

SIGN PROGRAM
FOR

Challenger Business Park

Rob Martin
Martin Properties, Inc.
4195 E. Thousand Oaks Blvd. Suite #125
Westlake Village, CA. 91362
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Changes Made May 21st, 2008

SIGN CONTRACTOR
SIGNS & DESIGNS
620 East Rancho Vista Blvd
Palmdale, CA 93550
TEL (661) 947-4473 FAX (661) 947-3559
Taryn Schultz

<p>APPROVED -SUBJECT TO CONDITIONS- CITY OF PALMDALE PLANNING DEPARTMENT</p> <p><i>Sign Program 08-01</i> <i>Carlos Contreras</i></p> <p>DATE <i>5/22/08</i></p>

Challenger Business Park



This Sign Program has been established for the purpose of assuring an outstanding sign program for the community and the mutual benefit of all tenants.

Conformance will be strictly enforced, and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

Conformance to this criteria will be strictly enforced by the City of Palmdale and Landlord.

Any and all areas where this sign program is silent, the City of Palmdale's Sign Code will apply.

A. GENERAL OWNER/TENANT REQUIREMENTS

1. Each tenant shall submit to the Landlord, or cause to be submitted for written approval, two copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
2. The tenant shall submit a sign drawing approved by the Landlord to the appropriate City authority for approval prior to the start of any sign construction or fabrication.
3. The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance.
4. The tenant shall obtain all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements in the sign criteria.
6. The Landlord shall provide primary electrical service at the interior of wall or canopy located in the center of the allowed signage area.
7. *NOTE! No sign shall be constructed until approved building permits from City Planning and Building and Safety are received.*
8. Tenants are responsible for the removal of all signs (includes filling and patching of holes) no later than 14 days after the expiration of their lease.

B. GENERAL SIGN SPECIFICATIONS

1. Tenant signs on sign fascia will be internally illuminated individual channel letters with plastic face and recessed Neon or LED Illumination (no cross over neon or wiring permitted). Aluminum Construction, Five Inches (5") Deep with One-eighth (1/8") Acrylic Faces and Three-fourths (3/4") Trim Cap. All colors of faces, trim cap and returns to have final approval of the landlord. No exposed raceway mounting permitted. Signs may identify the business name and a generic word description of the service. No product identity or specific service description may be displayed. The size of each Tenant's sign is based on the following calculation:

- B. Secondary Skyline Signs for Building 6 Tenants will be allowed one and one half (1 1/2) square feet of sign area for each linear foot of building frontage on the primary frontage with a maximum total sign area of one hundred forty (140) square feet for the primary frontage, not to Exceed 36" in Overall Height. Secondary skyline signs shall be permitted below the second floor windows.

- C. Tenants in Buildings 1, 2, 3, 4, 5, A and B are allowed one and one half (1 1/2) square feet of signage for each linear foot of building frontage on the primary frontage with a maximum total sign area of one hundred (100) square feet for the primary frontage, not to exceed 30" in Overall Height. If any of the other sides of the business face a secondary street frontage, mall or parking area, an additional one half (1/2) square foot of sign area for each linear foot of building frontage on the secondary frontage is allowed for use on that side with a maximum sign area of seventy five (75) square feet, not to exceed 24" in overall height.

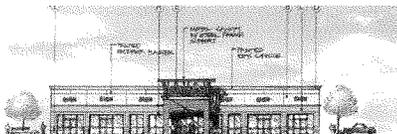
BUILDING ONE ELEVATION



BUILDING TWO ELEVATION



BUILDING THREE ELEVATION



BUILDING FOUR ELEVATION



BUILDINGS A & B RETAIL



- 2. No audible, flashing or animated signs will be permitted.

- 3. No projections above or below the sign panel will be permitted. Signs must be within dimensioned limits as indicated in the specifications.

