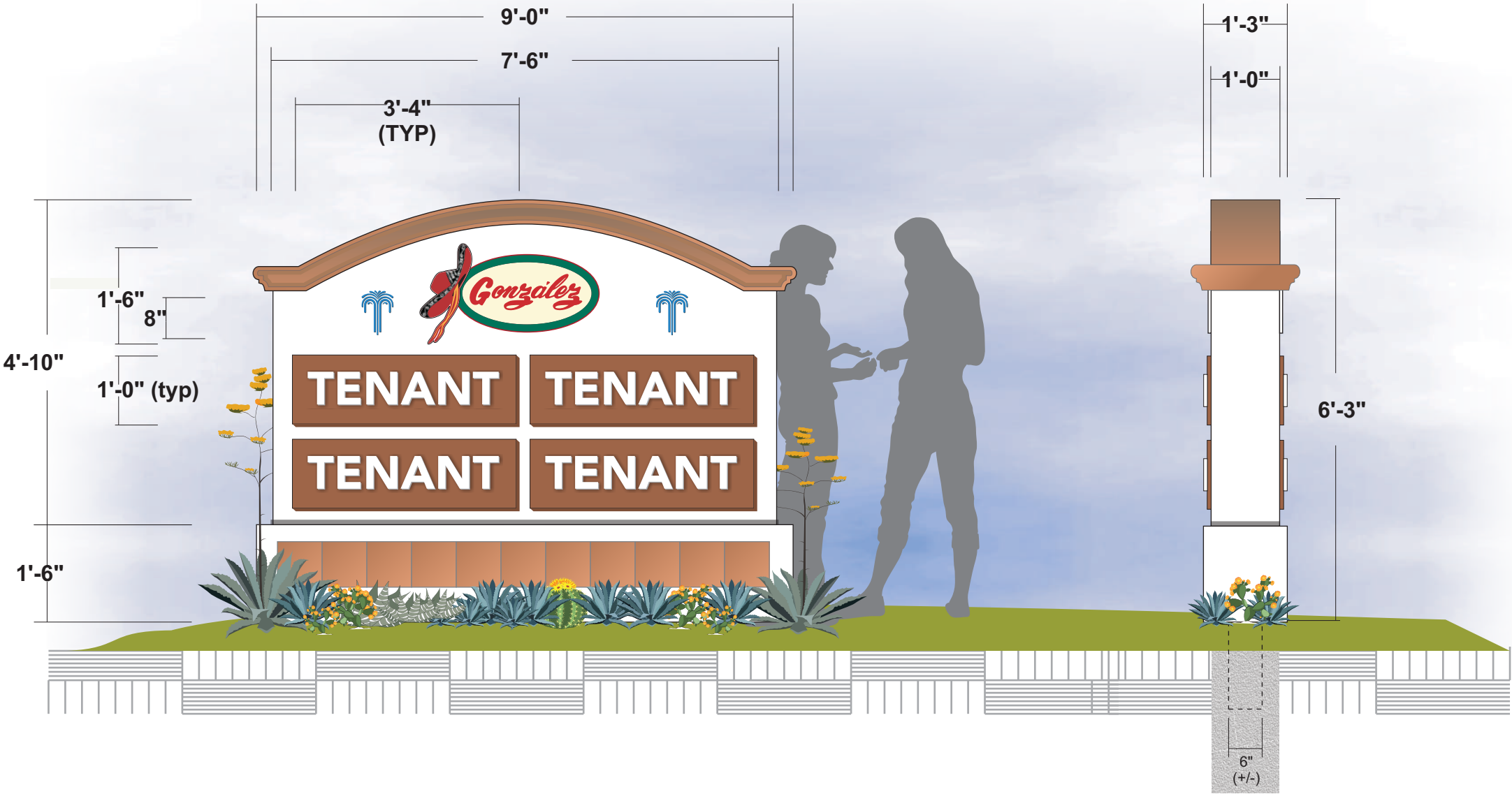
Quantity: (2) double-sided monument signs. **4 tenant panels per side.

Area: Not to exceed 30 square feet per sign face.

Sign Type: Internally illuminated fabricated aluminum, route-out push-thru acrylic copy.

Height: Not to exceed 6'-3".

