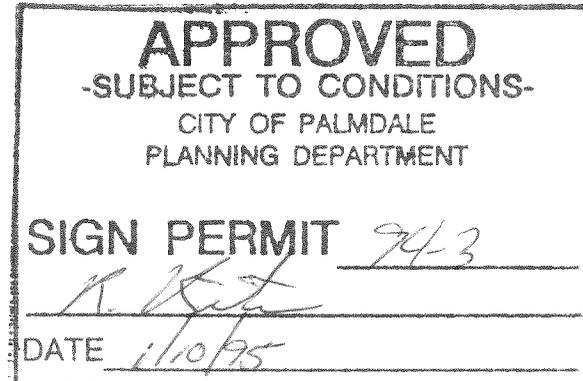


TIERRA SUBIDA SHOPPING CENTER

Tierra Subida Avenue & Elizabeth Lake Road
Palmdale, California



B.1555.1

The drawings, ideas, designs and arrangements contained herein are and shall remain the property of SIGNAGE SOLUTIONS; no part thereof may be copied or reproduced and used in connection with any other work or project other than the specific project for which they have been prepared, without written consent from SIGNAGE SOLUTIONS; if upon submittal to a proposed client these drawings are not released with the aforementioned consent, these drawings shall be promptly returned to SIGNAGE SOLUTIONS; and, furthermore, signs shall not be produced in the likeness of these designs.

Written dimensions shall have precedence over scaled dimensions, subcontractors shall verify and be responsible for all dimensions and conditions on the job and SIGNAGE SOLUTIONS; must be notified of any variations from the dimensions and conditions shown by these drawings.

The drawings contained herein are not to be used for competitive bidding or shown to anyone outside your business or organization, without the aforementioned consent. The client agrees to pay twenty five-percent (25%) of the retail production price of the display(s) to SIGNAGE SOLUTIONS, upon demand thereof, if said display(s) are used or reproduced in whole or in part by any other business or firm other than SIGNAGE SOLUTIONS.

CLIENT _____

APPROVED BY _____

DATE _____

Developed By:

PALMDALE PROJECT PARTNERSHIP
C/O SHAPCO, INC.
1137 West Olympic Blvd. Suite 150
Los Angeles, California 90064

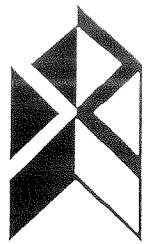
**SIGNAGE
SOLUTIONS**

1336 Allec Street,
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

SIGN TYPE SCHEDULE

ITEM	SIGN TYPE	QTY
1	Project/Tenant I.D. Sign	2
2	Tenant I.D. Monument	3
3	Major Tenant I.D.	Criteria
4	Plaza Tenant I.D.	Criteria
5	Pad Tenant I.D.	Criteria
6	Undercanopy Tenant I.D.	Criteria
7	Parking Code Entry Sign	3
8	Stop Sign	3
9	Handicap Stall Sign	T.B.D.
10	Tenant Store Number	Criteria
11	Entry Information Sign	Criteria

DELETED



B. 1555.1

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REV. 10.24.94

CLIENT _____

APPROVED BY _____

DATE _____

SIGNAGE SOLUTIONS

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 Anaheim, Ca 92805
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 FAX 491 • 0439

TENANT SIGN PROGRAM

SECTION I
INTRODUCTION

The purpose of this sign program is to ensure the design and production of quality signage which reflects the integrity of the architecture and the intent of the landlord and the City of Palmdale for Tierra Subida Shopping Center. This sign program has been developed to communicate the particular parameters each tenant is to follow so their individual store signage may be effective and also compliment the project as a whole.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and aesthetic impact of most retail center tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the experience of Tierra Subida Shopping Center.

This sign program has been written in sections with numbered articles for every reference. Each tenant and sign contractor is to read Section I to Section IV. Section V through to Section VIII deal with specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the section(s) relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The program establishes maximum and minimum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the landlord, within the context of this sign program.

In addition to this sign program, all signs are limited to the stipulation of the City of Palmdale municipal sign ordinance.

