

SIGN CRITERIA
FOR
SHOP BUILDING TENANTS

LOCATED IN THE
PALMDALE PLACE SHOPPING CENTER
PALMDALE, CALIFORNIA

MODIFICATION TO EXISTING CRITERIA MARCH 1, 1993

LANDLORD

BHI-DOVER IX
c/o HOLLIS & ASSOCIATES
2211-F EAST PALMDALE BOULEVARD
PALMDALE, CA 93550

<p>APPROVED -SUBJECT TO CONDITIONS- CITY OF PALMDALE <i>PRC 2-65-1</i> PLANNING DEPARTMENT</p> <p>MINOR MODIFICATION <i>Hollis Hollis</i></p> <p>DATE <u>6-16-94</u></p>
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SIGN CRITERIA

These criteria's have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each tenant shall submit or cause to be submitted to the Project Architect or Developer for approval 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 signs shall be constructed and installed at tenant's expense.
5. All signs shall be reviewed by the Owner and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittal based on esthetics of design shall remain the sole right of the Owner.
6. Tenant sign contractor to be responsible to obtain all required city approvals and permits, including Building and Safety Division.
7. In addition to each and every requirement in this section, all tenant signage shall comply in every respect to the City of Palmdale sign code (Chapter 8, Article 87) See exhibit "A" attached

B. GENERAL SPECIFICATIONS

1. Tenant signs will be self-illuminated sign can. Refer to detail sheet attached.
1 of 8.
2. No audible, flashing or animated signs will be permitted.
3. No projections above or below the sign panel will be permitted. Sign must be within dimensional limits as indicated on the attached drawings. 2 of 8 and 3 of 8.
4. No script or other style of letter than that detailed will be permitted on sign panels unless it is part of an established trademark of the tenant, used on other locations.
5. Tenant shall be responsible for the installation and maintenance of all signs.
6. The width of the tenant fascia sign shall not exceed 70% of storefront. Sign shall center on store unless prior approvals are obtained from the Owner. Maximum letter height shall not exceed 24". Minimum letter height shall not be less than 10".
7. Tenant's Sign Contractor shall repair any damage to premises caused by his work.
8. Tenant shall be fully responsible for the operations of the tenant's sign contractors.
9. Electrical service to all signs will be connected to sign outlet provided by landlord.

C. CONSTRUCTION REQUIREMENTS *

1. Letter fastening and clips are to be concealed and be of galvanized, stainless aluminum, brass or bronze metals.
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 complementary 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 with this criteria. The maximum height for letters in the body of the sign shall be as indicated in these documents.
5. All penetrations of the building structure required for sign installation shall be sealed in water-tight condition and shall be patched to match adjacent finish.
6. All sign cans &/or raceway components shall be painted to blend to the color of the exterior building finish on the sign facia area of the tenant shop building.

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 of 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 supports of the show windows and doors, or upon the exterior walls of buildings without the written previous approval of the landlord.
3. Each tenant who has a non-customer door for receiving merchandise may apply his name and address on said door in 2" high block letters and in a location as directed by the Project Architect. Where more than one Tenant uses the same door, each name and address may be applied. Color of letters shall match Ameritone #189A Bark Brown. No other rear entry signs will be permitted.
4. Contractors installing signs are to be state registered contractors and are to have current city business license.

E. MAJOR OR CHAIN STORE TENANTS

The following provisions of this exhibit shall be applicable to the identification signs of those tenants as indicated on sheet 4 of 8 & 5 of 8 attached. These occupants may have their usual identification signs on their buildings, the same as exist on similar buildings operated by them elsewhere. However, all signs must be architecturally compatible with the shopping center, they must be approved by the Landlord/Developer, and must be approved by the City, and there shall be no signs which are roof mounted, flashing, moving, or audible. 4 of 8 and 5 of 8

SIGN CRITERIA

F. MONUMENT SIGNS

1. (2) Major Tenant Monument identification signs are currently existing. The size will not exceed 250 square feet or 15 feet tall. (1) Sign will be located on 25th Street East and (1) or Palmdale Blvd. See attachment. 6 of 8 and 7 of 8
2. (2) Secondary Monument Signs will be constructed. The size will not exceed 50 square feet and 5 feet tall. These signs will be located on Palmdale Blvd. Location of monument signs shall comply to the attached sign plan. Secondary monuments will have a 10 foot set back from the property line. See attachment. 7 of 8 and 8 of 8

