

SIGN PROGRAM FOR PALM KNOLLS SHOPPING CENTER

PLANNING
APPROVED

SIGNS (PROGRAM)

Jim [Signature] DATE 10.4.85

ALL NECESSARY BUILDING &
SAFETY & ENGINEERING
PERMITS ARE REQUIRED.

SIGN CRITERIA

These criteria have been established for the purpose of assuring an exceptional shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced.

A. GENERAL REQUIREMENTS

1. All City approvals and permits for signs and their installation shall be obtained by the Landlord's representative, with the exception of the plastic faces which are the responsibility of the tenant.
2. Landlord shall be responsible for the fulfillment of all requirements and specifications, with the exception of the plastic faces.
3. All signs shall be constructed and installed at Landlords expense, with the exception of the plastic faces.
4. All plastic faces shall be reviewed by the landlord or his designated representative for conformance with this criteria prior to being submitted to the City for permits. Approval or disapproval of sign submittals based on esthetics of design shall remain the sole right of the Landlord. All work shall be of excellent quality. Landlord reserves the right to reject any work determined to be of lesser quality by Landlord or his designated representative.

B. GENERAL SPECIFICATIONS

1. Signs will be 24 gage sheetmetal boxes measuring 9 inches deep by 24 inches in height by variable lengths with square corners. They will be internally illuminated by double rows of horizontal florescent lights.
2. No audible, flashing or animated signs will be permitted.
3. No projections above or below the sign panel will be permitted. Sign must be within dimensional limits as indicated on the attached drawings.
4. Plastic faces shall be 3/16 thick and shall have a background color of ivory.
5. The style and color of letters on plastic faces shall be tenant preference. Plastic faces shall be trim capped in 3/4 inch gold and be subject to City Planning Department approval.
6. Under canopy signs shall be restricted to a maximum of 4 square feet of sign area, maximum height of 12 inches and a maximum width of 48 inches.
7. Tenant shall be responsible for the installation cost and the maintenance of all under canopy signs.
8. Tenant's Sign Contractor shall repair any damage to any work caused by his work.
9. Tenant shall be fully responsible for the operation of the tenant's sign contractors.
10. Electrical service to all tenant signs will be connected to each tenants meter.

11. Each tenant shall have a maximum of 1.00 square foot of signing for each 1 foot of building frontage.

12. Allowable sign areas of individual tenants are:

2007 E. Palmdale Blvd.-----	20 sq. ft. (2 sides)
2009 & 2011-----	34 sq. ft.
2013-----	20 sq. ft.
2015 & 2019-----	56 sq. ft.
2021-----	20 sq. ft.
2023-----	20 sq. ft.
2027-----	30 sq. ft.
2029-----	30 sq. ft.
2047-----	24 sq. ft.
2049-----	50 sq. ft.
2051-----	24 sq. ft.
2053-----	50 sq. ft.
2065-----	24 sq. ft.
2067-----	24 sq. ft.
2107-----	20 sq. ft.
2109-----	20 sq. ft.
2111-----	20 sq. ft.
2113-----	20 sq. ft.
2121-----	60 sq. ft.
2123-----	40 sq. ft.
2127-----	20 sq. ft.
38434 N. 20th St. East-----	16 sq. ft.
38436 & 38438-----	32 sq. ft.
38440-----	16 sq. ft.
38442-----	16 sq. ft.
38444-----	16 sq. ft.
38446-----	22 sq. ft.
38448-----	22 sq. ft.

C. CONSTRUCTION REQUIREMENTS

1. Letter fastening and clips are to be concealed and be of galvanized, stainless steel, aluminum, brass or bronze metals. Letters may be attached with approved adhesives.
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 store fronts and the overall design concept of the center.
4. Design, layout and materials for tenants 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.

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 lettering not

to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.

2. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material, shall be affixed or maintained upon the exterior walls or buildings without the prior approval of the landlord and provided such signs are in conformance with the City Sign Ordinance.
3. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, in two inch high block letters, the tenants name and address. Where more than one tenant uses the same door, each name and address shall be applied.

