Rancho Vista Gateway

MASTER SIGN PROGRAM

Southwest Corner of Rancho Vista Boulevard and Lowes Drive
Palmdale, California

Prepared For:

Fountainhead DEVELOPMENT

1401 Quail Street, Suite 100
Newport Beach, CA 92660
949.752.2515 Phone
949.752.7442 Fax

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

APPROVED
INITIALS JC

JAN 14 2014

CITY OF PALMDALE
PLANNING DEPT.

PROJECT DIRECTORY

LANDLORD/OWNER:
Fountainhead Development
1401 Quail Street, Suite 100
Newport Beach, CA 92660

949.752.2515 Phone
949.752.7442 Fax

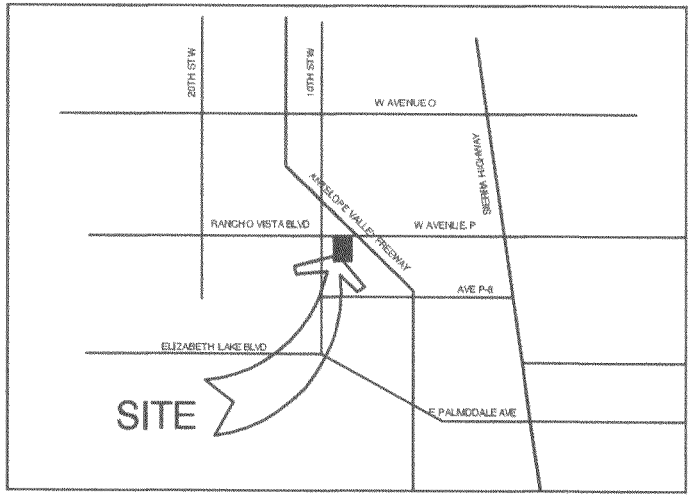
SIGN CONSULTANT AND PREFERRED SIGN VENDOR:
Promotional Signs, Inc.
3301 S. Susan
Santa Ana, CA 92704

714-540-5454 Phone
714-540-5959 Fax

Contact: Richard Christie
Dick.Christie@PromoSigns.com

ARCHITECT:
MCG
111 Pacifica
Suite 280
Irvine, CA 92618

949-553-1117 Phone
949-474-7054 Fax



Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale:

A. PURPOSE AND INTENT

The purpose of this sign criteria is to ensure that the signage at Rancho Vista Gateway reflects the integrity and overall aesthetic values of the Landlord and the city of Palmdale. Conformity with this criteria will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Tenant.

Existing tenant wall signs that comply with the sign code of the city of Palmdale shall be permitted to be re-installed as-is after the remodel until a new tenant occupies any given space. Future tenant signs must comply with this program.

It is the intent that any new signage within Rancho Vista Gateway that is not specifically addressed by this Program shall require modification of this Program to include such signage.

B. GENERAL LANDLORD/TENANT REQUIREMENTS

1. Prior to manufacture of any sign in the Project, the Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this Sign Program, the City of Palmdale sign code, and the requirements of any other governmental agency having jurisdiction over this project.

2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of this project. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord and City.

3. Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Palmdale for the purpose of obtaining a sign permit.

4. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Palmdale and provide Landlord with a copy of this sign permit.

5. Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over this project (or others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant, and to include such expense as rent due under this lease.

6. The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

7. In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.

8. A Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.

9. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

10. Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.

11. A single-tenant monument sign (MS) may be substituted for either an M1 or M2 multi-tenant monument sign at any time with agreement of Landlord and all Tenants involved.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: N/A

C. GENERAL SPECIFICATIONS

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. No exposed neon or raceways shall be permitted. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown on elevations with Landlord approval.
10. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: N/A

D. PROHIBITED SIGNS

Prohibited Signs:

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation and any required city approval.

2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.

3. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.

4. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.

5. Signs within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information and hazard identification.

6. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.

7. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.

8. Any advertising device involving animals and human beings.

9. Signage painted directly on wall.

10. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.

11. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

12. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.

13. Any additional signs strictly prohibited by the sign code of the City of Palmdale.

14. Cabinet or "can" type signs that are square or rectangular in shape, unless that shape is part of a nationally recognized trademark logo and is used in conjunction with individual channel letters.

15. Signage awnings are not allowed.

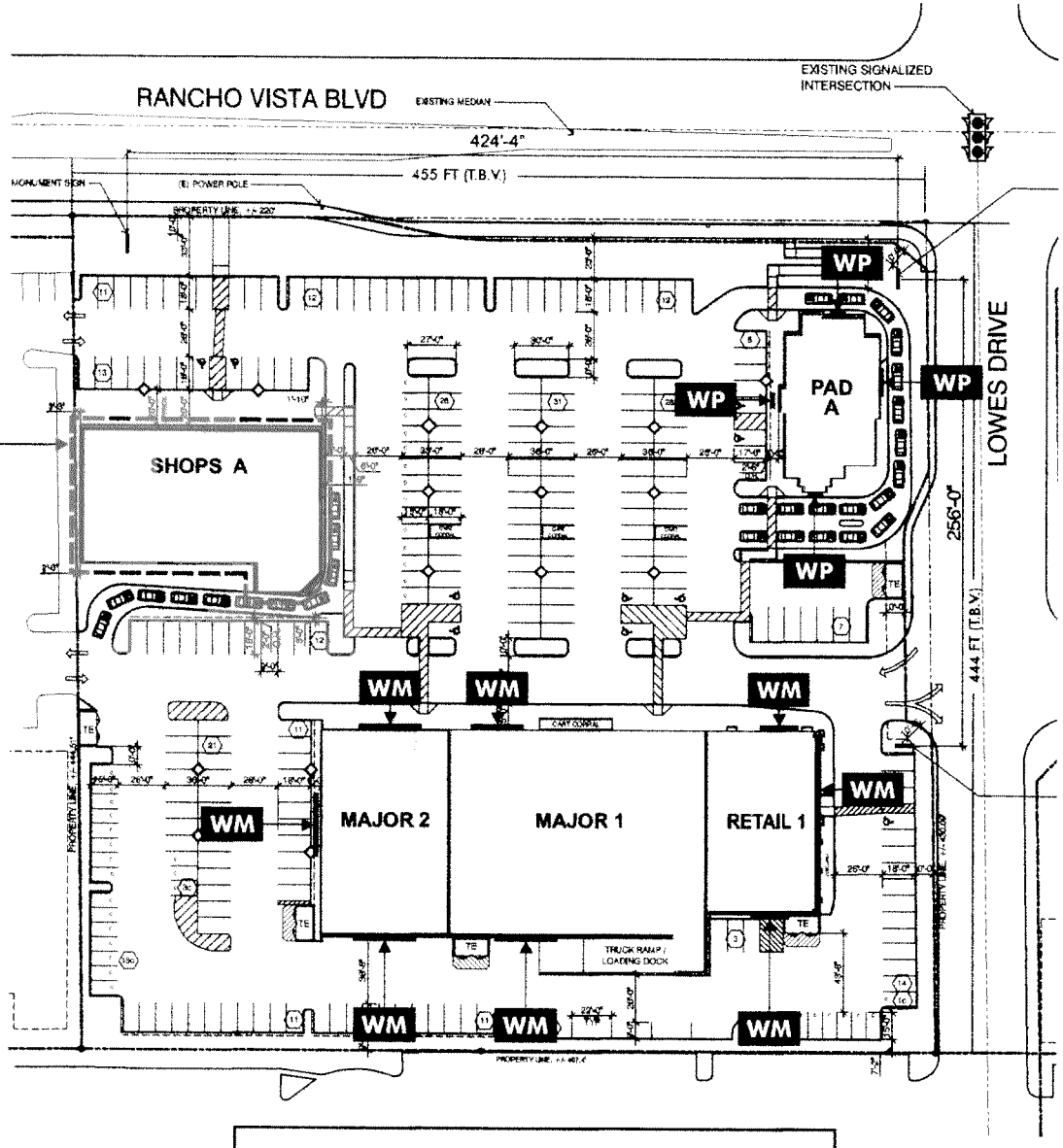
Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: N/A



WALL SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN
(Note: Primary Identification sign locations only are shown. Other opportunities exist for secondary signs--see elevations.