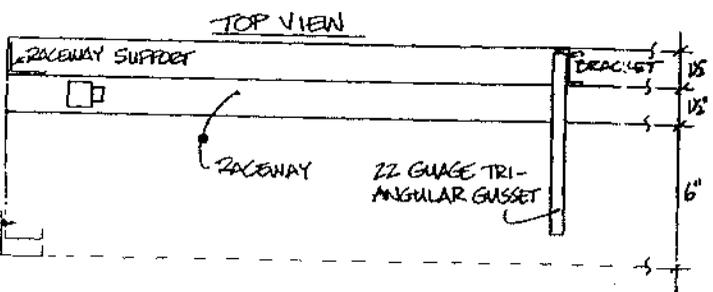
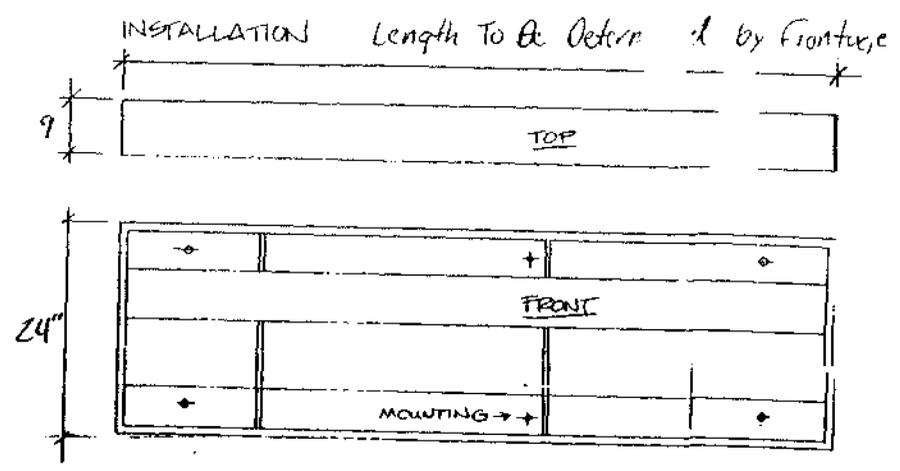
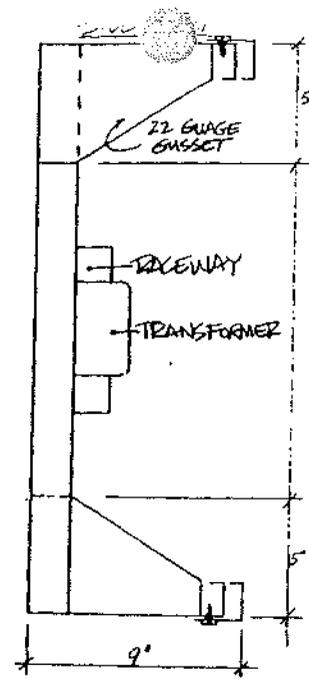
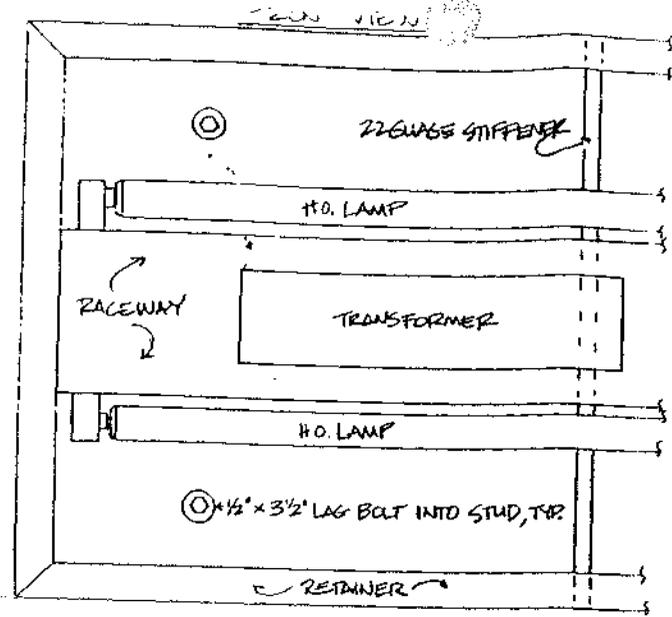
G. INDIVIDUAL CHANNEL LETTERS

At landlord's sole discretion, the required sign can construction may be changed to individual channel letters acceptable in both design and construction to the landlord. In addition, the channel letters must be in full compliance with the City of Palmdale sign code. No individual letter may be less than 10" in height or more than 24" in height.

Neon signage or neon features appended to individual letter sign designs may be approved by the landlord subject to prior approval of the neon design elements by the City of Palmdale.