SECTION II
APPROVAL PROCEDURES

All tenant signs installed or displayed on the premises of Tierra Subida Shopping Center must have written approval by the landlord and by the City of Palmdale. The aesthetic characteristics of the signs, ie. placement, size proportions, color, texture, and graphics are subject to the discretionary approval of the landlord, within the context of the sign program. Tenant must submit three (3) sets (one in color) of professionally executed drawings which meet the City of Palmdale submittal standards, to the landlord for review and approval. After the drawings have been approved by the landlord, the tenant is responsible for submitting them to the City of Palmdale and obtaining the required approval(s) and permits.

SECTION III
COMMON AREA SIGNS

Common area signs will be provided and maintained by the landlord per tenant lease agreement.

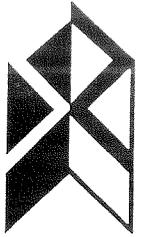
- 1. Project/Tenant I.D. Monument (Tenant graphics supplied and maintained by tenant).
- 2. Tenant I.D. Monument (Tenant graphics supplied and maintained by tenant).

SECTION IV
GENERAL SIGN CRITERIA

- 1. Tenant signage shall include only the tenant's business name, as registered on the lease agreement or established logo graphics.
- 2. Maintenance of each sign is the responsibility of the tenant who erected and installed it. Letter forms or faces which require repair will be replaced or repaired within thirty (30) days of damage or notice from landlord. If the signage is not rectified within the thirty (30) day period, the landlord will repair the sign at the tenant's expense.
- 3. Signs will be free of all labels and manufacturer's advertising with the exception of code requirements.
- 4. Individual internally illuminated channel letters permitted. No can signs allowed.
- 5. Roof mounted signs will not be allowed.
- 6. No sign will be painted onto a wall or surface of any building.
- 7. Cooperative tenant seasonal promotion signing will be permitted only upon review and approval by the landlord and the City of Palmdale.
- 8. Tenant signs must be located visually centered horizontally and vertically within the fascia area (sign band) above their store frontage.
- 9. Tenant sign length must not exceed seventy five percent (75%) of the tenant store frontage. Subject to city sign ordinance limitations.
- 10. Minimum letter height for all tenant storefront identification signs shall be not less than twelve inches (12") in height.
- 11. Maximum letter height not to exceed twenty four inches (24"), unless otherwise noted herein.
- 12. All tenants may choose the type style and color to be used on their signage, with the sole discretionary approval of the landlord.
- 13. The tenant will be fully responsible for the operations of the sign contractor and will indemnify, defend, and hold harmless, the owner and his agents, from the damages or liabilities resulting from his contractor's work.
- 14. Upon vacating the lease space, the tenant will be responsible for the removal of all signs installed by the tenant. Upon removal of the storefront identification sign, the tenant must repair the fascia by filling the holes and repainting the area to match the existing fascia color. If the aforementioned repair has not been completed ten (10) days after the tenant has vacated, the landlord will execute the repair of the fascia at the tenant's expense.

SECTION V
PROJECT/TENANT I.D. MONUMENT (Sign Type #1)

Along with the requirements of this section, tenants must also comply with all the requirements outlined in Section IV "General Sign Criteria".



ITEM

SIGN TYPE
Tenant Sign Program

OPTION

STATUS

Concept

DATE
9-16-93

REV. 10.24.94

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

CD

JOB NO.

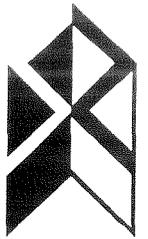
B-1555-1

PROJECT

Tierra Subida Shopping Center

SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439



ITEM

SIGN TYPE

Tenant Sign Program

OPTION

STATUS

Concept

DATE

9-16-93

REV. 10.24.94

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

CD

JOB NO.

B-1555-1

PROJECT

Tierra Subida Shopping Center

SIGNAGE SOLUTIONS

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Anaheim, Ca 92805
714 / 491 • 0299
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PLAZA TENANT I.D. (Sign Type #4)

