



ARCHITECTS
 LEIDENFROST/HOROWITZ & ASSOCIATES
 3407 West Olive Avenue
 Burbank, California 91505
 (818) 843-6050

Oscar E. Leidenfrost, A.I.A.
 Herbert H. Horowitz, A.I.A.

Lucy Padilla
 Steven Olshan
 Joseph E. Bricio, A.I.A.

GATEWAY CENTER

RECEIVED
 MAY 29 1986
 LEIDENFROST/HOROWITZ

SIGN CRITERIA

FOR

SHOP BUILDING TENANTS

FOR

PALMDALE SHOPPING CENTER

PALMDALE, CALIFORNIA

LHA JOB #8065

MAY 31, 1985

REVISED NOVEMBER 7, 1985

DEVELOPER:

WESTERN COMMERCIAL DEVELOPMENT COMPANY
 128 Auburn Court, Suite #104
 Thousand Oaks, CA 91362
 (805) 497-9797

ARCHITECT:

LEIDENFROST/HOROWITZ, AIA & ASSOCIATES
 3407 W. Olive Avenue
 Burbank, California 91505
 (818) 843-6050

SPRO 7-85-1
 APPROVED

Sign Criteria
 [Signature]
 DATE 5/21/85



SIGN CRITERIA

These criteria 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 Landlord/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 required by the City of Palmdale, California 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 Landlord/Developer and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design shall remain the sole right of the Landlord/Developer.
6. Tenant sign contractor will be responsible for obtaining all required City approvals.

B. GENERAL SPECIFICATIONS

1. Tenant signs will be internally illuminated individual letters mounted to a raceway. Refer to detail sheets attached Drawings.
2. No audible, flashing or animated signs will be permitted.

OPPC 7-85-1
 APPROVED.
 Sign Criteria
 [Signature] DATE 5/27/86

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3. Under canopy signs shall be restricted to a maximum of 2.3 square feet of sign area. See Drawing Detail on Drawing No. 2 & 3.
 4. Tenant shall be responsible for the installation and maintenance of all signs.
 5. The width of the tenant fascia sign shall not exceed 70% of the storefront. Sign shall center on store unless prior approvals are obtained from the Landlord/Developer.
 6. Tenant's Sign Contractor shall repair any damage to any work caused by his work.
 7. Tenant shall be fully responsible for the operations of the tenant's sign contractor.
 8. Electrical service to all signs will be connected to the house meter by means of a sign outlet provided by the Landlord/Developer.

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 complimentary 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 a watertight condition and shall be patched to match adjacent finish.

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 or decal application lettering not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.

D. MISCELLANEOUS REQUIREMENTS - continued

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/Developer.
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 a current city business license.

