

CORONA TOWN & COUNTRY S I G N P R O G R A M

SOUTHWEST CORNER
OF
ONTARIO AVENUE AND MAIN STREET
CORONA, CALIFORNIA

JANUARY 30, 2004



DEVELOPER:
PACIFIC RETAIL PARTNERS
5225 CANYON CREST DRIVE
SUITE 166
RIVERSIDE, CALIFORNIA 92507

PREPARED BY:
AD/S
ARCHITECTURAL
DESIGN & SIGNS
2950 PALISADES DRIVE
CORONA, CA 92880

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SIGN CRITERIA

A. GENERAL REQUIREMENTS

1. Each tenant shall submit, or cause to be submitted, to the Project Architect and Developer, before fabrication, at least four copies of detailed drawings indicating the location, size, layout, design, and color of the proposed signs, including all lettering and/or graphics.
2. All permits for signs and their installation shall be obtained by the tenant or tenant's representative prior to installation.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All building signs shall be constructed, installed, and maintained at tenant's expense.
5. All signs shall be reviewed and approved by the Developer and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics or design shall remain the sole right of the Developer.
6. Tenant sign contractor shall be responsible for obtaining all required City of Corona approvals and permits.

B. GENERAL SPECIFICATIONS

1. Tenant signs will be internally illuminated individual channel letters – minimum 24 gauge G.I. metal with $\frac{1}{8}$ " plastic face (no cross over neon or wiring permitted). No exposed raceway mounting permitted. See below for color and style types.
2. No projections above or below the sign panel shall be permitted. Sign must be within dimensioned limits as indicated on the attached drawings.
3. No script or style of letter other than that detailed in this criteria will be permitted on sign panels unless it is part of an established trademark of the tenant, used in other locations, meeting the strict requirements and approval of the City of Corona, California.
4. Wording of signs shall not include the product sold, except as part of the tenant name, insignia, or logo.

B. GENERAL SPECIFICATIONS (cont'd.)

5. Building / Tenant Identification:

Allowable sign area including logo, name, and insignia:

- a. Market Building: Typical National Identification Sign as drawn. See exhibit A.
- b. In-Line Building Tenants: "Enterprise Signs".
- c. Single use tenant pad building may have their typical National identification signs on their building, as may exist from time to time on similar buildings operated by them in California.

C. CONSTRUCTION REQUIREMENTS

1. Letter fastening and clips are to be concealed and made of stainless steel, aluminum, brass, or bronze metals. Letters may be attached with adhesives approved by the Project Architect.
2. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
3. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.
4. Design, layout, and materials for tenant signs shall conform in all respects with the sign design drawings included in this Sign Program.
5. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
6. All copy shall be of Individual Channel letters. All electrodes shall terminate at bottom of letter. All housings shall be double backs and rubber boots. All components shall be UL approved and transformers shall not be visible from parking lot areas.

D. MISCELLANEOUS REQUIREMENTS

1. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.
2. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material, shall be affixed or maintained, upon the glass panes and/or supports of the show windows and/or doors, or upon the exterior walls of buildings, without the previous written approval of the Developer, and additional approvals, as may be required, from the City of Corona, California.
3. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, in a location as directed by the Project Architect, in 2" high block letters, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied. Color of letters shall match Frazee #5343M, Log Cabin.
4. Contractors installing signs are to be California State registered contractors and are to have a current City of Corona business license. All work shall be done in accordance with the City of Corona minimum standards. Tenant shall obtain all necessary approvals and permits.

E. PROHIBITED SIGNAGE

1. The following signs shall be prohibited:
 - a. Inflatable signs, balloons, animals, or symbols, unless a permit is obtained from the City of Corona.
 - b. Rooftop signs.
 - c. Portable signs.
 - d. Signs on trailers or painted on the sides of disabled or parked vehicles.
 - e. Signs which move, or which have moving parts or flashing lights.

E. PROHIBITED SIGNS (cont'd.)

- f. Signs advertising or displaying any unlawful act, business, or purpose.
- g. Any sign, notice, or advertisement affixed to any street right-of-way, public sidewalk, bus bench or shelter, crosswalk, curb, lamppost, hydrant, tree, telephone pole, or lighting system, or upon any fixture of the policy of fire alarm system of the City of Corona.
- h. Any strings or pennants, streamers, clusters of flags, banners across street right-of-way, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - h.1 Property displayed National, state, local governmental, institutional or corporate flags.
 - h.2 Holiday decoration, in season, used for an aggregate period of sixty (60) days in any one (1) calendar year, in accordance with the Corona Municipal Code and applicable city permit requirements.
- i. See also K.4.d below.
- j. Pole Signs.
- k. Internally-illuminated plastic box or canister signs.

F. PRIME TENANTS

1. An occupancy designated by Developer as "Prime Tenant", with a lease area of 5,700 square feet or greater, that may locate in the shopping center, it being understood and agreed that these occupants may have their usual National Identification Signs on their buildings, as same existing from time to time on similar buildings operated by them in California; provided, however, the signs must be approved and permitted by the City of Corona and said sign is architecturally compatible and has been approved by the Project Architect.

G. FREE STANDING SIGNS

1. There shall be a total of six (6) Monument Signs placed in the locations identified on the Key Plan.
2. The Monument Sign "A" shall be limited to a height of twelve (12) feet (measured from adjacent grade) and limited to Sign Area of seventy-five (75) square feet (not including the structure) per copy face. See Detail Drawing.
3. The Monument Signs "B" shall be limited to a height of nine and one half feet (9.5') (measured from adjacent grade) and limited to Sign Area of fifty (50) square feet (not including the structure) per copy face. See Detail Drawing.
4. The Monument Signs "C" shall be limited to a height of three feet (3') (measured from adjacent grade).

H. SERVICE STATION SIGNS

1. Service Station (and related uses) shall be subject to City of Corona Planning Department final approval.

I. FAST FOOD RESTAURANT SIGNS

1. Fast Food Restaurants shall be subject to City of Corona Planning Department final approval.

J. TEMPORARY SIGNS

1. Temporary signs such as banners, real estate, and grand opening signs, etc. shall conform to the City of Corona Codes and permit requirements.

