

THE VILLAGE PLAZA SHOPPING CENTER

PALMDALE, CALIFORNIA

SIGN CRITERIA

CUP 88-20(TE)

Not Approved
w/ Time Extension AT PC

POLICY

The purpose of this policy is to create the framework for a comprehensive but balanced system of graphics within the Shopping Center, insuring maximum tenant identification within an overall harmony of design. Not only must all tenant signs conform to this design balance, but they must compliment the architectural design of the Shopping Center as well. The achievement of this goal results in an attractive and pleasurable shopping environment. To insure that this goal is realized, any installed nonconforming or unapproved signs shall be made to conform at the expense of the tenant.

GENERAL

1) Installation and Governmental Approvals

The Tenant shall pay for all signs, their installation and maintenance. Included is tenant's responsibility and expense for obtaining all necessary permits and approvals from local governmental agencies. Where local code is more restrictive than these criteria, local code shall govern.

2) Sign Type 1

Tenant shall be required to install one (1) lighted sign comprised of individual letters or graphics, not to exceed 5" deep. Faces shall be of 1/8" thick plastic and sidewalls shall be of anodized bronze metal. Metal retainers, if used, shall match the sidewalls. Plastic shall be Rohm and Hass Plexiglass or approved equal. All letters and graphics shall be mounted on a half-raceway with an internal transformer. (No more than two penetrations of the building siding shall be permitted.) The half-raceway shall be painted grey to match the siding. PK housing units shall be used to affix the letters to the half-raceway. Maximum letter height shall be twenty-four inches (24"). In no event shall individual letters be less than eighteen inches (18") in height, without prior written consent of Landlord. Signs shall be centered on all canopy facias. The sign width shall not exceed 75% of the building lease space frontage and shall end at least two feet (2') before the demising wall (extension) line. See Condition No. A.39 (Blue Signs to Conform to City Sign Guidelines or existing ordinance)

3) Sign Type 2

Tenant shall be required to install one (1) hanging carved wood sign. Signs shall be redwood sandblasted and stained, with raised painted letters. Signs shall be chain mounted using 3/8" proof coil chain and 3/8" eye bolts, and shall be fabricated from 3" (thick) stock. Bottom of sign shall be at least 8' above floor level. Maximum sign area shall be five (5) square feet. Letter style is open, and graphics and logos are encouraged. All Tenants are required to have one sign of this type.

4) Sign Type 3

Where applicable, Tenant may identify the rear service for delivery and emergency purposes only. The sign shall be 8 inches high by 18 inches long sheet metal plaque affixed to the rear door with a minimum of 4 self-tapping sheet metal screws. Plaque shall be painted to match building. Letters may be 4 inches high black (block print).

EXHIBIT "C"
Page 1 of 3

- 5) Design
All sign design, color layout, graphics, locations and size shall first be submitted to Landlord for approval prior to fabrication. Required are two (2) copies of the detailed drawings covering the proposed sign and letters, along with color selection.
- 6) Prohibited Signs
Flashing, moving or animated signs will not be permitted. Sign cabinets or exposed conduit is prohibited on the exterior face of the sign or building. A further restriction would be exposed neon or exposed raceways.
- 7) No Devices
Attention-getting devices such as search lights, pennants, banners, spinners, streamers, balloons and other similar devices used to attract attention are prohibited. Special events, promotion and advertising would qualify as an exception on a one-time basis, but only upon approval by Landlord.
- 8) Quality Workmanship
All work must be of good quality. Landlord reserves the right to reject any work judged below standard.

CONSTRUCTION AND INSTALLATION REQUIREMENTS

- 1) All signs shall be constructed and installed by contractors qualified to fabricate and install commercial signs. Installation shall be Landlord's approved construction drawings and specifications, including all connections.
- 2) All exterior sign materials, bolts, fastenings and clips of all types shall be hot dipped galvanized iron, stainless steel, aluminum or brass, and primed and painted to match trim color.
- 3) Location of all openings for conduit in sign panels or building walls to be approved by Landlord.

MAINTENANCE

The Tenant shall be required to maintain signs in a neat and attractive condition. The sign and supports must be kept painted to insure this appearance and to prevent rust, rot or deterioration.