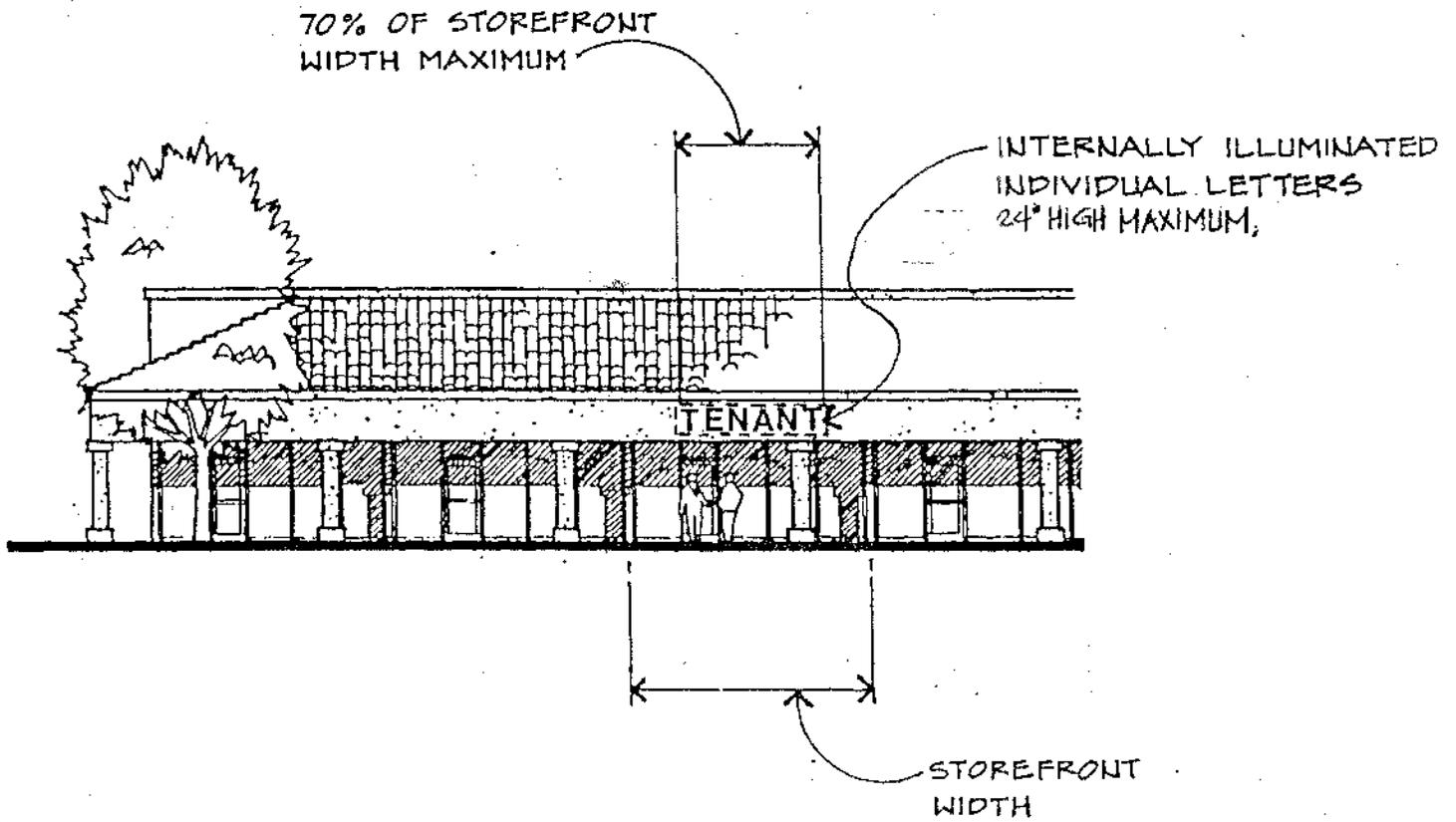
E. MAJOR OR CHAIN STORE TENANTS

The provisions of this exhibit shall not be applicable to the identification signs of Markets, Drug Stores, or other occupants designated by the Landlord/Developer as a "Major or Chain Store Tenant". 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 they must conform to city sign ordinances. There shall be no signs which are roof mounted, flashing, moving, or audible.

F. RACEWAY FABRICATION

1. All raceways will be fabricated from 22 gauge paint LOC sheet metal with the interior and exterior primed and painted. The exterior will be finished with Tex-coat stucco like finish, painted and textured to match Building (Highland #2 Smoke).
2. All raceways shall be 8" by 8" and fabricated per UL specifications. The length of the raceway must not extend beyond the letters on each side.
3. All raceways to be installed at the centerline of the letter height. Stiffeners are to be used on any letters over 18 inches in height, as necessary.
4. Access to interior of raceway to be either weather proofed access doors at necessary locations or removable cap. If removable cap is used, top of raceway is to be reinforced with 22 gauge 1 1/2" pop riveted straps located 24 inch on center.
5. See sample drawing attached.