K. COMMERCIAL SIGN STANDARDS

1. Signs shall contain only such subject matter which refers to the name of the establishment or to the goods and services (no brand names) sold on the premises on which the sign is located.
2. Maximum area allowed for enterprise signs for "Prime" or "Major" Tenants will be one and one-quarter square feet (1.25 s.f.) of sign area for each linear foot of principal building frontage, not to exceed a maximum of two hundred ten square feet (210 s.f.). Maximum area of enterprise signs shall be one (1) square foot of sign area per linear foot of principal frontage for minor tenants (5,700 square feet or less).
3. Six "commercial" parcel identification signs shall be permitted for each commercial center. These signs shall also meet the following standards:
 - a. Six (6) monument signs.
 - b. Less than or equal to twelve feet (12') in height for one monument sign on Ontario Avenue and nine and one half feet (9.5') for two monument signs, one on Ontario Avenue and one on Main Street.
 - c. One three feet (3') in height corner monument;
 - d. Two three feet (3') in height monument signs. These monument signs are for a freestanding building on an individual parcel.
 - e. Less than or equal to fifty square feet (50 s.f.) per copy face for nine and one half feet (9.5') monument signs and seventy-five square feet (75 s.f.) per copy face for the twelve foot (12') high monument sign.
 - f. A limit of three (3) principal users may be placed on monument signs.
 - g. Landscaping shall be placed around the base of the sign.
 - h. Monument signs shall have similar matching architectural treatment as the principal structure of the site, and shall contain the name of the shopping center.
 - i. All monument signs shall be located outside of the corner cut-off (visibility triangle) as required per city codes.
 - j. Under canopy signs for in-line tenants shall be permitted.

4. Per the City of Corona, all commercial centers consisting of two or more tenant spaces are subject to a comprehensive sign program which is the purpose of this “Corona Town & Country” sign program. The purpose of this program shall be to integrate signs with the building design into a unified architectural unit, achieved by:
 - a. Using the same background on all signs;
 - b. Using not more than three (3) sign colors;
 - c. Using the same method of mounting for signs, or by using the same type of construction materials for components, such as sign copy, supports, or using dissimilar signing determined compatible by the Director of Community Development of the City of Corona, California.

L. RECOMMENDED COPY STYLES AND COLORS

Helvetica bold:

ABCDEFGHIJKLMNOPQRSTUVWXYZ - 1234567890

Palatino bold:

ABCDEFGHIJKLMNOPQRSTUVWXYZ - 1234567890

Times New Roman bold:

ABCDEFGHIJKLMNOPQRSTUVWXYZ - 1234567890

L. RECOMMENDED COPY STYLES AND COLORS (cont'd)

Face Colors:

Yellow	#2465, #2016
Green	#2030, #2108
Orange	#2564, #2119
Red	#2283, #2662, #2157
Brown	ALL SHADES
Blue	#2648, #2051
Turquoise	#2308
Rust	ALL SHADES
White	#7328, #7420
Ivory	#2146

RETURNS

TRIM CAP

ILLUMINATION

0.63 Aluminum 5" deep, paint Bronze	3/4" Bronze	15mm 6500 White Neon 30ma
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Optional letter treatment (Neon)

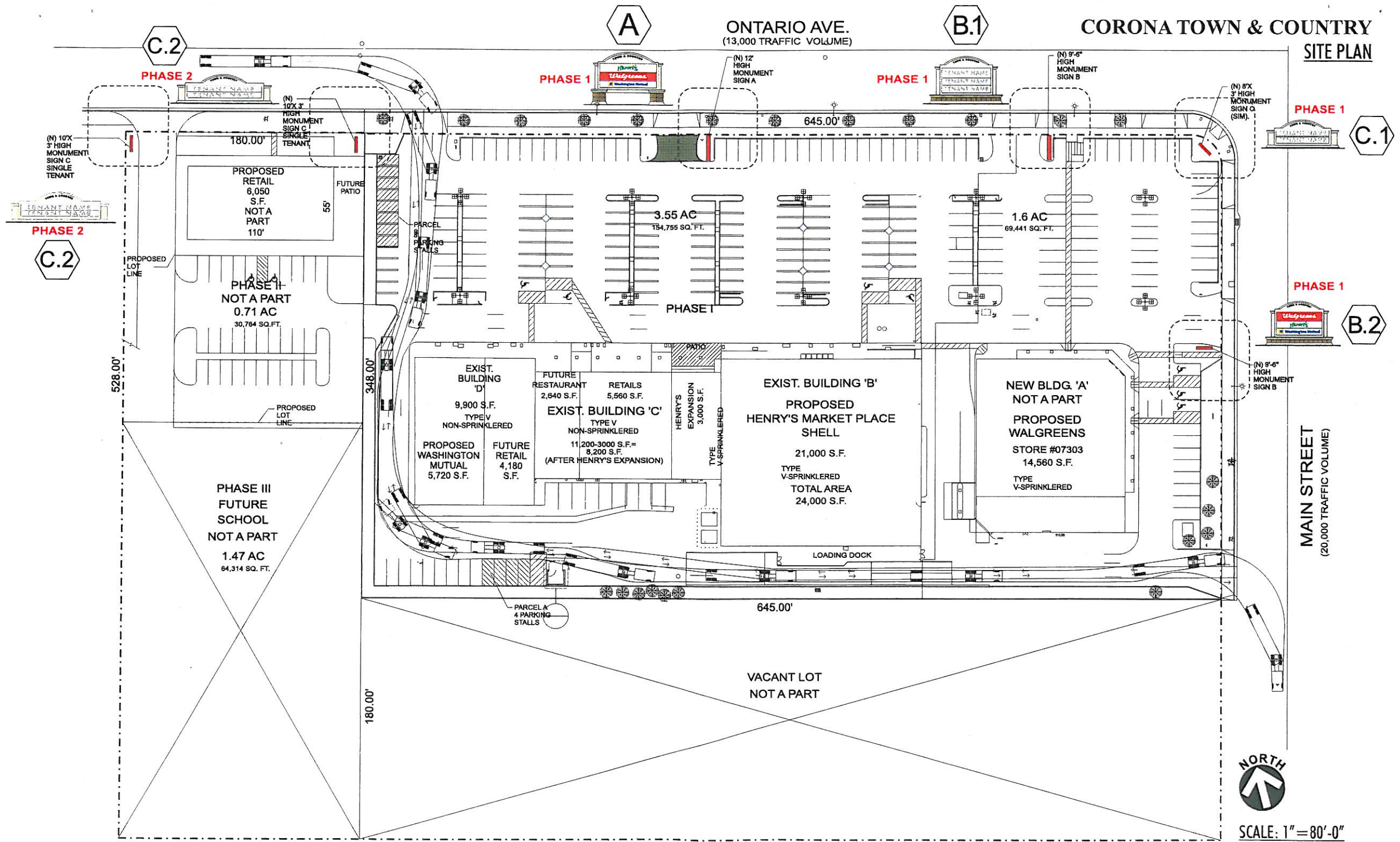
Yellow
Orange
Deep Green
Clear Blue
Clear Red
White

- Color reference indicates Rohm & Haas plexiglass

CORONA TOWN & COUNTRY
SITE PLAN

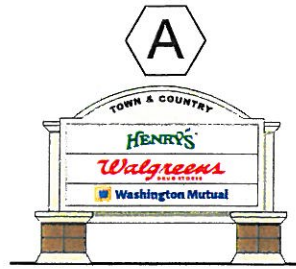
ONTARIO AVE.
 (13,000 TRAFFIC VOLUME)

