

41025 10th Street West
Palmdale, CA
Signage Criteria

<p>APPROVED -SUBJECT TO CONDITIONS- CITY OF PALMDALE PLANNING DEPARTMENT</p> <p><i>Sign Program 07-02</i></p> <p><i>Carlos Contreras</i></p> <p>DATE <u>3/5/08</u></p>



Inland Empire (909)885-4476
Coachella Valley (760)347-8370 • High Desert (760)955-7446
Fax: (909)888-2239 • Sales@quiet signs.com

Signage Criteria

Project Architect: Robert Friedman
Friedman Architects
38 E. Montecito Ave #12
Sierra Madre, CA 91024
Robert@friedmanarchitects.com
(686) 826-1111 Office
(686) 836-1113 Fax

Owner/Landlord: West Palmdale 10th Street Center LLC
650 N. Sepulveda Blvd.
Los Angeles, CA 90049
Michael Ravin
(310) 476- 0382

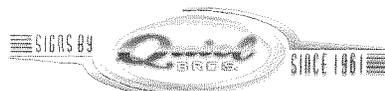
Sign contractor: Quiet Bros Electric Sign Co.
Contact: Sheri Hamby
272 So. "I" Street
San Bernardino, CA 92410
www.quietsigns.com
(909) 885-4476 Office
(909) 384-0485 Fax

Exhibits
Exhibit #1 Site Plan
Exhibit #2 Monument signs
Exhibit #3 Building Sign Specifications
Exhibit #4 Letter Specifications
Exhibit #5 Building #1 Elevations
Exhibit #6 Building #1 Elevations
Exhibit #7 Building #2 Elevations
Exhibit #8 Building #3 Elevations
Exhibit #9 Building #4 Elevations

This sign criteria has been established for the purpose of assuring visually coordinated balance and attractive appearance for the mutual benefit of all Tenants. This criteria has been designed to provide flexibility while maintaining amount of conformity.