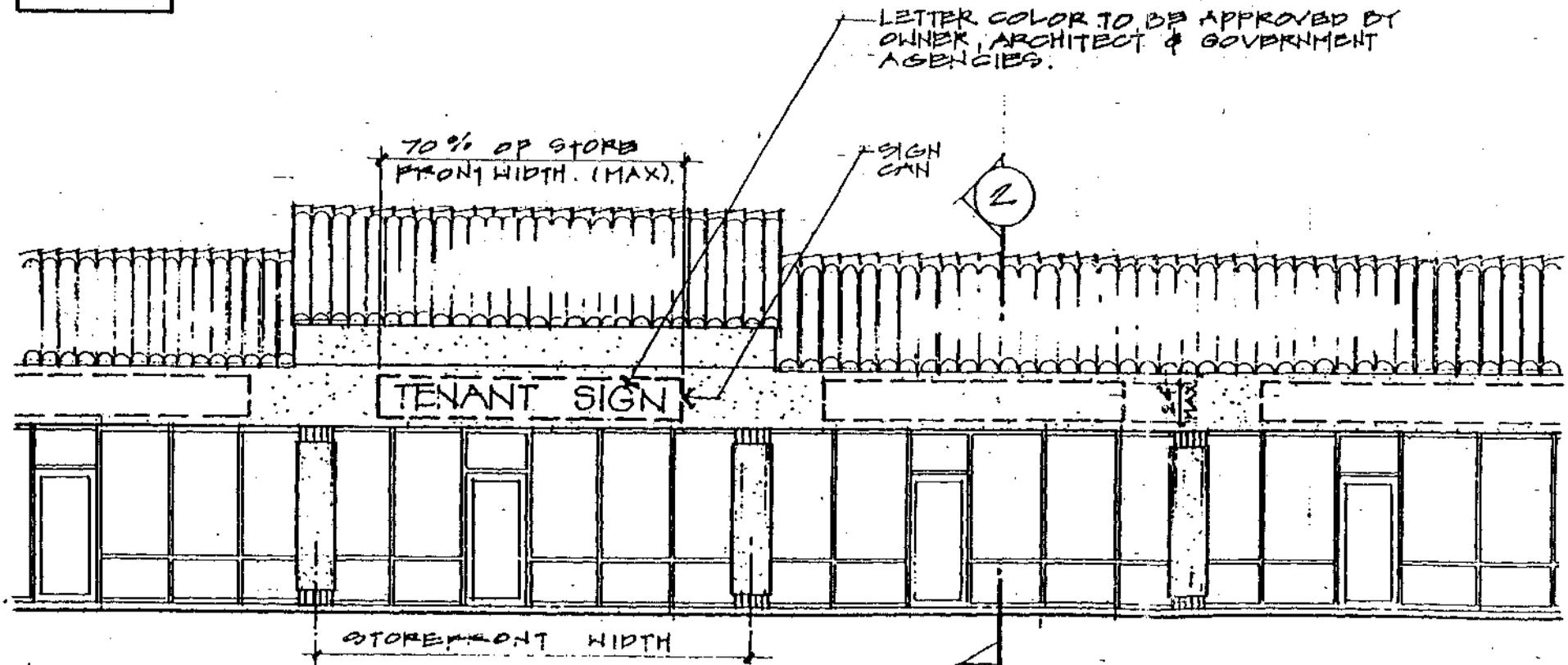
No new sign cans will be permitted to be installed in the center other than change of copy to sign faces in the existing cans. The effective date of this prohibition on the installation of new can shall be June 1st, 1994.

SIGN CRITERIA



INSTALLATION:
 3" x 1/2" LAG BOLTS INTO STUDS.
 STUD LOCATIONS ARE DETERMINED AT
 JOB SITE AT TIME OF INSTALLATION.
 LAG BOLTS ARE POSITIONED AT JOB
 SITE TO CORRESPOND WITH STUD
 LOCATIONS. EXTERNAL DISCONNECT
 SWITCH SHALL BE INSTALLED AS PER
 THE NATIONAL ELECTRIC CODE.

1 of 2



NOTES:

1. INTERNALLY ILLUMINATED SIGN CAN.
2. SIGN WIDTH SHALL NOT EXCEED 70% OF STOREFRONT WIDTH. 24" IN HEIGHT
3. 24" LETTER. MAXIMUM HEIGHT. 10" CENTER MINIMUM HEIGHT
4. RAISED PLASTIC LETTERS, 1" BEYOND PLASTIC BACKGROUND.
5. COLOR OF BACKGROUND PLEX PANEL TO BE IVORY # 2146

6. COLOR OF LETTERING & LOGO SHALL BE SUBJECT TO APPROVAL. REFER TO LIST OF APPROVED COLORS. SEE NOTE # 7.
7. COLORS SHOULD BE BASIC EAR-TONES. RECOMMENDED:

YELLOW	# 2465	# 2010	TURQUOISE	# 2308
GREEN	# 2030	# 2108	RUST	ALL SHADES
ORANGE	# 2564	# 2119	WHITE	# 7328 # 7420
RED	# 2283	# 2662 # 2157	IVORY	# 2146
BLUE	# 2648	# 2151		
BROWN	ALL SHADES			

2
ROOF
SLOPE

METAL CABINET W/
STUCCO FIN.

