



October 13, 2011

To Whom It May Concern;

Palmdale Regional Medical Center hereby requests and authorizes modification to the existing sign criteria/program on file at the City of Palmdale for the site and property that includes both the Hospital at 38600 Medical Center Drive and Medical Office Building at 38660 Medical Center Drive.

The sign program is to be modified in the following manner:

One additional sign is allowed to be placed on the exterior of the Medical Office Building. The sign must meet the design and specifications as outlined in the Signs and Designs drawing package dated October 13, 2011.

This additional sign is approved because of the nature of the medical practice of the tenant. An Urgent Care center requires clear visibility to best serve the needs of the patients.

Sincerely,

A handwritten signature in cursive script that reads "Karen Faulis".

Karen Faulis
Interim CEO

VIA U.S. MAIL

Writer's Direct Line: 562/435-4857

October 10, 2011

Ms. Karen Faulis
Palmdale Regional Medical Center
38600 Medical Center Drive
Palmdale, CA 93551

RE: Authorization to represent Owner

Dear Ms. Faulis:

Palmdale Medical Properties, LLC hereby authorizes Palmdale Regional Medical Center to represent our interest in applying for modification to the existing sign program that includes our Medical Office Building at 38660 Medical Center Drive.

Sincerely,



Palmdale Medical Properties, LLC
c/o Ensemble Real Estate
Kambiz Babaoff
Manager

PD04-03

Sign Program Modification Plans

10/13/11



SIGNS DESIGNS
 620 E. RANCHO VISTA BLVD
 PALMDALE, CA 93550
 661-947-4473

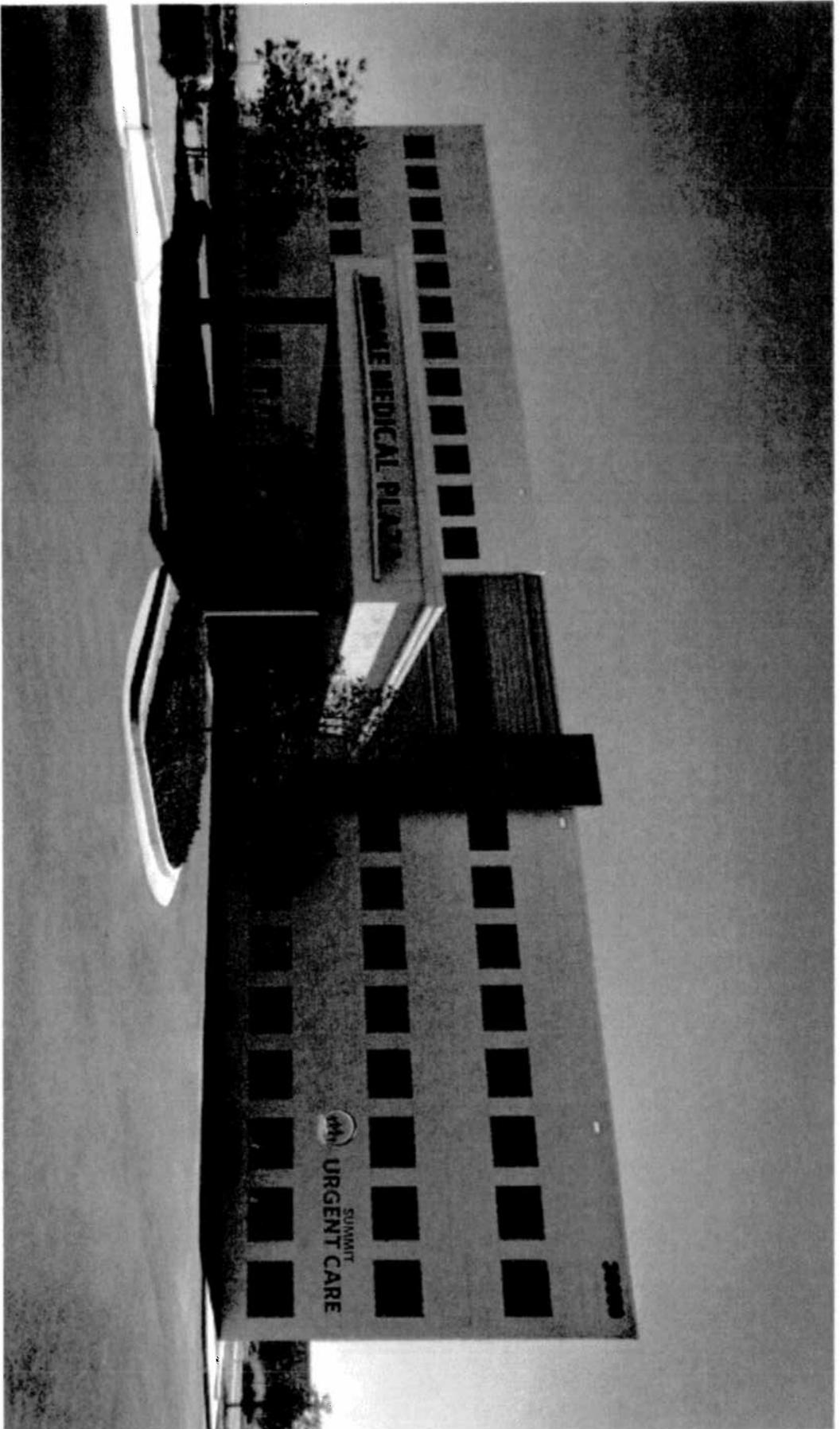
Client Name:
 Antelope Valley Summit
 Medical Group, Inc.
Location:
 38660 Medical Center Dr
 Suite A130 Palmdale, CA 93551