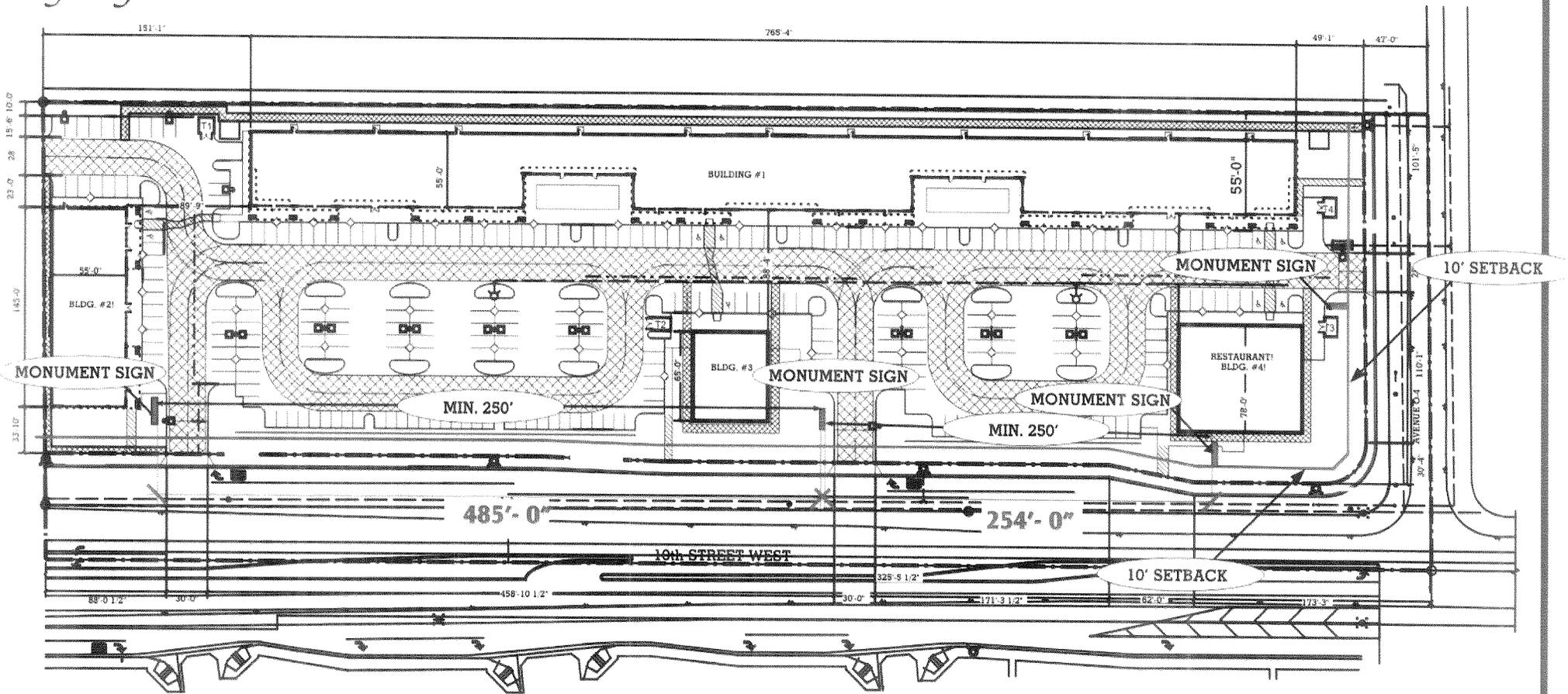
A. GENERAL REQUIREMENTS

1. Each Tenant shall submit to the Owner/Landlord three (3) sets of detailed sign drawings to be reviewed for conformance with this sign criteria.
2. No sign shall be installed without written Owner/Landlord approval and city required permits.
3. The Tenant shall be fully responsible for the work of their licensed sign contractor.
4. Any damage to the building fascia or sign area resulting from the installation or removal of any sign by Tenant shall be repaired and painted to match by Tenant.
5. No exposed lamps, crossovers, conduits, conductors, transformers or similar devices shall be permitted.
6. All signs shall meet U.L. Specifications.
7. Tenant shall be responsible for all electrical service to sign.
8. Any nonconforming sign shall be removed by tenant at their own expense upon demand by Owner/Landlord.
9. Exceptions to these standards shall not be permitted without written approval from the Owner/Landlord and will require approval of a modification to the sign criteria by the city at the tenants expense.
10. Each Tenant shall be permitted to place upon each entrance, not more than 144 square inches of decal application lettering indicating business name, Hours of business, etc.

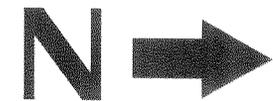


10^W T PLAZA Signage Criteria

EXHIBIT #1



SITE PLAN
Not to scale



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CESA **ISO 9001** **WSA**

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Client & Location

PURCHASER: **Robert Friedman** PHONE NO.: _____
 NAME: **Ten West Shopping Plaza**
 ADDRESS: **41025 10th St. West, Palmdale, CA**
 COMPUTER FILE: **Ten West Plaza 07433-11**
 DATE DRAWN: **9/27/7** SERVICE NO.: _____
 DRAWN BY: **JEV** JOB NO.: _____
 SALESPERSON: **Sheri** DRAWING NO.: **07433-11**

Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
Original		36	Shert	4/22/06

NOTES

ESTIMATORS COPY

CUSTOMER APPROVAL

Approval for Size, Design & Colors

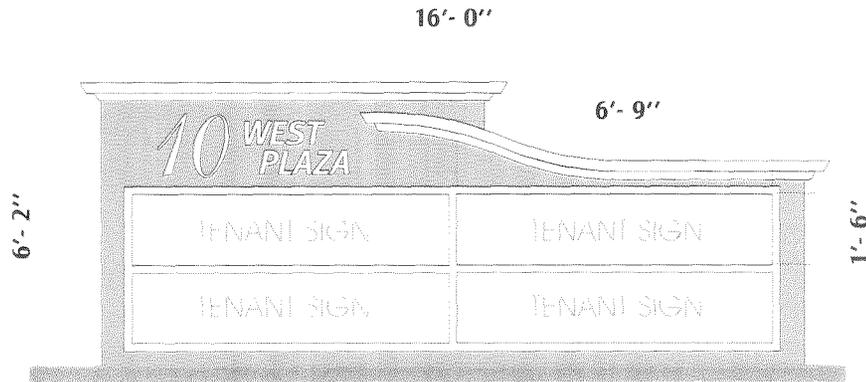
X
Date _____

Do to variations of the printing process color will vary on finished product.

SALES APPROVAL

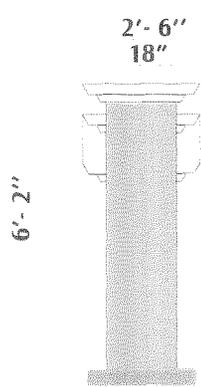
10 WEST PLAZA

Signage Criteria



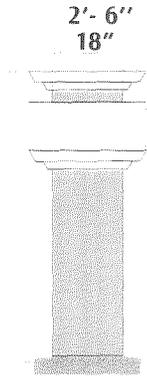
Front Elevation

Not to Scale



Left Elevation

Not to Scale



Right Elevation

Not to Scale

MONUMENT SIGNS

1. There shall be four (4) center identification multi-tenant monument signs:
Three (3) located on 10th Street West
One (1) located on Avenue O-4
2. Sign shall be 6'2" overall height
3. Tenant sign area shall be forty and a half (40.5) square feet with four (4) tenant panels.
4. Sign copy and colors shall be approved by the Owner/Landlord.
5. Tenant placement shall be approved by Owner/Landlord.
6. Center identification shall be nine (9) square feet "10 West Center"

