

#41

SIGN CRITERIA

FOR RETAIL SHOP BUILDINGS

The following sign criteria (the "criteria") has been established for the purpose of assuring a first class shopping center, and for the mutual benefit of all occupants. Conformity with the criteria shall be strictly enforced and any installed nonconforming or unapproved signs shall be brought into all conformity at the expense of the applicable tenant.

The criteria shall not apply to the owner of Parcel 3 or to any major tenant, defined as a tenant, occupying at least 5,000 square feet of building area, or which is nationally recognized.

A. GENERAL CRITERIA

1. Prior to the installation of any sign in the shopping center, the applicable tenant shall submit to Landlord four (4) copies of a detailed shop drawing of its proposed sign, prepared by sign contractor, indicating conformance with the criteria set forth herein. Such shop drawings shall include the building elevation to which the sign cans are attached, letter size, layout and color, including all copy and graphics. Approval of the proposed sign shall be in accordance with the provision of Section D of the criteria.

2. Each tenant shall pay all costs for its signs, including installation and maintenance. Each tenant or its sign contractor shall obtain and pay for all necessary permits and approvals.

3. Each tenant shall be responsible for fulfilling all requirements of these criteria.

4. Each tenant or its sign contractor shall be responsible for and shall repair any damage to any surface caused by its work.

5. Animated, flashing or audible signs are prohibited.

6. Exposed raceway, cross-overs, conduits, neon tube conductors, transformers, etc., are prohibited.

7. The center line of all signs shall be centered on the frontage of the leased premises. All signs in the shopping center shall also be centered horizontally.

8. Temporary signs of any type are prohibited. Additional advertisement ie. flags, penants, cloth signs, banners, or similar devices on the building or on windows are prohibited except as otherwise approved by landlord.

9. No decals shall be visible except as required by local codes and ordinances. A U.L. label shall be affixed to at least one (1) sign.

10. Each individual shop tenant shall be allowed one (1) sign utilizing individual metal channel letters not to exceed eighty percent (80%) maximum height and twelve inches (12") minimum height.

B. SIGN DESIGN

1. Signs located at the rear of any shop designating an individual shop location for delivery and emergency purposes only shall be in conformance with the following specifications:

(a) Size: 4" high

(b) Material: Black painted letters

(c) Location: Next to door

(d) Maximum Number of Signs: One (1) per tenant.

2. Each tenant shall be permitted to place in the upper window panel to the right of each entrance of its demised premises not more than 144 square inches of Roman "stenson" lettering by dennison (or equal) not to exceed 2" in height, indicating hours of business, telephone, etc. NO OTHER WINDOW SIGNS WILL BE ALLOWED AT ANY TIME, WITHOUT PRIOR APPROVAL OF LANDLORD.

SIGN CRITERIA

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3. Metal channel letters shall be internally illuminated by 60 M.A. neon.
4. Each tenant copy shall be 18" maximum height of letters with a limit of two (2) rows of copy and a maximum letter height for each row of 8" not to exceed maximum sign area specified in A.10 above.
5. Color must be #2662 red or such other color as approved by Landlord.
6. Trim Cap. All letters shall have gold trim cap.
7. All exposed letter sheets shall be 25 gauge, painted with one coat of lead primer and two coats of enamel to match the material color to which it is attached.
8. The "Copy" and "logo" criteria for each sign shall be as follows:
 - (a) Each tenant shall display only its established trade name or its basic product name including logo, if requested, ie. "John's Liquor", or combination thereof. No brand names of products shall be displayed.
 - (b) The copy (letter type) and logos proposed shall be submitted to Landlord for specific approval. Only approved copy and logos shall be included in the signs.

SIGN CONSTRUCTION

1. Except as otherwise provided herein, the colors of all letters and logos to be used on any sign shall be subject to approval of Landlord.
2. Each tenant shall be fully responsible for all the actions of such tenant's sign contractor with respect to the installation of any sign in the shopping center.
3. All signs and their installation shall comply with all applicable building and electrical codes.
4. Each sign contractor shall be responsible for the fulfillment of all requirements and specifications, completing the installation in a workmanlike manner, clean up, patching and painting all surfaces damaged by it.
5. Attachment shall be completed in accordance with city and customary installation practices.