GATEWAY CENTER



TYPICAL TENANT SIGNAGE

NOTES:

1. INTERNALLY ILLUMINATED INDIVIDUAL LETTERS
2. SIGN WIDTH SHALL NOT EXCEED 70% OF STOREFRONT WIDTH.
3. 24" MAXIMUM LETTER HEIGHT.
4. INDIVIDUALLY COLORED PLASTIC LETTERS WITH GOLD TRIM AND DARK BROWN RETURNS, OR OTHER COLORS THAT ARE APPROVED BY LANDLORD/DEVELOPER
5. COLOR OF LETTERING SHALL BE SUBJECT TO APPROVAL BY OWNER, ARCHITECT AND GOVERNMENT AGENCIES.
6. COLORS SHOULD BE BASIC EARTHTONES. RECOMMENDED COLORS ARE:

| | | | |
|------------|------------|-------|-------|
| YELLOW | #2456 | #2016 | |
| GREEN | #2030 | #2108 | |
| ORANGE | #2564 | #2119 | |
| RED | #2283 | #2662 | #2157 |
| BLUE | #2648 | #2051 | |
| BROWN | ALL SHADES | | |
| -TURQUOISE | #2308 | | |
| RUST | ALL SHADES | | |
| -WHITE | #7320 | #1720 | |
| -IVORY | #2146 | | |

 OR OTHER COLORS PURSUANT TO LANDLORD REVIEW AND APPROVAL.

Bob Sellick
818-905-5000

Spec 7-85-1
APPROVED

Quinn
DATE 5/27/88

SIGN CRITERIA

SCALE

1/16" = 1'-0"

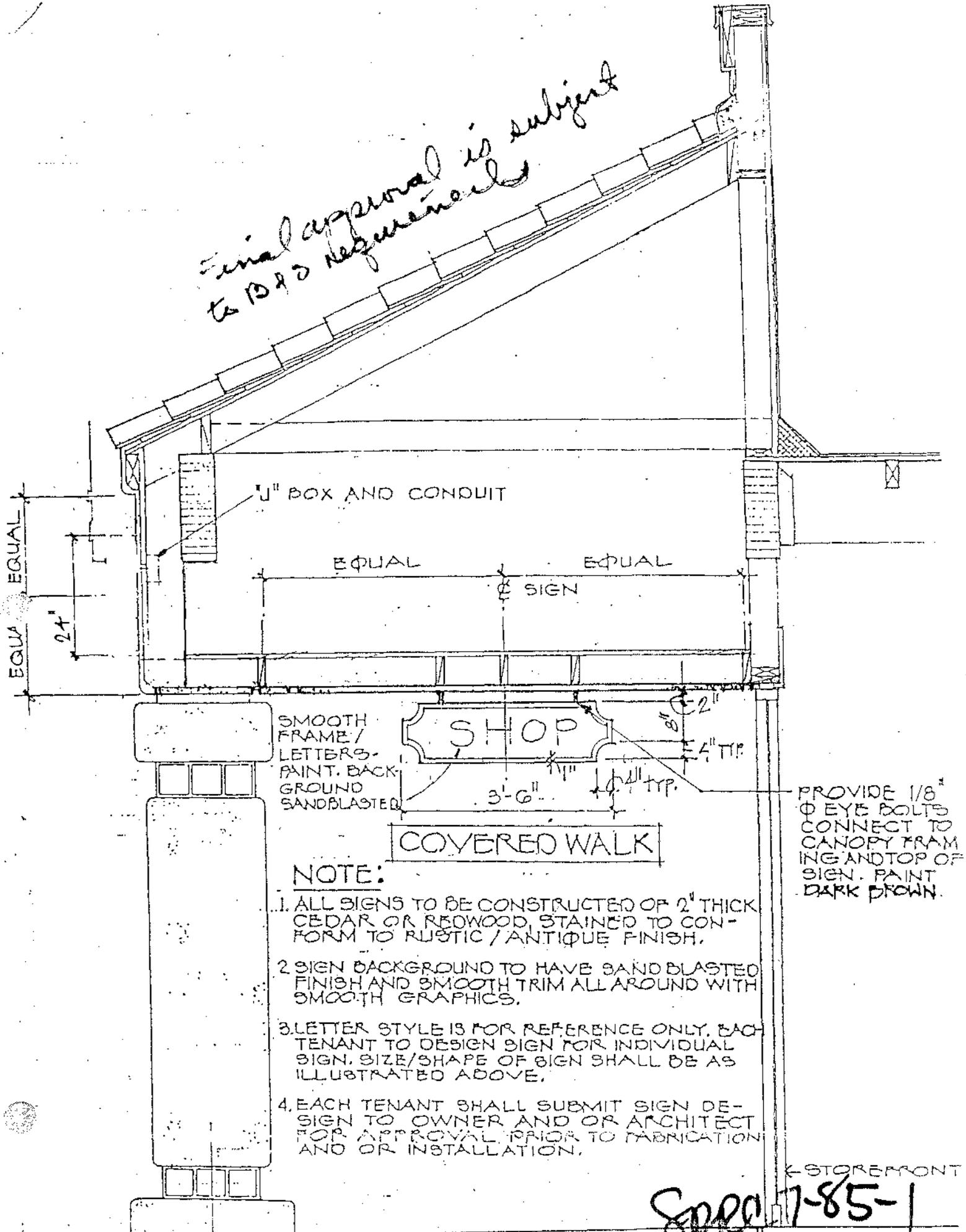
DRAWING No.