E. MAJOR TENANTS

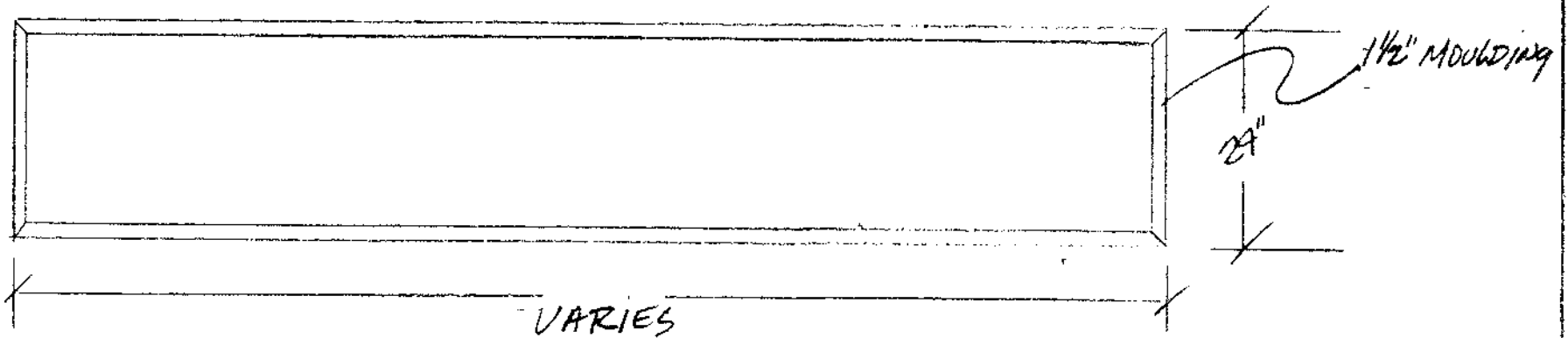
1. The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of markets or other occupancy designated by the landlord as a "Major Tenant" that may be located in the shopping center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from time to time on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving or audible and provided said sign is architecturally compatible and has been approved by Landlord, and provided such signs are in conformance with the City Sign Ordinance and approved by the City.