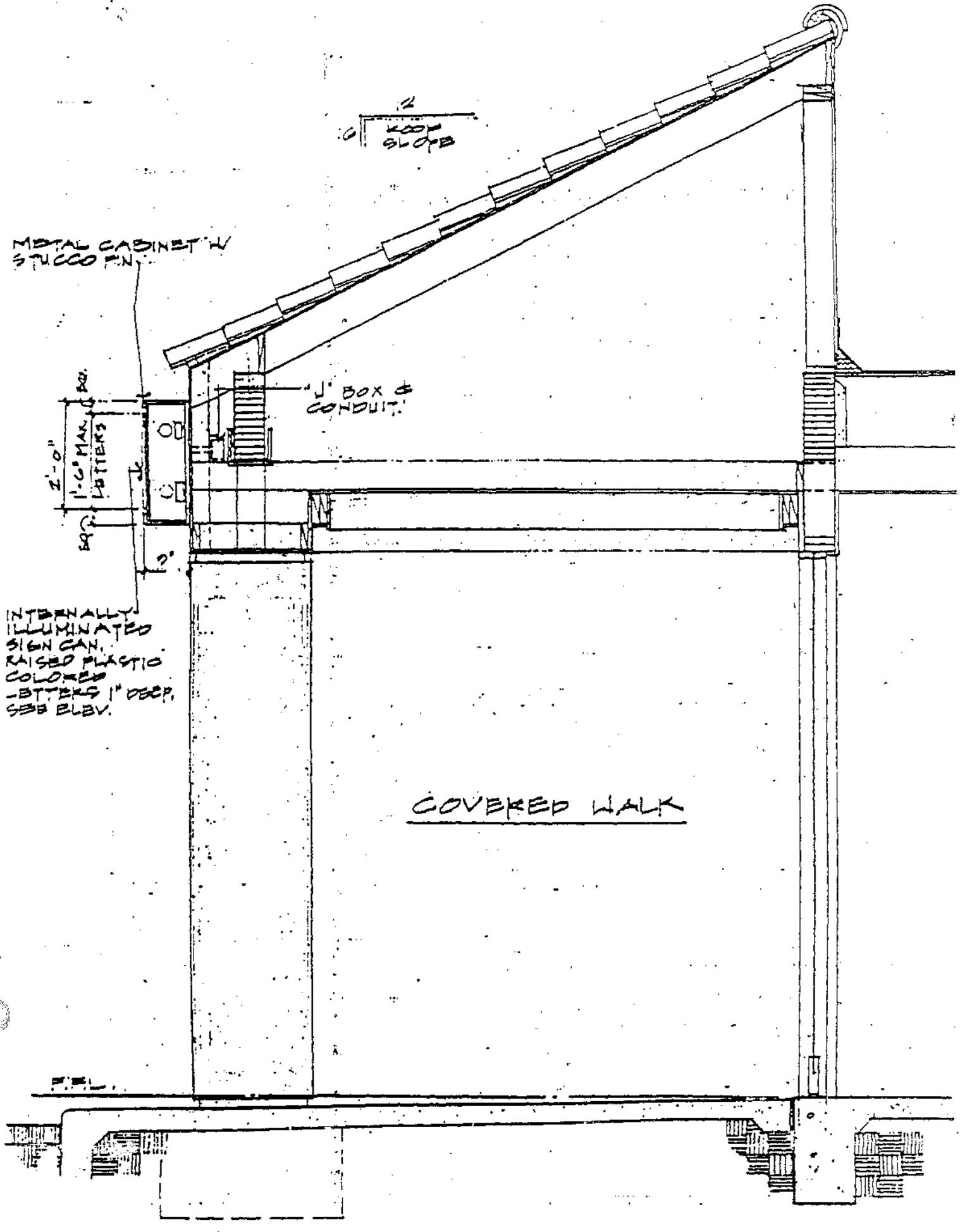
2'-0"
1'-6" MAX. HGT.
LETTERS
EQ.