WP PAD TENANT WALL SIGN

WS SHOP TENANT WALL SIGN

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

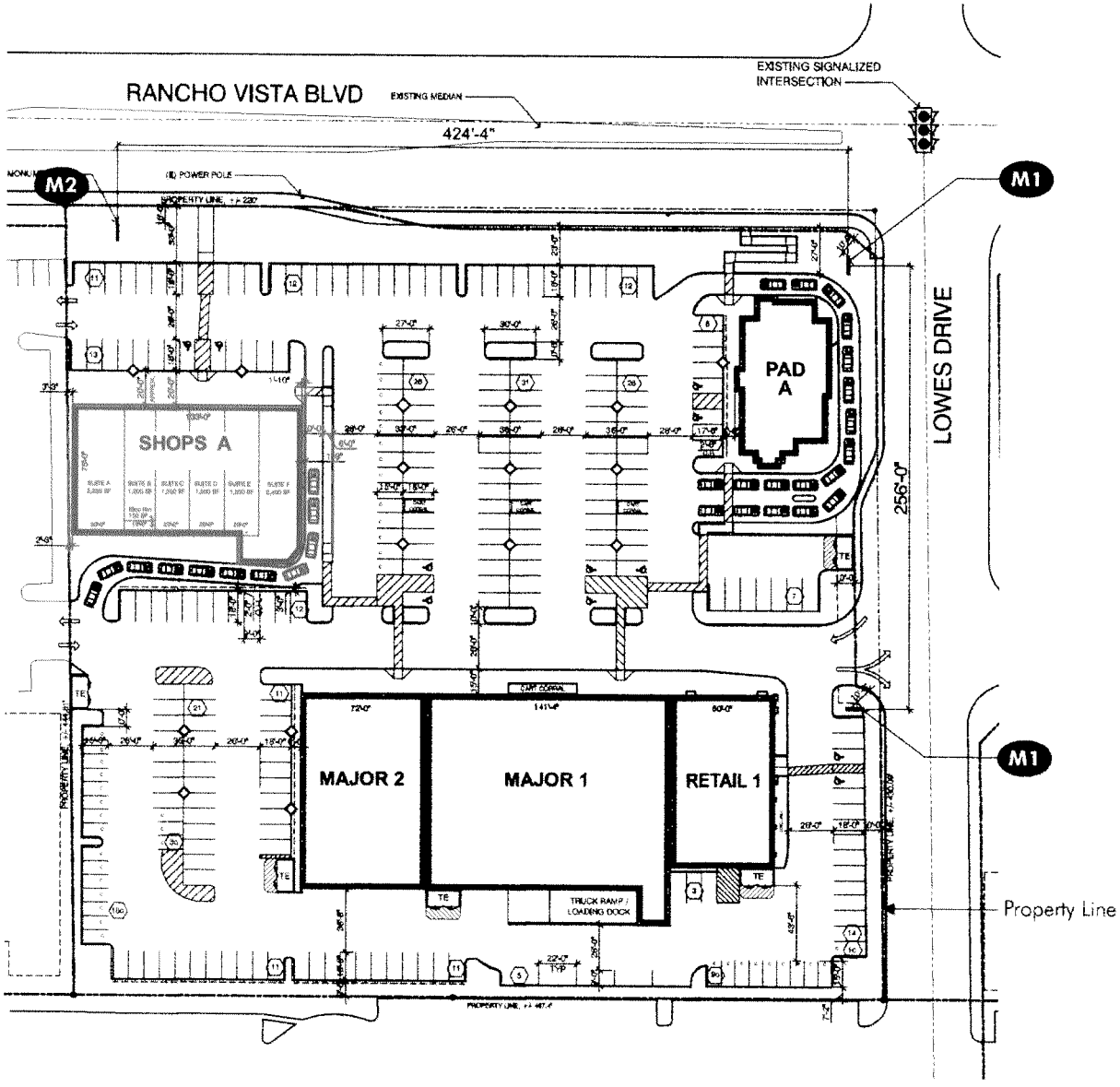
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 1"=100'-0"+/-

SITE PLAN

TENANT WALL SIGNS



FREESTANDING SIGN TYPE LEGEND

- **M1** MONUMENT SIGN - DESIGN 1
- **M2** MONUMENT SIGN - DESIGN 2

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

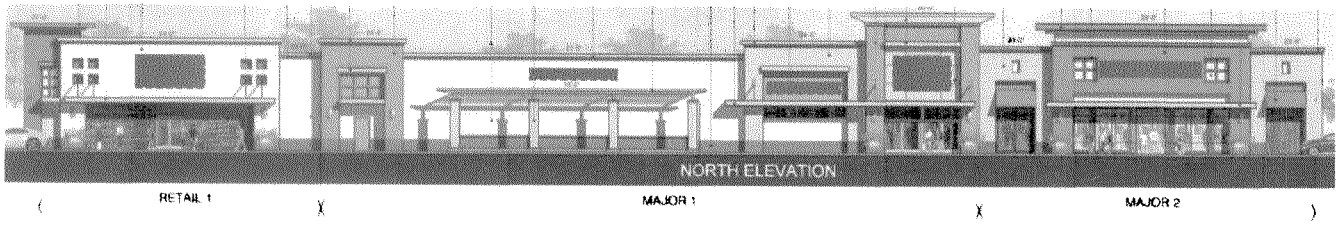
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

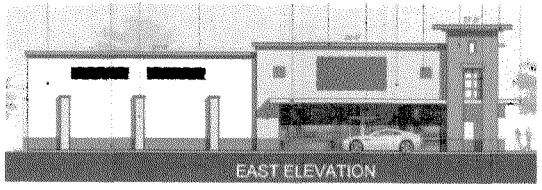
Date: November 14, 2013

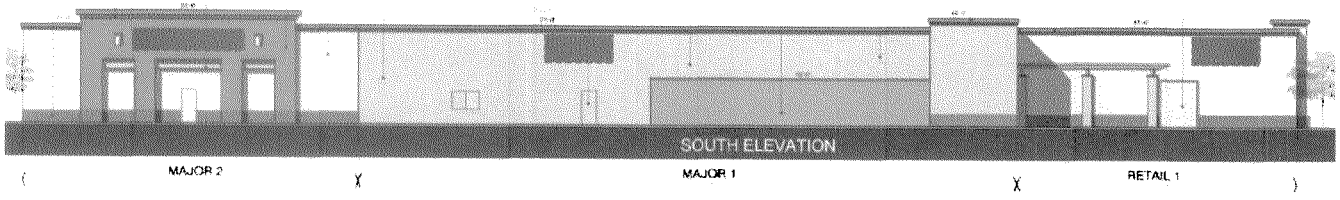
Scale: 1"=100'-0"+/-

SITE PLAN

TENANT MONUMENT SIGNS







Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

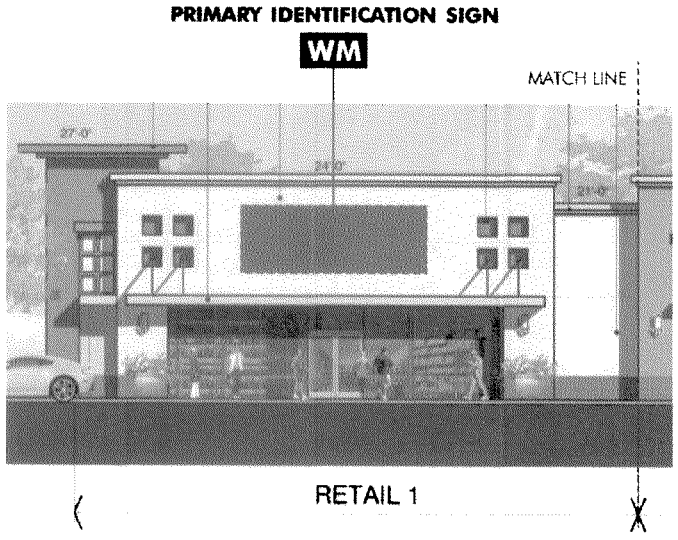
Date: November 14, 2013

Scale: 1"=40'-0"

ALL ELEVATIONS

MAJOR 1
MAJOR 2
RETAIL 1

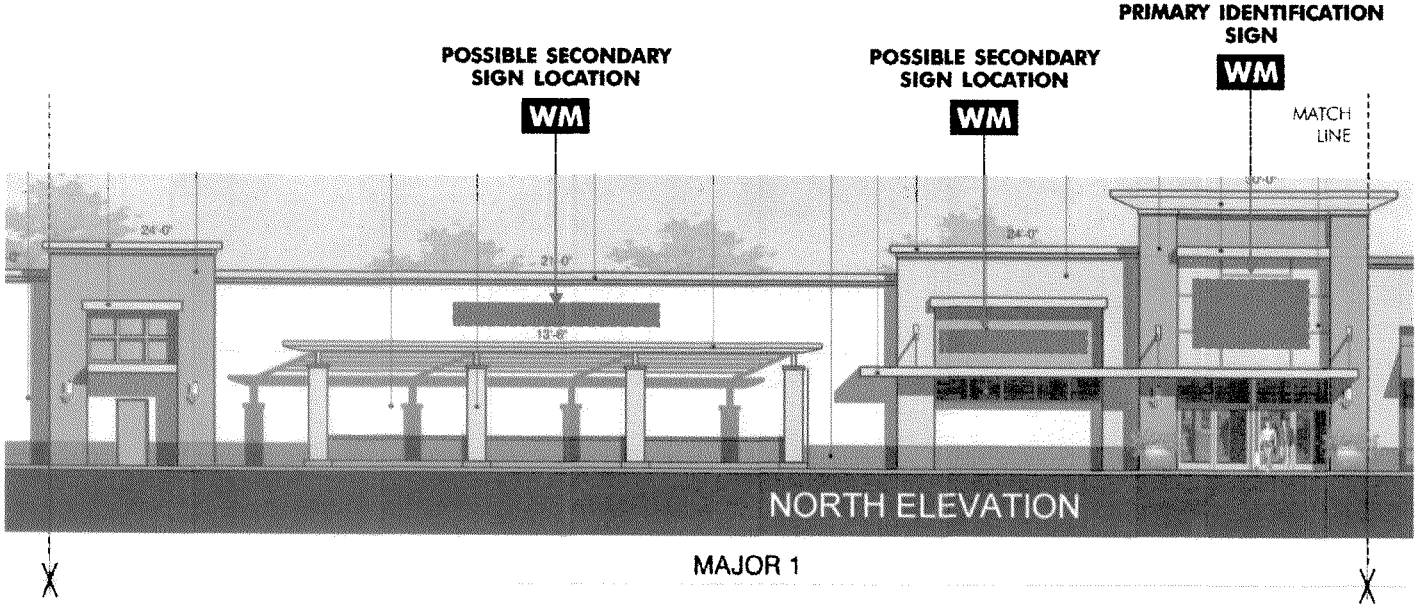
Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.



SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.



Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

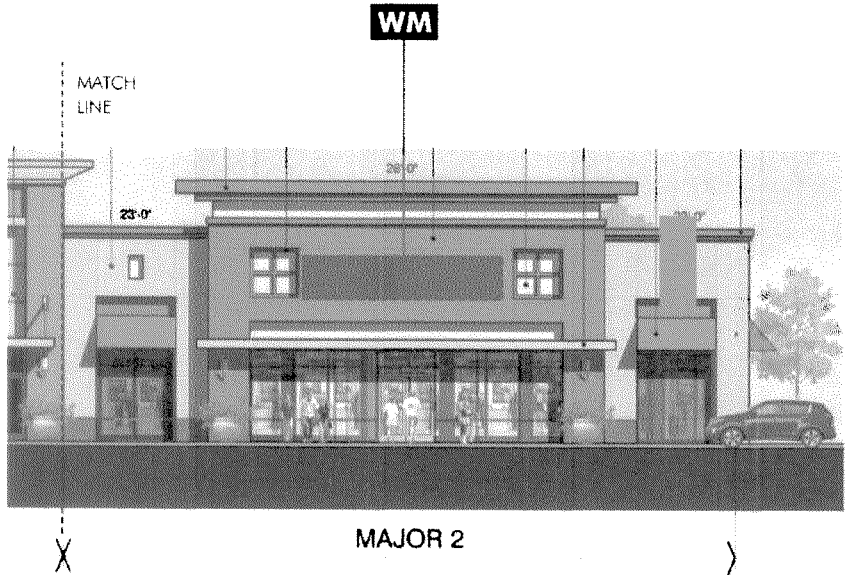
Date: November 14, 2013

Scale: 1"=20'-0"

NORTH ELEVATION

RETAIL 1
MAJOR 1

PRIMARY IDENTIFICATION SIGN



SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

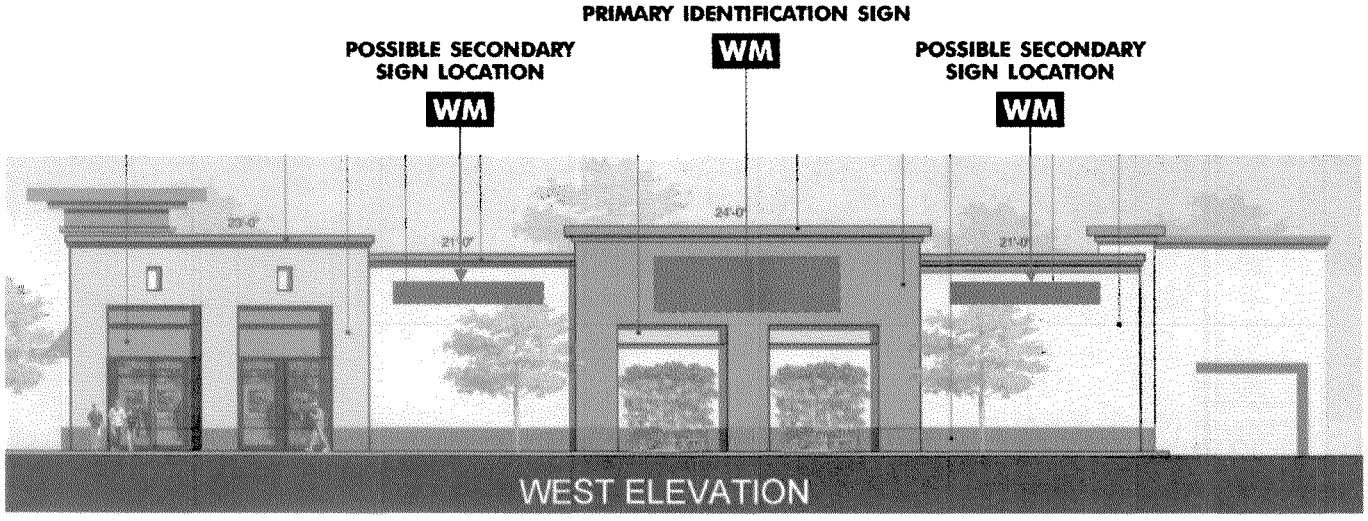
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 1"=20'-0"

NORTH ELEVATION

MAJOR 2



SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

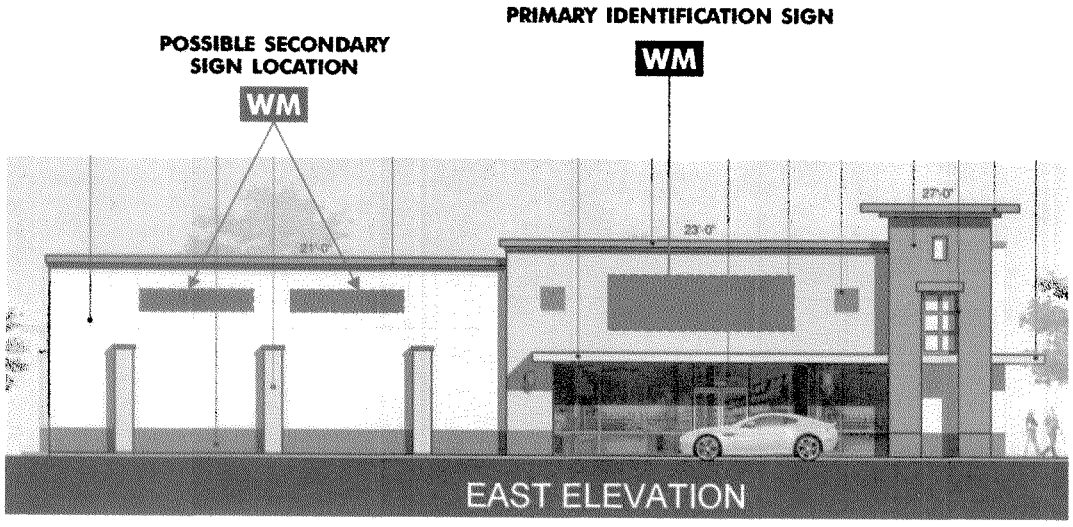
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 1"=20'-0"

WEST ELEVATION

MAJOR 1



SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

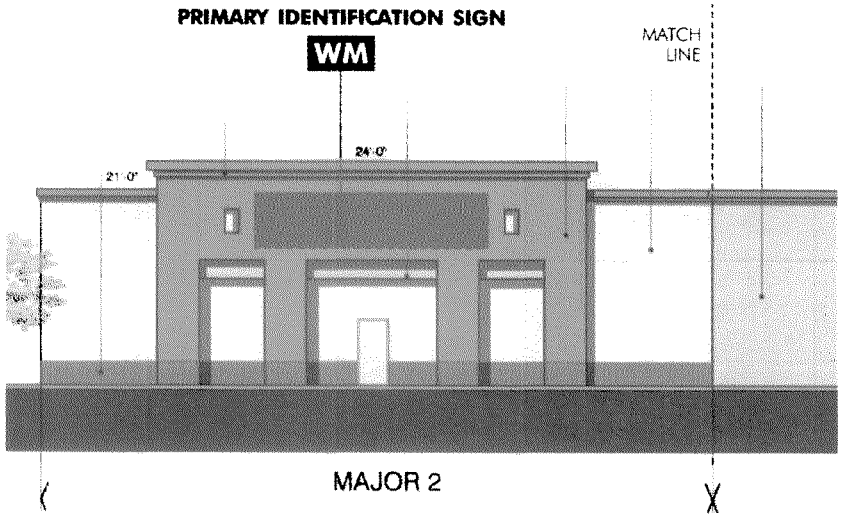
Date: November 14, 2013

Scale: 1/16"=1'-0"