LEIDENFROST/HOROWITZ & ASSOCIATES
3407 West Olive Avenue
Burbank, California 91505
(213) 843-6050

WESTERN COMMERCIAL
DEVELOPMENT COMPANY
128 AUBURN COURT, SUITE 104
THOUSAND OAKS, CA. 91362
(213) 991-6103

11 - 6

Final approval is subject to BPO requirements



Spec 7-85-1

SECTION THRU TYP. TENANT SIGN UNDER CANOPY SIGN

*Signs
under
DATE 5/27/86*

SIGN CRITERIA

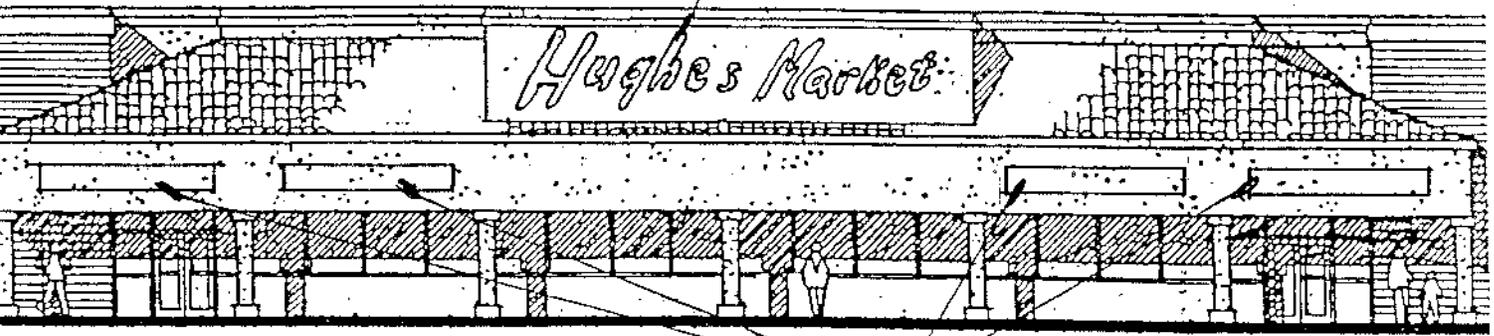
SCALE
1/2" = 1'-0"

LEIDENFROST/HOROWITZ & ASSOCIATES
3407 West Oliva Avenue
Burbank, California 91505
(213) 843-6050