MAIN STREET
 (20,000 TRAFFIC VOLUME)

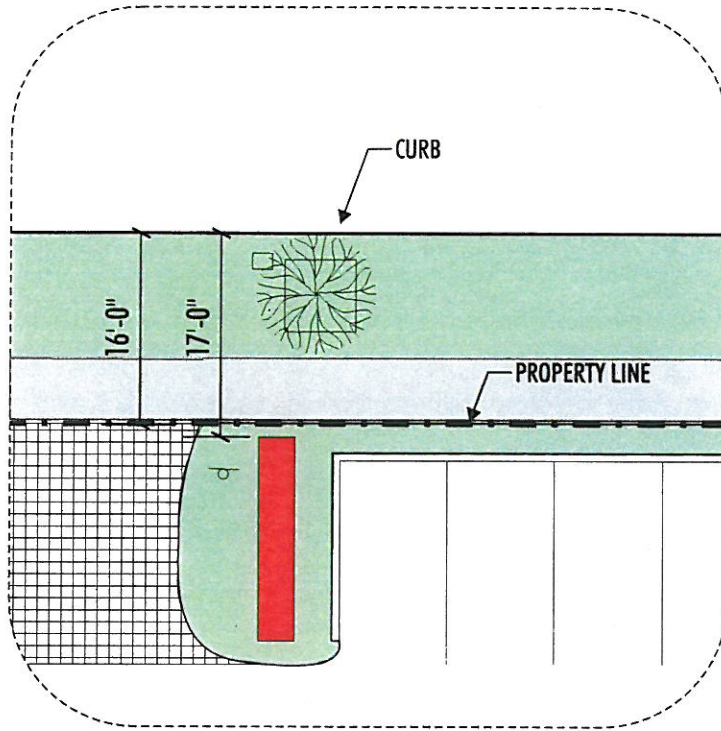


SCALE: 1" = 80'-0"

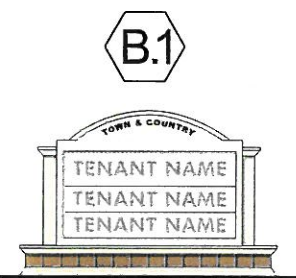
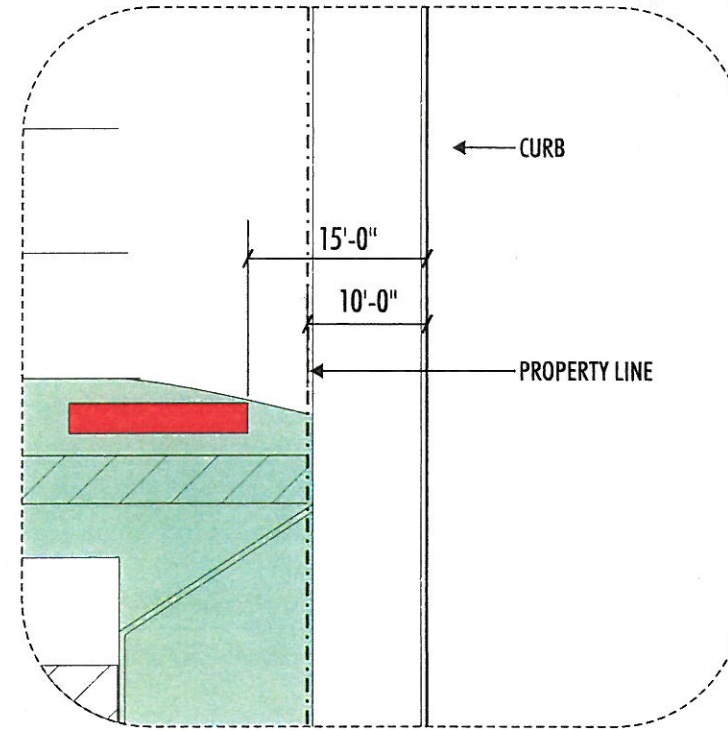
SITE PLAN DETAILS
FOR MONUMENT SIGNS
IN PHASE 1



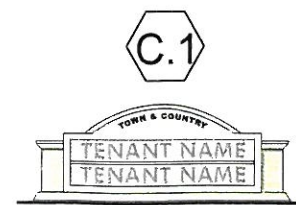
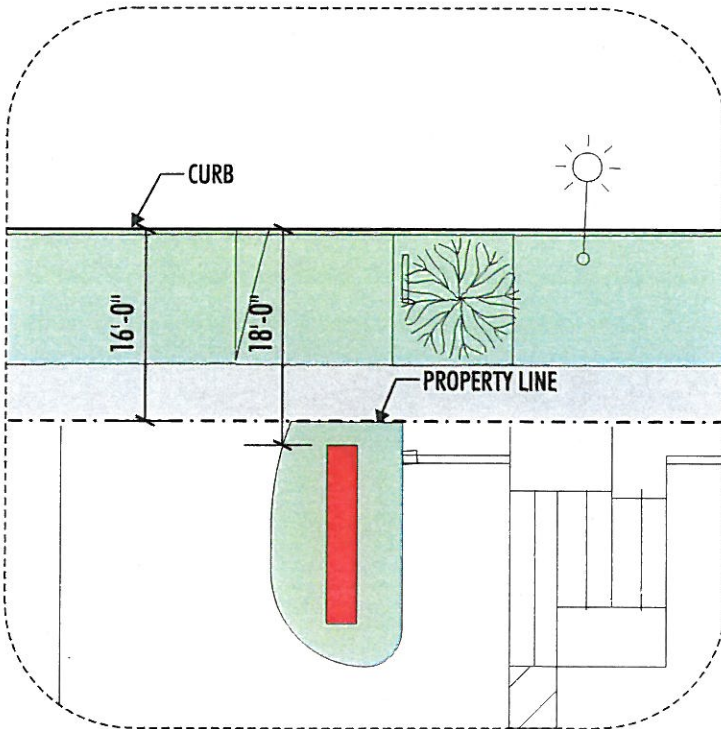
12 FT. HIGH MONUMENT SIGN
ON ONTARIO AVENUE
SCALE: 1/16" = 1'-0"