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 in other locations, meeting the strict requirements and approval of the City of Palmdale, California.
5. Tenant shall be responsible for the installation and maintenance of all signs.
6. Wording of signs shall not include the product sold except as part of the tenant name or insignia.
7. Sign shall be centered on storefront unless prior approvals are obtained from the Owner. Each Tenants Main Sign shall not exceed one and one half (1 ½) square feet per linear foot of building. (All signs shall not exceed 75% of storefront width). Secondary signs for businesses with secondary street frontage, mall or parking area, an additional one half (1/2) square foot of sign area for each linear foot of building frontage on the secondary frontage is allowed.
8. Tenant's sign Contractor shall repair any damage to any work caused by his work.
9. Tenant shall be fully responsible for the operations of the tenant's sign contractors.
10. Electrical service to all signs other than major tenant signage shall be the responsibility of the tenant.
11. Each tenant shall be permitted one illuminated interior window sign, not to exceed four square feet.

C. CONSTRUCTION REQUIREMENTS

1. Fastening hardware and clips are to be concealed. All letters will be attached using city specifications.
2. No labels will be permitted on the exposed surface of signs, except those required by local ordinance and 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 designs concept of the center.
4. 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. All wiring and transformers shall not be visible from parking lot.

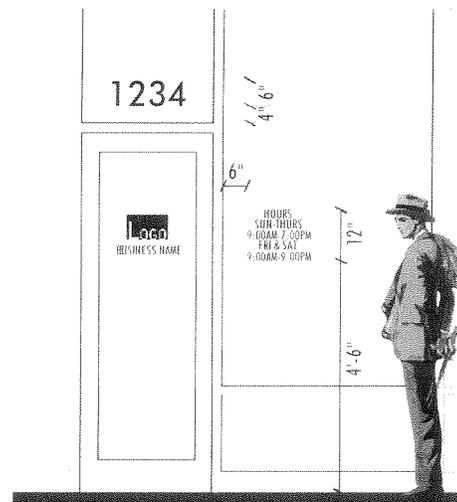
- All signage will be provided a standard lead wire of electrical on the fascia area of their storefront. Timers, Photo Cells, or switches that operate the function of the sign will be the responsibility of the tenant.

D. MISCELLANEOUS REQUIREMENTS AND SIGNS

- Each tenant shall be permitted decal application lettering on their window(s), indicating hours of business, emergency telephone numbers, et cetera. This shall not exceed 15% of the overall size of the window area, per the City of Palmdale’s criteria.

SPECIFICATIONS:

- 6" HIGH WHITE VINYL NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE NAME AND HOURS" TO BE WHITE VINYL
- ALL VINYL TO BE APPLIED SECOND SURFACE, UNLESS WINDOWS ARE TINTED
- 15 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL FRONT ENTRY ELEVATION

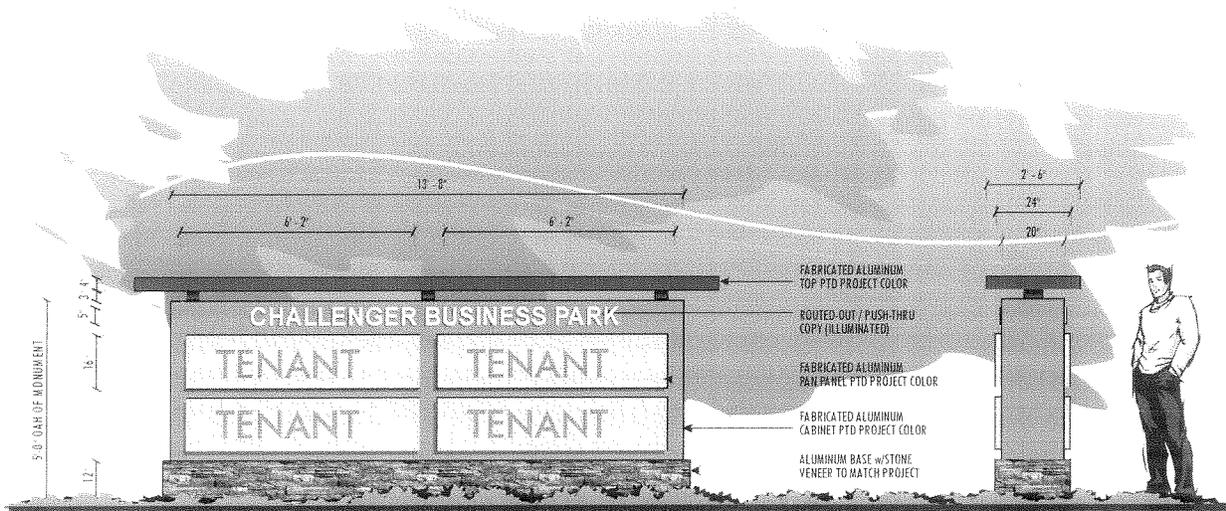
- Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without the previous written approval of the landlord and additional approvals, as may be required, from the City of Palmdale, California.
- Each tenant who has a non-customer door for receiving merchandise may apply the tenant’s name and address in 2” high block letters.