MONUMENT SIGN SPECIFICATIONS:

Signs shall be double face internally illuminated

Cabinet: Aluminum painted ICU Sinclair (194-948) Monsoon

Top Cap: Aluminum painted ICU Sinclair (44-725) Jonquil Yellow

Retainers: Aluminum painted ICU Sinclair (44-725) Jonquil Yellow

Sign Face: White acrylic tenant panels with vinyl copy

Header: Aluminum route out copy with 3/8" push thru white acrylic
"10 West Center"

Location: Landscaped area mounted on concrete mow strip. 10' setback

EXHIBIT #2



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Client & Location

PURCHASER: Robert Friedman PHONE NO.:
NAME: Ten West Shopping Plaza
ADDRESS: 41025 10th St. West, Palmdale, CA
COMPUTER FILE: Ten West Plaza Sign-Program B
DATE DRAWN: 9/27/7 SERVICE NO.:
DRAWN BY: IEV JOB NO.:
SALESPERSON: sheri DRAWING NO.: Ten West Plaza Sign Program B

Original Drawing & Revisions

Number	Revision Description	Time	Saves	Date
	Original	1.0	Sheri	9/21/7
A	Change Size	1.0	Sheri	9/25/7
B	Revise callout	.5	Sheri	9/27/7
C	Redraw for Sign Criteria	.5	Sheri	9/27/7
S.P.-A	Update drawings/ details	1.0	Sheri	10/8/07
S.P.-B	Update drawings/ details	1.0	Sheri	12/4/07

NOTES

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CUSTOMER APPROVAL

Approval for Size, Design & Colors
X
Date: _____
Do to limitations of the printing process color will vary on finished product
SALES APPROVAL

BUILDING SIGN SPECIFICATIONS

2'-0"

Signage

Internally Illuminated Channel Letters

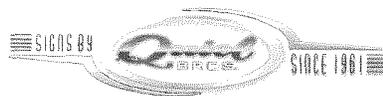
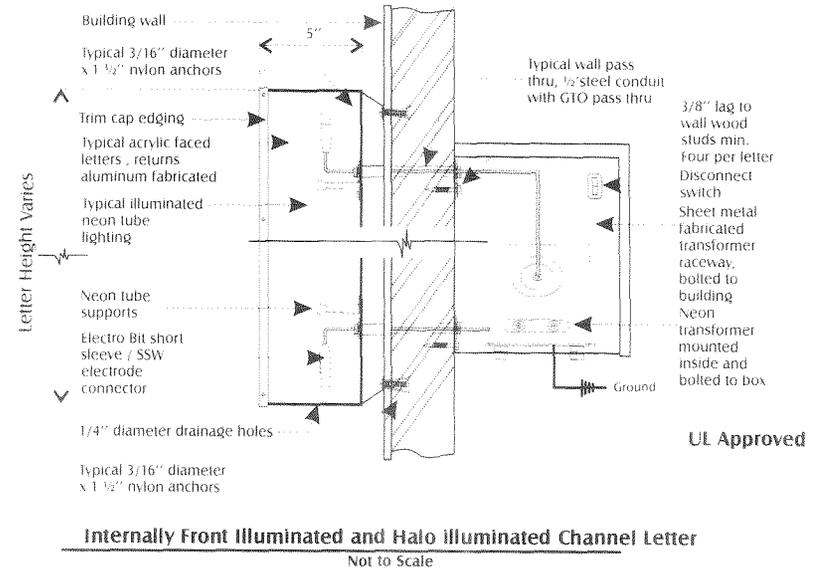
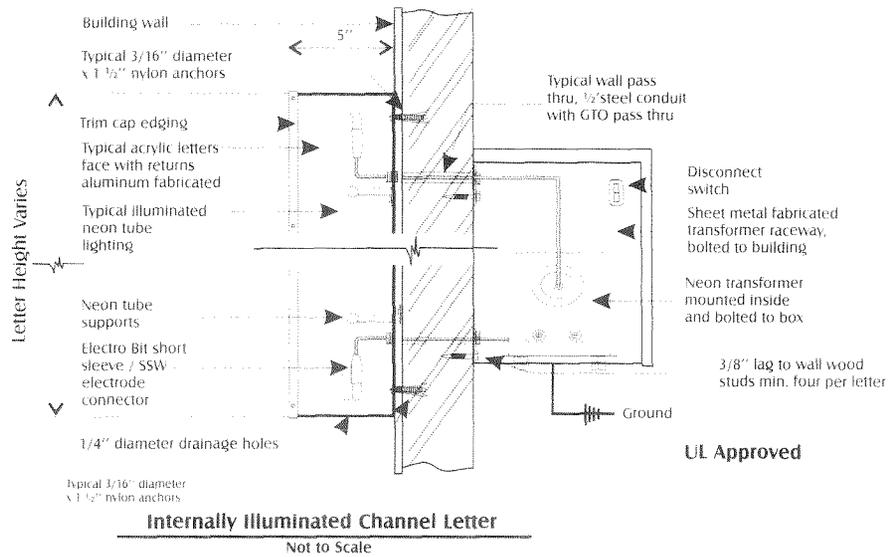
Not to Scale

1. The following types of sign construction shall be allowed with the ideal uses of several styles and colors to create an exciting and appealing retail environment.