EAST ELEVATION

RETAIL 1

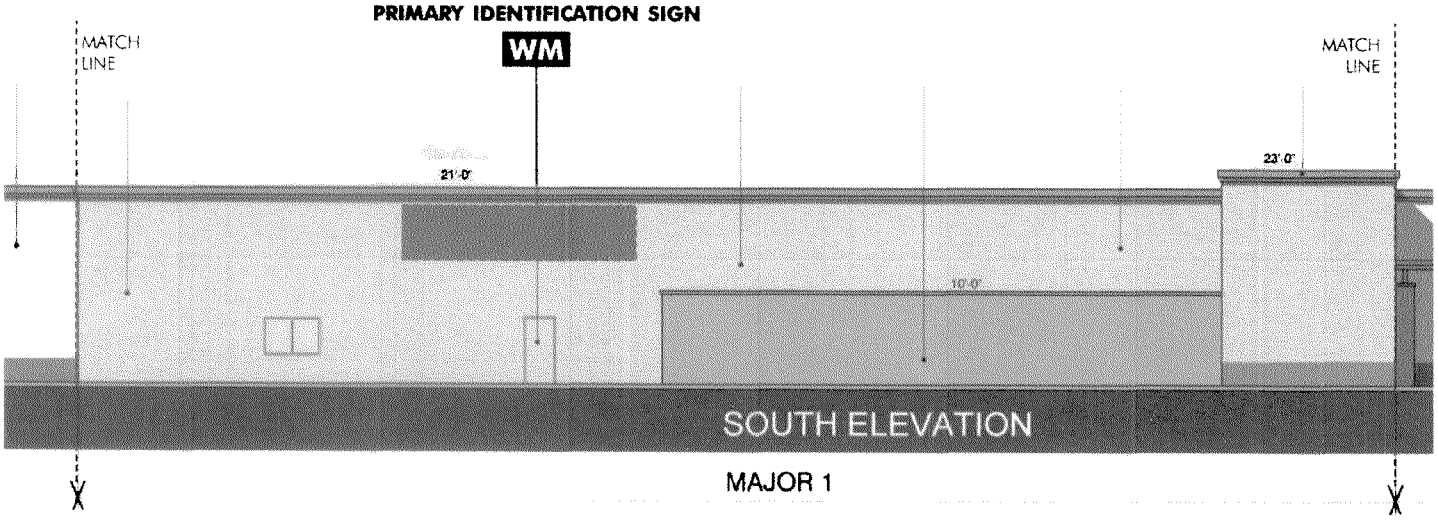
Note: Elevations are for graphic reference only and do not depict final City-approved elevations.



SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.



Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

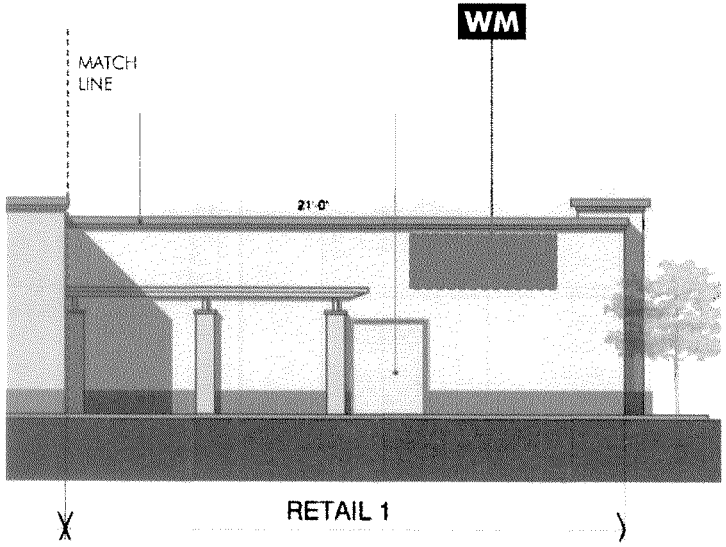
Date: November 14, 2013

Scale: 1"=20'-0"

SOUTH ELEVATION

MAJOR 1
MAJOR 2
RETAIL 1

PRIMARY IDENTIFICATION SIGN



SIGN TYPE LEGEND

WM MAJOR TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WM', on page 21 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

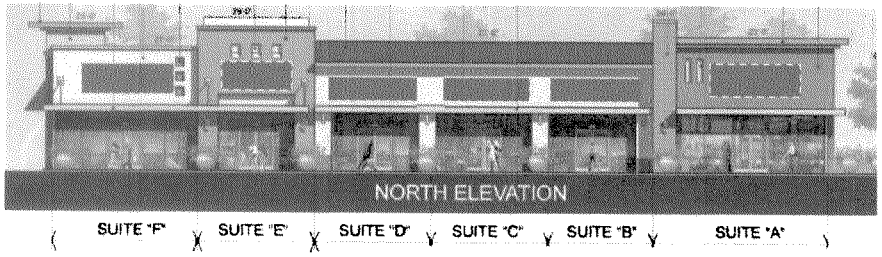
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

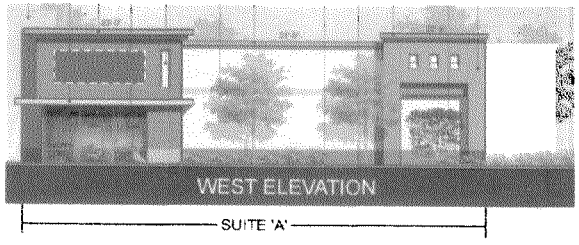
Date: November 14, 2013

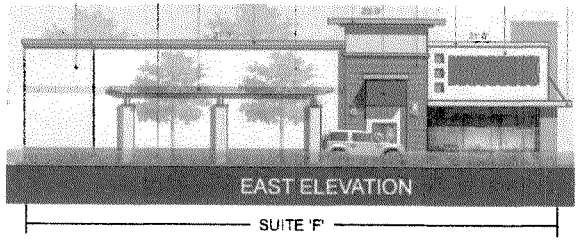
Scale: 1"=20'-0"

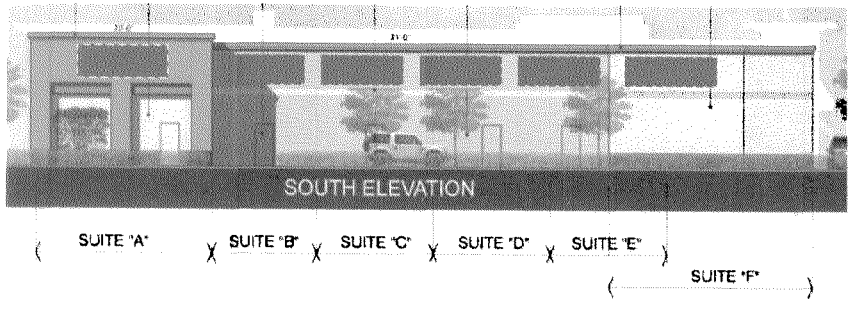
SOUTH ELEVATION

RETAIL 1









Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WS', on page 23 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

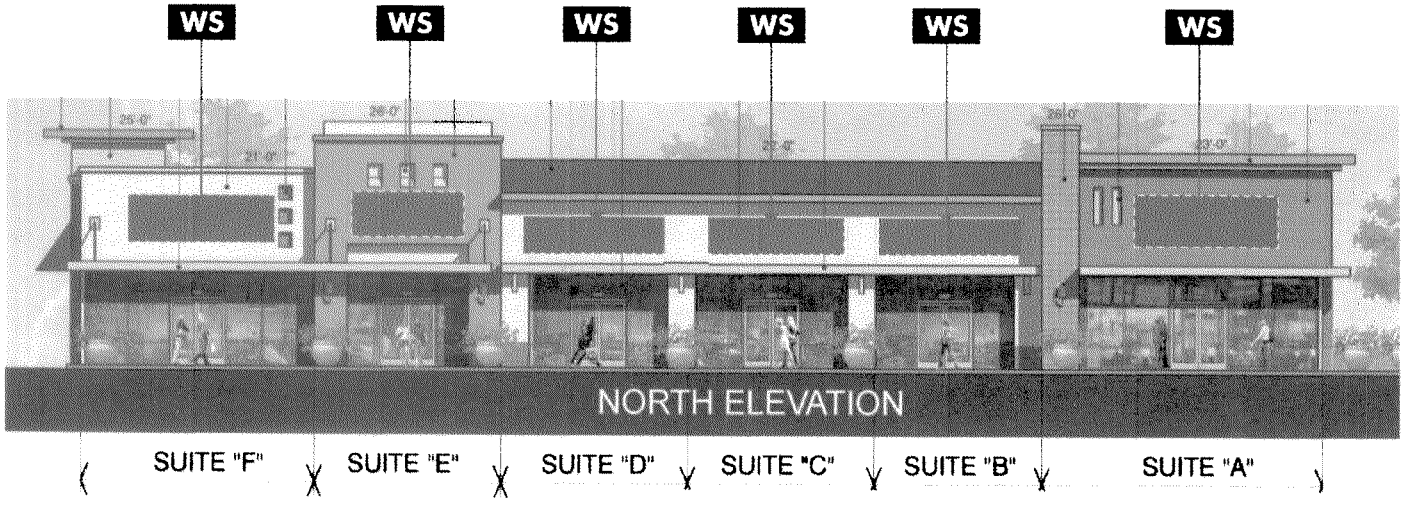
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