F. REVISIONS

1. Any changes to this criteria must have written permission from the property owner as well as the City of Palmdale.

TYPICAL SIGN CABINET

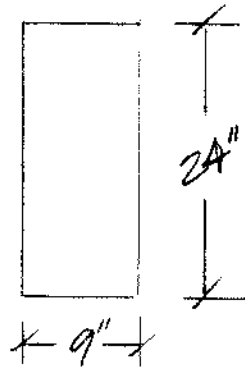
FACE VIEW



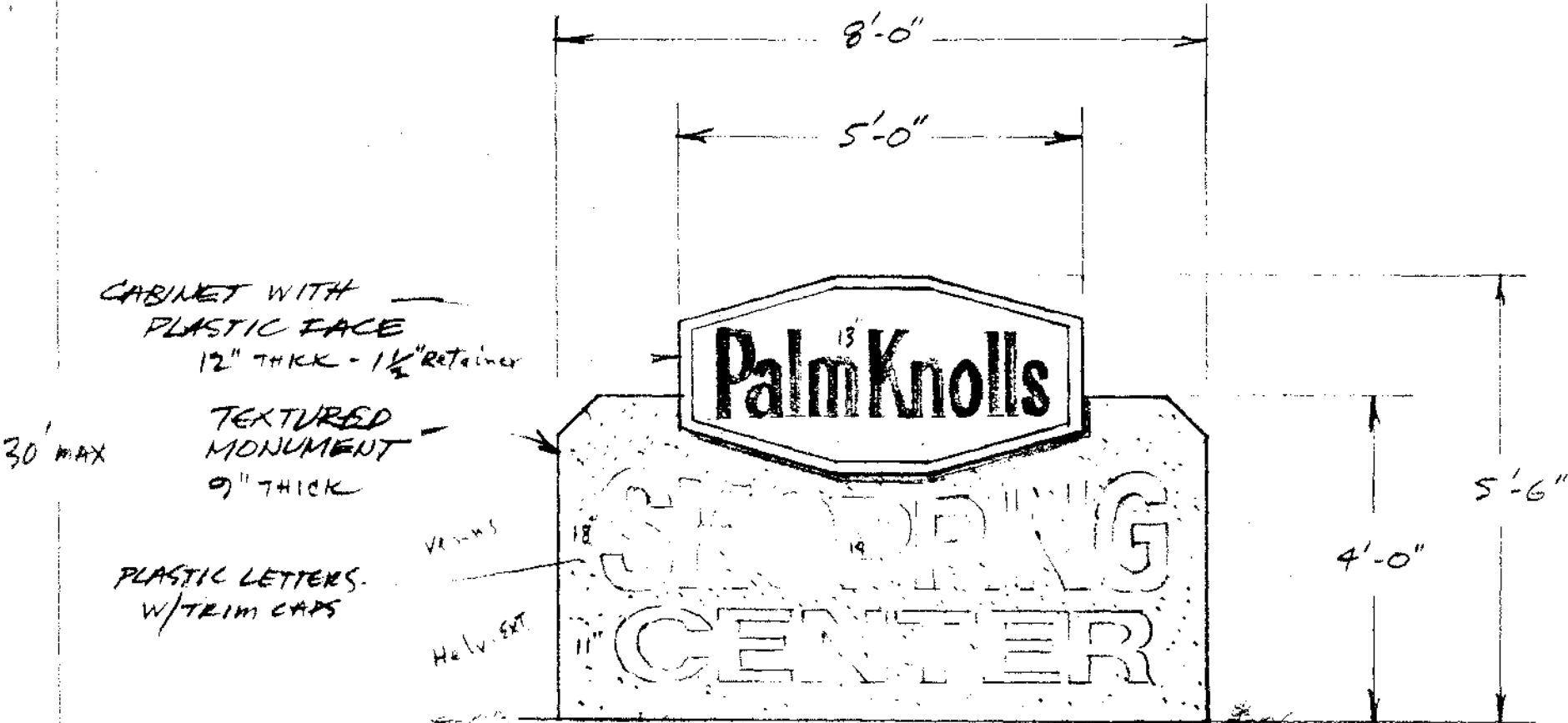
CABINETS 24" HIGH, LENGTH DETERMINED