Trademark or corporate logo styles	Acrylic face channel letters
Reverse pan channel letters halo lit	Logo modules
Front Illuminated & Halo Lit Channel Letter	Non-Illuminated Reverse Pan Letter
2. Sign colors and copy shall be approved by the Owner/Landlord.
3. All line Tenants shall be allowed one (1) building combined sign area per elevation, in no case shall there be signs on more than two (2) elevations for building #1 & #2.
4. Tenants shall be allowed one (1) building combined sign area per elevation for building #3 & #4.
5. All Tenant in buildings which face west shall have no signage.
6. The sign length shall not exceed 80% of the Tenants leased space and centered equally on fascia.
7. The sign area shall be 1-1/2 square feet of sign area per one (1) lineal foot of building frontage.
8. Minimum letter height shall be 9", Maximum letter height shall be 24"
10. Double stacked copy shall be allowed maximum overall height shall be 48"
11. Logo height shall be reviewed and approved by Owner/Landlord.
12. All signs shall be internally illuminated.
13. Cabinet signs other than logo types shall not be allowed.



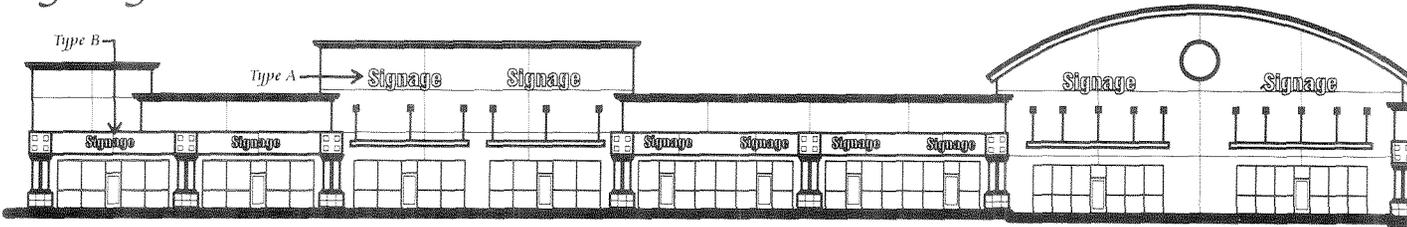
Signage Criteria



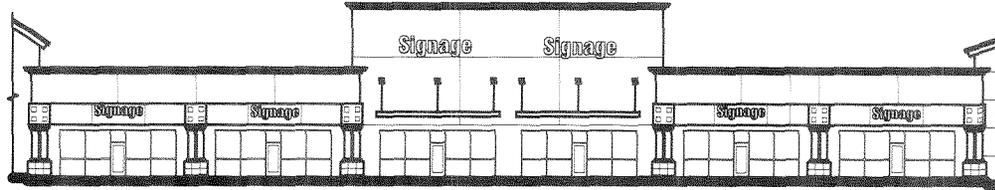
10 WEST PLAZA

EXHIBIT #5

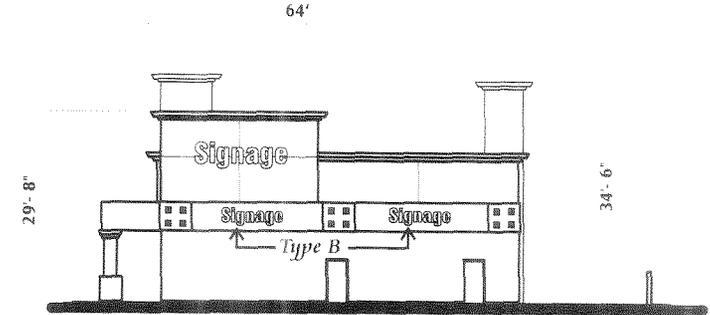
Signage Criteria



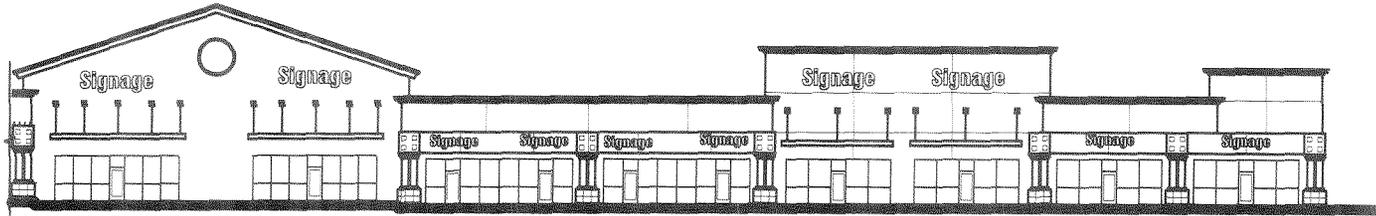
BUILDING #1 EAST ELEVATION 'A' ILLUMINATED