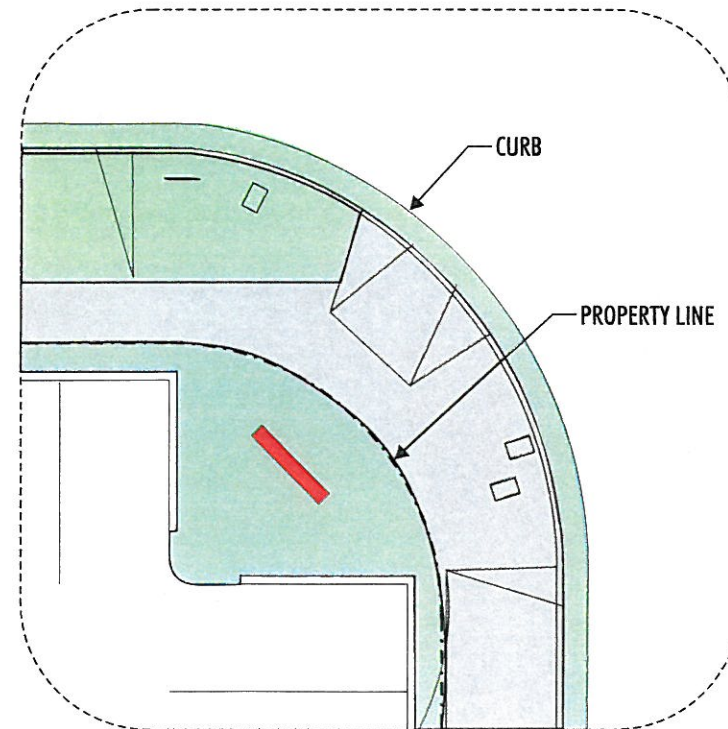
9.5 FT. HIGH MONUMENT SIGN
ON MAIN STREET
SCALE: 1/16" = 1'-0"



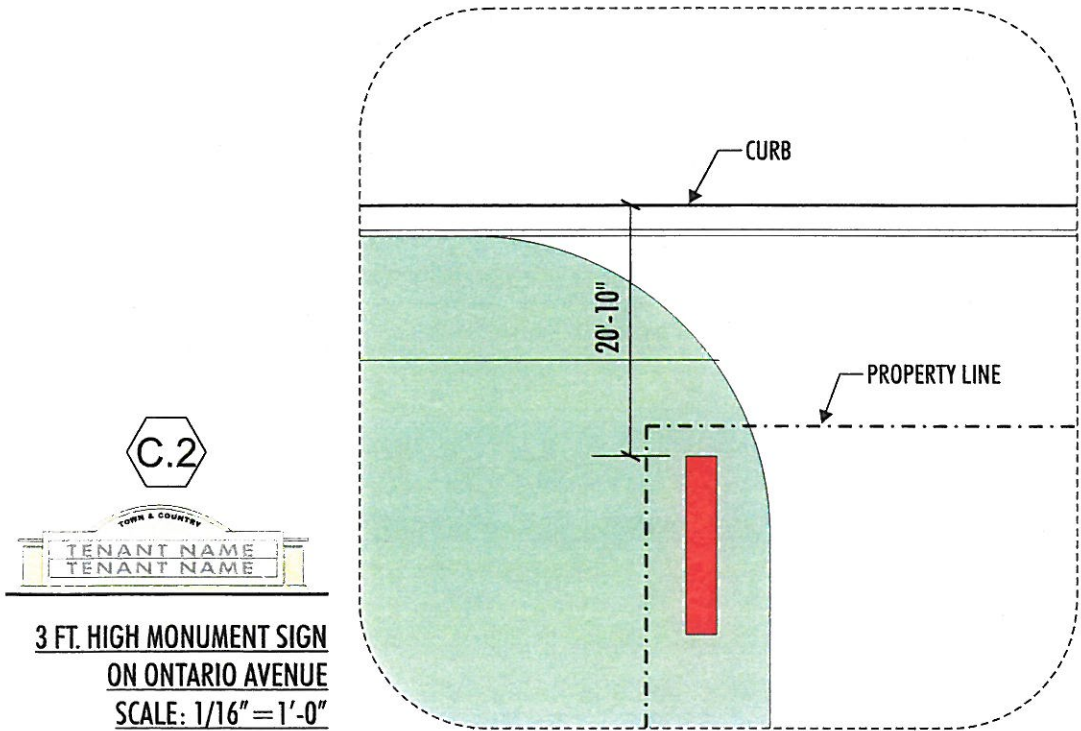
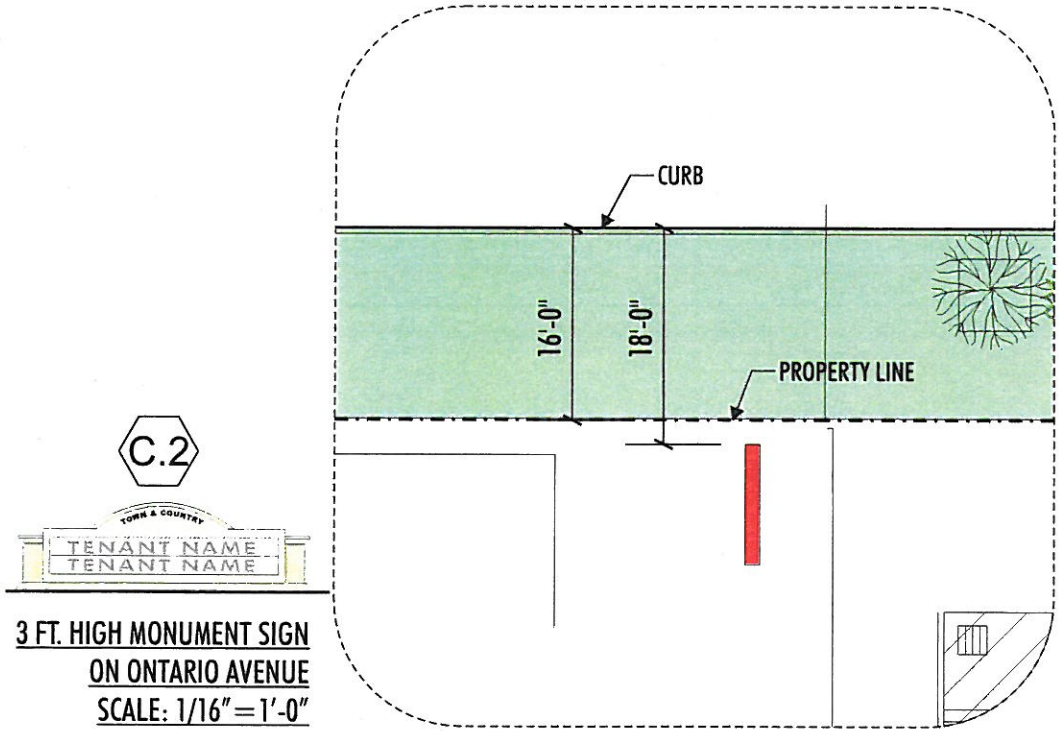
9.5 FT. HIGH MONUMENT SIGN
ON ONTARIO AVENUE
SCALE: 1/16" = 1'-0"