Landscape Req: 2' Perimeter landscaping around base. (by others)



Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

Of:

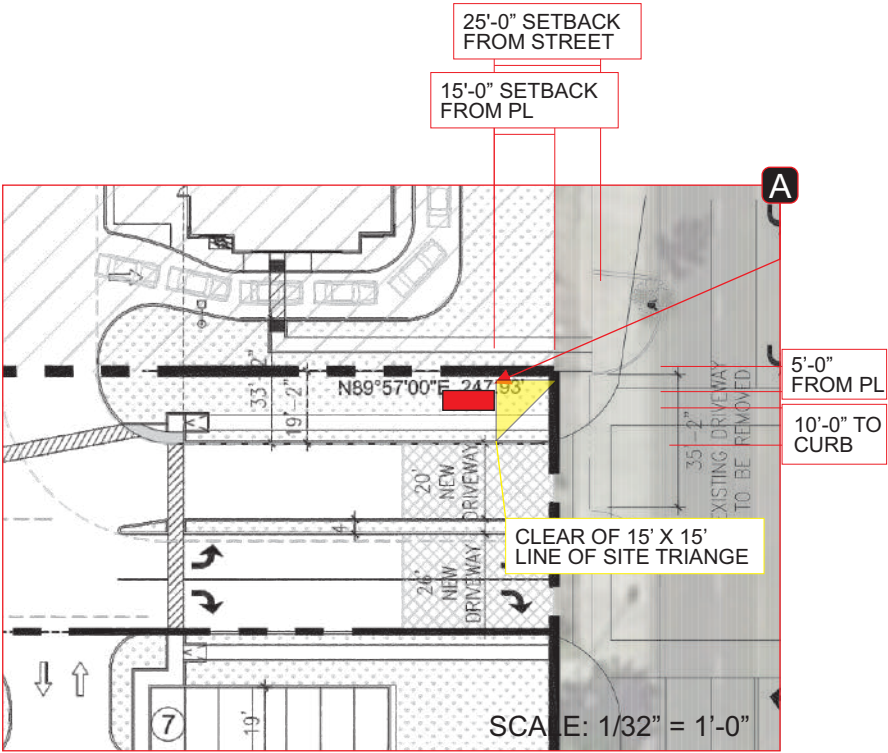
Multi-Tenant Pylon Sign w/ LED Display P

Quantity: (1) double-sided sign.

Overall Height: Not to exceed 31 feet.

Sign Type: Fabricated aluminum structure with tile inlay.
LED Display w/ adjustable brightness.

Landscape Req: 2' Perimeter landscaping around base. (by others)



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

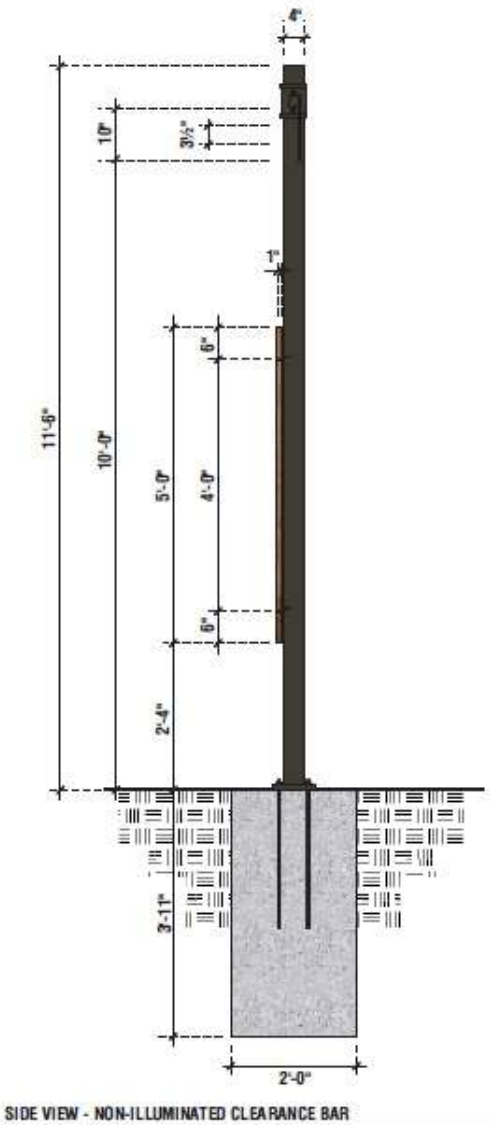
Page:

12

Of:

18

Height: Not to exceed 11'-6"



Drive-Thru Pad Tenant Accessory Sign Type **F** (Continued)

Quantity: 1 per drive thru order lane. Max. 2 per pad tenant

Sign Type: Order Screen/Speaker

Height: Not to exceed 10'-6"