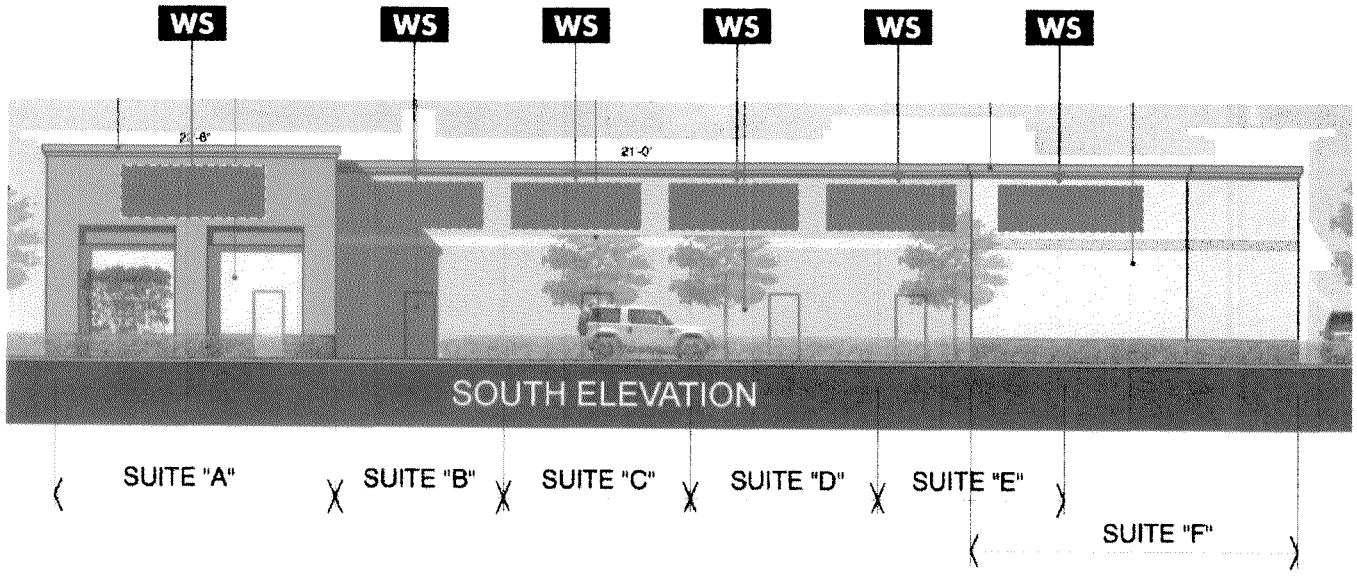
Date: November 14, 2013

Scale: 1/32"=1'-0"

ALL ELEVATIONS

SHOPS A1





SIGN TYPE LEGEND

WS SHOP TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WS', on page 23

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

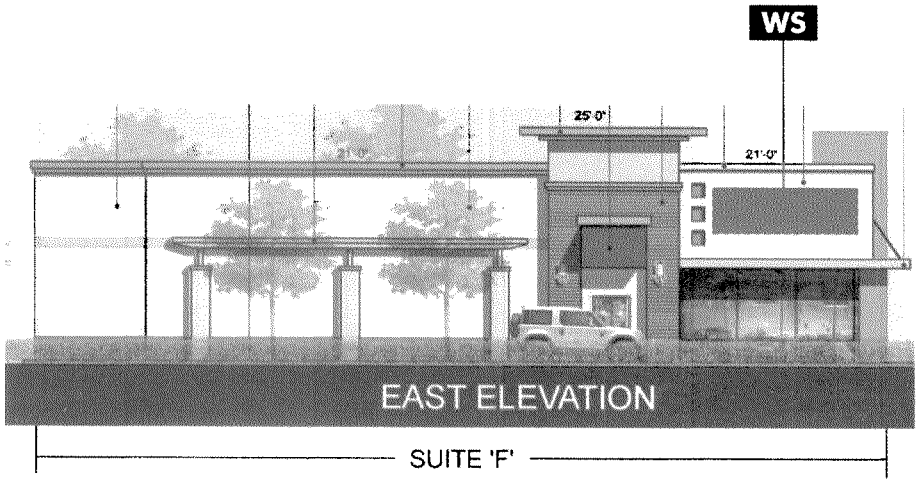
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

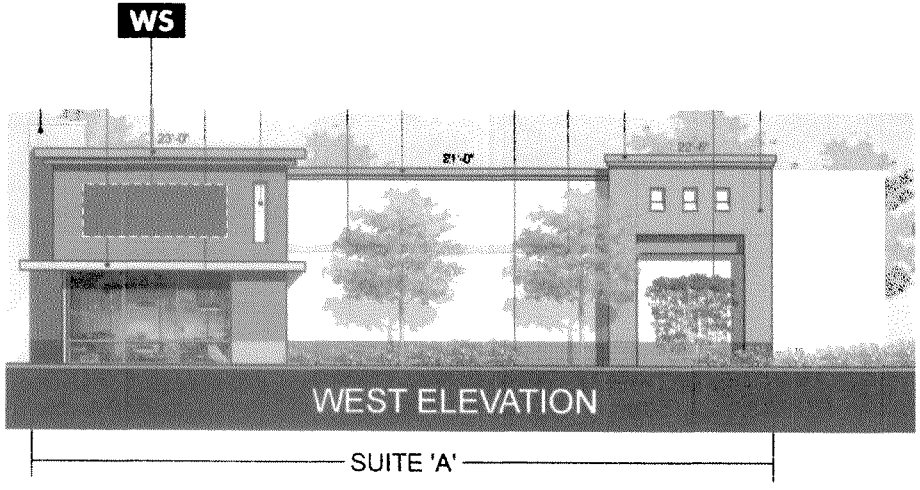
Date: November 14, 2013

Scale: 1"=20'-0"

NORTH ELEVATION
SOUTH ELEVATION

SHOPS A





Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 1"=20'-0"

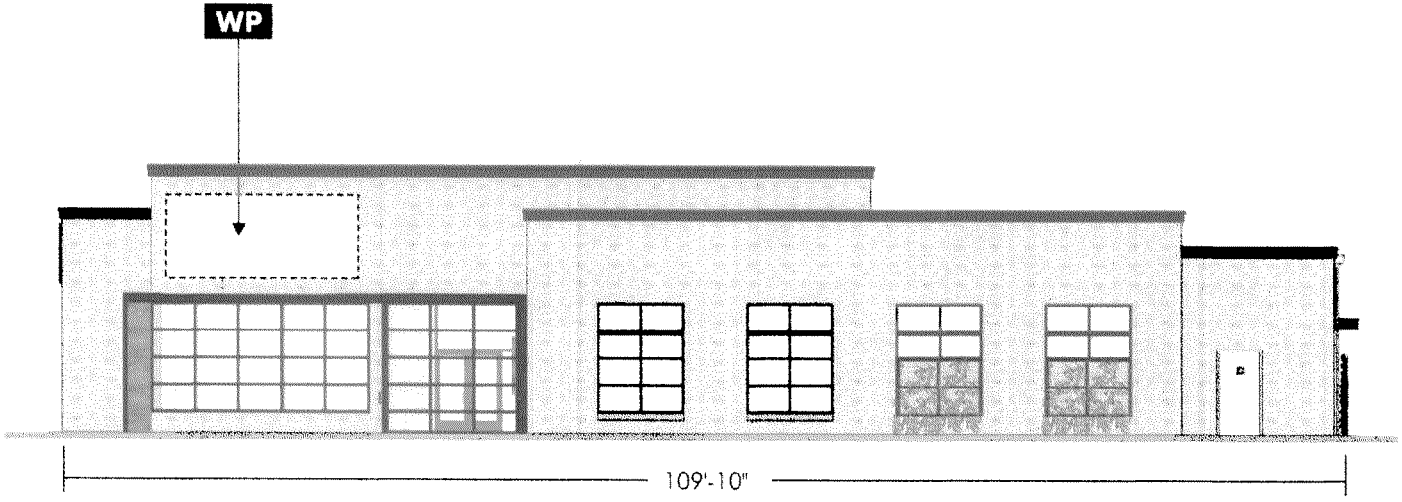
EAST ELEVATION
WEST ELEVATION

SHOPS A

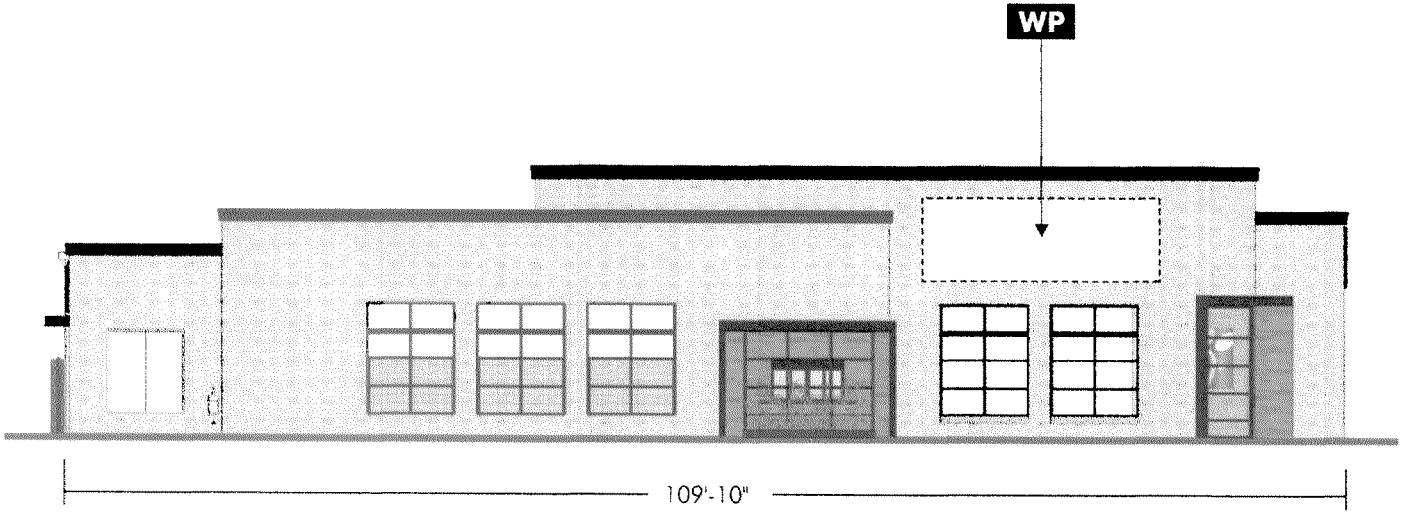
SIGN TYPE LEGEND

WS SHOP TENANT WALL SIGN

Note: Sign locations and quantities are for representational purposes only, based on the shown number of suites. Other suite configurations will yield other signage scenarios. Each tenant's sign allowance, including size and quantity, shall be determined individually (and permits applied for individually by tenant) based on the information and formulas provided for sign type 'WS', on page 23