BY FRONT FOOTAGE OF OFFICE SPACE
1' OF SIGN AREA AREA PER LINEAL FRONT
FOOTAGE NOT TO EXCEED 80% OF FRONT FOOTAGE

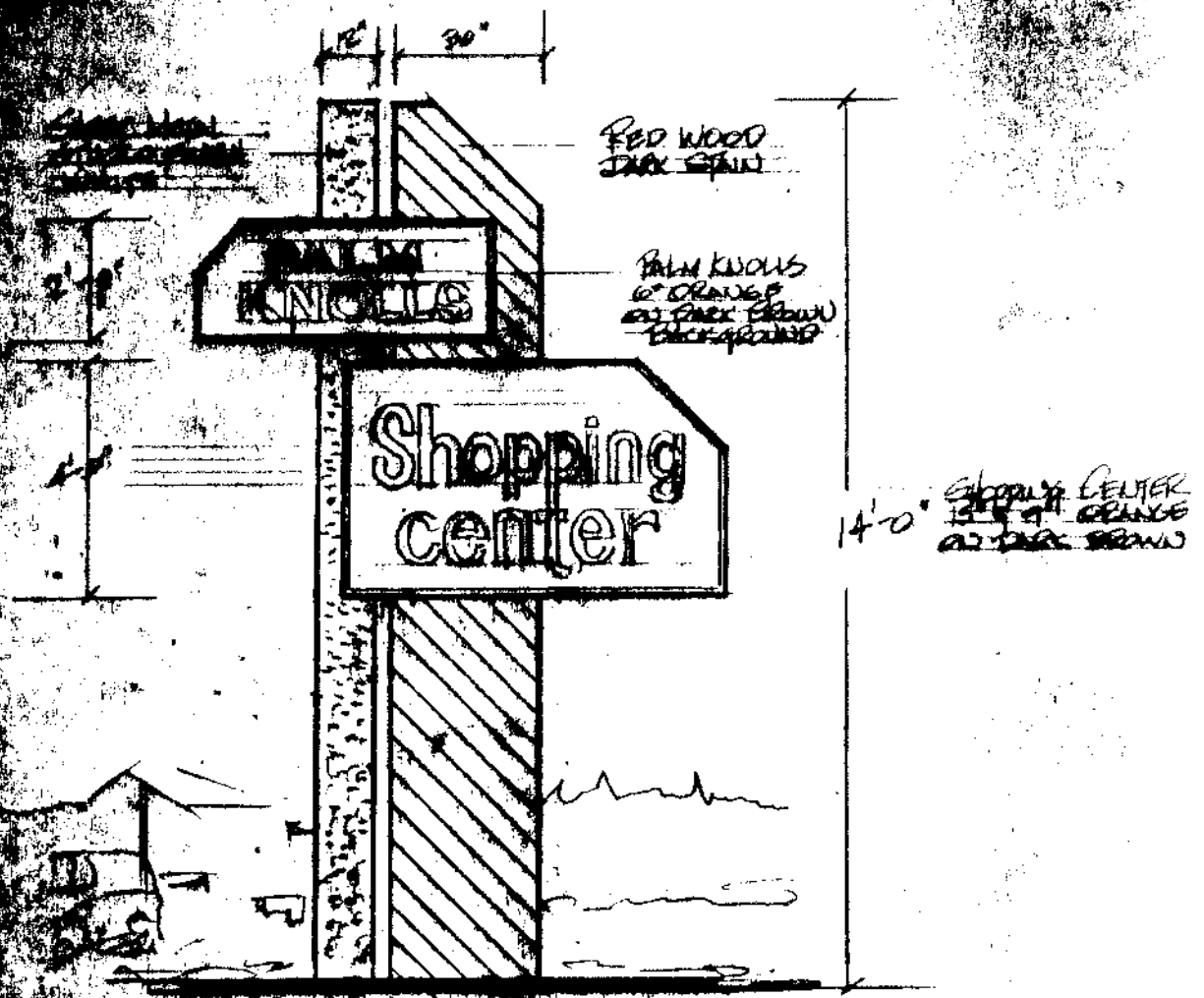
FACES TO BE IVORY 2147 IN COLOR (BACKGROUND)
CABINET TO BE PAINTED CHEBNOT BROWN
ALL MAIN COPY TO BE TRIMED IN 3/4" GOLD
TRIM CAP.