1. A plaza tenant is defined as occupying less than twenty five thousand (25,000) square feet of gross leasable space.
2. The maximum allowable letter height shall not exceed twenty four inches (24") or be less than twelve inches (12").
3. The maximum allowable sign area is not to exceed one and one half (1 1/2") square feet per lineal foot of frontage on the primary frontage not to exceed seventy five (75) square feet. Additional signs will be allowed on all other frontages except building sides abutting residentially designated properties. The sign area allowed for other frontages will be one half 1/2 square foot per lineal foot of building frontage not to exceed fifty 50 square feet. The sign area will be calculated by creating a rectangle around the letter or shapes, then multiplying the length by the width.
4. One (1) plaza tenant storefront sign is allowed per plaza tenant building elevation. All plaza tenant are to be located on the building sign band fascia, visually centered over the tenant frontage whenever possible.
5. If a logo is used in conjunction with the tenant name, the logo symbol must not exceed the same heights called out for letters. Logo will also be included when calculating the square footage.
6. Plaza tenant signs must be individually mounted internally illuminated channel letters or channel mounted internally illuminated letters and /or logo symbol.

PAD TENANT I.D. (Sign Type #5)

1. A pad tenant is defined as any tenant solely occupying a single freestanding pad building. A pad tenant satisfying the requirements of a major tenant, may apply under that criteria.
2. The maximum allowable letter height shall not exceed twenty four inches (24") or be less than twelve inches (12").
3. The maximum allowable sign area is not to exceed one and one half (1 1/2") square feet per lineal foot of frontage on the primary frontage not to exceed seventy five (75) square feet. Additional signs will be allowed on all other frontages except building sides abutting residentially designated properties. The sign area allowed for other frontages will be one half 1/2 square foot per lineal foot of building frontage not to exceed fifty 50 square feet. The sign area will be calculated by creating a rectangle around the letter or shapes, then multiplying the length by the width.
4. Pad tenants may utilize their trademark or established business logo identity graphics and colors upon approval by the landlord and the City of Palmdale.
5. Pad tenant signs must be individually mounted internally illuminated channel letters or channel mounted internally illuminated letters and /or logo symbol.

TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #3, #4, #5)

The following standards further specify the design and production requirements for tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program refer to the design drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed area indicates the maximum area in which the tenant sign can be placed.

Along with the requirements of this section, the tenant must also comply with all the requirements outlines in Section IV "General Sign Criteria".

1. Availability of the tenant identification panels on the project monument is at the sole discretion of the landlord as established within the context of an agreement between the parties.
2. A maximum of one tenant identification panel will be allowed per tenant per sign face.
3. Refer to the design drawing contained within this sign program designated as Item #1 "Project/Tenant I.D. Monument" for fabrication standards and maximum allowances for tenant graphics.

TENANT I.D. MONUMENT (Sign Type #2)

Along with the requirements of this section, tenants must also comply with all the requirements outlined in Section IV "General Sign Criteria".

1. Availability of the tenant identification panels on the project monument is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.
2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face.
3. Refer to the design drawing contained with this sign program designated as Item #2 "Project/Tenant I.D. Monument" for fabrication standards and maximum allowances for tenant graphics.

SECTION VI

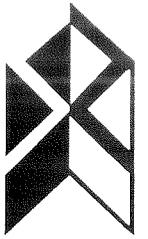
TENANT STOREFRONT IDENTIFICATION

This sign type has been further categorized relative to the tenant's gross leasable space. The difference between a "Major Tenant I.D." sign and a "Plaza Tenant I.D." sign is the maximum allowable letter height and sign area, and number of signs allowed.

MAJOR TENANT I.D. (Sign Type #3)

1. A major tenant is defined as any tenant occupying twenty five thousand (25,000) square feet or more of gross leasable space.
2. The maximum allowable sign area is not to exceed one and a half (1 1/2) square foot per lineal foot of the store frontage to a maximum of one hundred fifty (150) square feet on the primary frontage. The sign area will be calculated by creating a rectangle around the letters or shapes, then multiplying the length by the width.
3. Except on building sides abutting residentially designated property, an additional one-half (1/2) square foot of sign area for each lineal foot of any other side of the building not to exceed fifty (50) square feet per side. The sign shall be located only on that side of the building for which it was calculated.
4. Major tenant wall mounted secondary signage may be allowed on a case-by-case basis at the discretion of the landlord and the City of Palmdale.

(Refer to the section below "Tenant Storefront I.D. Fabrication Standards" for the production standards).



ITEM

SIGN TYPE

Tenant Sign
Program

OPTION

STATUS

Concept

DATE

9-16-93

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

CD

JOB NO.