BUILDING #1 EAST ELEVATION 'B' ILLUMINATED



BUILDING #1 NORTH ELEVATION 'A' ILLUMINATED



BUILDING #1 EAST ELEVATION 'C' ILLUMINATED

NOT TO SCALE



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Client & Location

PURCHASER: **Robert Friedman** PHONE NO.:
NAME: **Ten West Shopping Plaza**
ADDRESS: **41025 10th St. West , Palmdale, CA**
COMPUTER FILE: **Ten West Plaza Sign_Program C**
DATE DRAWN: **9/27/7** SERVICE NO.:
DRAWN BY: **JEV** JOB NO.:
SALESPERSON: **Sheri** DRAWING NO.: **Ten West Plaza Sign Program C**

Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	30	Sheri	9/21/07
A	Add North Elevation	1.0	Sheri	9/27/07
B	Redraw for Sign Criteria	30	Sheri	9/28/07
S.P.-A	Update drawings/ details	1.0	Sheri	10.8.07
S.P.-B	Update drawings/ details	1.0	Sheri	12.4.07
S.P.-C	Update drawings/ details	5	Sheri	1.13.08

NOTES

ESTIMATORS COPY

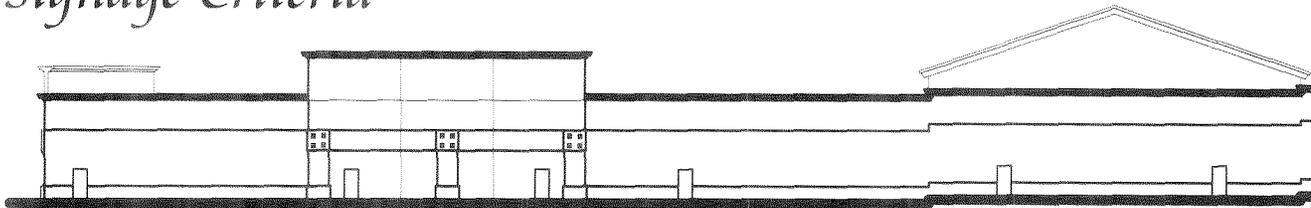
CUSTOMER APPROVAL

Approval for Size, Design & Colors
X
Date: _____
Do to limitations of the printing process color will vary on finished product.
SALES APPROVAL

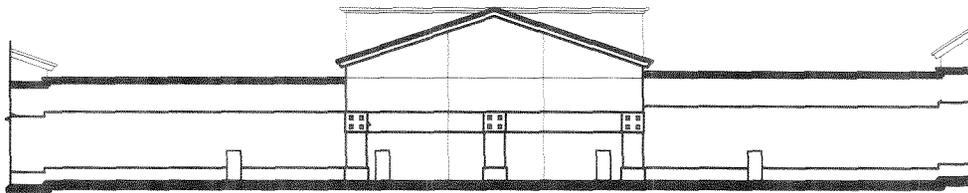
10 WEST PLAZA

Signage Criteria

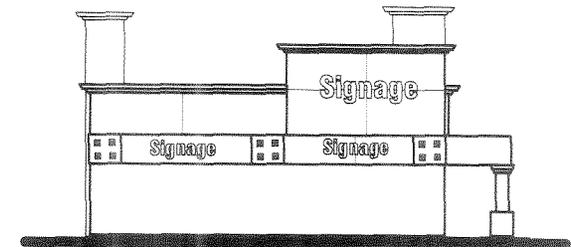
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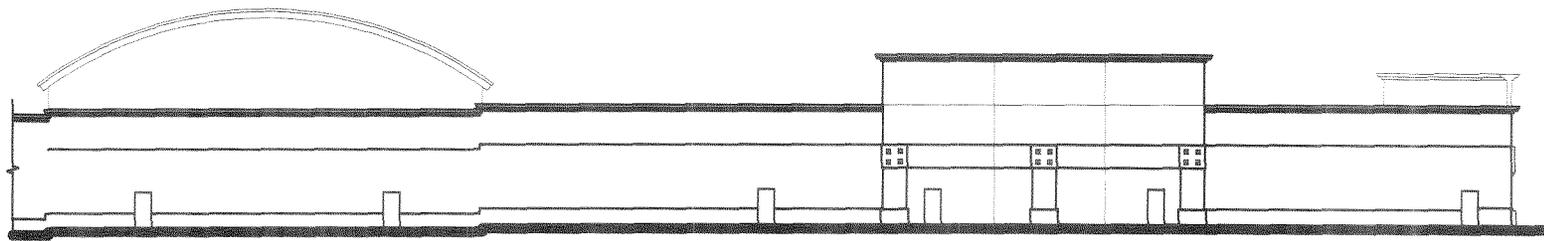
BUILDING #1 WEST ELEVATION 'C' NO SIGNAGE