3 FT. HIGH CORNER
MONUMENT SIGN
SCALE: 1/16" = 1'-0"



CORONA TOWN & COUNTRY
SITE PLAN DETAILS
FOR MONUMENT SIGNS
IN PHASE 2

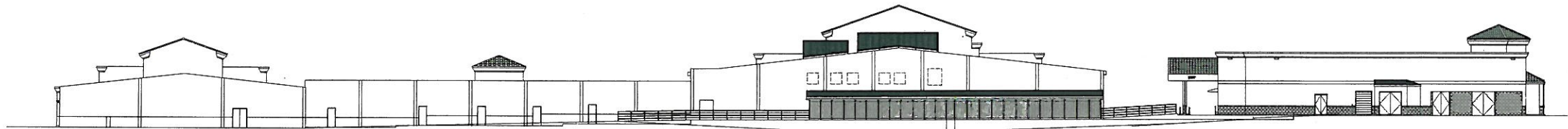


**CORONA TOWN & COUNTRY
EXHIBIT "A" (ELEVATIONS)**



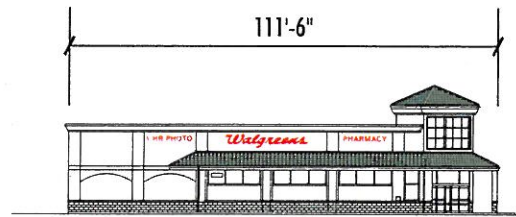
WALGREENS - NORTH ELEVATION
SCALE: 1" = 50'-0"

PROPOSED NORTH ELEVATION
SCALE: 1" = 50'-0"

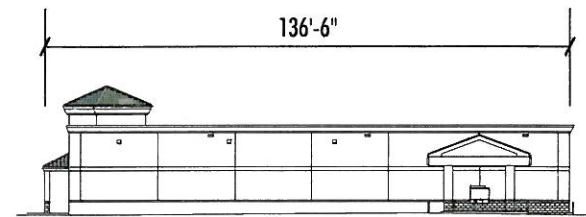


PROPOSED SOUTH ELEVATION
SCALE: 1" = 50'-0"

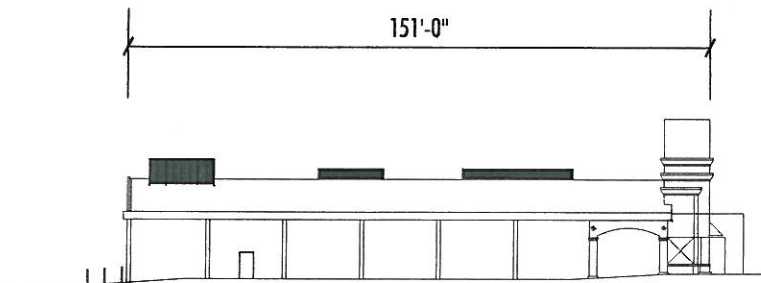
WALGREENS - SOUTH ELEVATION
SCALE: 1" = 50'-0"



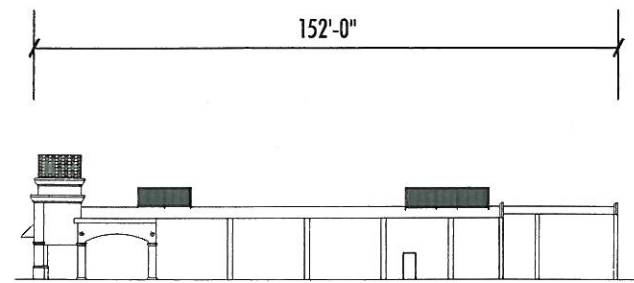
WALGREENS - EAST ELEVATION
SCALE: 1" = 50'-0"



WALGREENS - WEST ELEVATION
SCALE: 1" = 50'-0"



PROPOSED EAST ELEVATION
SCALE: 1" = 50'-0"



PROPOSED WEST ELEVATION
SCALE: 1" = 50'-0"



SPECIFICATIONS:

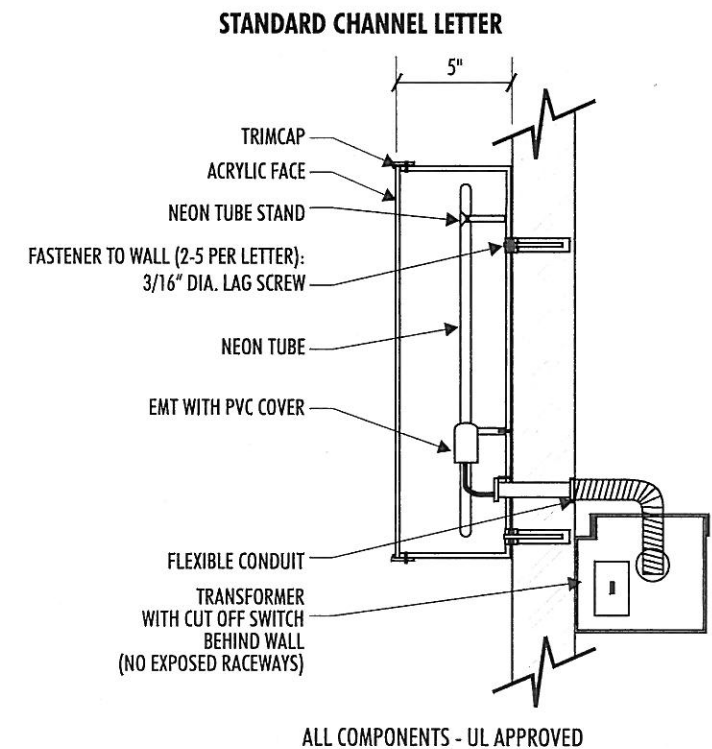
- 5" DEEP STANDARD INDIVIDUAL ILLUMINATED CHANNEL LETTERS
- FACE COLORS MAY BE PER TENANTS CORPORATE COLORS
- RETURNS TO BE .063 ALUMINUM PAINTED BRONZE
- TRIM CAP TO BE PAINTED BRONZE
- ILLUMINATION TO BE NEON AND COLOR TO BE DETERMINED BY COLOR OF FACE

MAXIMUM AREA FOR ENTERPRISE SIGNS FOR MAJOR TENANTS:

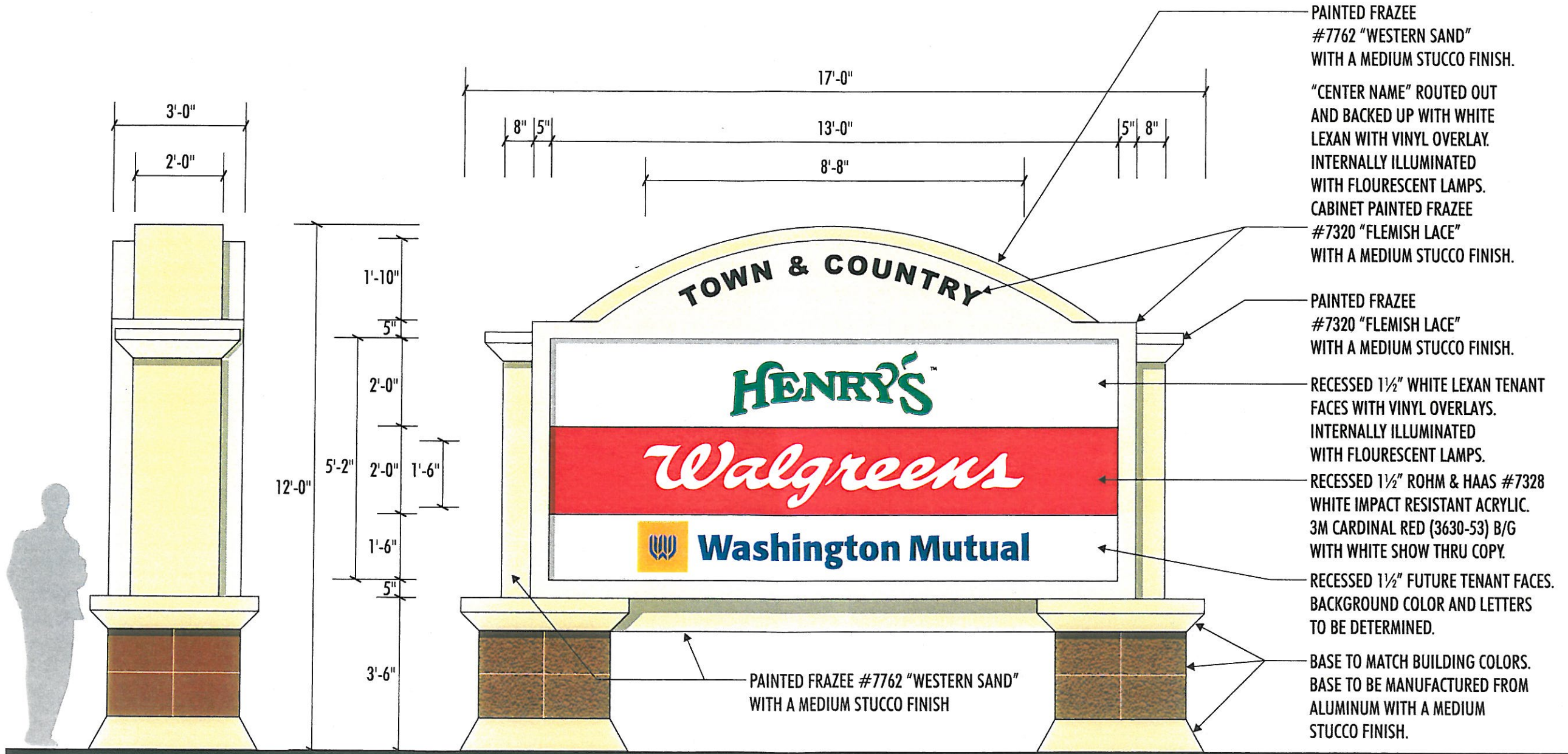
1.25 SQ. FT. OF SIGN AREA PER EACH LINEAR FOOT OF PRINCIPAL BUILDING FRONTAGE WITH A MAXIMUM OF 210 SQ. FT.

MAXIMUM AREA FOR ENTERPRISE SIGNS FOR MINOR TENANTS:

1.00 SQ. FT. OF SIGN AREA PER LINEAR FOOT OF PRINCIPAL BUILDING FOOTAGE. (ALL TENANTS WITH 5,700 SQ. FT. OR LESS)



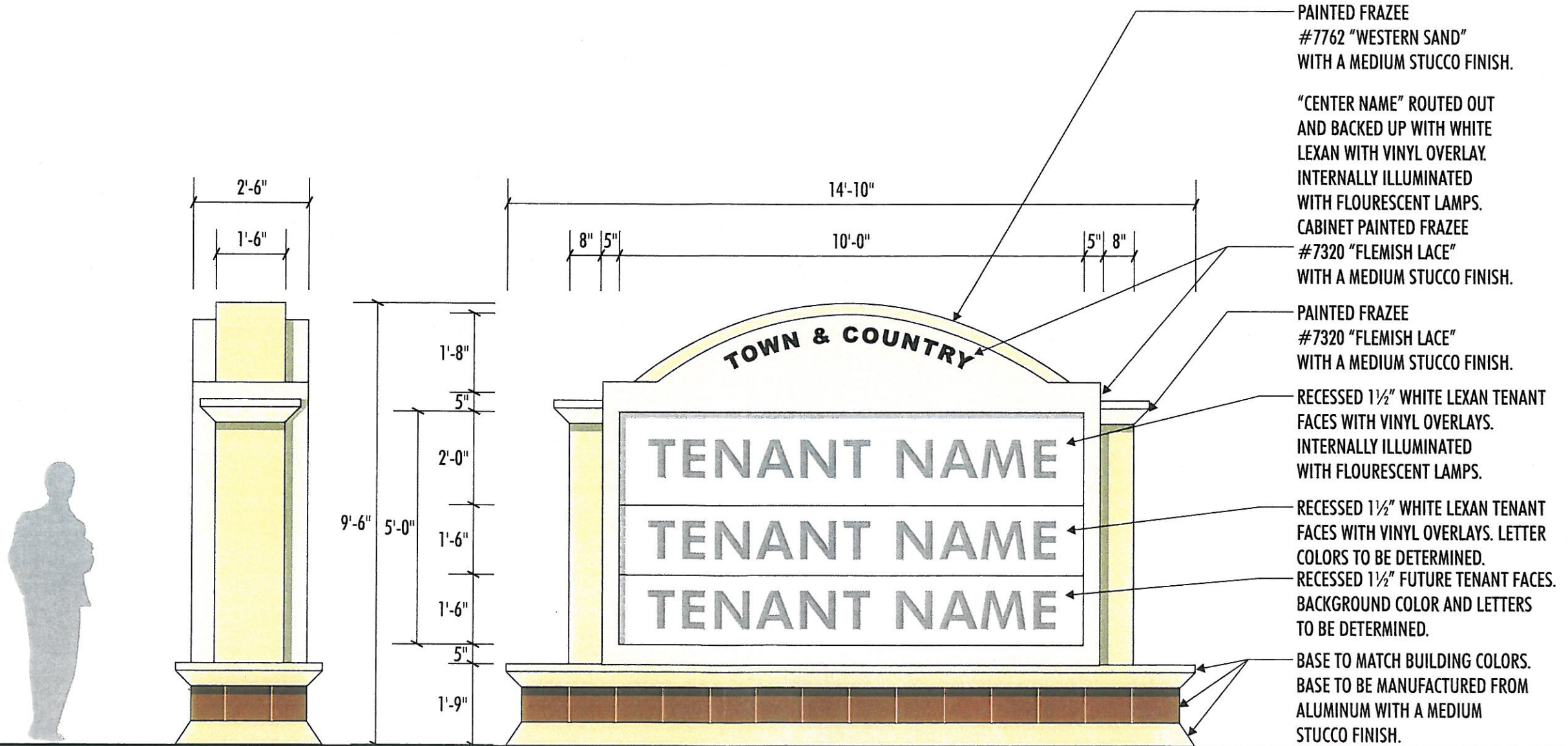
**CORONA TOWN & COUNTRY
MONUMENT SIGN "A"**