Start Date: 05/03/2011
Last Revision: 10/13/2011
Job#: Est 467
Drawing#: 001
Page: 1 of 4

• Client Approval
 • Landlord Approval

Sales Rep:
 Taryn Wilson
Designer:
 Taryn Wilson





620 E. RANCHO VISTA BLVD
PALMDALE, CA 93550
661-947-4473

Client Name:

Antelope Valley Summit
Medical Group, Inc.

Location:

38660 Medical Center Dr
Suite A130 Palmdale, CA 93551

Start Date:

05/03/2011

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10/13/2011

Job#:

Est 467

Drawing#:

001

Page:

1 of 4

•-----
Client Approval

•-----
Landlord Approval

Sales Rep:

Taryn Wilson

Designer:

Taryn Wilson



21' 4"

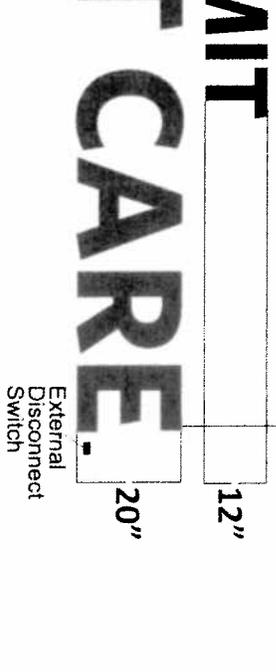


A

Channel Letters w/ LED, Individually Mounted

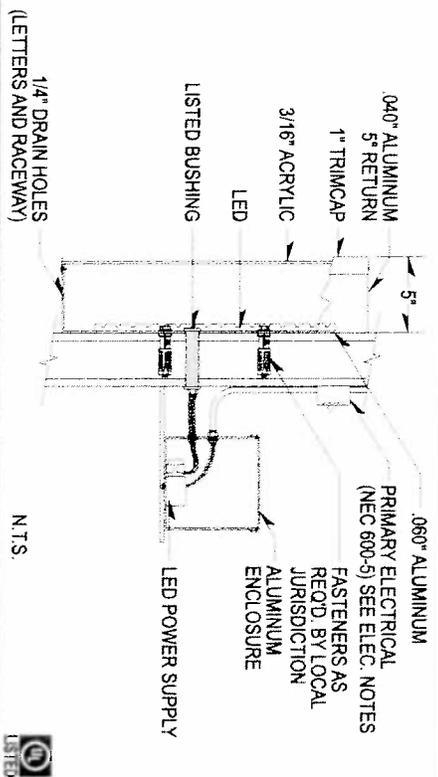
Aluminum Construction, Five Inches (5") Deep White Returns, Internally Illuminated With White Led. One-eighth (1/8") White Acrylic Faces With Inlayed Vinyl And Three-fourths (3/4") White Black Trim Cap.