COPY COLOR DETERMINED BY TENNANT
SECONDARY COPY MAY BE F/C/O LETTERS

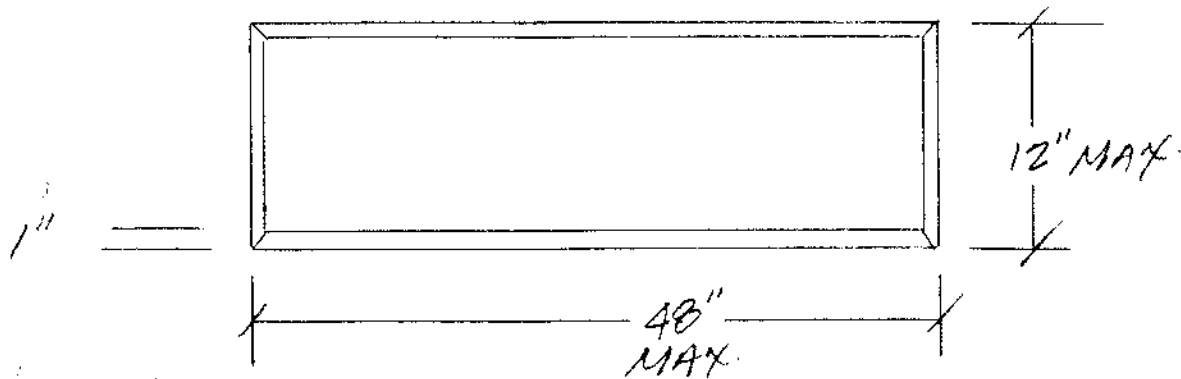


END VIEW





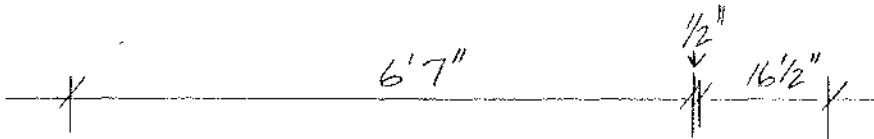
UNDER CANOPY SIGNS



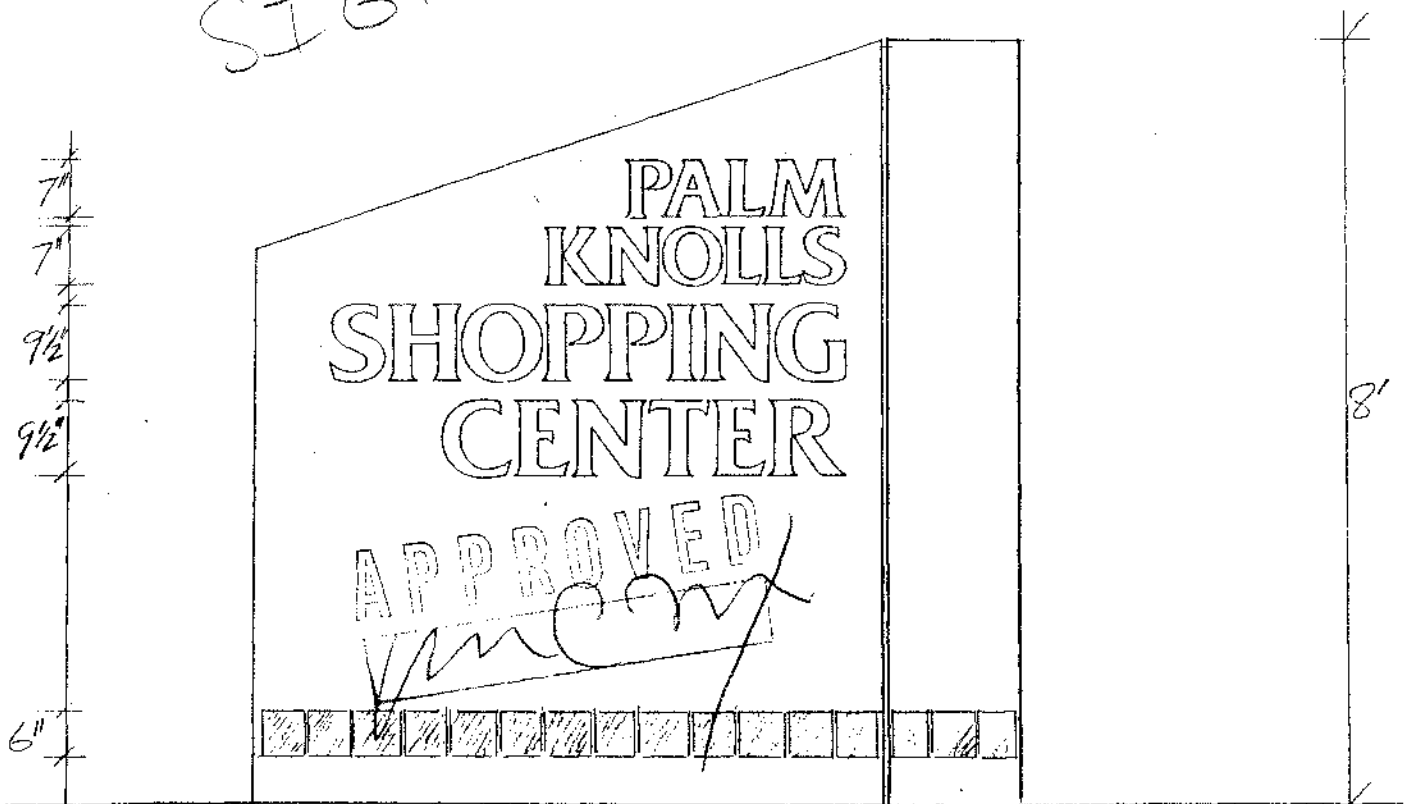
NOTES

1. SIGNS TO BE INTERIOR ILLUMINATED.
SIGN BACKGROUND TO BE 247 IVORY, F/C/O.
COPY MAY BE USED.
2. DESIGN, CONSTRUCTION, INSTALLATION AND MAINTANANCE
WILL BE AT TENANTS EXPENSE

PINO. - †



SIGNS

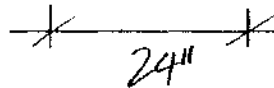


NON-ILLUMINATED MONUMENT SIGN
 STUCCO SURFACE, SIMILAR TO EXISTING STUCCO
 18" DEPTH, 1/2" VERTICAL REVEAL
 PLEXIGLAS LETTERS, GLOSS FINISH RED
 6" X 6" CERAMIC TILE TO MATCH CENTER TILE
 STEEL CABINET, WELDED & RIVETTED SEAMS

CONCRETE

4" STEEL POLE

48"



SCALE 1/2" = 1 FT.

