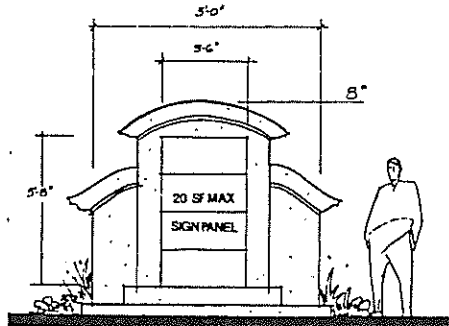
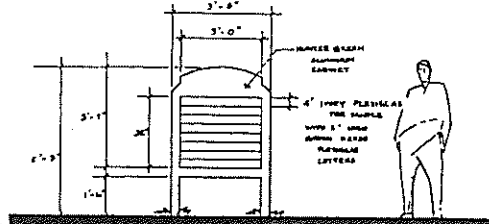


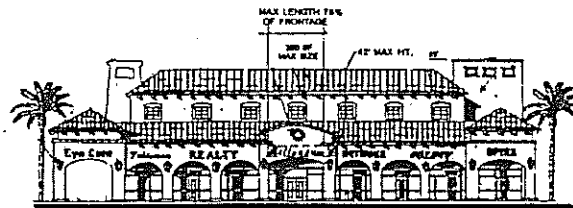
SIGN CRITERIA
EXHIBIT C



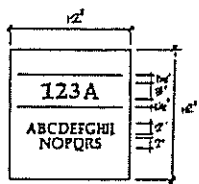
MONUMENT SIGN
SCALE = 1/2"=1'-0"



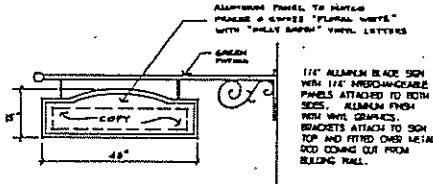
ON SITE DIRECTORY
SCALE = 1/2"=1'-0"



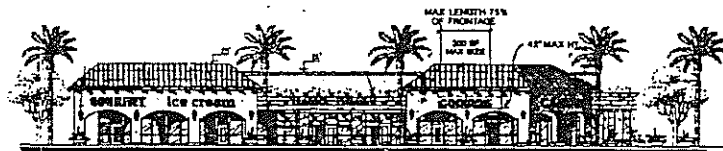
PAD A, RITE AID, K, M, N, P, Q, R, TYPICAL



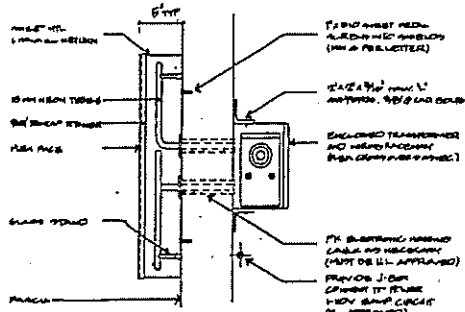
SIGN TYPE 'C' LAYOUT



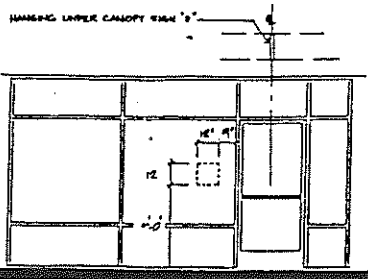
HANGING UNDER CANOPY SIGN 'D'



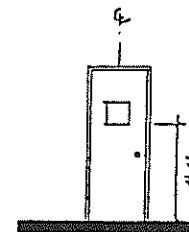
BLDG. L



DETAIL SIGN TYPE 'A'



SIGN TYPE 'B'



SIGN TYPE 'C'

CLIENT •

SIGN PROGRAM

ORIGINAL

GENERAL NOTES:

- The purpose of these criteria is to establish the minimum sign standards necessary to insure coordinated, professional appearance for all tenants. Performance shall be strictly enforced and any nonconforming signs/projections shall be removed by the tenant at his expense.
- In order to maintain consistency of quality and design characteristics, all signs shall be approved by the Landlord.
- Prior to sign being manufactured and/or applied for any governmental permits, each tenant shall submit to the Landlord for approval, through the sign contractor, four (4) copies of a detailed drawing of his proposed signs, signed by the tenant, and including conformances with these criteria. Such drawings shall include, but are not limited to, pertinent dimensions, details, location, letter styles and color specifications.
- The tenant shall submit Landlord approved drawings to all agencies requiring approval and shall pay for the required approvals and permits.
- All signs and their installation must comply with local building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.
- The tenant shall pay for all signs and their installation and maintenance, except that sign contractor shall provide a full one (1) year electrical warranty.
- It is the responsibility of the sign company to verify all conduit and transformer locations service prior to fabrication. No exposed runways, cross wires, conduits, conductor, and/or transformers. No projections above or below the "signable area" shall be permitted. Any required patching shall match existing construction.
- Sign contractor shall provide necessary fastenings and brackets to securely install the sign.
- All signs must be installed no later than the date the tenant opens for business.
- Exceptions: Any exception to these standards must be reviewed and approved in writing Landlord prior to fabrication of any sign.