- Contractors installing sign are to be California State registered contractors and have a current city business license. All work shall be done in accordance with the governing agency's minimum standards. Tenant or sign Contractor shall obtain all necessary permits for sign

E. MONUMENT SIGN

- One Double Sided monument signs shall be permitted on each entrance to the property for tenant signage. *Not to exceed five monuments.* Signage to be Aluminum Construction and to have same architectural style as building with matching colors. Not to exceed 5' height maximum plus 25% decorative (6' 3" Overall Height) with the overall sign area square footage not to exceed 50 sf. Monuments shall be placed atleast 10' from the property line. All monument lettering including font, color, text, and placement shall have final approval from the landlord.

Note: *TENANTS MUST RECEIVE LANDLORD APPROVAL FOR MONUMENT SIGNAGE. NOT ALL TENANTS WILL BE ALLOWED SIGNAGE ON THE MONUMENT.*

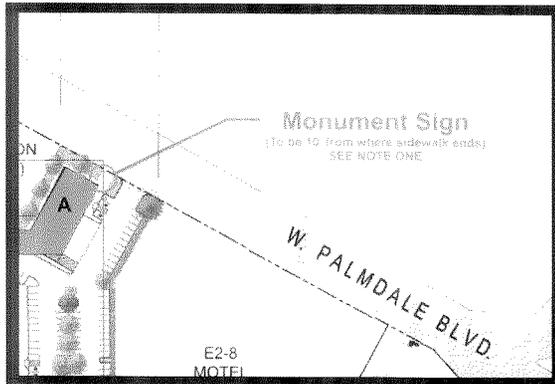


D/F INTERNALLY ILLUMINATED MONUMENT SIGN
SCALE: 3/8" = 1'-0"



620 E. RANCHO VISTA BLVD
 PALMDALE, CA 93550
 PH.661.947.4473
 FAX 661.947.3559
 STATE CONTRACTORS LIC. #796165

ONE



Monument Sign
 (To be 10' from where sidewalk ends)
 SEE NOTE ONE

Project Name:
Challenger Business Park

Project Address:
 405 West Palmdale Blvd
 5th Street West and Palmdale Blvd

Scope of Work
Illuminated Monument Signage

Project On-Site Contact
 Rob Martin
 805-371-4422 x103

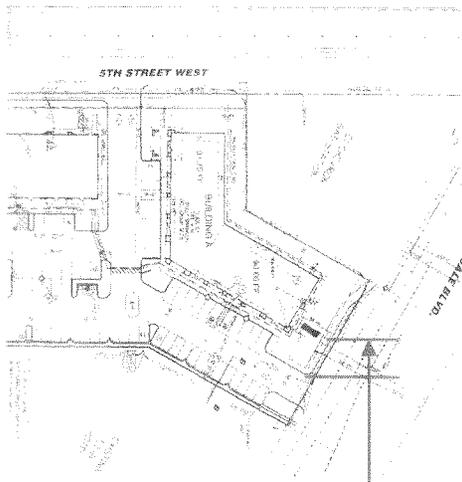
Landlord's Information
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 4195 E. Thousand Oaks Blvd. Suite #125
 Westlake Village, CA. 91362
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Tenant's Approval _____