Terry Feiler

Lic No. 489812

SIGNS
& Designs

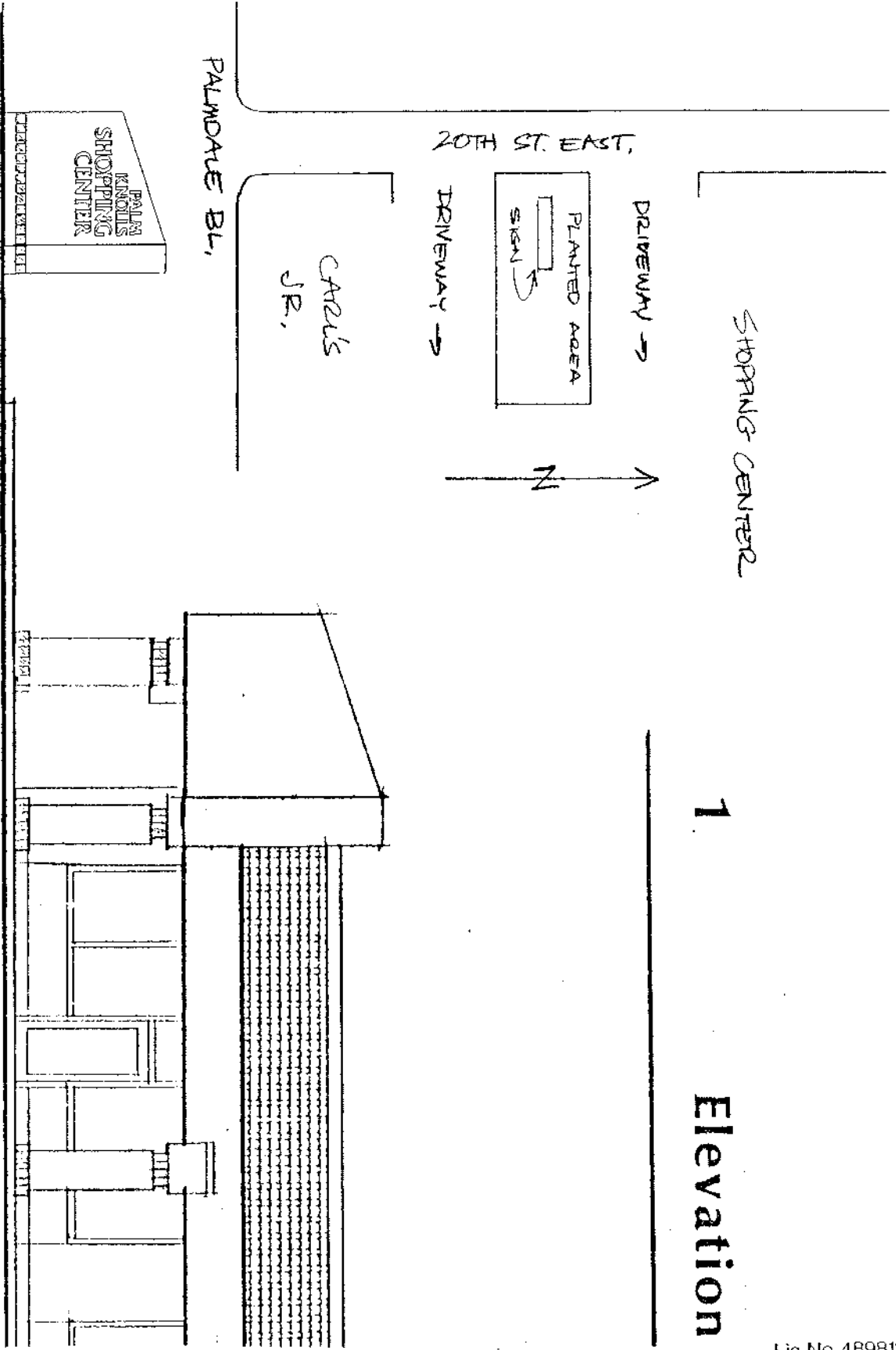
PALM KNOLLS SHOPPING CENTER

2109 E. PALMDALE BLVD.

947-2153

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