Sign Length: 21' 4"
 Sign Height: 4' 0"
 Leasehold Frontage: 62' 0"
 Proposed Sign Area: 85.6 Sf
 Face Color: Blue
 Trim Cap Color: White
 Return Color: White



CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE

ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit 2. Junction box installed within 6 feet of sign 3. Three wires: Line, Ground, Neutral



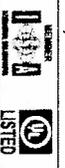
SIGNS DESIGNS
 620 E. RANCHO VISTA BLVD
 PALMDALE, CA 93550
 661-947-4473

Client Name:
 Antelope Valley Summit
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Client Approval
 Landlord Approval

Sales Rep:
 Taryn Wilson
Designer:
 Taryn Wilson



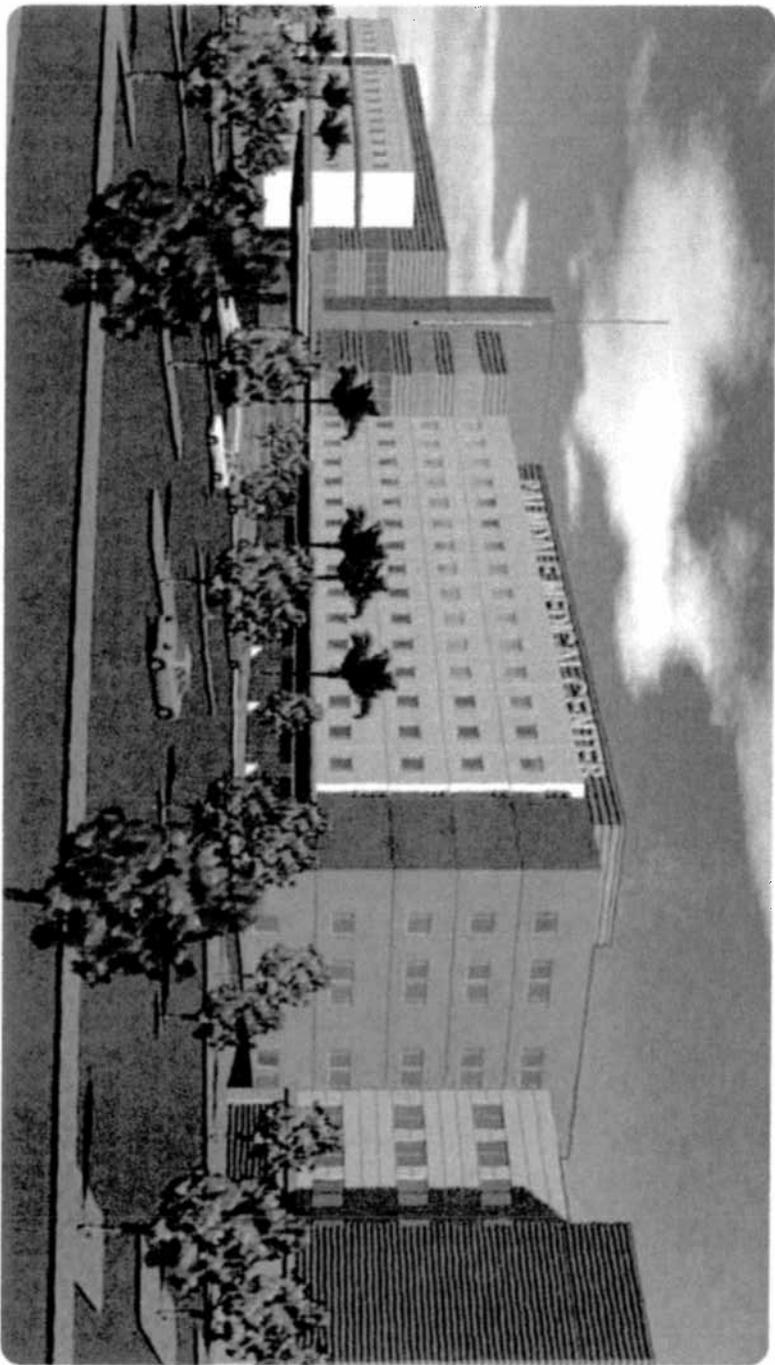
Vicinity Map Medical Office Building 38660 Medical Center Drive, Palmdale.