Landlord's Approval _____

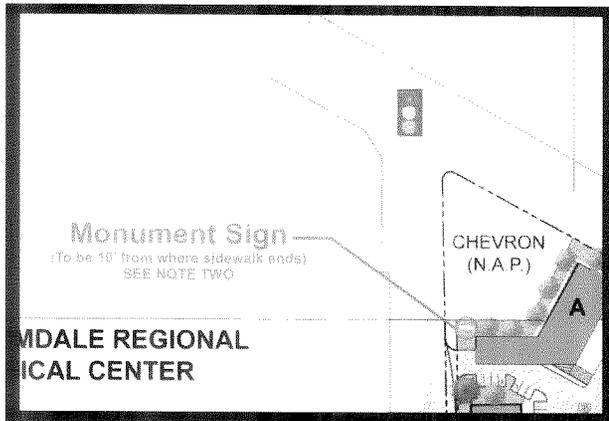


Monument atleast 15'
 from Driveway

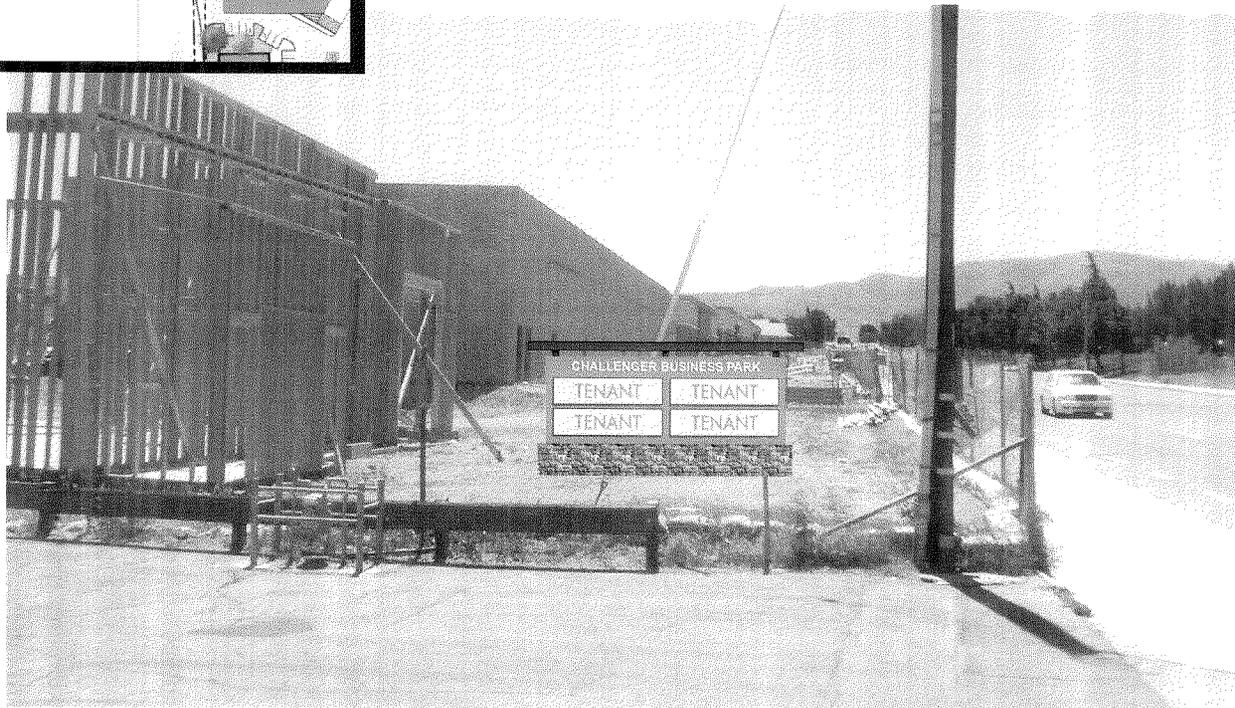


Looking West on Palmdale Blvd
 Double Sided Monument 5' Tall (Plus 25% Decorative) by 13' Wide

TWO



Monument Sign
 (To be 10' from where sidewalk ends)
 SEE NOTE TWO



Looking South on 5th Street West
 Double Sided Monument 5' Tall (Plus 25% Decorative) by 13' Wide

Project Name:
Challenger Business Park

Project Address:
 405 West Palmdale Blvd
 5th Street West and Palmdale Blvd

Scope of Work
Illuminated Monument Signage

Project On-Site Contact
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 805-371-4422 x103

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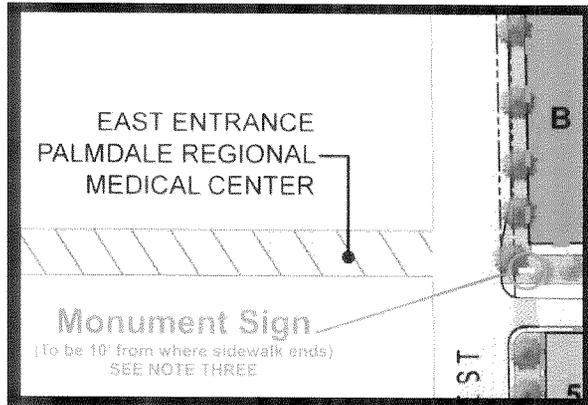
Tenant's Approval _____