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

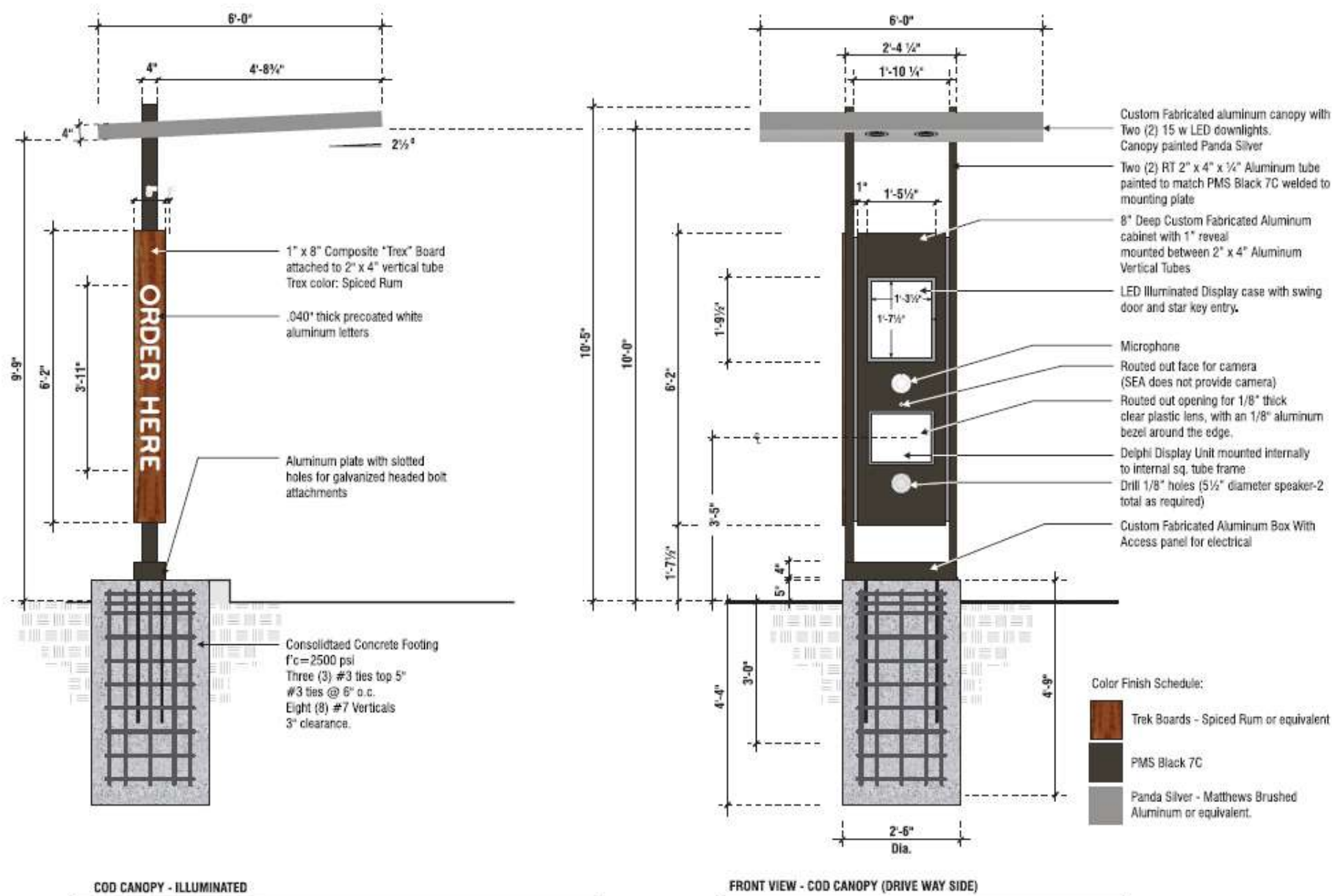
DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

Of:

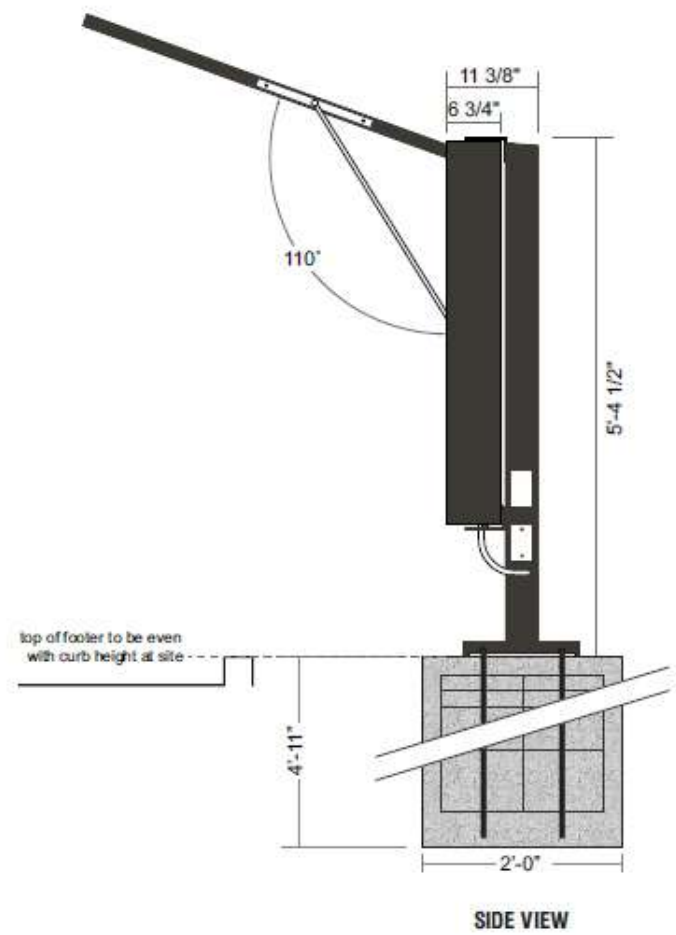
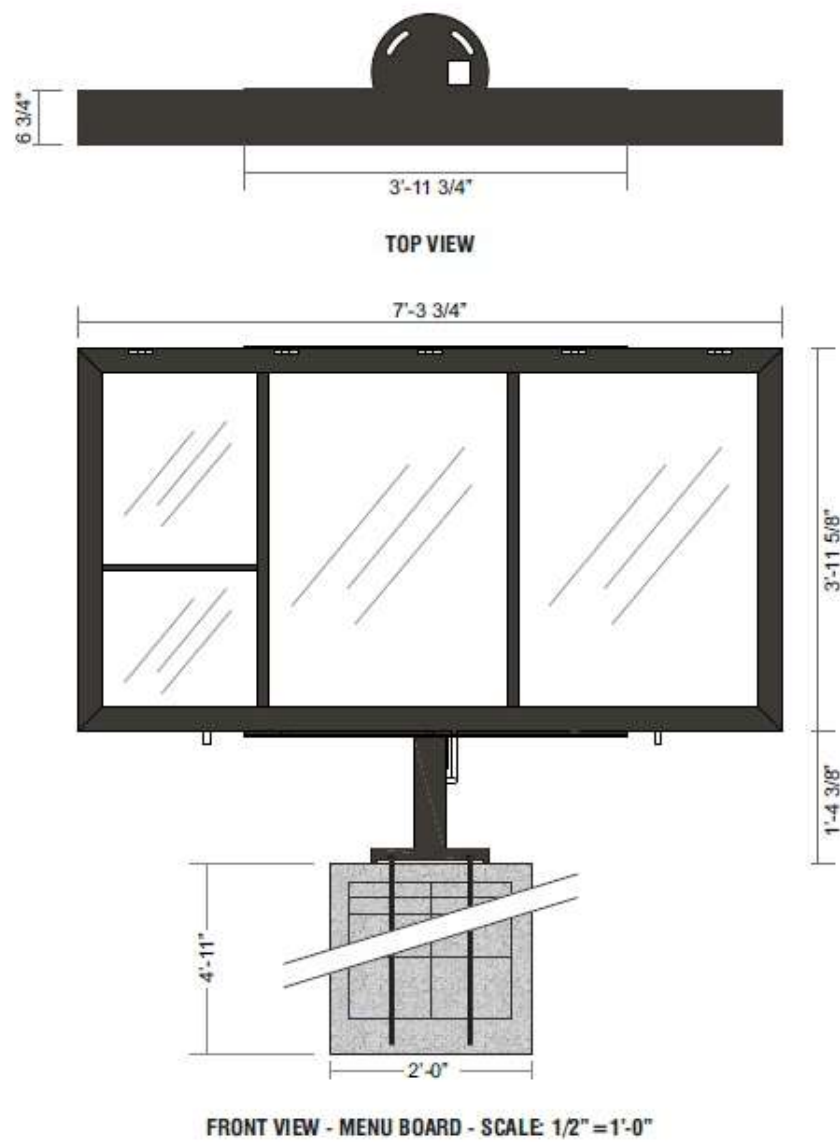


Drive-Thru Pad Tenant Accessory Sign Type **F** (Continued)

Quantity: 1 per drive thru order lane. Max. 2 per pad tenant

Sign Type: Internally Illuminated Menu

Height: Not to exceed 6'-0"



Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By: Salesperson:

JM DC

Drawing Number: Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

1. 08/03/21 - JM	7. 08/23/21 - JM
2. 08/04/21 - JM	
3. 02/03/22 - JM	
4. 07/28/22 - JM	
5. 08/17/22 - JM	
6. 08/18/22 - JM	

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page: Of:

Drive-Thru Pad Tenant Accessory Sign Type **F** (Continued)

Quantity: 3 per pad tenant

Sign Type: Directional

Height: Not to exceed 3'-0"



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue
City:
Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- | | |
|------------------|------------------|
| 1. 08/03/21 - JM | 7. 08/23/21 - JM |
| 2. 08/04/21 - JM | |
| 3. 02/03/22 - JM | |
| 4. 07/28/22 - JM | |
| 5. 08/17/22 - JM | |
| 6. 08/18/22 - JM | |