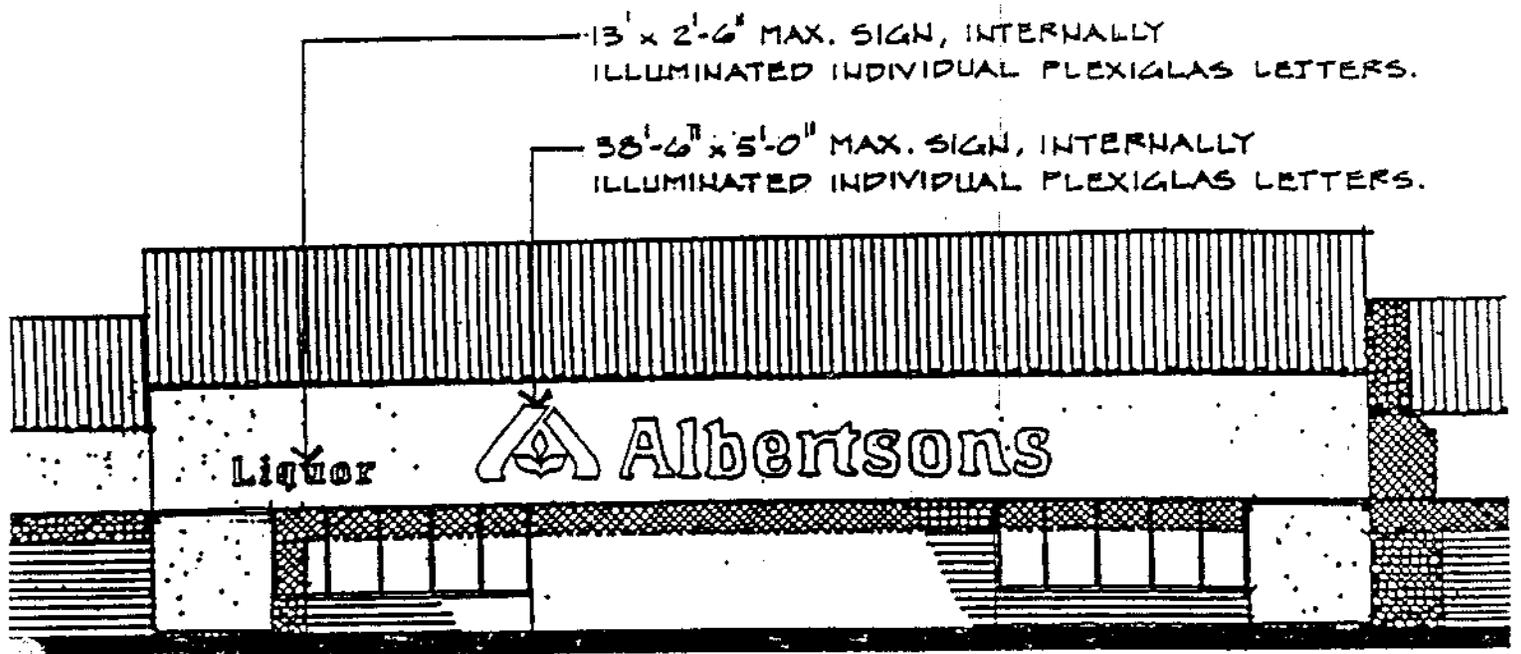
BOX &
CONDUIT

INTERNALLY
ILLUMINATED
SIGN CAN.
RAISED PLASTIC
COLORED
LETTERS 1" DEEP.
SEE ELEV.