WESTERN COMMERCIAL DEVELOPMENT COMPANY
128 AUBURN COURT, SUITE 104
THOUSAND OAKS, CA. 91362
(213) 991-6103

DRAWING
2 OF 6

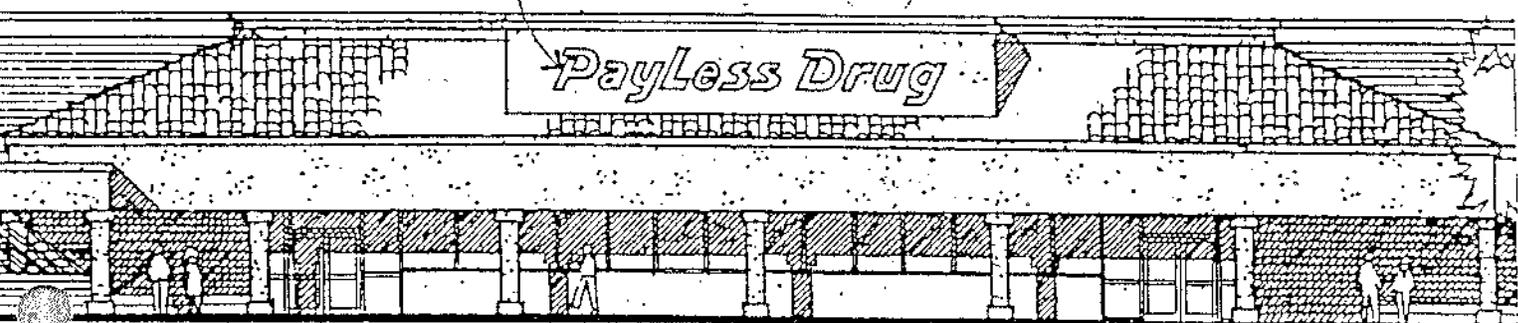
INTERNALLY ILLUMINATED
INDIVIDUAL LETTERS
32' x 8' OVERALL MAXIMUM.



MARKET SIGNAGE

POSSIBLE DEPARTMENTAL SIGNS
IF APPROVED BY LANDLORD &
CITY.

INTERNALLY ILLUMINATED
INDIVIDUAL LETTERS
40' x 6' OVERALL MAXIMUM



DRUG STORE SIGNAGE

SPR 785-1
APPROVED
Signs
J. [unclear] 5/27/86

SIGN CRITERIA

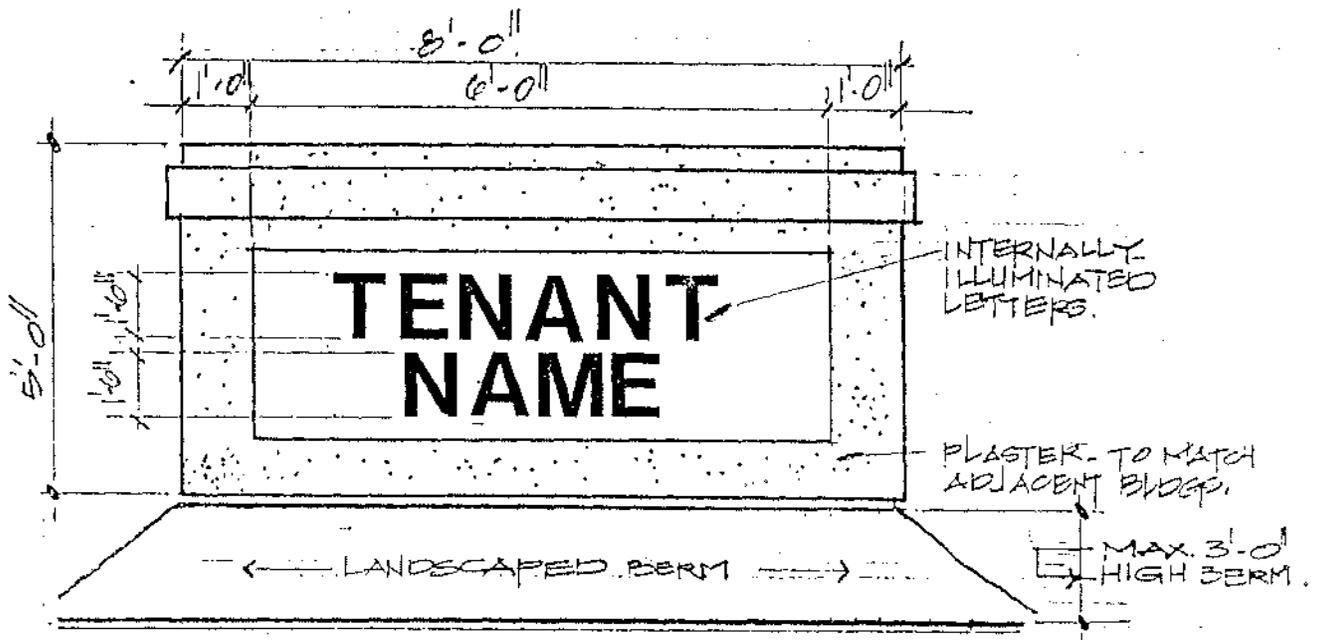
SCALE
1/2" = 1'-0"