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

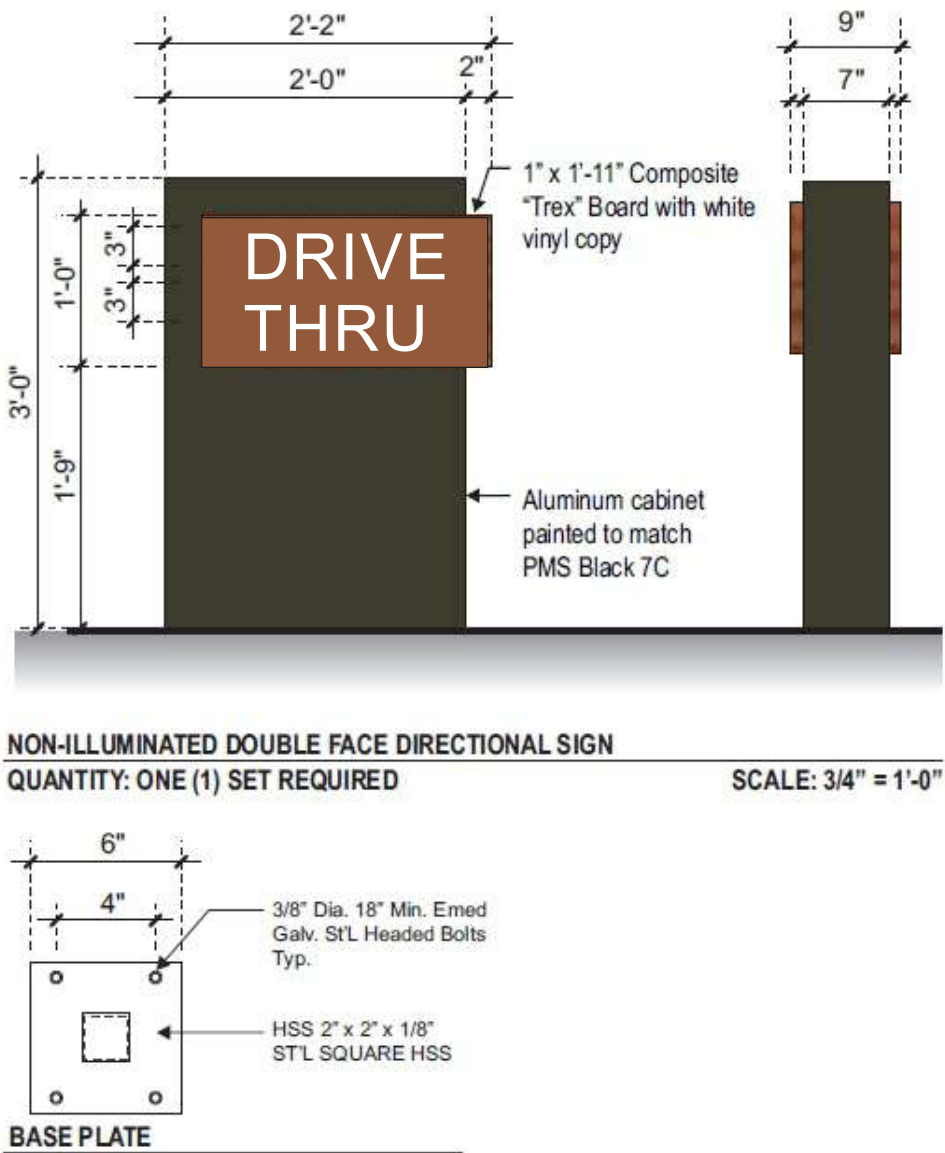
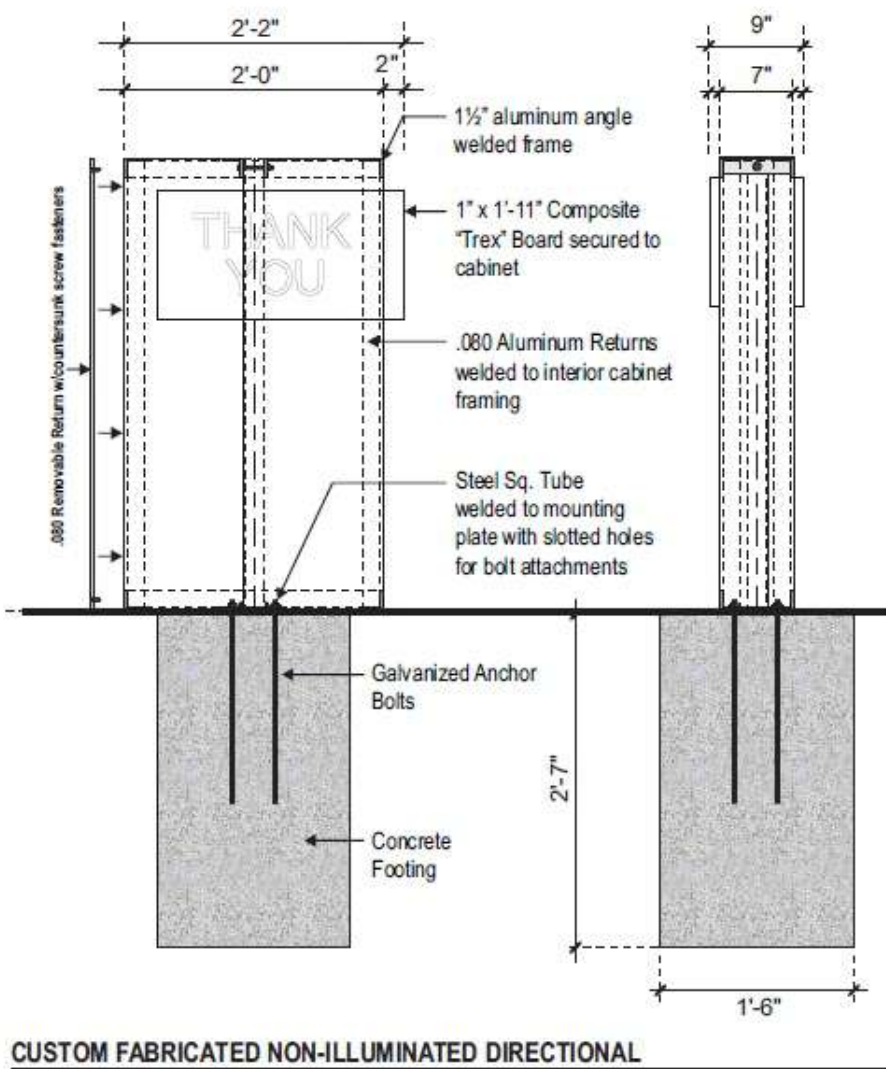
DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