B-1555-1

PROJECT

Tierra Subida
Shopping Center

**SIGNAGE
SOLUTIONS**

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
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General Standards:

1. Tenant storefront identification signs must be fabricated as internally illuminated channel letters for all plaza tenants.
2. All tenant signs to be illuminated signs which are connected to an assigned J-box provided by the landlord. The cost of electrical service to all signs shall be tenants operational cost and shall be prorated by landlord which will be controlled from the house panel by the landlord, and have a disconnect means switch within visual proximity to the sign.
3. In no case will there be any exposed electrical raceways, conduit transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the landlord.
4. All signs and installation of signs must conform to the appropriate building and electrical codes. The tenant and his sign contractor will obtain all permits required.
5. Channel letters are to be formed from a minimum 24 gauge sheet metal or .063 aluminum into a pan channel or pan configuration. Channel letters to have a five inch (5") return. All letters to have a minimum of two (2) 1/4" dia. weep holes for drainage of water. The interior of the letters are to be painted white. Additionally, all signs are to be remounted one 1/4" off fascia using rubber grommets.
6. Letters and logo faces are to be fabricated from 1/8" thick minimum acrylic and be secured to the return with trimcap.
7. Internal illumination to be sixty (60) mill-amp neon tube lighting, manufactured, labelled, and installed in concordance with U.L. (Underwriters Laboratory) standards.
8. All penetrations of the exterior fascia are to be sealed water tight, then painted to match existing fascia color.
9. Tenant and/or sign contractor shall not, during sign installation or removal, damage any of the building exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the landlord.
10. Neon lighting within letters, is to be #6500 White.

COLORS

Major tenants:

1. Tenants with established and recognized logo graphics and letter style may utilize their custom colors upon approval by the landlord and City of Palmdale.

Plaza Tenants:

1. Tenants must select from the following colors unless prior approval has been received or the use of their custom logo graphics and colors from the landlord and the city.
 - i) White (Acrylite #015-2)
 - ii) Yellow (Acrylic #407-2)
 - iii) Red (Acrylic #209-1)
 - iv) Turquoise (Rohm & Haas #2308)
 - v) Blue (Rohm & Haas #2051)
 - vi) Green (Rohm & Haas #2030)

SECTION VII

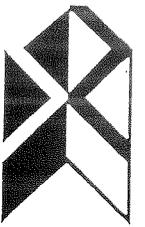
ENTRY INFORMATION SIGN

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is restricted to pertinent business information such as store hours, telephone numbers, emergency information, or other business instructions.
2. This sign is to be white vinyl machine-cut copy in Helvetica Medium type style, applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is 144 square inches and the maximum letter height allowed is two inches (2").

SECTION VIII

DELIVERY ENTRY/TENANT SUITE I.D.

1. Each tenant may place a sign at their delivery entry to identify their store number and business name only.
2. Each tenant sign is to be machine-cut vinyl copy in Helvetica Medium type style mounted on the delivery entry door. The color shall be determined by the landlord.
3. The standard letter height shall be two inches (2").



ITEM

1

SIGN TYPE

PROJECT/TENANT

15

OPTION

STATUS

CONCEPT

DATE

9.16.93

QUANTITY

2

SCALE

1/2" = 1.0'

DESIGNER / DRAWN BY

BF

SALES

CD

JOB NO.

B-1555.1

PROJECT

TERRA SUBIDA CENTER

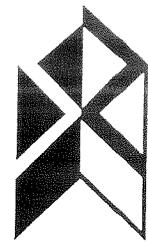
SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439



DESCRIPTION

DOUBLE FACED. DRYVIT TYPE STUCCO SYSTEM STRUCTURE. INTERNALLY ILLUMINATED.
GRAPHICS ONLY TO ILLUMINATE.



ITEM

1,2

SIGN TYPE

OPTION

LOCATION PLAN

STATUS

CONCEPT DESIGN

DATE

9-21-93
REVISED
10-24-94

QUANTITY

SCALE

N.T.S.

DESIGNER / DRAWN BY

SALES

DM

JOB NO.