D. APPROVAL

1. ALL SIGNS SHALL BE SUBMITTED IN QUADRUPLE (4) WRITTEN APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION TO:
2. Any sign not complying with these criteria must be approved by Landlord and the owner of Parcel 3 in writing prior to installation.

CITY OF RANCHO CUCAMONGA
MEMORANDUM



DATE: September 10, 1986

TO: Memo To File

FROM: Cindy Norris, Planning Aide

SUBJECT: UNIFORM SIGN PROGRAM NUMBER 41 - RANCHO CUCAMONGA CENTER

The Uniform Sign Program does not specifically require the Helvetica Medium lettering style for all tenants. As long as the required height, coverage, color and other design specifications are met, any lettering style approved by the landlord is acceptable.

CN:dct



make a memo to file

CITY OF RANCHO CUCAMONGA

Mayor Jeffrey King

Councilmembers

Charles J. Buquet II
Richard M. Dahl

Jon D. Mikels
Pamela J. Wright

September 9, 1986

Bruce Nave
8977 Foothill Boulevard, Suite D
Rancho Cucamonga, California 91730

SUBJECT: SIGN

Dear Mr. Nave:

Per our telcon this day, this letter is to confirm that your sign is consistent with the approved Uniform Sign Program for the shopping center in which your business is located. The program allows for a variety of copy styles as evidenced by the signage of the other tenants. You may proceed with the installation of your sign as approved.

We apologize for any inconvenience or confusion this issue may have caused. If I can be of any further assistance, please do not hesitate to call me at (714) 989-1861.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DAN COLEMAN
Senior Planner

DC:dc

cc: Cindy Norris

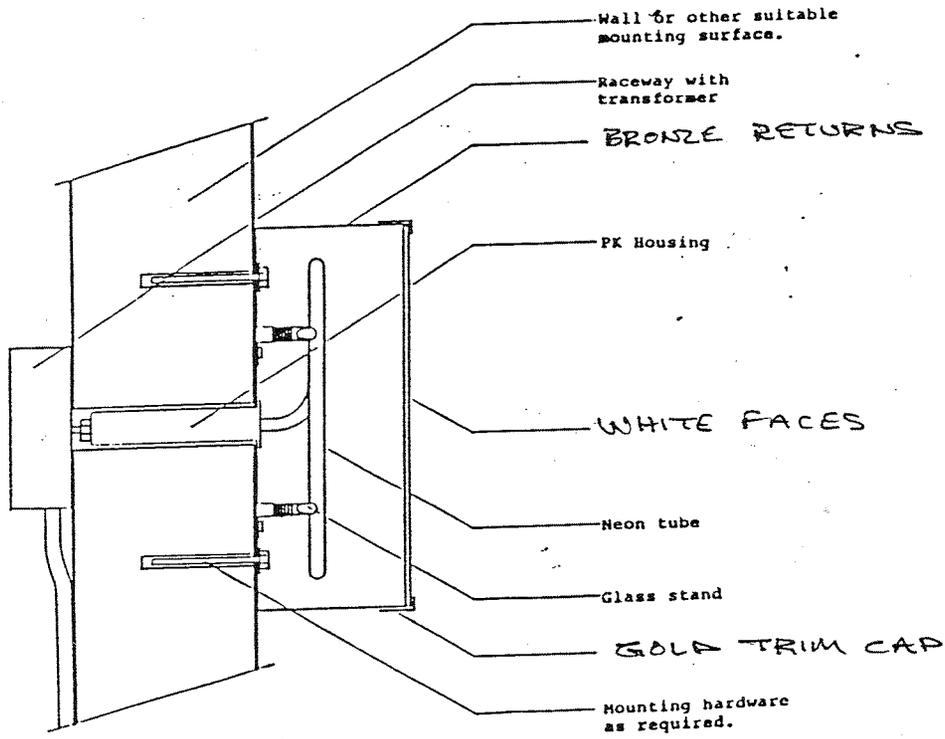
Country Kitchen

PLANNING DIVISION
APPROVAL

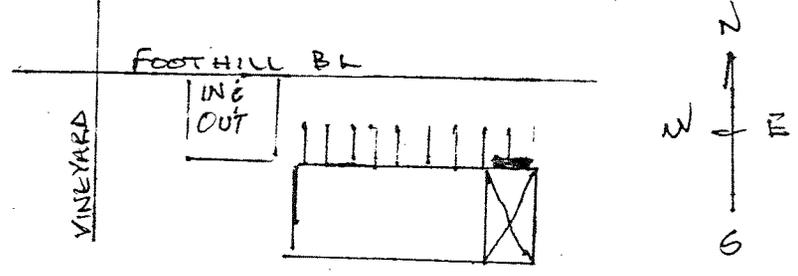
BY [Signature] #41 DATE 6/29/90
CITY OF RANCHO CUCAMONGA

General Specifications Planning Division at
(714) 989-1861 for final inspection.