REMOVAL

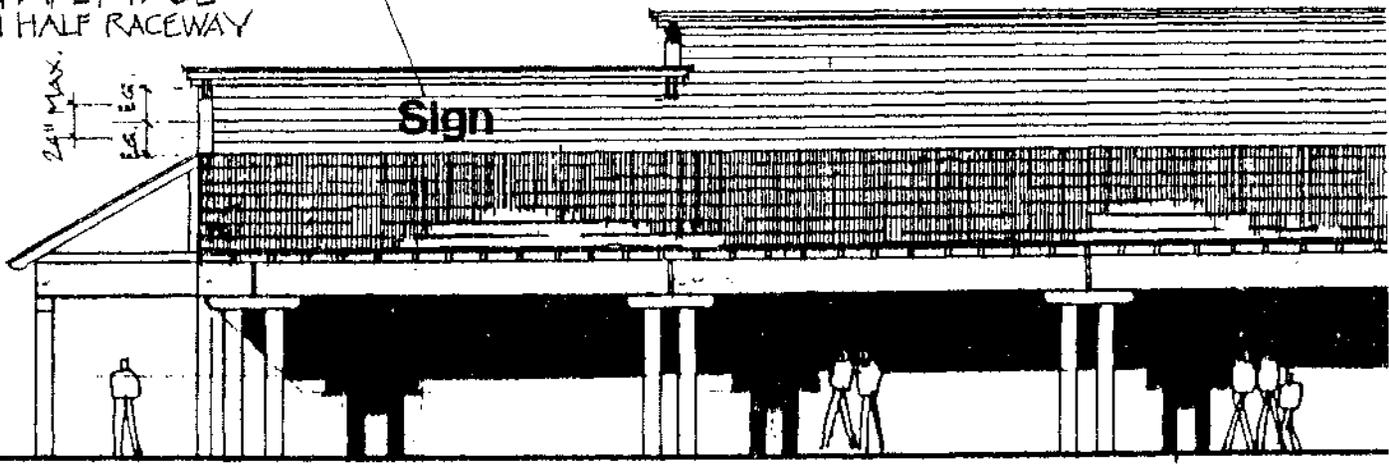
Within ten (10) days following termination of a business, Tenant shall have the sign removed. Failure to do so will result in Landlord removing sign at Tenant's expense and Tenant forfeiting all further right and interest in sign(s).

WINDOW SIGNS

Window signs are prohibited without the consent of Landlord and the City of Palmdale.

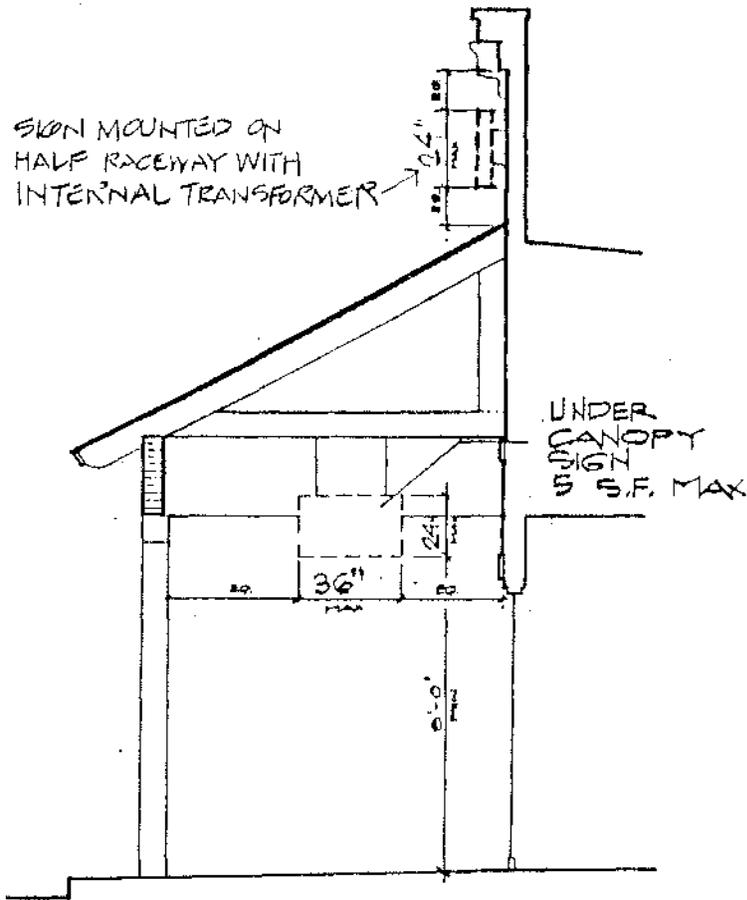
SIGN MOUNTED @
PARAPET FACE
ON HALF RACEWAY

24" MAX.
18" SIG

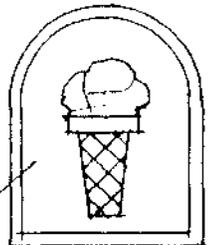


TYPE 1 - TYPICAL SHOPS FRONT
1/8" = 1'-0"