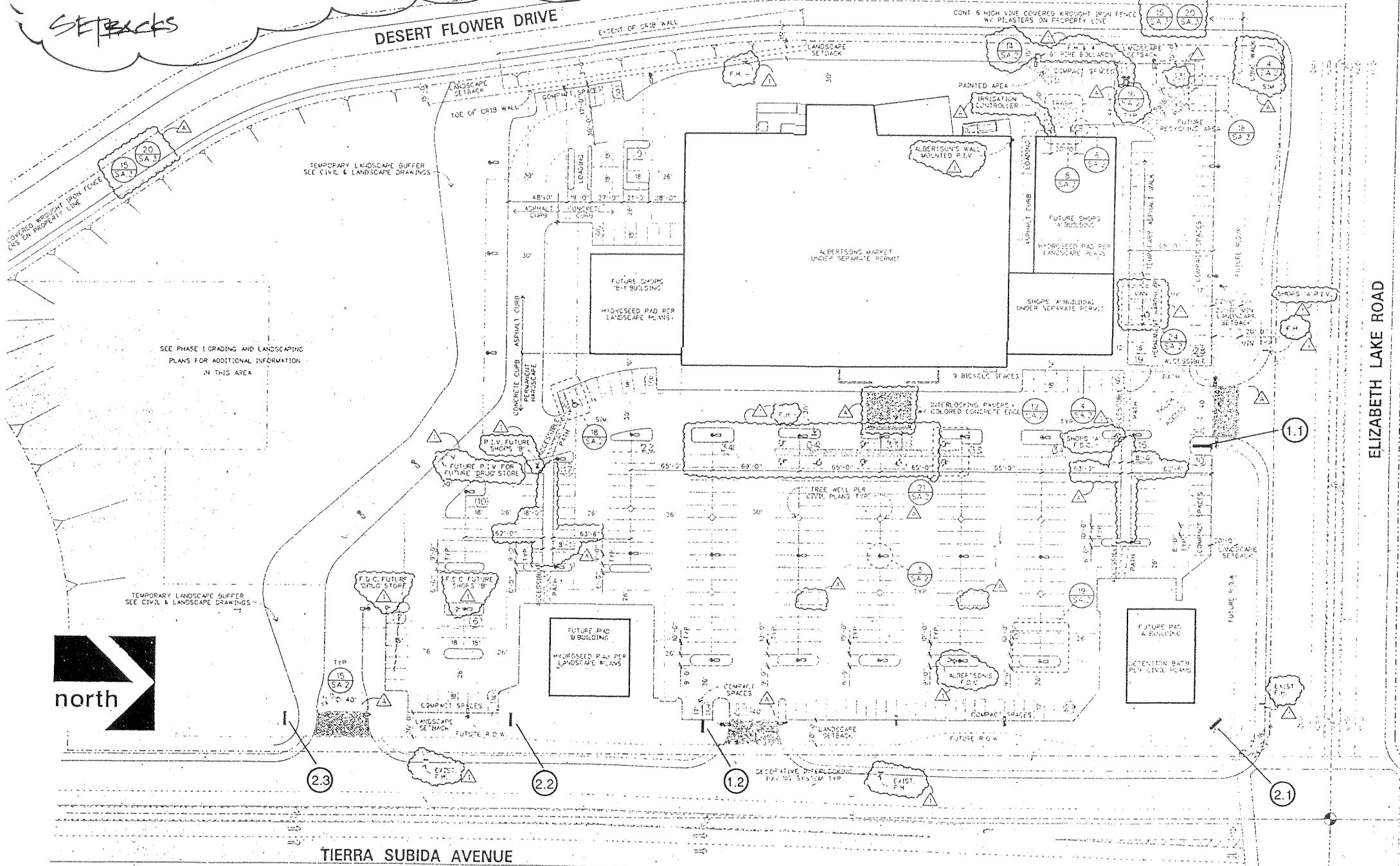
D-1555-1

PROJECT
TIERRA SUBIDA
SHOPPING CENTER

**SIGNAGE
SOLUTIONS**

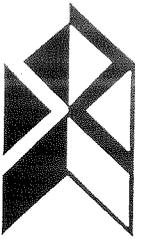
1336 Allec Street,
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

NOTE: ALL SIGNS ARE 10' 0" OR MORE
BEHIND FUTURE RIGHT OF WAY
SETBACKS



DESCRIPTION

5 " deep internally illuminated channel letters with acrylic faces, flush mounted to bldg. fascia.
12" minimum letter height, not to exceed 24" high. The maximum allowable length for any sign is 75% of the storefront length.