COMMERCIAL SIGN STANDARDS:

Signs shall be regulated and controlled as specified under Section 1774 of the Corona Municipal Code for the Main Street South Plaza Specific Plans except for modifications as herein stated.

- No signs shall be constructed or maintained on the roof of any buildings.
- Signs shall contain only such subject matter which refers to the name of the establishment, goods and services the brand names used on the premises on which the sign is located.
- A monument sign identifying the shopping center and freestanding building shall be permitted along the parcel frontage adjacent to a public street. The maximum area of the sign shall not exceed 24 square feet per face and may contain the name of the center and four tenants. The height of the sign shall not exceed 8 feet. Sign shall be located within building setback of 25' as measured from the property line.
- The maximum area of enterprise identification signs (Type "A") Tenant Facade Sign shall be three (3) square feet per level foot of leased frontage up to 250 square feet for major tenants (1,000 square ft. of floor area or more). Maximum letter height of 4" shall be allowed. Sign length will be 152.
- Free standing on-site directory signs identifying and locating a group of tenants in a site specific sector shall be permitted. Maximum sign height will be 2'-7". Total sign area shall not exceed 12 square feet maximum. Maximum sign length will be 50'.
- Hanging under canopy signs identifying the tenant name perpendicular to the building face will be permitted at the tenant discretion per Landlord review and approval. Maximum sign area shall be one square foot per level foot of leased frontage up to 18 square feet maximum. Letter size shall not exceed 1/2" except in height. Hanging sign shall be located above or adjacent to the entry door of the establishment.
- Signs which move, have moving parts, or flashing lights are prohibited.

SPECIFICATIONS:

- SIGN TYPE "A" Tenant Facade Sign**
Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters which are 3" deep with machined painted returns. Face shall be 2 1/2" acrylic. Sign length is maximum 75% of store frontage, maximum letter height shall be 4". Regulated logos, signs, and resource color will be permitted in addition to signs described herein. Letter style height, and face color to be specified by tenant subject to Landlord approval. Sign color may be Black and Matte Porcelain Blue (ASA, Crown, JCB, Red 2115, Black, and Ivory in addition to nationally recognized logos and signs. See schematic Sign A detail.
- SIGN TYPE "B" Tenant Window Sign**
Tenant may install, in areas where adjacent to entry door, not more than 144 square inches of unilluminated horizontally oval or other machine-cut vinyl graphics in approved type style. The maximum letter height is 2". The clear face of the sign is limited to business hours, telephone numbers, emergency information or other business instructions. See schematic sign detail.
- SIGN TYPE "C" Tenant Door Sign**
Tenant shall be required to install one (1) rear door sign indicating business name and suite number. Sign panel to be 1/2" x 12" maximum painted to match rear door color with machined-cut vinyl graphics in approved type style. See schematic Sign C detail.
- SIGN TYPE "D" Hanging Under Canopy Sign**
Tenant may install above or adjacent to the entry door, one under canopy sign perpendicular to the building face identifying the establishment industry. Sign to be located at a minimum 18" net height. Letter height to be 1/2" maximum. "Only Green" type letters on 1/2" aluminum blade to match Criteria C (W77). Three (3) green letters frame and support. Maximum sign size will be 18 square feet. See schematic sign B detail.

COMMERCIAL PROJECT •
NWC OF ONTARIO AVE & MAGNOLIA AVE.