LEIDENFROST/HOROWITZ & ASSOCIATES
3407 West Olive Avenue
Burbank, California 91505
(213) 843-6050

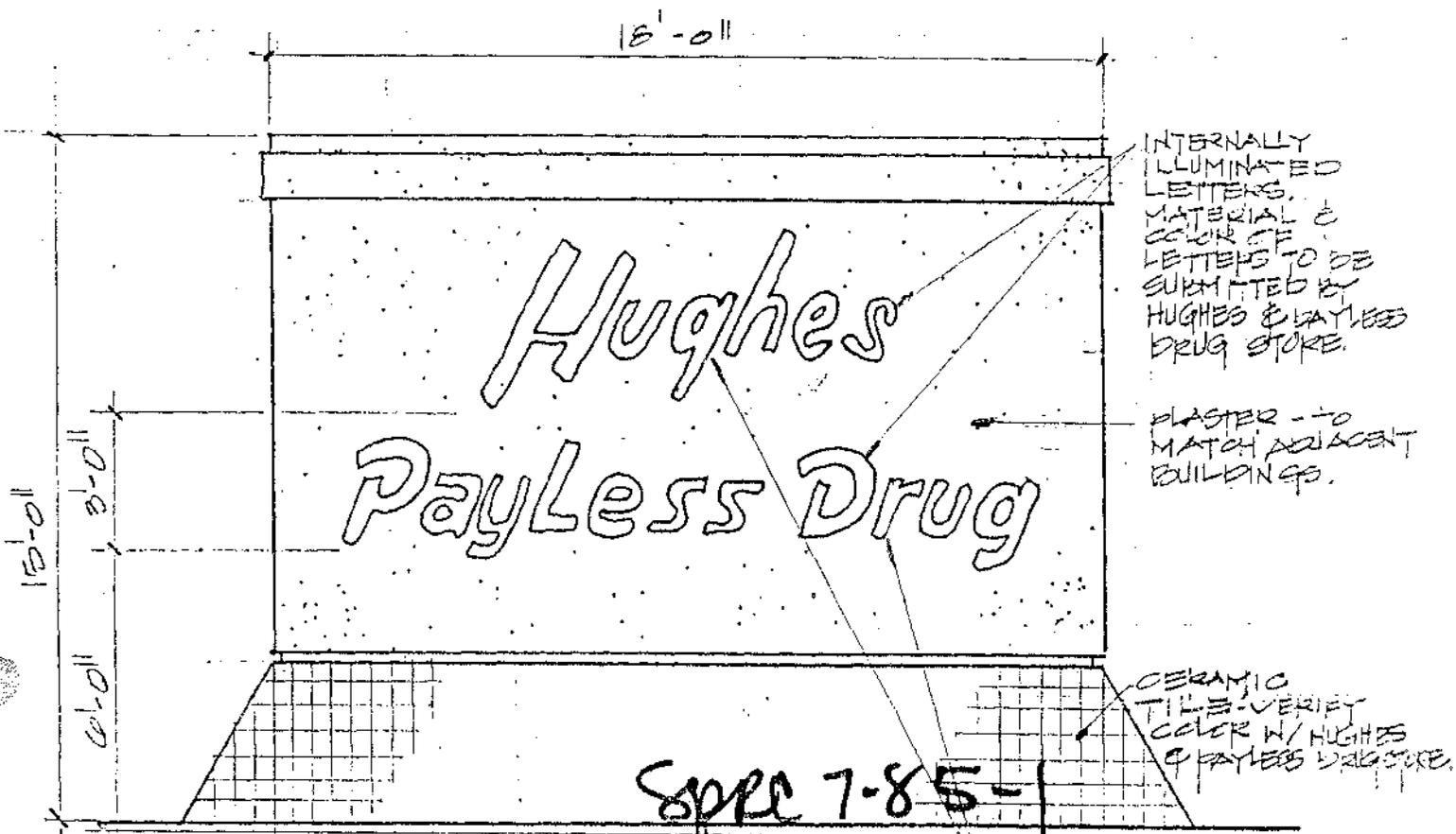
WESTERN COMMERCIAL
DEVELOPMENT COMPANY
128 AUBURN COURT, SUITE 104
THOUSAND OAKS, CA. 91362