BUILDING #1 WEST ELEVATION 'B' NO SIGNAGE



BUILDING #1 SOUTH ELEVATION ILLUMINATED



BUILDING #1 WEST ELEVATION 'A' NO SIGNAGE

29'-8"

NOT TO SCALE



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 ADDRESS: **41025 10th St. West, Palmdale, CA**
 COMPUTER FILE: **Ten West Plaza Sign Program C**
 DATE DRAWN: **9/27/07** SERVICE NO.: _____
 DRAWN BY: **JEV** JOB NO.: _____
 SALESPERSON: **Sheri** DRAWING NO.: **Ten West Plaza Sign Program C**

Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	50	Sheri	9/21/07
A	Add Notes and S. Elevation	1.0	Sheri	9/27/07
B	Redraw for Sign Criteria	30	Sheri	9/28/07
S.P.-A	Update drawings/ details	1.0	Sheri	10-8-07
S.P.-B	Update drawings/ details	1.0	Sheri	12-4-07
S.P.-C	Update drawings/ details	.5	Sheri	3-5-08

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CUSTOMER APPROVAL

Approval for Size, Design & Colors

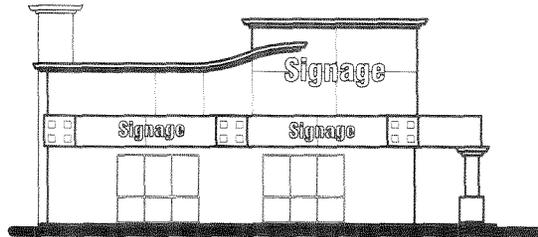
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 Date: _____
 Do to limitations of the printing process color will vary on finished product.

SALES APPROVAL

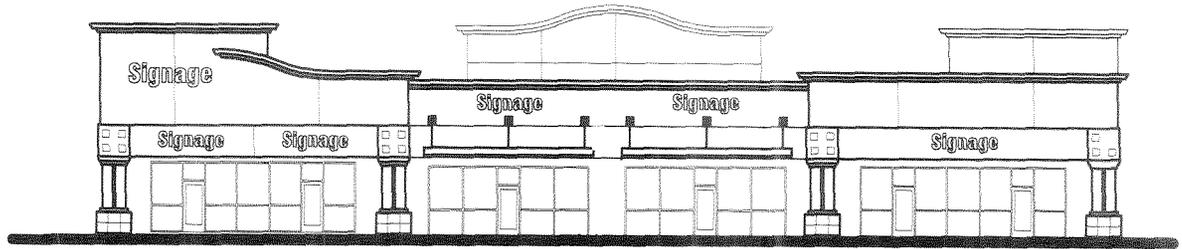
10 WEST PLAZA

Signage Criteria

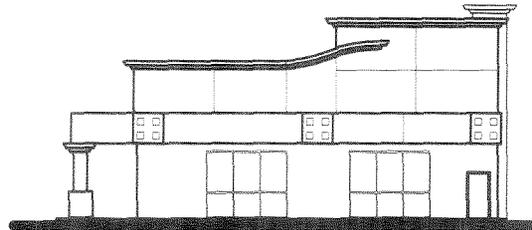
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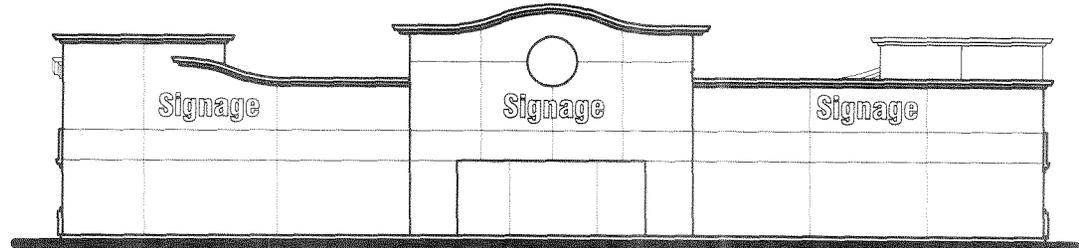
**BUILDING #2 EAST ELEVATION
ILLUMINATED**