WEST ELEVATION



EAST ELEVATION

SIGN TYPE LEGEND

WP PAD TENANT WALL SIGN

Note: Sign locations and sizes are for representational purposes only. Tenant's sign allowance shall be determined (and permits applied for by tenant) based on the information and formulas provided for sign type 'WP', on page 22 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

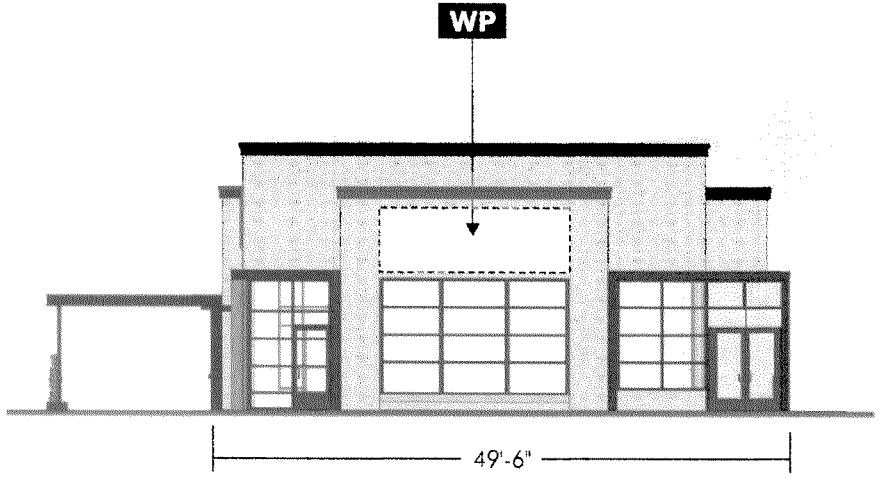
Date: November 14, 2013

Scale: 1/16"=1'-0"

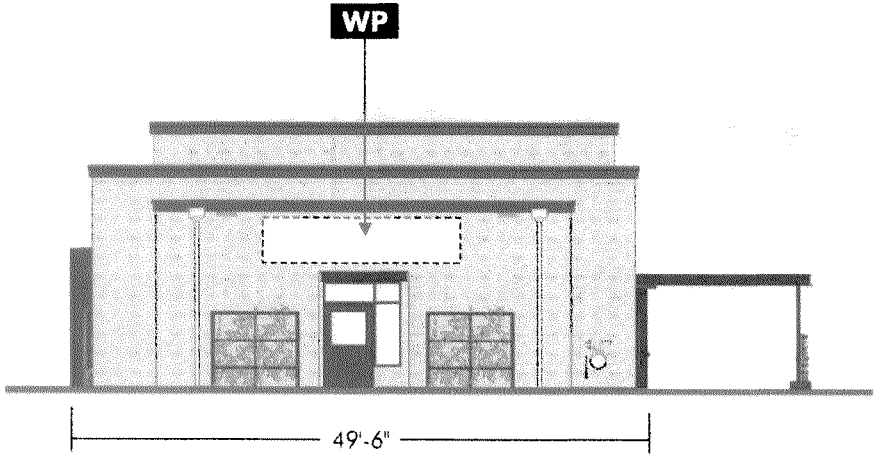
WEST ELEVATION
EAST ELEVATION

PAD A

Note: Elevations are for graphic reference only and do not depict final City-approved elevations.



NORTH ELEVATION



SOUTH ELEVATION

SIGN TYPE LEGEND

WP PAD TENANT WALL SIGN

Note: Sign locations and sizes are for representational purposes only. Tenant's sign allowance shall be determined (and permits applied for by tenant) based on the information and formulas provided for sign type 'WP', on page 22 of this document.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 1/16"=1'-0"

NORTH ELEVATION
SOUTH ELEVATION

PAD A

Note: Elevations are for graphic reference only and do not depict final City-approved elevations.

SIGN M1 MONUMENT SIGN - DESIGN 1

Quantity: 2.

Area: Maximum 50 square feet.

Height: Maximum 5 feet high, with 25% allowance above this maximum for decorative top that ties in with architecture used in project.

Construction: Fabricated aluminum monument with smooth and textured paint finishes to tie in with building finishes.

Tenant Panels: Two-inch deep reverse pan tenant panels with smooth enamel paint finish and routed faces. Copy to be ½" thick white push-thru acrylic. Font to be Gil Sans MT Condensed (Bold) by default. However, tenants that are part of a national or large regional chain which uses a standard logotype may use that font as well as translucent vinyl overlay in their standard colors on the face of the push-thru acrylic, with Landlord approval.

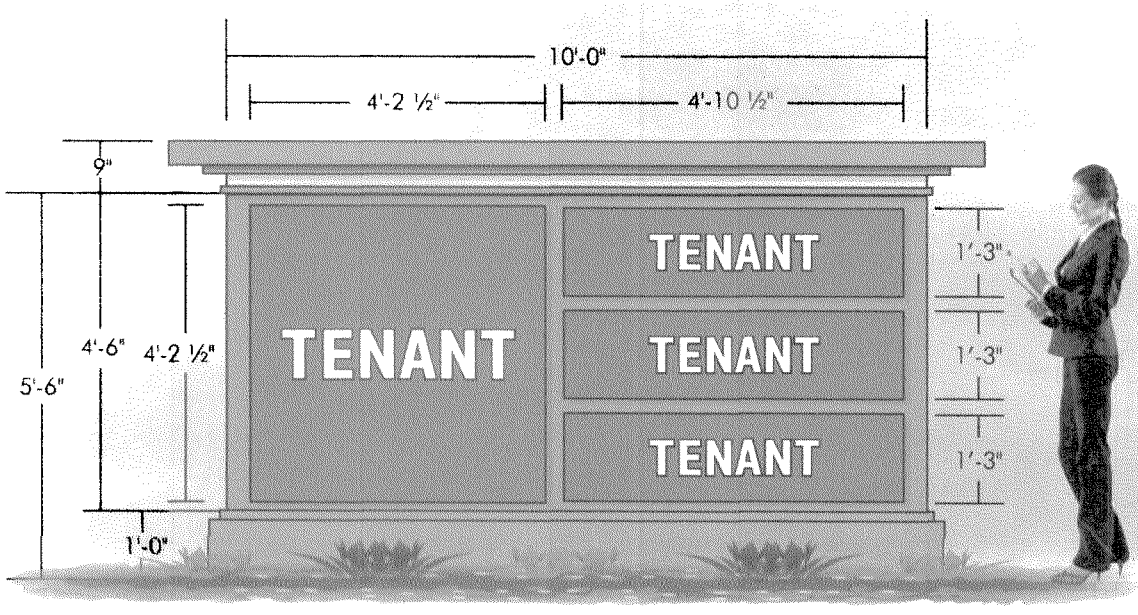
Installation: Set back a minimum of 10 feet from property line.

Illumination: Internal fluorescent lamps or L.E.D.s.

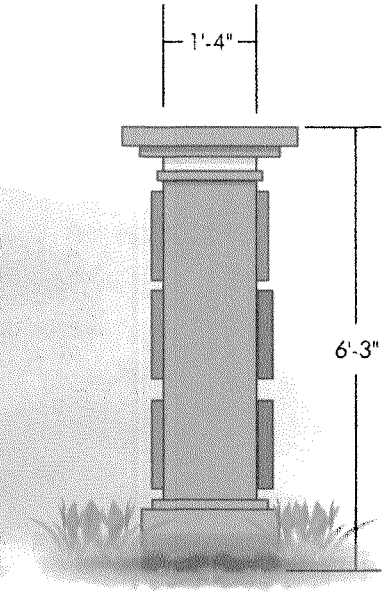
PROJECT COLORS
(SUBJECT TO CHANGE):

- Building Field Color
- Building Tower Color
- Building Tower Color
- Building Tower Color
- Building Base And Canopy Color (Dark)
- Building Canopy Color (Light)

NOTE: Colors shown are approximate. Color names to be provided by architect prior to sign manufacturing.