DRAWING No.





MONUMENT SIGN
N.T.S.



SPR 7-85-1

APPROVED

OTLON SIGN SIGNS

[Signature]
DATE 5/27/86

HUGHES SIGN SHALL BE MOUNTED ABOVE PAYLESS DRUG SIGN ON ONE SIDE, ON OPPOSITE SIDE OF OTLON PAYLESS DRUG SIGN TO BE MOUNTED ABOVE HUGHES SIGN.

SIGN CRITERIA

SCALE

1/2" = 1'-0"

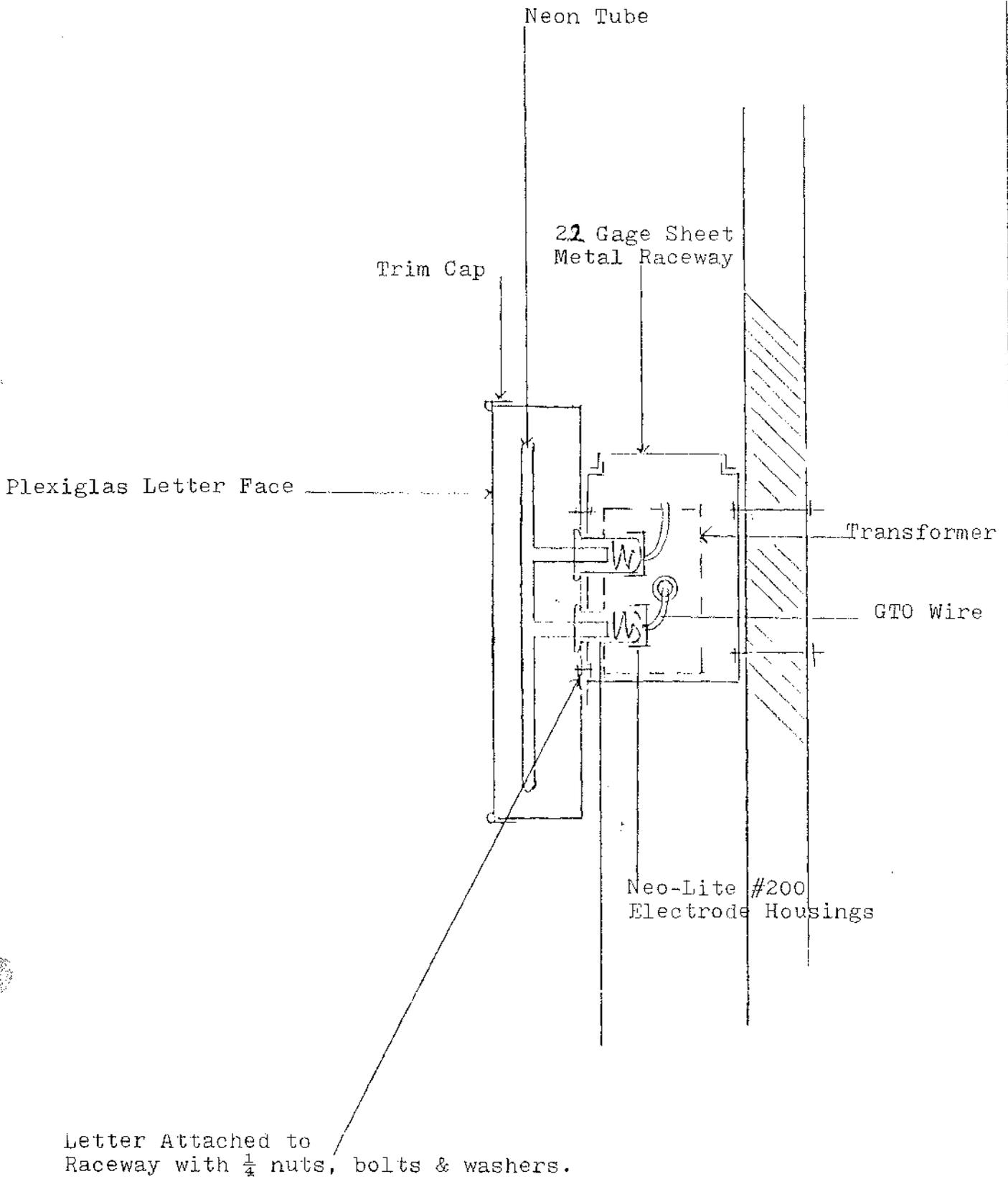
POST/HOROWITZ & ASSOCIATES
31 Olive Avenue
California 91505
43-6050

WESTERN COMMERCIAL
DEVELOPMENT COMPANY
128 AUBURN COURT, SUITE 104
THOUSAND OAKS, CA. 91362
(213) 991-6103

DRAWING No.

5 OF 6

Note: Locate raceway on letters as determined by sign criteria.



STANDARD LETTER TO RACEWAY PER UL. SPECIFICATIONS

GATEWAY CENTER



LEIDENFROST/HOROWITZ, A.I.A. & ASSOC.
3407 West Olive Avenue
Burbank, California 91505
(818) 843-6050

DATE May 29 19 86
VIA: MAIL
 HAND
 MESSENGER