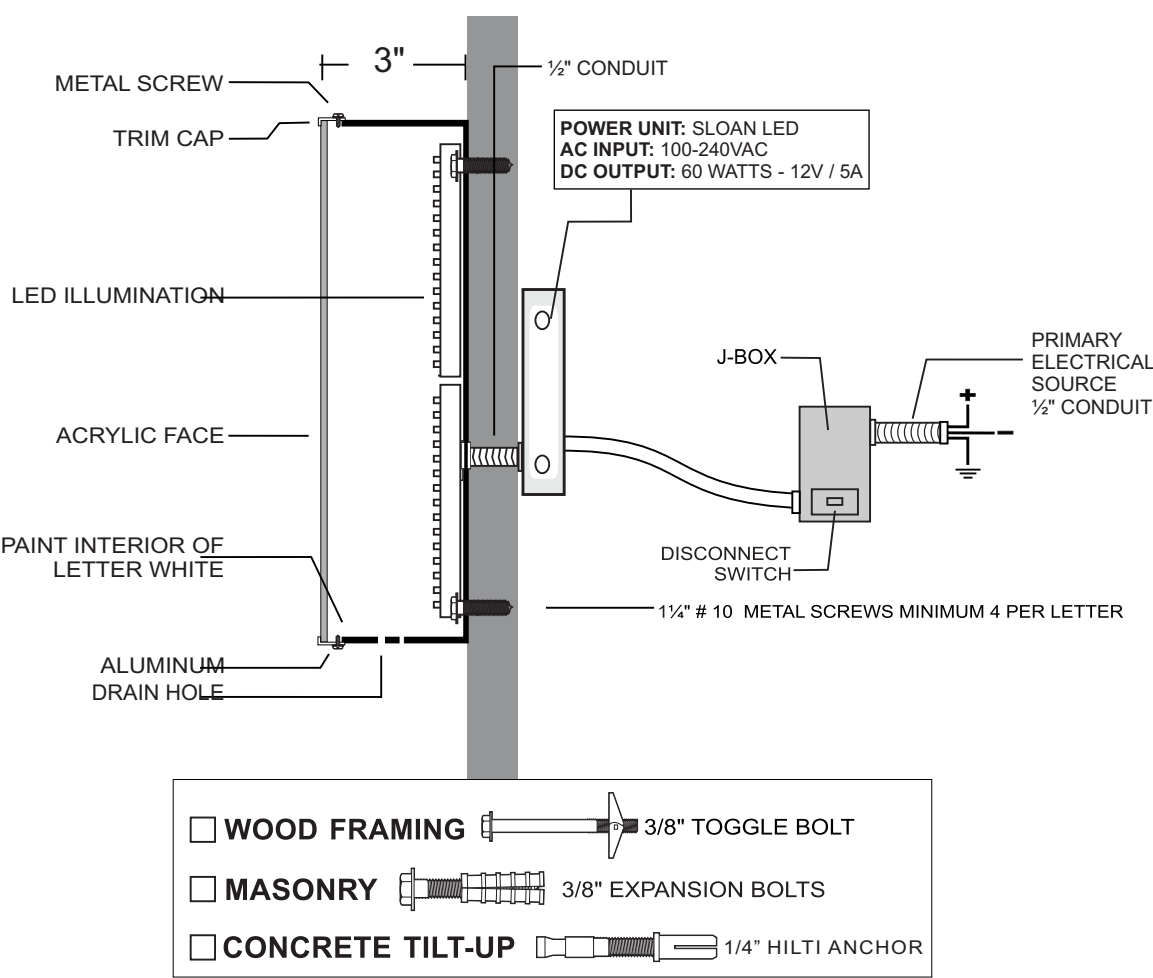