ITEM

4

SIGN TYPE

PLAZA
TELLIT I.B.

OPTION

STATUS

CONCEPT

DATE

9.20.93

QUANTITY

CRITERIA

SCALE

1/8" = 1'-0"

DESIGNER / DRAWN BY

SALES

CD

JOB NO.

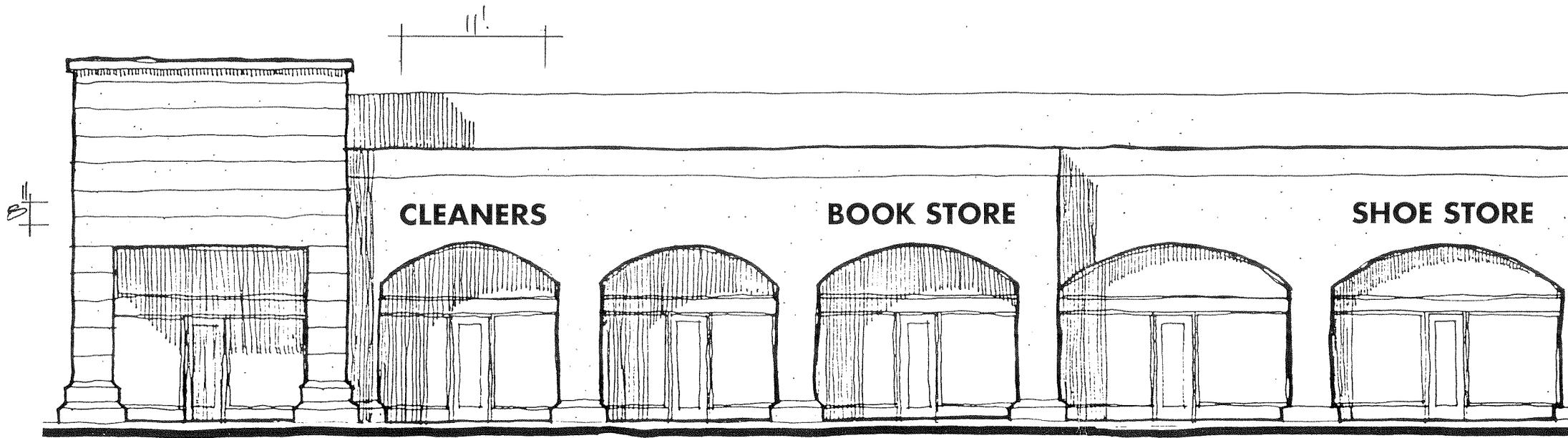
B. 1555.1

PROJECT

TIERRA SURBA
CENTER

**SIGNAGE
SOLUTIONS**

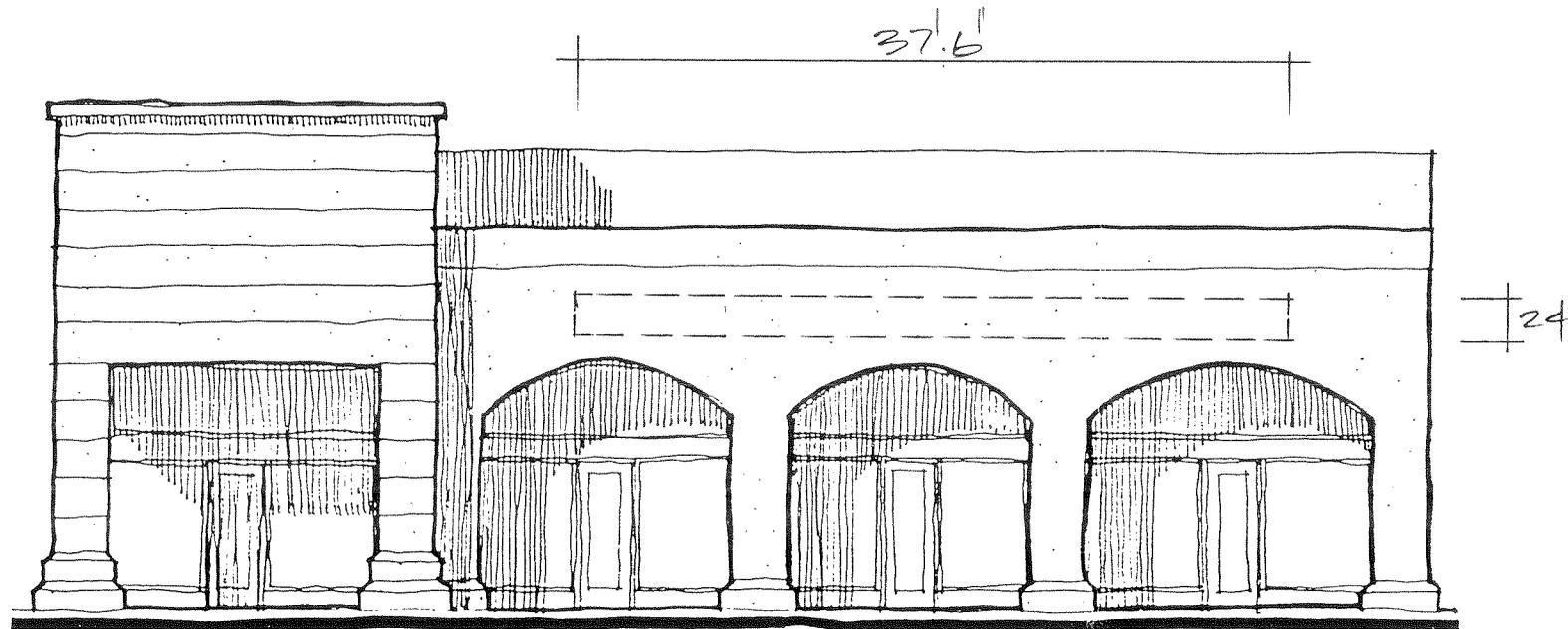
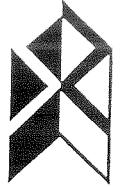
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439



TYPICAL ELEVATION (PLAZA)

DESCRIPTION

5" deep internally illuminated channel letters with acrylic faces, flush mounted to bldg. fascia.
12" minimum letter height, not to exceed 24" high. The maximum allowable length for any sign is 75% of the storefront length.