Landlord's Approval _____



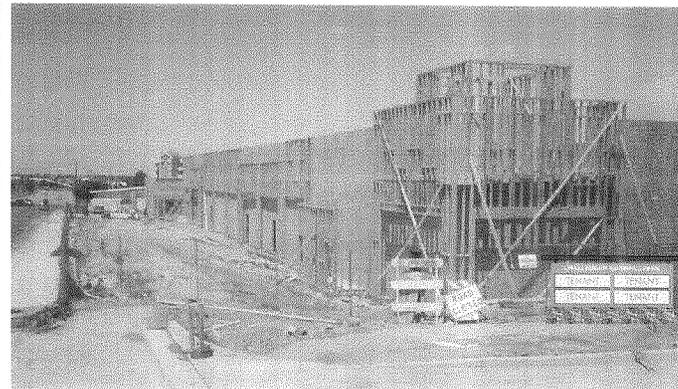
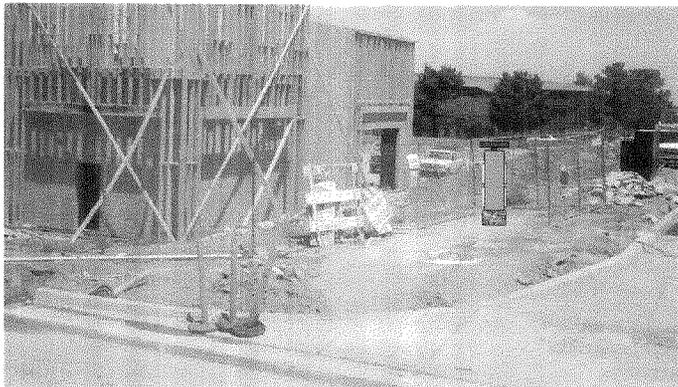
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 PALMDALE, CA 93550
 PH. 661.947.4473
 FAX 661.947.3559
 STATE CONTRACTORS LIC. #796165

THREE



Monument Sign

(To be 10' from where sidewalk ends)
 SEE NOTE THREE



Looking North on 5th Street West
 Double Sided Monument 5' Tall (Plus 25% Decorative) by 13' Wide

Project Name:
Challenger Business Park

Project Address:
 405 West Palmdale Blvd
 5th Street West and Palmdale Blvd

Scope of Work
Illuminated Monument Signage

Project On-Site Contact
 Rob Martin
 805-371-4422 x103

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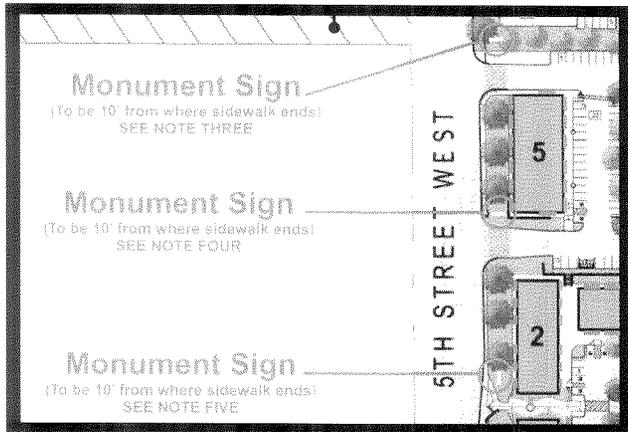
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Tenant's Approval _____

Landlord's Approval _____

FOUR



Monument Sign (To be 10' from where sidewalk ends) SEE NOTE FOUR



Looking North on 5th Street West
 Double Sided Monument 5' Tall (Plus 25% Decorative) by 10' Wide

Project Name:
Challenger Business Park

Project Address:
 405 West Palmdale Blvd
 5th Street West and Palmdale Blvd

Scope of Work
Illuminated Monument Signage

Project On-Site Contact
 Rob Martin
 805-371-4422 x103

Landlord's Information
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