TO: Selleck Properties
21600 ~~Okland~~ St, Suite 350
ADDRESS: ~~15303 Ventura Boulevard~~
Woodland Hills 91367
CITY: ~~Shrewsbury Oaks, CA 91403~~
ATTENTION: Bob Selleck
REGARDING: Palmdale Shopping Center

TRANSMITTAL

JOB NO. 8065-1 & 2

WE ARE SENDING YOU: HEREWITH UNDER SEPARATE COVER COPIES
 TRACINGS SPECIFICATIONS SHOP DRAWINGS

One (1) copy of the approved Sign Criteria.

THESE ARE:

- NO EXCEPTIONS OBSERVED
- MAKE CORRECTIONS NOTED
- CORRECT AND RESUBMIT
- _____
- FOR USE ON JOB
- FOR YOUR FILES
- FOR YOUR APPROVAL
- PER YOUR REQUEST

REMARKS :

IF ENCLOSURES RECEIVED ARE NOT LISTED ABOVE, NOTIFY AT ONCE

c.c. Moore Development - R. Noblitt (w/encls)
Del Taco - Richard Ochoa (w/encls)
files

VERY TRULY YOURS

LEIDENFROST/HOROWITZ, A.I.A. & ASSOC.

BY

Mitch Blankenship
Mitch Blankenship