SIGN MOUNTED ON
HALF RACEWAY WITH
INTERNAL TRANSFORMER

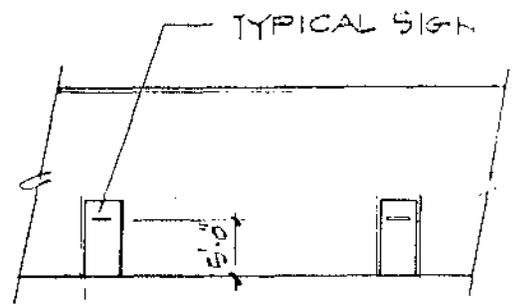


TOYS



HANGING CARVED
WOOD SIGNS -
NOT LIMITED TO
TYPES SHOWN

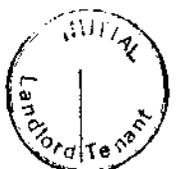
SIGN TYPE 2



SIGN TYPE - 2
NO SCALE

SIGN TYPE - 3
NO SCALE

Sign Criteria
The Village Plaza
Palmdale, Ca.





South Elevation



East Elevation

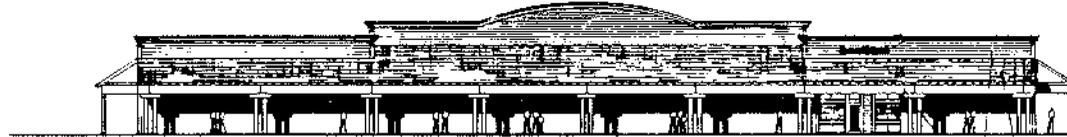


North Elevation

Building F



West Elevation



East Elevation



Building E



South Elevation

Buildings A,B,C,D

The Village Plaza

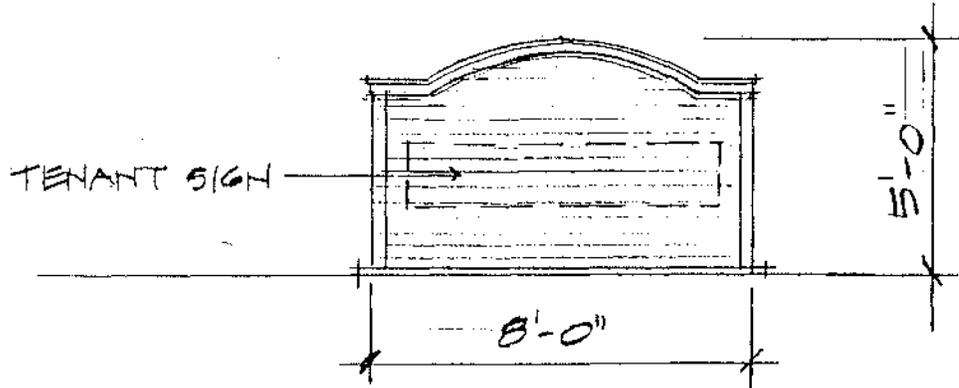
Palmdale, Ca.