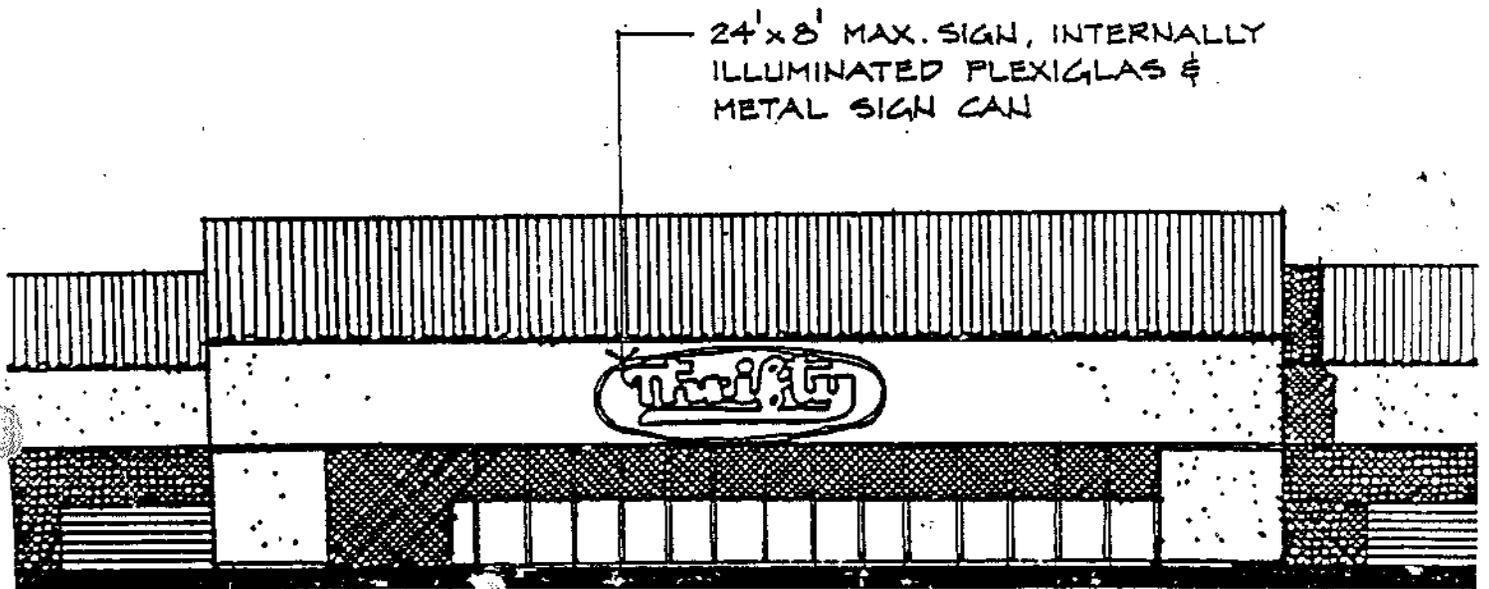
COVERED WALK

3 of 8



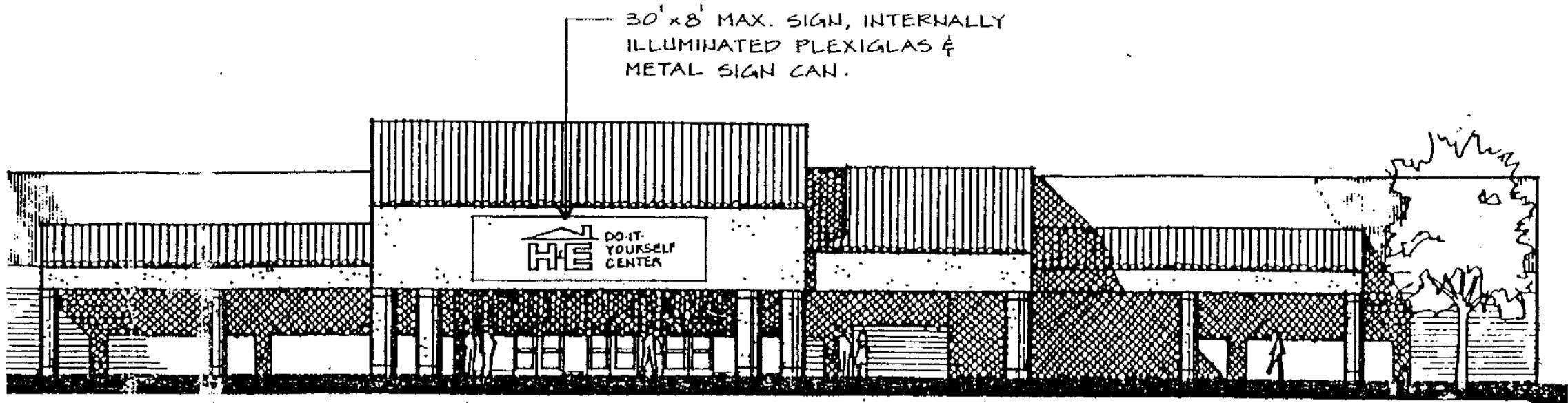


OR REPLACEMENT TENANT
MARKET/SIGNAGE



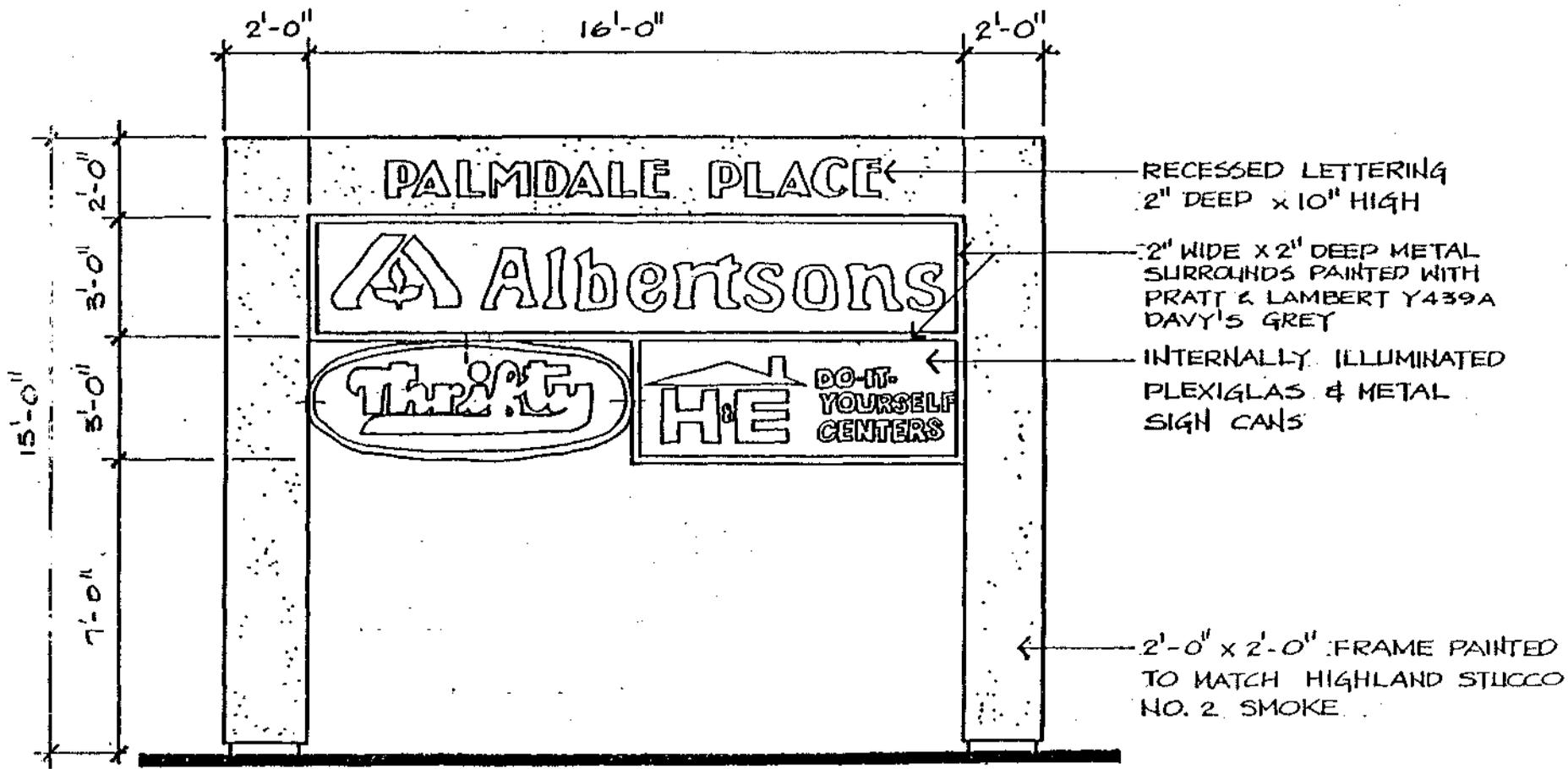
OR REPLACEMENT TENANT
DRUG STORE/SIGNAGE