**BUILDING #2 NORTH ELEVATION
ILLUMINATED**



**BUILDING #2 WEST ELEVATION
NO SIGNAGE**



**BUILDING #2 SOUTH ELEVATION
ILLUMINATED**

NOT TO SCALE



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Client & Location

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NAME: **Ten West Shopping Plaza**
ADDRESS: **41025 10th St. West , Palmdale, CA**
COMPUTER FILE: **Ten West Plaza Sign-Program C**
DATE DRAWN: **9/27/7** SERVICE NO.: _____
DRAWN BY: **JEV** JOB NO.: _____
SALESPERSON: **Sheri** DRAWING NO.: **Ten West Plaza Sign Program C**

Original Drawing & Revisions

	Original	1.0	Sheet	9/24/07
A	Move signage change to non-illuminated	1.0	Sheet	9/27/07
B	Add all elevations	.50	Sheet	9/27/07
C	Redraw for Sign Criteria	.10	Sheet	9/28/07
S.P.-A	Update drawings/ details	1.0	Sheet	10/8/07
S.P.-B	Update drawings/ details	1.0	Sheet	12/4/07
S.P.-C	Update drawings/ details	.5	Sheet	3/5/08

NOTES

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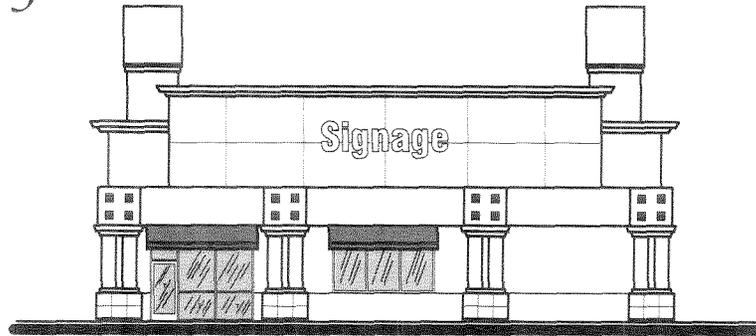
CUSTOMER APPROVAL

Approval for Size, Design & Colors
X
Date: _____
Do to limitations of the printing process, color will vary on finished product.
SALES APPROVAL

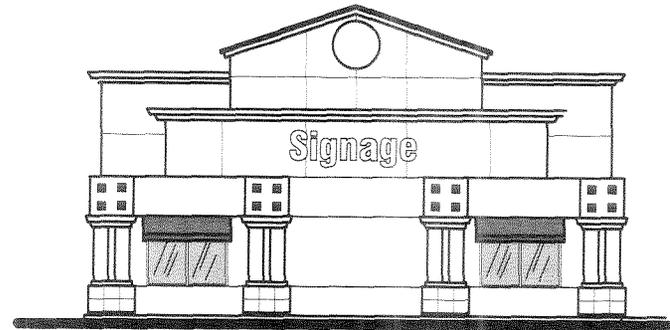
10 WEST PLAZA

Signage Criteria

EXHIBIT #8



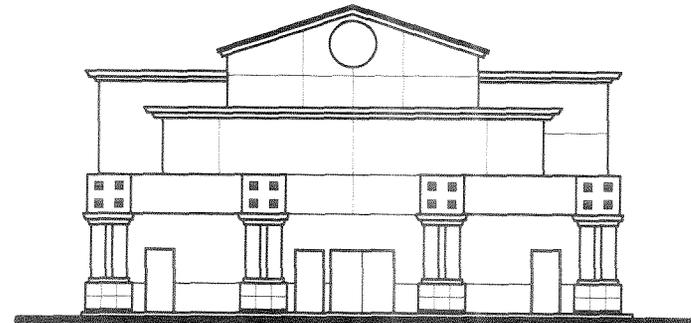
BUILDING #3 NORTH ELEVATION ILLUMINATED



BUILDING #3 EAST ELEVATION ILLUMINATED



BUILDING #3 SOUTH ELEVATION ILLUMINATED



BUILDING #3 WEST ELEVATION NO SIGNAGE

NOT TO SCALE



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 DATE DRAWN: **9/27/7** SERVICE NO.:
 DRAWN BY: **JEV** JOB NO.:
 SALESPERSON: **Sheri** DRAWING NO.: **Ten West Plaza Sign Program C**

Original Drawing & Revisions

	Original	1.0	Sheri	9/27/07
A	Add elevations	3.0	Sheri	9/27/07
B	Redraw for Sign Criteria	3.0	Sheri	9/28/07
S.P.-A	Update drawings/ details	1.0	Sheri	10/6/07
S.P.-B	Update drawings/ details	1.0	Sheri	12/4/07
S.P.-C	Update drawings/ details	5	Sheri	3/5/08
Number	Revision Description	Time	Sales	Date