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



SIGN PROFILE
SCALE: 3/8"=1'-0"

NOTE: TENANT PANEL COPY SHOWN FOR CONCEPTUAL PURPOSES ONLY.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 3/8"=1'-0"

M1

MONUMENT SIGN

SIGN M2 MONUMENT SIGN - DESIGN 2

Quantity: 1.

Area: Maximum 50 square feet.

Height: Maximum 5 feet high, with 25% allowance above this maximum for decorative top that ties in with architecture used in project.

Construction: Fabricated aluminum monument with smooth and textured paint finishes to tie in with building finishes.

Tenant Panels: Two-inch deep reverse pan tenant panels with smooth enamel paint finish and routed faces. Copy to be ½" thick white push-thru acrylic. Font to be Gil Sans MT Condensed (Bold) by default. However, tenants that are part of a national or large regional chain which uses a standard logotype may use that font as well as translucent vinyl overlay in their standard colors on the face of the push-thru acrylic, with Landlord approval.

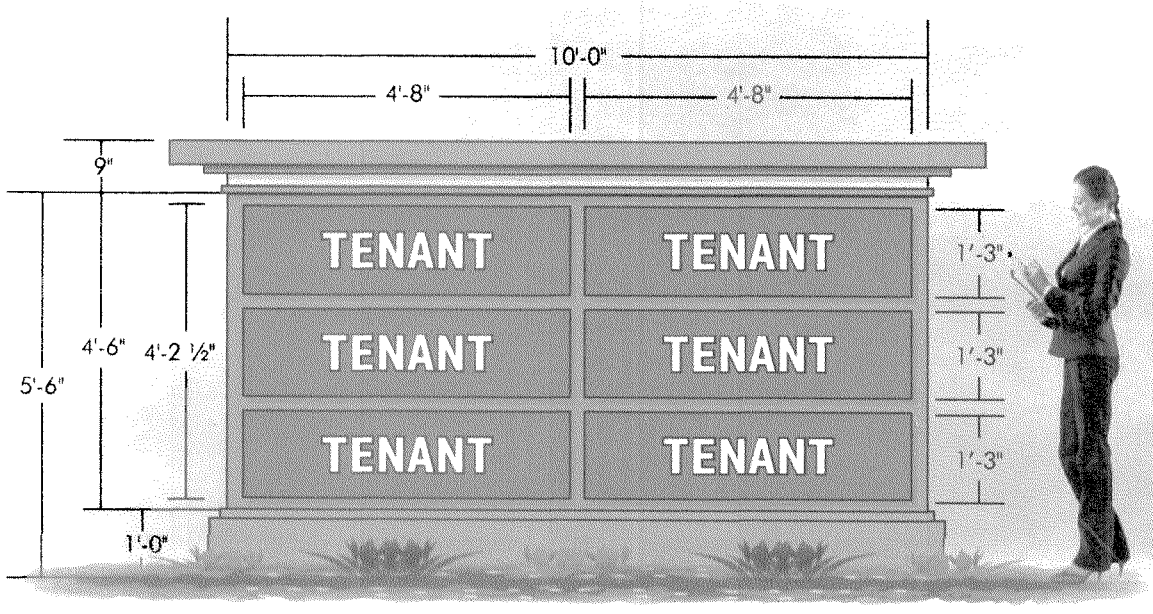
Installation: Set back a minimum of 10 feet from property line.

Illumination: Internal fluorescent lamps or L.E.D.s.

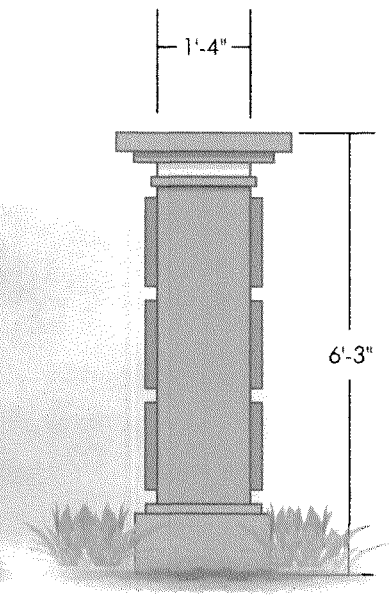
PROJECT COLORS
(SUBJECT TO CHANGE):

- Building Field Color
- Building Tower Color
- Building Tower Color
- Building Tower Color
- Building Base And Canopy Color (Dark)
- Building Canopy Color (Light)

NOTE: Colors shown are approximate. Color names to be provided by architect prior to sign manufacturing.



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



SIGN PROFILE
SCALE: 3/8"=1'-0"

NOTE: TENANT PANEL COPY SHOWN FOR CONCEPTUAL PURPOSES ONLY.

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 3/8"=1'-0"

M2

MONUMENT SIGN

SIGN TYPE WM - MAJOR TENANT WALL SIGN

MAJOR TENANT WALL SIGNS

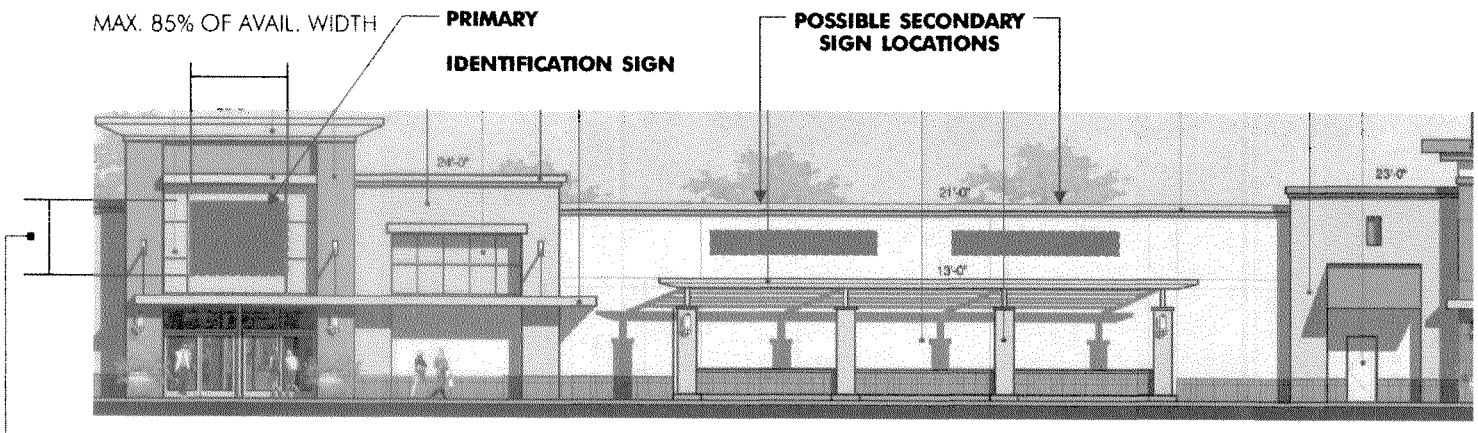
Area:	Primary Identification and Secondary signs combined are not to exceed 1.5 square foot of signage per 1 foot of tenant leasehold, calculated separately per elevation.
Sign Type:	Individual channel letter type signage. Exposed raceways are not allowed.
Projection:	Not to exceed 8" from wall.
Installation:	Flush to building wall.
Illumination:	Internal neon or L.E.D.
Width:	Combined widths of all signs not to exceed 75% of tenant leasehold frontage, and no one sign shall exceed 85% of the width of the wall to which it is attached.

PRIMARY IDENTIFICATION SIGNS

Quantity:	1 per tenant per elevation facing a street or parking lot.
Content:	Tenant name as it appears on Tenant's D.B.A., and optional logo.
Height:	96" maximum sign height or 75% of available sign band height, whichever is less.

SECONDARY SIGNS

Quantity:	2 maximum per tenant.
Content:	Words and symbols identifying products or services.
Height:	30" maximum letter height.