MAJOR TENANT OVER-CANOPY SIGNAGE

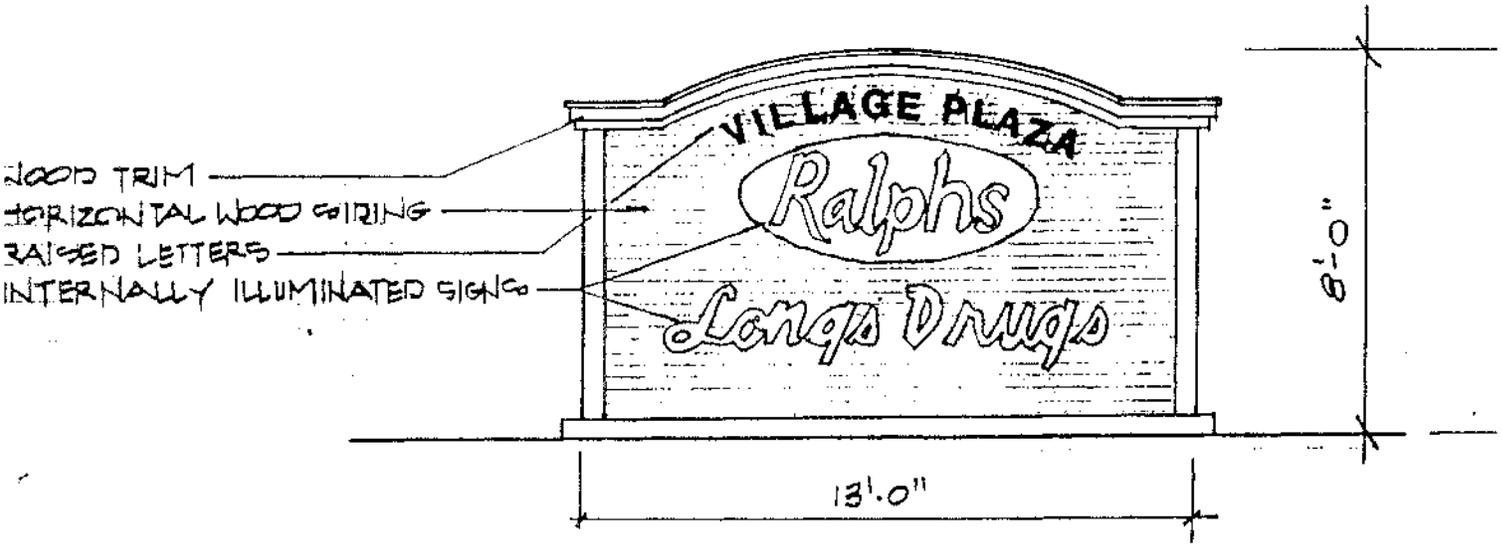
THE VILLAGE PLAZA
PALMDALE, CALIFORNIA

Building C:	8'x 22'	Oval - front of store
Building A:	4'½" x 32"	Individual channel lettered sign on front (south elevation) of store
	3'x 18'9"	Individual channel lettered sign on side (east elevation) of store
Building H: m	2'x 18'	Individual channel lettered sign on each of south, east and west sides of store
	4'x 6'1"	(See Exhibit A) on each of south, east and west sides of store located under-canopy on side of actual building
Building G:	4'x 5'	One 4'x 5' standard cupola on front (east elevation) of store; see Exhibit B for description
	18"x 19'	Individual channel lettered signs located on each of east, west and north sides of store
Pad Building F:		Individual channel lettered signs no more than 24" in height located on south and east sides of store

Note: If have more than one tenant in Pad Building F, each tenant will install a sign on east elevation with no more than one tenant's sign on south elevation