A DOUBLE FACED MONUMENT SIGN "A"
SCALE: 3/8" = 1'-0"

QTY: ONE (1) REQUIRED IN PHASE I
SIGN AREA = 66.5 SQ. FT. TOTAL

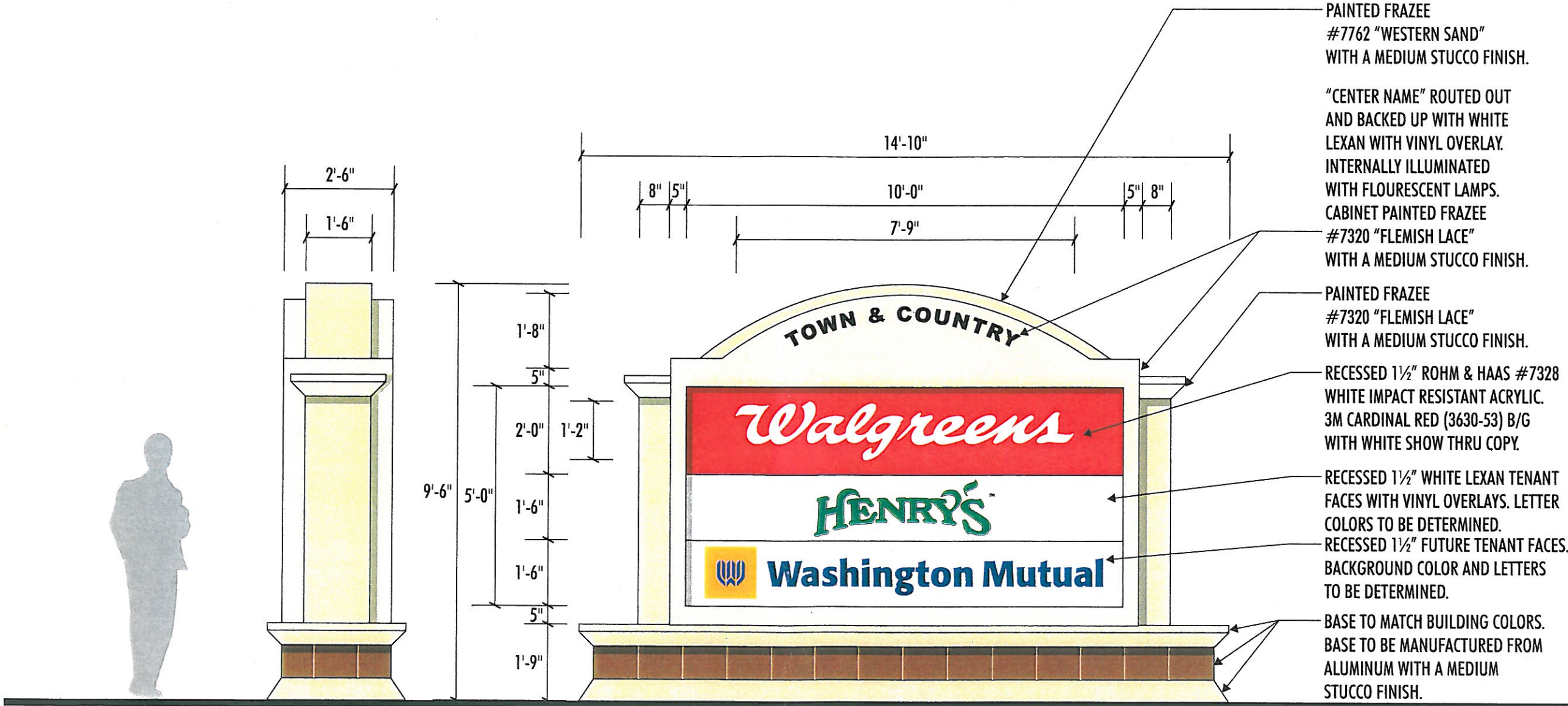
**CORONA TOWN & COUNTRY
MONUMENT SIGN "B"**



B.1 DOUBLE FACED MONUMENT SIGN "B"
SCALE: 3/8" = 1'-0"

QTY: TWO (2) REQUIRED IN PHASE I
SIGN AREA = 50 SQ. FT. TOTAL

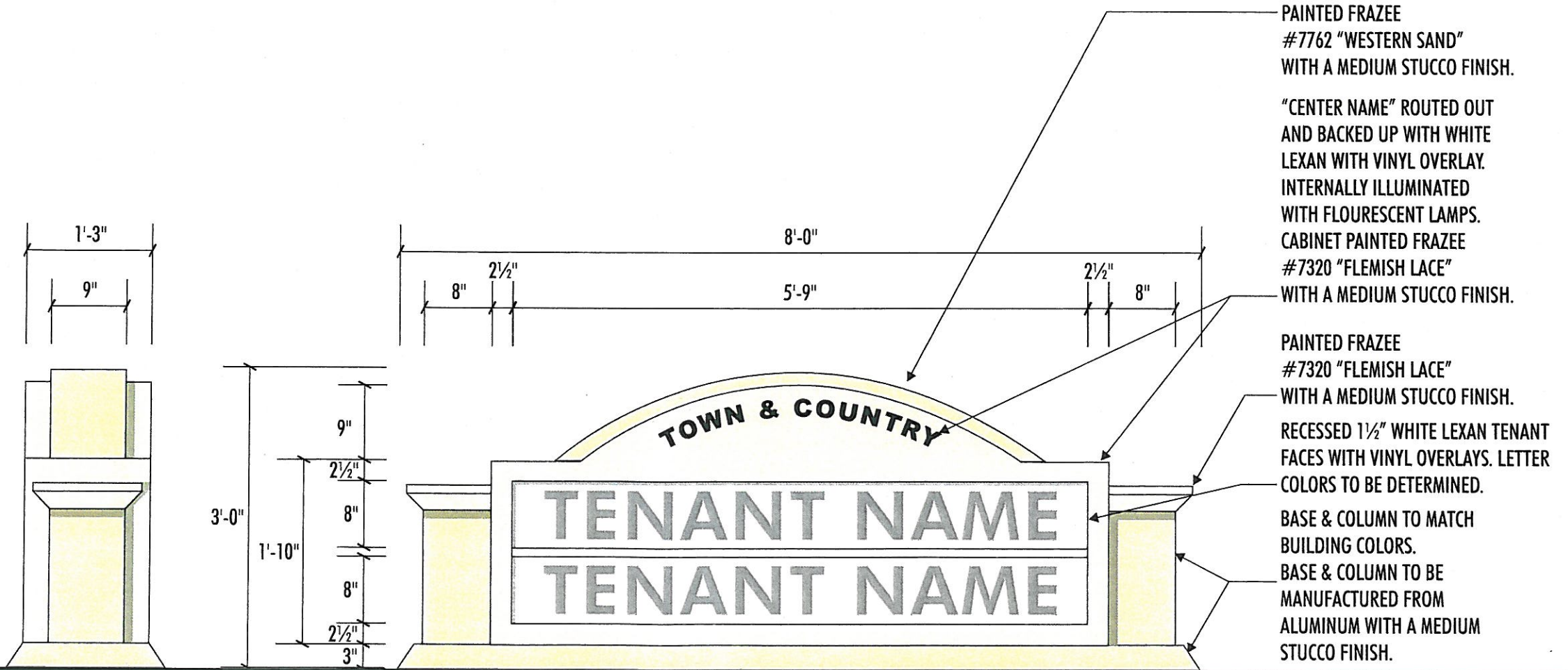
**CORONA TOWN & COUNTRY
MONUMENT SIGN "B"**