SAMPLE MAJOR TENANT STORE ELEVATION

COMBINED WIDTHS OF ALL SIGNS NOT TO EXCEED 75% OF LEASEHOLD WIDTH

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

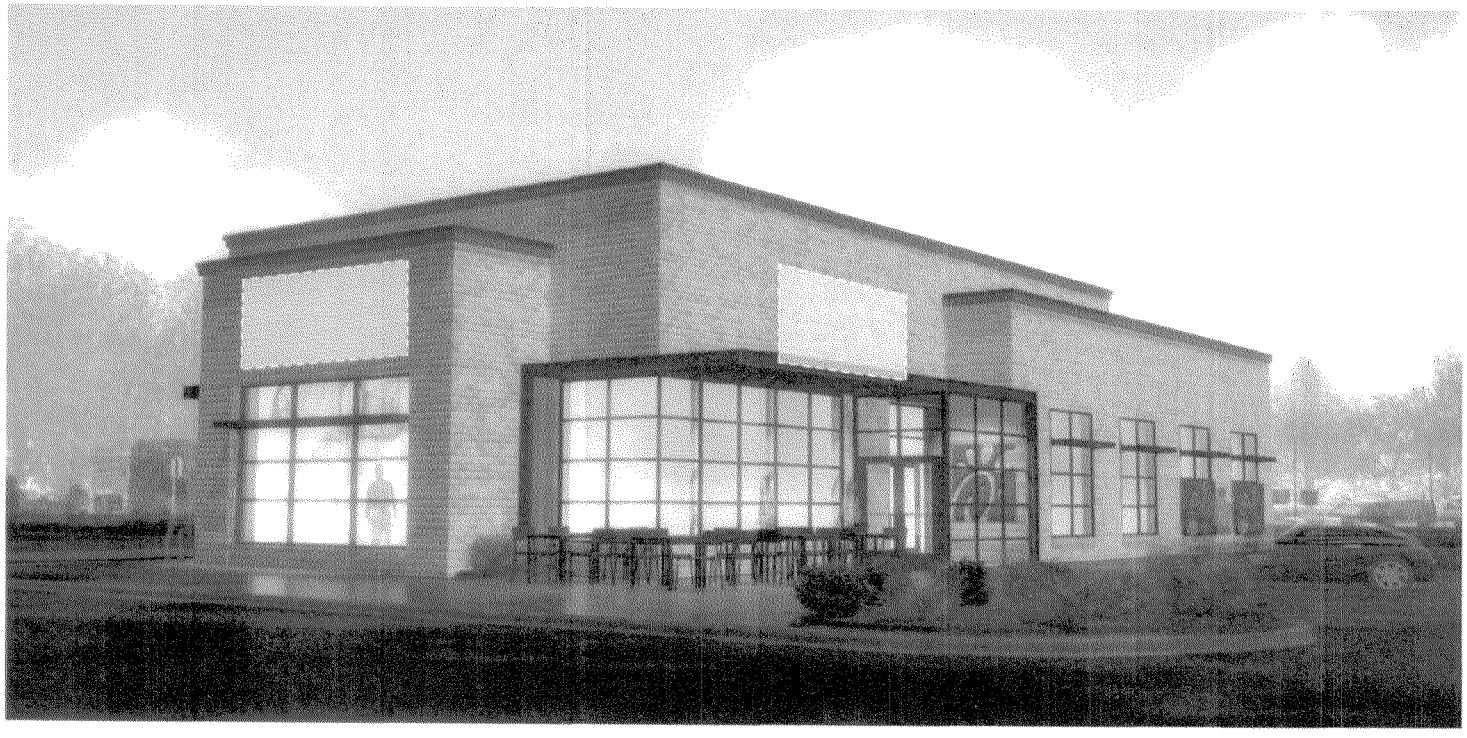
Scale: No Scale

WM

MAJOR TENANT WALL SIGN

SIGN TYPE WP - PAD TENANT WALL SIGN

Quantity:	1 per elevation facing a street or parking lot.
Area:	Not to exceed 1 square foot of signage per 1 foot of tenant leasehold width, calculated separately per elevation.
Content:	Tenant name as it appears on Tenant's D.B.A., and optional logo.
Height:	Overall sign height not to exceed 7'-0" or 85% of available sign band height.
Width:	Not to exceed 75% of tenant leasehold frontage or 85% of the width of the wall on which it is attached, whichever is less.
Construction:	Individual channel letters / logo type signage. Exposed raceways are not allowed.
Installation:	Centered horizontally and vertically in available space or as appropriate for architectural conditions. Signs may also be installed on top of architectural features (e.g. canopies) pending Landlord approval.
Illumination:	Internal neon or L.E.D.
Colors:	Tenant's choice, pending Landlord approval.



SAMPLE PAD TENANT STORE PHOTO

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: No Scale

WP

PAD TENANT WALL SIGN

Note: Elevations are for graphic reference only and do not depict final City-approved elevations.

SIGN TYPE WS - SHOP TENANT WALL SIGN

Quantity: 1 per elevation facing a street or parking lot.

Area: Not to exceed 1 square foot of signage per 1 foot of tenant leasehold width, calculated separately per elevation. Notwithstanding this formula, however, to provide adequate signage for all, each Tenant shall be allowed a minimum 30 square foot sign per leasehold elevation, regardless of Tenant's leasehold width.

Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.

Height: Overall sign height not to exceed 6'-0" or 75% of available sign band height, whichever is less. Capital letter height not to exceed 30". However ascending and descending portions of stylized letters may exceed this height as long as the overall maximum sign height is not exceeded.

Width: Not to exceed 75% of tenant leasehold frontage or 85% of the width of the wall on which it is attached, whichever is less.

Construction: Individual channel letters / logo type signage. Exposed raceways not allowed.

Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.

Illumination: Internal neon or L.E.D.

SAMPLE SHOP TENANT STORE FRONT ELEVATION

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 1/8"=1'-0"

WS

SHOP TENANT WALL SIGN

Note: Elevations are for graphic reference only and do not depict final City-approved elevations.

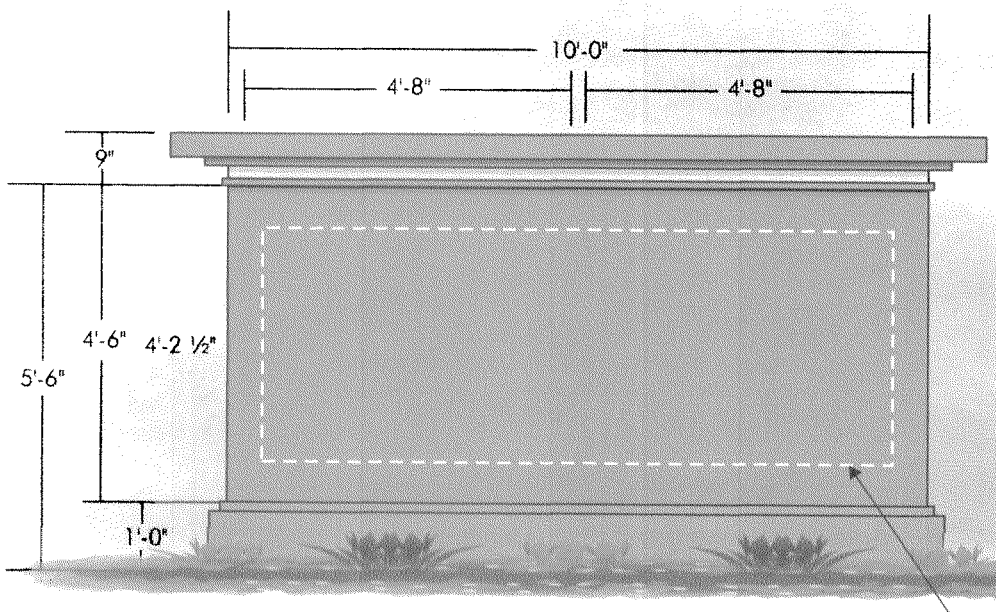
SIGN MS SINGLE-TENANT MONUMENT SIGN

Quantity:	May be substituted for any existing sign M1 or M2 by Landlord and Tenant agreement.
Area:	Maximum 50 square feet.
Height:	Maximum 5 feet high, with 25% allowance above this maximum for decorative top that ties in with architecture used in project.
Construction:	Fabricated aluminum monument with smooth and textured paint finishes to tie in with building finishes.
Tenant I.D.:	A variety of treatments shall be considered, including individual or cloud channel letters, routed tenant panel with push-thru acrylic letters and/or logo.
Installation:	Set back a minimum of 10 feet from property line.
Illumination:	Internal fluorescent lamps or L.E.D.s.

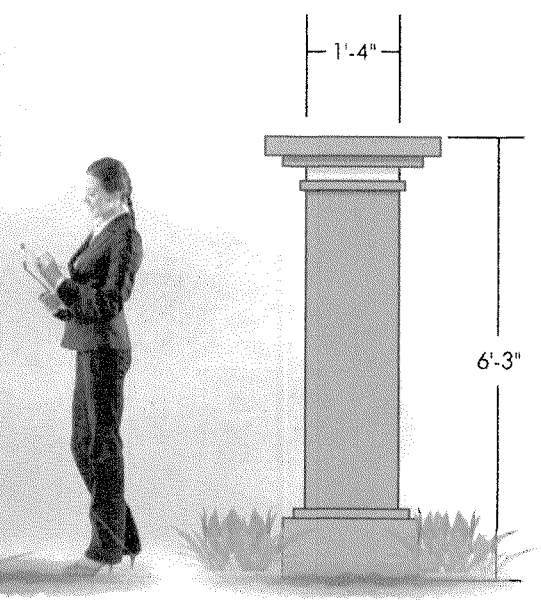
PROJECT COLORS
(SUBJECT TO CHANGE):

- Building Field Color
- Building Tower Color
- Building Tower Color
- Building Tower Color
- Building Base And Canopy Color (Dark)
- Building Canopy Color (Light)

NOTE: Colors shown are approximate. Color names to be provided by architect prior to sign manufacturing.



DOUBLE-FACED MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"
Note: Appearance subject to change.



3'-4" x 9'-0"
limits of tenant
identification
(letters/logo)

SIGN PROFILE
SCALE: 3/8"=1'-0"

Rancho Vista Gateway

Palmdale, California

MASTER SIGN PROGRAM

Prepared By:

Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: November 14, 2013

Scale: 3/8"=1'-0"

MS

SINGLE-TENANT MONUMENT SIGN

Appenidix A