CORONA, CA 12/30/97 ED
1/14/97 BC
96-379

Perkowitz + Ruth architects, inc.
Architecture Planning
911 Shattuck Road, Long Beach, California 90801 (562)594-9333

1. The purpose of this criteria is to establish the minimum sign standards necessary to insure coordinated, proportional exposure for all tenants. Performance shall be strictly enforced and any non-conforming signs/projections shall be removed by the tenant at his expense.
2. In order to maintain consistency of quality and design characteristics, all signs shall be approved by the Landlord.
3. Prior to sign being manufactured and/or applying for any governmental permits, each tenant shall submit to the Landlord for approval, through the sign contractor, four (4) copies of a detailed drawing of his proposed signs, signed by the tenant, and indicating conformance with these criteria. Such submittals shall include, but are not limited to, pertinent dimensions, details, location, letter styles and color specifications.
4. The tenant shall submit Landlord approved drawings to all agencies requiring approval and shall pay for the required approvals and permits.
5. All signs and their installation must comply with local building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.
6. The tenant shall pay for all signs and their installation and maintenance, except that sign contractor shall provide a full one (1) year electrical warranty.
7. It is the responsibility of the sign company to verify all conduit and transformer locations service prior to fabrication. No exposed raceways, cross overs, conduits, conductor, and/or transformers. No projections above or below the 'signable area' shall be permitted. Any required patching shall match existing construction.
8. Sign contractor shall provide necessary fastenings and bracings to securely install the sign.
9. All signs must be installed not later than the date the tenant opens for business.
10. Exceptions: Any exception to these standards must be reviewed and approved in writing Landlord prior to fabrication of any sign.

COMMERCIAL SIGN STANDARDS:

Signs shall be regulated and controlled as specified under Section 17.74 of the Corona Municipal Code for the Main Street South Plaza Specific Plan, except for modifications as herein stated:

- a. No signs shall be constructed or maintained on the roof of any buildings.
- b. Signs shall contain only such subject matter which refers to the name of the establishment or goods and services (no brand names) sold on the premises on which the sign is located.
- c. A monument sign identifying the shopping center and freestanding building pads shall be permitted along the parcel frontage adjacent to a public street. The maximum area of the sign shall not exceed 24 square feet per face and may contain the name of the center and four tenants. The height of the sign shall not exceed 8 feet. Sign shall be located within building setback of 25' as measured from the property line.
- d. The maximum area of enterprise identification signs (Type 'A') Tenant Fascia Sign shall be three (3) square feet per lineal foot of leased frontage up to 250 square feet for major tenants (6,000 square feet of floor area or more). Maximum letter height of 42" shall be allowed. Sign length will be 75% of lease frontage maximum.
- e. Free standing on site directory signs identifying and locating a group of tenants in a site specific sector shall be permitted. Maximum sign height will be 5'-7". Letter height will be 2" on 4" interchangeable panels. Maximum sign length will be 50". Total sign area shall not exceed 12 square feet maximum.
- f. Hanging under canopy signs identifying the tenant space perpendicular to the building face will be permitted at the tenants discretion per landlord review and approval. Maximum sign area shall be one square foot per each lineal foot of lease frontage up to 10 square feet maximum. Letter size shall not exceed 18 inches in height. Hanging sign shall be located above or adjacent to the entry door of the establishment.
- g. Signs which move, have moving parts, or flashing lights are prohibited.

SIGN TYPE 'A' Tenant Fascia Sign

Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters which are 5" deep with black enamel painted returns. Faces shall be 3/16" acrylic. Sign length is maximum 75% of store frontage, maximum letter height shall be 42". Registered logos, signs, and respective color will be permitted in addition to signs specified herein. Letter style layout, and face color to be selected by tenant subject to Landlord approval. Sign color may be Rohm and Haas Plexiglas Blue 2424, Green 2030, Red 2415, Black, and Ivory in addition to nationally recognized logos and signs. See schematic Sign A detail.

SIGN TYPE 'B' Tenant Window Sign

Tenant may install, in window panel adjacent to entry door, not more than 144 square inches of professionally handpainted decal or white machine-cut vinyl graphics in approve type style. The maximum letter height is 2". The copy for this sign is limited to business hours, telephone numbers, emergency information, or other business instructions. See schematic sign detail.

SIGN TYPE 'C' Tenant Rear Door Sign

Tenant shall be required to install one (1) rear door sign indicating business name and suite number. Sign panel to be 1/8" x 12" aluminum painted to match rear door color with black machine-cut vinyl graphics in approved type style. See schematic Sign C detail.

SIGN TYPE 'D' Hanging Under Canopy Sign

Tenant may install above or adjacent to the entry door, one under canopy sign perpendicular to the building face addressing the pedestrian walkway. Sign to be mounted at a maximum 10 foot height. Letter height will be 18" maximum. 'Holly Green' vinyl letters on 1/4" Aluminum blade to match Frazee II CW033 'Floral White' with green patina frame and support. Maximum sign size will be 10 square feet. See schematic sign D detail.

COMMERCIAL PROJECT •

NWC OF ONTARIO AVE & MAGNOLIA AVE.

CORONA, CA

12/30/97 ED
11/14/97 BC
96-379