408



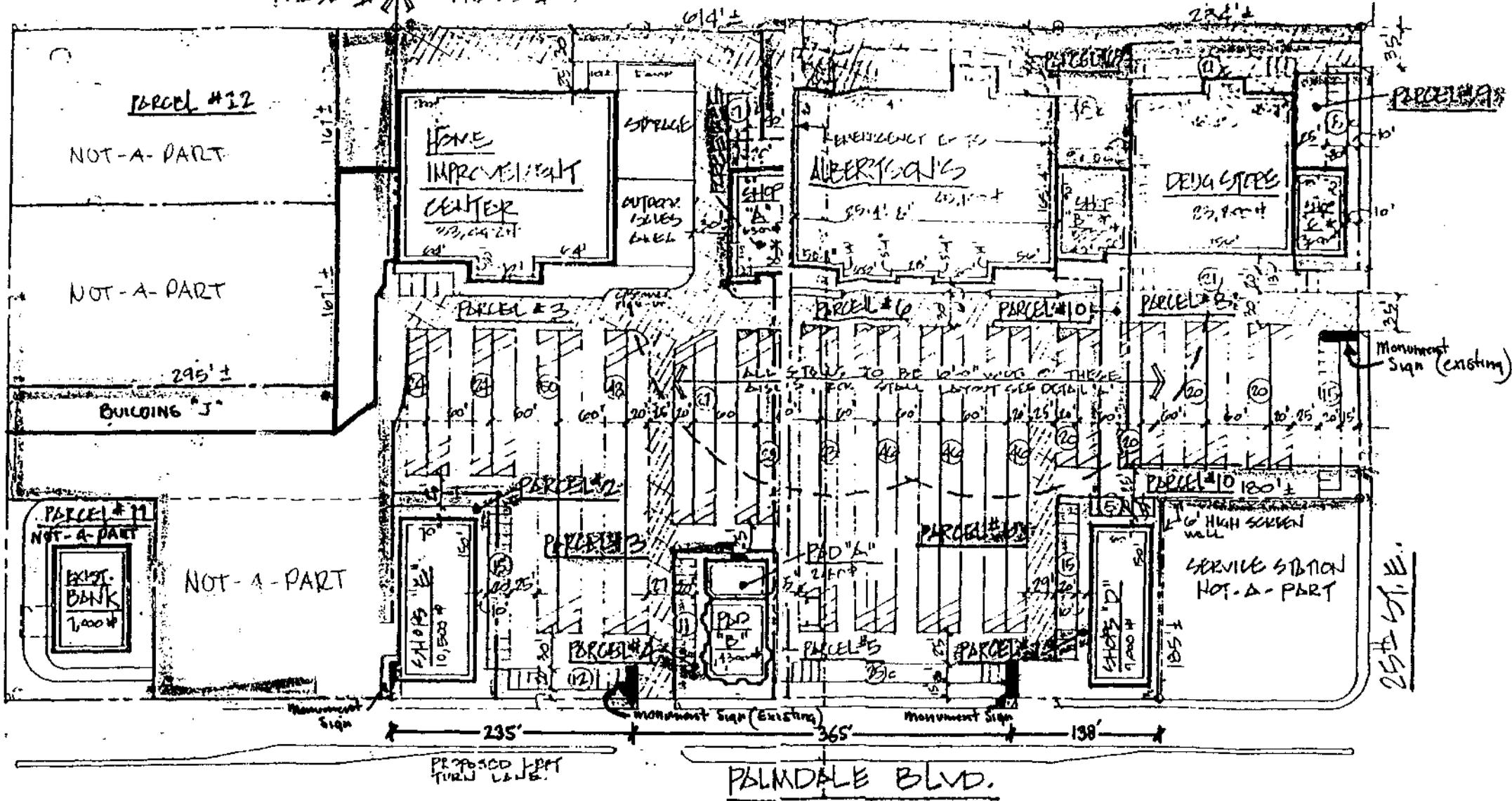
SIGNAGE FOR H & E HOME IMPROVEMENT CENTER ^{OR REPLACEMENT TENANT} 1/16" = 1'-0"