PAD ELEVATION (TYPICAL)

(PAD ELEVATION IS CONCEPTUAL AND HAS NOT BEEN APPROVED BY CITY OF PALMDALE)

ITEM

5

SIGN TYPE

PAD
TENANT I.D.

OPTION

STATUS

CONCEPT

DATE

11.18.92

QUANTITY

CRITERIA

SCALE

1/8" = 1'-0"

DESIGNER / DRAWN BY

SALES

CD

JOB NO.

B. 1555.1

PROJECT

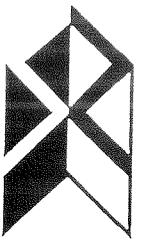
TERRA SUBID
CENTER

SIGNAGE
SOLUTIONS

1336 Allec Street
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Individually mounted internally illuminated channel letters.
Per tenant standards.



ITEM

3

SIGN TYPE

MAJOR
TENANT I.D.

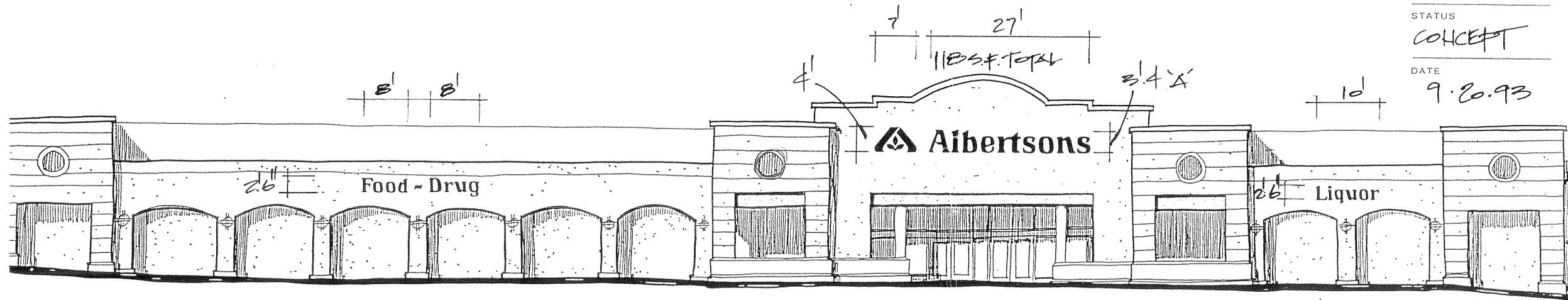
OPTION

STATUS

CONCEPT

DATE

9.20.93



EAST ELEVATION

1/6" = 1'-0"

JOB NO.