STORE FRONT 24'

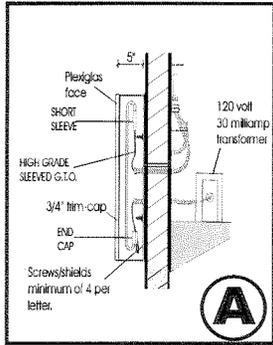


INTERNALLY ILLUMINATED CHANNEL LETTER
Section
Scale: 1/2" = 1"

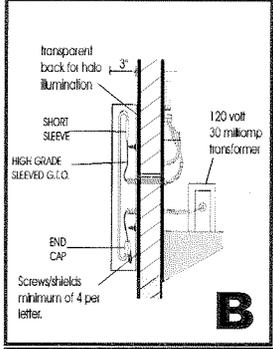


8977 Foothill Bl. A.
Maureen Johnson 619 241-6144

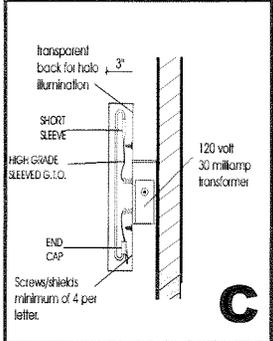
Exhibit 17



A

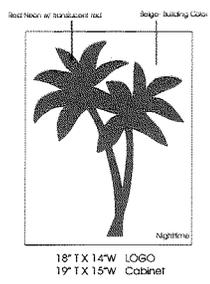
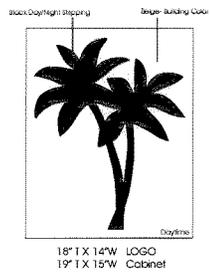


B



C

Underwriters Laboratories Inc.®
 LISTED



TANNING

over all sign 19\"/>

TANNING

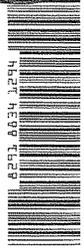
over all sign 19\"/>

Return Color will MATCH Building
 18\"/>

Return Color will MATCH Building
 18\"/>

1 set internally illuminated channel letters. Faces cut from 1/8\"/>

MAX HT. 18\"/>

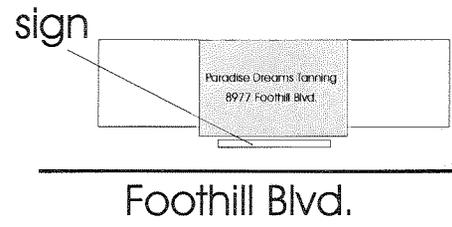


DETAILS:

DETAILS FOR DIAGRAM **A** **B** **C**

1. Each letter constructed from 20 and 24 gauge paintlock sheet metal or .040 pre-coated aluminum.
2. Illuminated with ___ millimeter ___ neon tubing burning @ ___ milliamps.
3. Faces cut from ___ acrylic plexiglas retained by ___ trim-cap ()
4. Letters mounted with minimum 4 screws per letter #10 1\"/>

SITE PLAN:



CITY APPROVAL
 PLANS APPROVED

SIGN PERMIT NO.
 BY: 5-19-03 DATE: 12-6

- The use of garish or fluorescent colors is prohibited.
- Permit conditionally approved subject to compliance with the Sign Ordinance, CRC Municipal Code Title 14
- Please contact the Planning Division for final inspection
- This approval does not relieve the applicant's responsibility to obtain the necessary building and electrical permits.



Eagle Signs and Printing
 1143 N. Hellman Ave., Ontario, CA. 91764
 (909) 902-5000 fax (909) 466-8414

Ca. St. Lic. 619628

Project Title	Paradise Dreams Tanning	Salesman	Cox	Scale	N.T.S.	Date	05-12-03
Address	8977 Foothill Blvd.	Designer	Clarissa	Rev.		Sheet	1 of 2
	R. Cucamonga, CA 91730					DWG#	03881



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