5 of 8



CENTER IDENTIFICATION SIGN

PHASE II  PHASE I

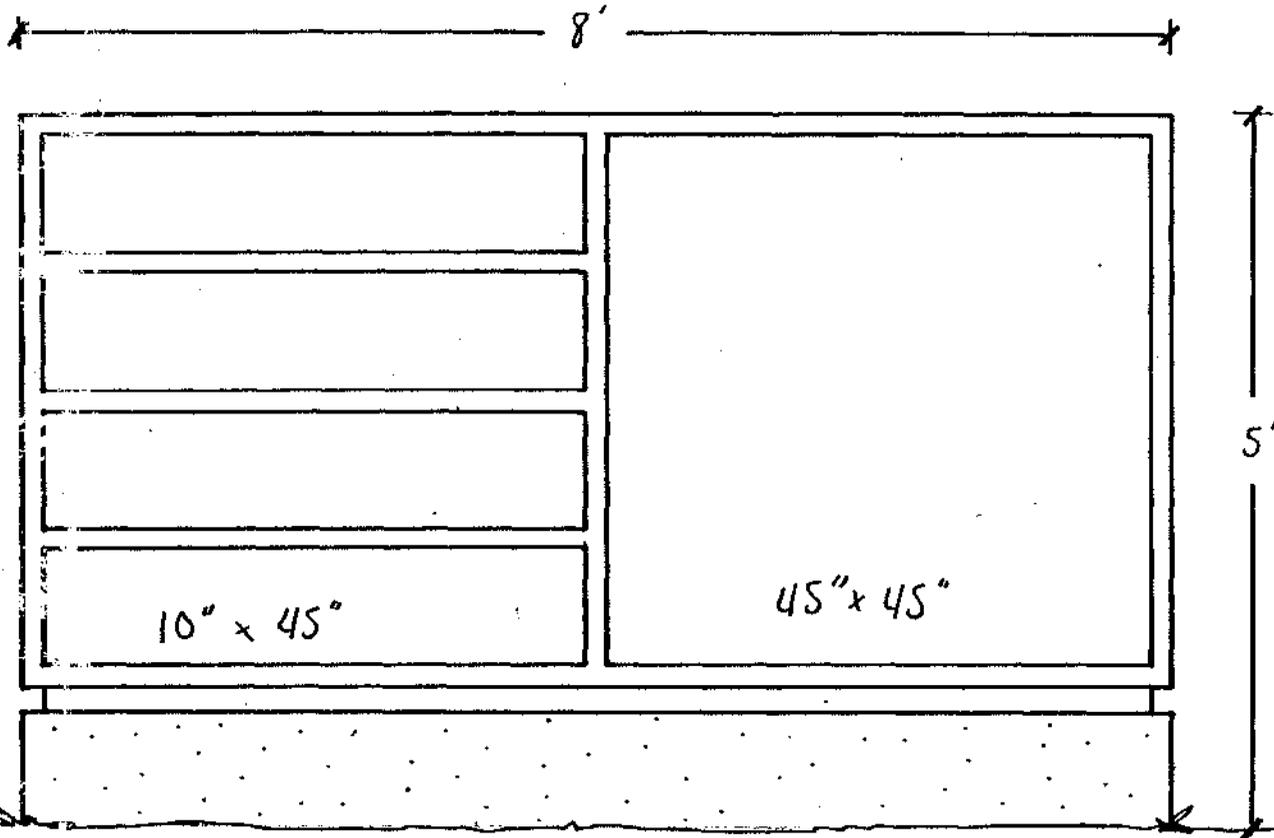


7 of 8

738'

± 11.75 acres

SHEET METAL CONSTRUCTION
STUCCO BASE
INTERNALLY ILLUMINATED
DOUBLE FACED



8 of 8



821 E. AVE. Q-7
PALMDALE
CA. 93550
CONTRACTORS, LIC. NO. 539147J
805 947-4473
FAX 805 947-3559

Address 2271 B-2 E. Palmdale Blvd.
Palmdale Ca 93550
Business Center Palmdale Place
Developer's Approval X
Date _____ Scale _____ Job Save Code _____

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