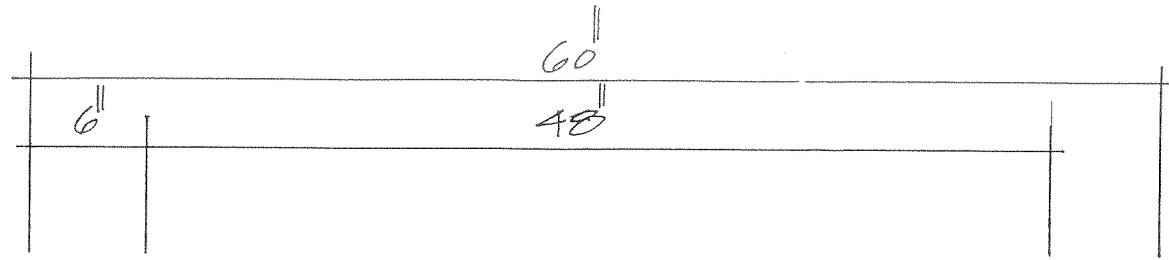
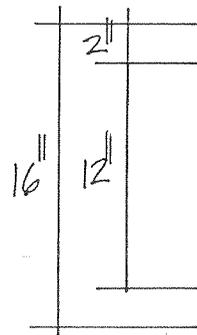
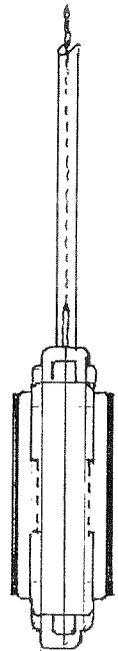
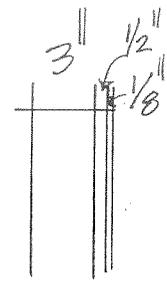
#.1555.1

PROJECT

TERRA SUBIDA
CENTER

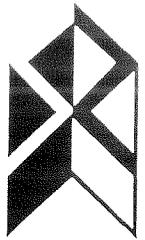
SIGNAGE
SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439



DESCRIPTION

Double faced 3" thick two part molded structure with decorative routed edges. Finish smooth or textured.
 1/2" raised panel area to be used as is for tenant graphics or 1/8" applique panel. Vinyl graphics.
 1" PVC sleeve over hanging mounting hardware. Colors to be determined.



ITEM

6

SIGN TYPE

UNIFACILITY
 TENANT I.D.

OPTION

STATUS

CONCEPT

DATE

9.20.93

QUANTITY

CRITERIA

SCALE

1/8" = 1"

DESIGNER / DRAWN BY

SALES

CD

JOB NO.

B.1555.1

PROJECT

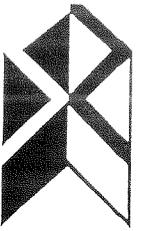
TERRA SUBIDA
 CENTER

**SIGNAGE
 SOLUTIONS**

1336 Allec Street.
 Anaheim, Ca 92805
 714 / 491 • 0299
 FAX 491 • 0439

DESCRIPTION

4" high white vinyl numbers on glass above door and a 12" square area for business hours in white vinyl.



ITEM

10 & 11

SIGN TYPE

ENTRY INFO.
TELLAHT
SUITE NUMBER

OPTION

STATUS

CONCEPT

DATE

9.20.93

QUANTITY

CRITERIA

SCALE

1/2" = 1'-0"

DESIGNER / DRAWN BY

SALES

LD

JOB NO.

B.1555.1

PROJECT

TERRA SUBIDA
CELLER



TYPICAL ELEVATION

SIGNAGE
SOLUTIONS

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Anaheim, Ca 92805
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