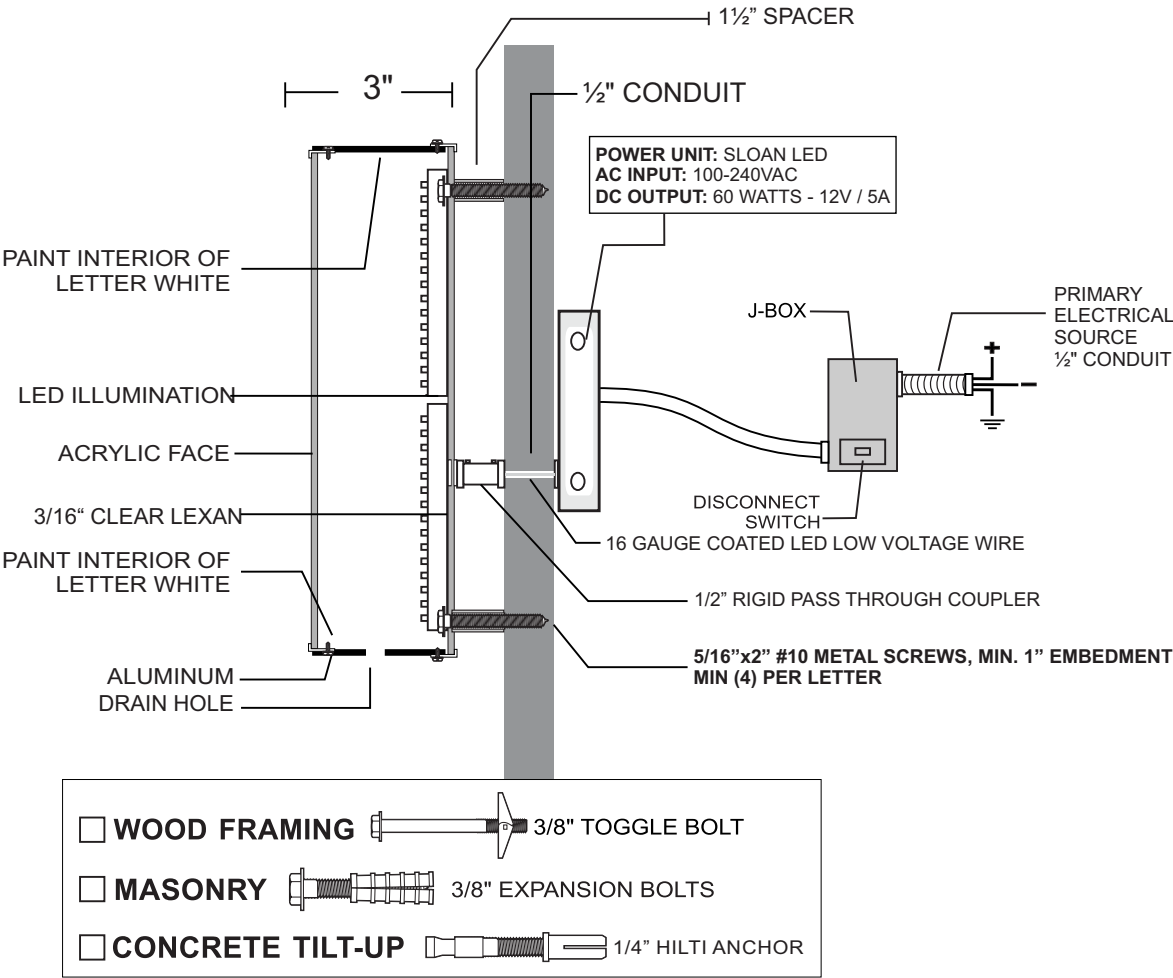
Contractors License No. 636512