NOTES

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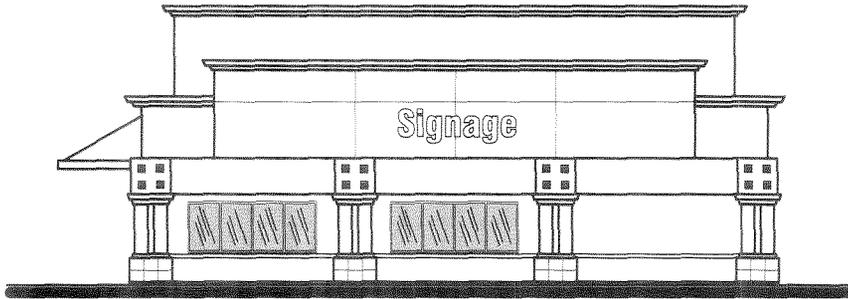
CUSTOMER APPROVAL

Approval for Size, Design & Colors
 X
 Date: _____
Do to limitations of the printing process, color will vary on finished products.
 SALES APPROVAL

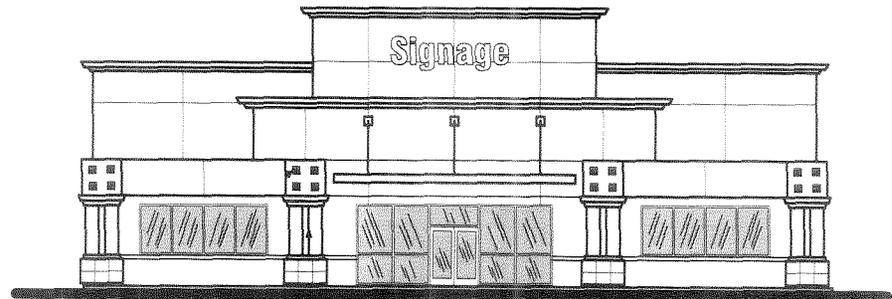
10 WEST PLAZA

Signage Criteria

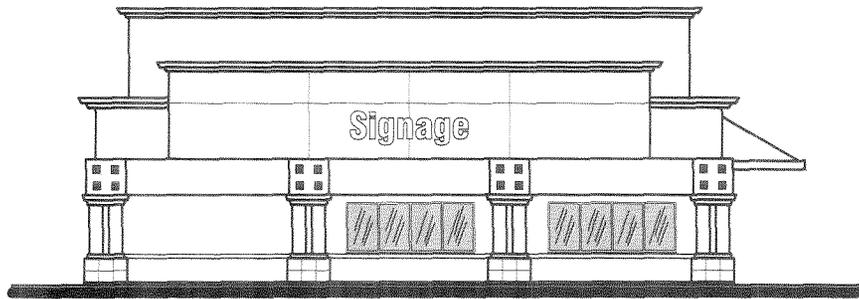
EXHIBIT #9



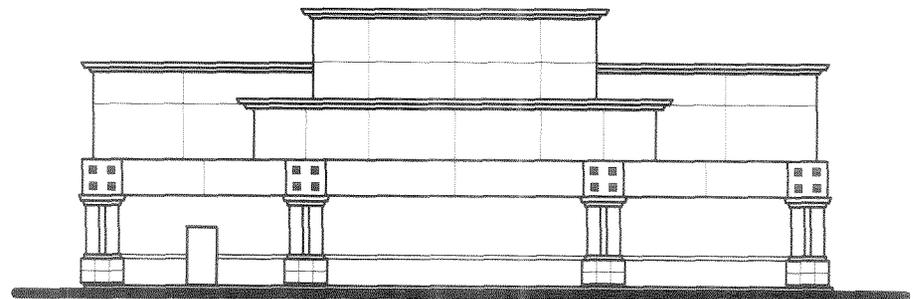
BUILDING #4 NORTH ELEVATION ILLUMINATED



BUILDING #4 EAST ELEVATION ILLUMINATED



BUILDING #4 SOUTH ELEVATION ILLUMINATED



BUILDING #4 WEST ELEVATION NO SIGNAGE

NOT TO SCALE



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 SALESPERSON: **Sheri** DRAWING NO.: **Ten West Plaza Sign Program C**

Original Drawing & Revisions

Number	Revision Description	Date	By	Checked
	Original	10	Sheri	9/21/07
A	Add signage placing	25	Sheri	9/27/07
B	Redraw for Sign Criteria	30	Sheri	9/28/07
S.P.-A	Update drawings/ details	1.0	Sheri	10/6/07
S.P.-B	Update drawings/ details	1.0	Sheri	12/4/07
S.P.-C	Update drawings/ details	3	Sheri	3/5/08

NOTES

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 X
 Date: _____
Do to limitations of the printing process color will vary on finished product
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