B.2 DOUBLE FACED MONUMENT SIGN "B"
SCALE: 3/8" = 1'-0"

QTY: TWO (2) REQUIRED IN PHASE I
SIGN AREA = 50 SQ. FT. TOTAL

**CORONA TOWN & COUNTRY
CORNER MONUMENT SIGN "C"**

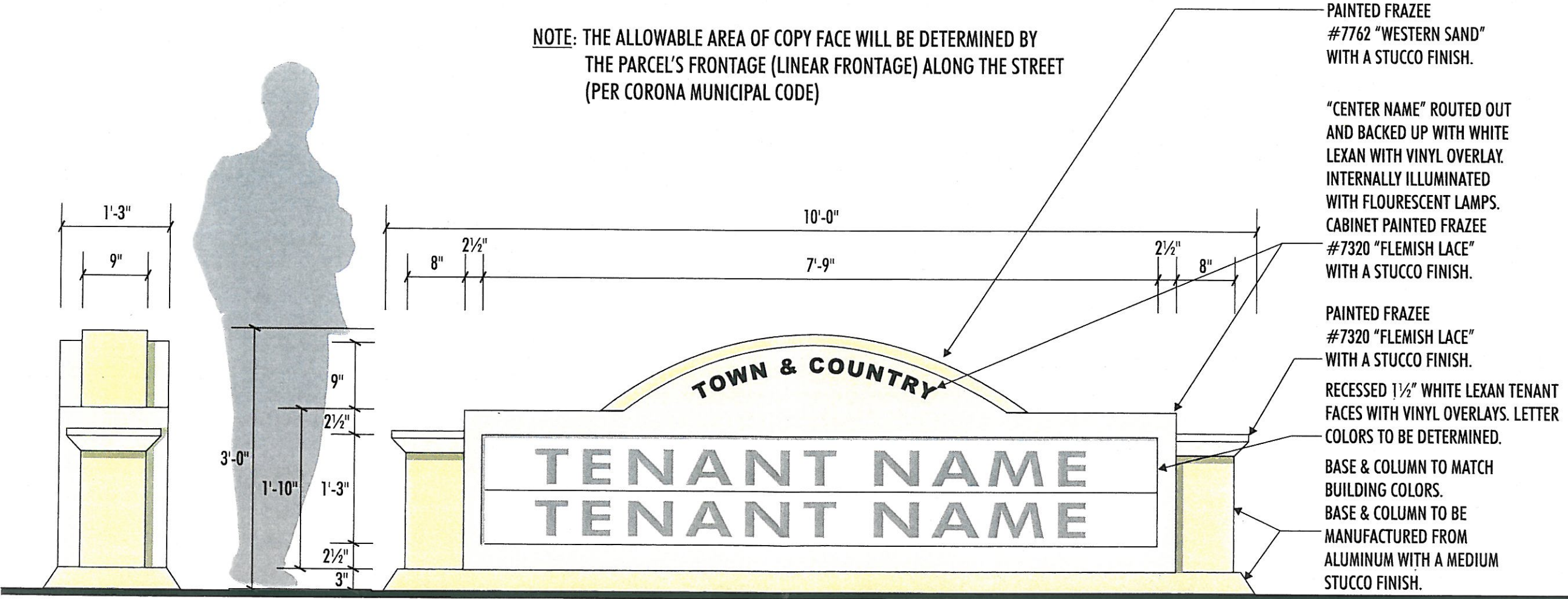


C.1 SINGLE FACED CORNER MONUMENT SIGN "C"
SCALE: 3/4" = 1'-0"

QTY: ONE (1) REQUIRED IN PHASE I
SIGN AREA = 7.66 SQ. FT. TOTAL

CORONA TOWN & COUNTRY
TENANT MONUMENT SIGN "C"

NOTE: THE ALLOWABLE AREA OF COPY FACE WILL BE DETERMINED BY THE PARCEL'S FRONTAGE (LINEAR FRONTAGE) ALONG THE STREET (PER CORONA MUNICIPAL CODE)



PAINTED FRAZEE
 #7762 "WESTERN SAND"
 WITH A STUCCO FINISH.

"CENTER NAME" ROUTED OUT
 AND BACKED UP WITH WHITE
 LEXAN WITH VINYL OVERLAY.
 INTERNALLY ILLUMINATED
 WITH FLOURESCENT LAMPS.
 CABINET PAINTED FRAZEE
 #7320 "FLEMISH LACE"
 WITH A STUCCO FINISH.

PAINTED FRAZEE
 #7320 "FLEMISH LACE"
 WITH A STUCCO FINISH.

RECESSED 1/2" WHITE LEXAN TENANT
 FACES WITH VINYL OVERLAYS. LETTER
 COLORS TO BE DETERMINED.

BASE & COLUMN TO MATCH
 BUILDING COLORS.
 BASE & COLUMN TO BE
 MANUFACTURED FROM
 ALUMINUM WITH A MEDIUM
 STUCCO FINISH.

C.2 DOUBLE FACED SINGLE TENANT MONUMENT SIGN "C"
 SCALE: 3/4" = 1'-0"

QTY: TWO (2) REQUIRED IN PHASE II
 SIGN AREA = 9.69 SQ. FT. TOTAL