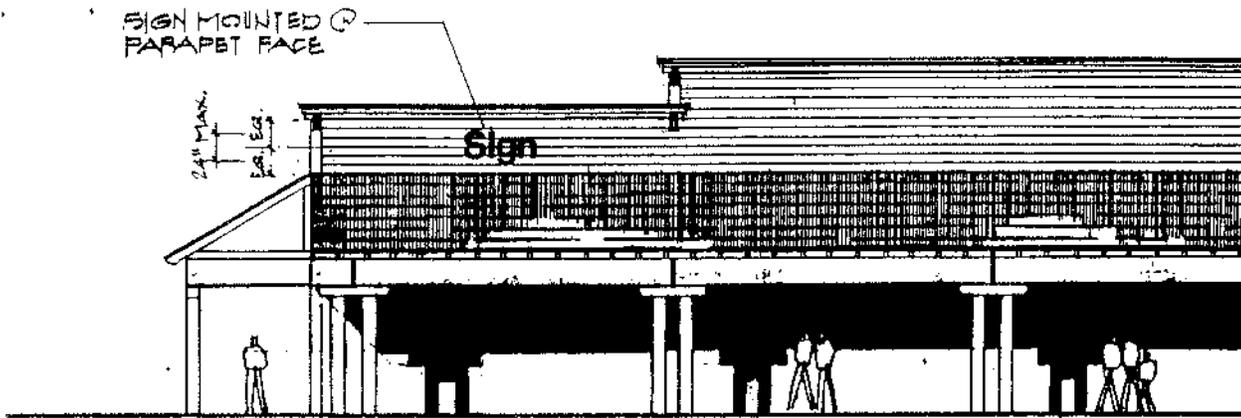
Minor Tenant Sign



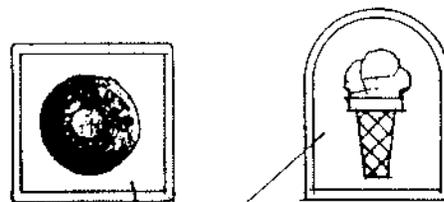
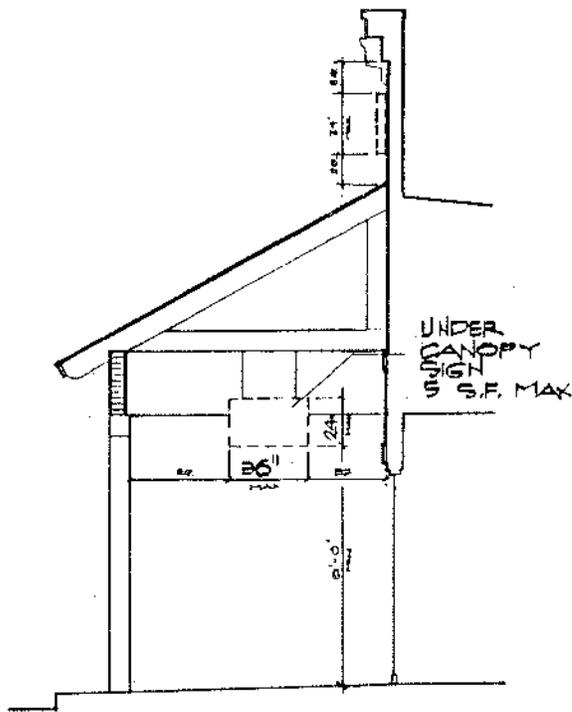
Major Tenant Sign

Monument Signs

14'-0"

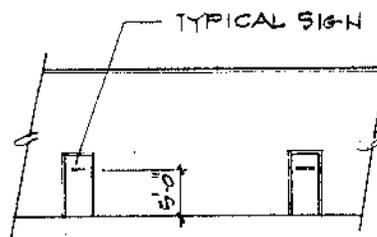


TYPE 1 - TYPICAL SHOPS FRONT
 V.B. 1'-0"



HANGING CARVED WOOD SIGNS - NOT LIMITED TO TYPES SHOWN

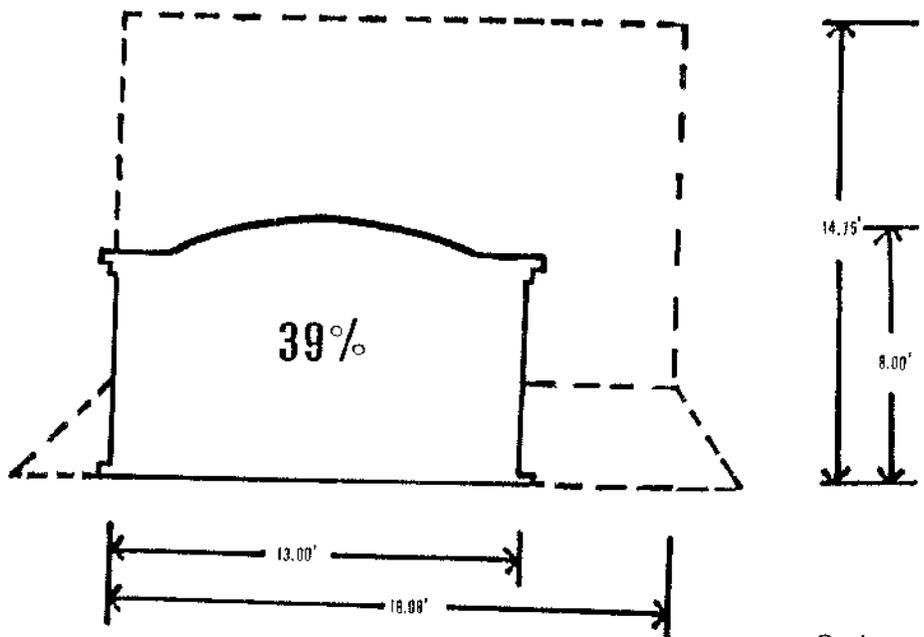
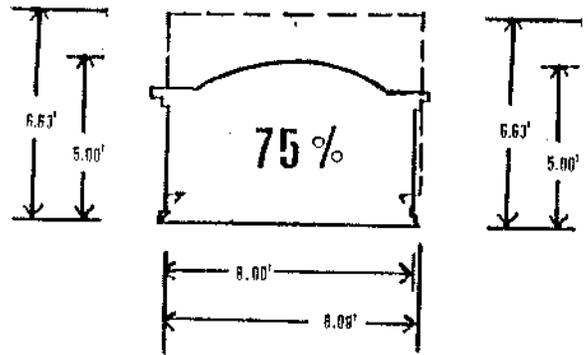
SIGN TYPE 2



SIGN TYPE - 3
 NO SCALE

SIGN TYPE - 2
 NO SCALE

Sign Criteria
The Village Plaza
Palmdale, Ca.



Scale
1" = 3'