Page:

Of:



Typical Wall Sign Section Detail



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

Salesperson:

JM

DC

Drawing Number:

Option:

SP-Northgate Sierra Gateway

Drawing Date:

07/21/21

Revision:

- 08/03/21 - JM
- 08/04/21 - JM
- 02/03/22 - JM
- 07/28/22 - JM
- 08/17/22 - JM
- 08/18/22 - JM

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

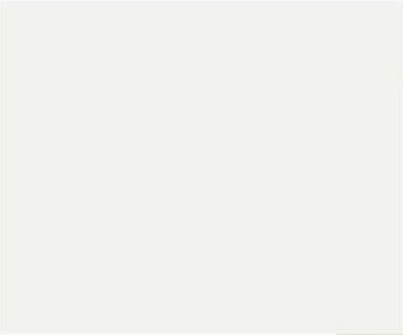
Contractors License No. 636512

Page:

Of:

PAINT COLORS/TILE SAMPLES AS NOTED IN SPECS

PLASTER
BENJAMIN MOORE
OC-152 "SUPER WHITE"



PLASTER
BENJAMIN MOORE
HC-93 "CARRINGTON BEIGE"



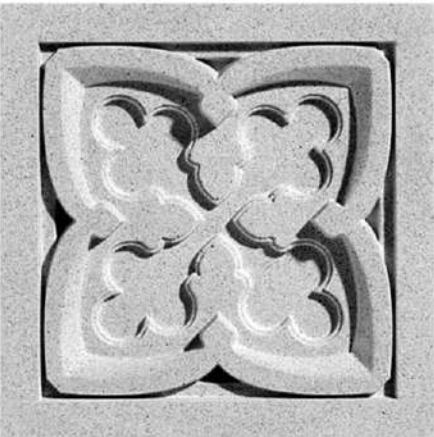
PLASTER
BENJAMIN MOORE
HC-76 "DAVENPORT TAN"



CLAY ROOF TILE
REDLAND CLAY TILE
2-PIECE MISSION
2251 "OLD SEDONA BLEND"

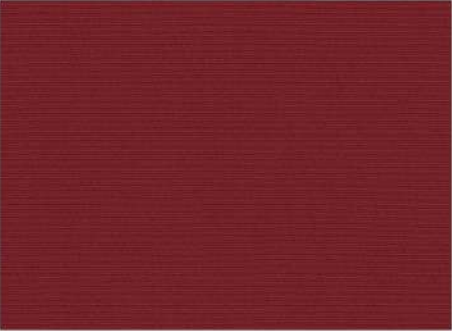


ARCHITECTURAL MEDALLION
PINEAPPLE GROVE
FOILATE 16SM-086 & 24SM-086



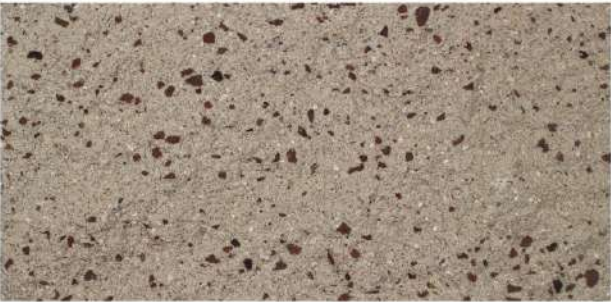
PRECAST CONCRETE
CONCRETE DESIGNS INC.
W030 "OATMEAL"

FABRIC AWNING
SUNBRELLA
"BURGUNDY"



PRECAST CONCRETE
CONCRETE DESIGNS INC.
GS10 "SADDLE"

CONCRETE MASONRY UNIT
ORCO BLOCK
SPLIT FACE "NATURAL GRAY"



WALL SCONCE
HOME DECORATORS COLLECTION
MODEL #LED-KB 08304
AGED IRON FINISH



WOOD STAIN
OLYMPIC STAIN
SEMI-TRANSPARENT
709 - BLACK WALNUT



WALL SCONCE
THE GREAT OUTDOORS
MALLORCA COLLECTION
SPANISH IRON FINISH



SALTILLO WALL TILE
WESTSIDE TILE
ARTILLO TILE SPANISH COTTO
"COTTO DARK" & "COTTO GOLD"



CERAMIC TILE
MEXICAN TILES.COM
LIVORNO 1 TERRA NOVA HACIENDA

 **BICKEL GROUP
ARCHITECTURE**
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

MULTI-TENANT
NWC SAN BERNARDINO AVE & SIERRA AVE
FONTANA, CALIFORNIA

COLORS/MATERIALS
May 20,2020

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use as, and in connection with this specific project, and shall not be used, in whole or in part, for any purposes for which they were not originally intended without written permission from BICKEL GROUP ©2017.

3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph
714-540-5959 Fax

Client:

FRONTIER
REAL ESTATE INVESTMENTS
Northgate Plaza

Address:

NWC San Bernardino
Avenue & Sierra Avenue

City:

Fontana, CA.

Drawn By:

JM

Salesperson:

DC

Drawing Number:

SP-Northgate Sierra Gateway

Option:

Drawing Date:

07/21/21

Revision:

- 08/03/21 - JM
- 08/04/21 - JM
- 02/03/22 - JM
- 07/28/22 - JM
- 08/17/22 - JM
- 08/18/22 - JM

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

NOTE: This is an original drawing, created by Promotional Signs. It is submitted for your personal use in connection with a project being planned for you by Promotional Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on drawing are approximate.

Contractors License No. 636512

Page:

18

Of:

18