1 Mile Radius



PALMDALE REGIONAL
MEDICAL CENTER

PLANNED DEVELOPMENT
SUN FURNISHING



HIKS EGD

CONCEPT DESIGN 04.11.10

CONTENTS

Project Data SPPDa

PLANS

Overall Site Plan SP.P1a
Site Plan SP.P2a
Sign Location Plan SP.P3a

OVERVIEW

Monument Sign Overview SPM1a-M1b
Building Mount Sign Overview SP.B1a
M.O.B. Bldg. Mount Sign Overview SP.B2a

SIGN TYPES

E1 Primary Campus Identification SPE1a
E2 Secondary Campus Identification SPE2a
E3 Building Entrance Identification SPE3a
E4 Primary Directional SPE4a
E5 Secondary Directional SPE5a
E6 Tertiary Directional SPE6a
E7 Signature Identification SPE7a
E8 Canopy Identification SPE8a-E8b

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER



Universal Health Services, Inc
367 South Gault Road
King of Prussia, PA 19406
t. 610.268.5300

ARCHITECT



HKS Architects, Inc
1919 McKinney Ave
Dallas, TX 75201
t. 214.969.5599
f. 214.969.5397

HKS | EGD

HKS JOB NO.
07980.008

DATE

21 APRIL 2009

TABLE OF
CONTENTS

SPTOCa

SHEET

GENERAL INFORMATION

ADDRESS: 38800 MEDICAL CENTER DRIVE, PALMDALE, CA 93551-4248

ASSESSOR'S PARCEL NO.:

PLANNED DEVELOPMENT NO. 04-03

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, AND 6, OF TRACT NO. 41874, IN THE CITY OF PALMDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1029, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE WESTERLY 7 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, SEPTEMBER 15, 1955 AND AS SHOWN IN EXHIBIT 8 OF GRANT DEED RECORDED MAY 15, 2003, IN INSTRUMENT NUMBER 2003-1401579 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CURRENT ZONING: OFFICE COMMERCIAL C-2 W/ CONDITIONAL USE PERMIT
CURRENT LAND USE: HOSPITAL

SITE INFORMATION

GROSS ACREAGE: 3712 ACRES (15,616,945 S.F.)
HOSPITAL / M.O.B.: 3417 ACRES (14,886,619 S.F.)
SENIOR HOUSING: 2.95 ACRES (128,526 S.F.)

NET ACREAGE: 4.18 ACRES (181,963 S.F.) (FOOTPRINT) / 11.26% OF SITE
HOSPITAL / M.O.B.

LOT COVERAGE: 8.51 ACRES (370,733 S.F.) / 22.93% OF SITE
HOSPITAL / M.O.B.

LANDSCAPE COVERAGE: 100% OF SITE - MINIMAL NATIVE PLANTS
EXISTING: 18.63 ACRES (811,655 S.F.) / 50.19% OF SITE
PROPOSED: 14.51 ACRES (623,343 S.F.) / 38.55% OF SITE
SITE PAVING:

BUILDING SETBACKS:

FRONT: 30 FT.
INTERIOR SIDE: 20 FT.
SIDE STREET (CORNER): 20 FT.
REAR: 20 FT.

MODIFICATIONS:

MINOR MODIFICATIONS TO THE SIGN PROGRAM SHALL BE MADE BY THE CITY OF PALMDALE PLANNING DEPARTMENT THROUGH ADMINISTRATIVE APPROVAL AND APPROVAL OF SIGN PERMITS. THE PLANNED DEVELOPMENT MAY BE MODIFIED SUBJECT TO THE CITY PLANNING DIRECTOR TO ACCOMMODATE MINOR REVISIONS IN SIGN LOCATIONS AS NECESSARY.

PALMDALE REGIONAL MEDICAL CENTER
PLANNED DEVELOPMENT SIGN PROGRAM



Universal Health Services, Inc
367 South Gulph Road
King of Prussia, PA 19406
T 610 268 3300



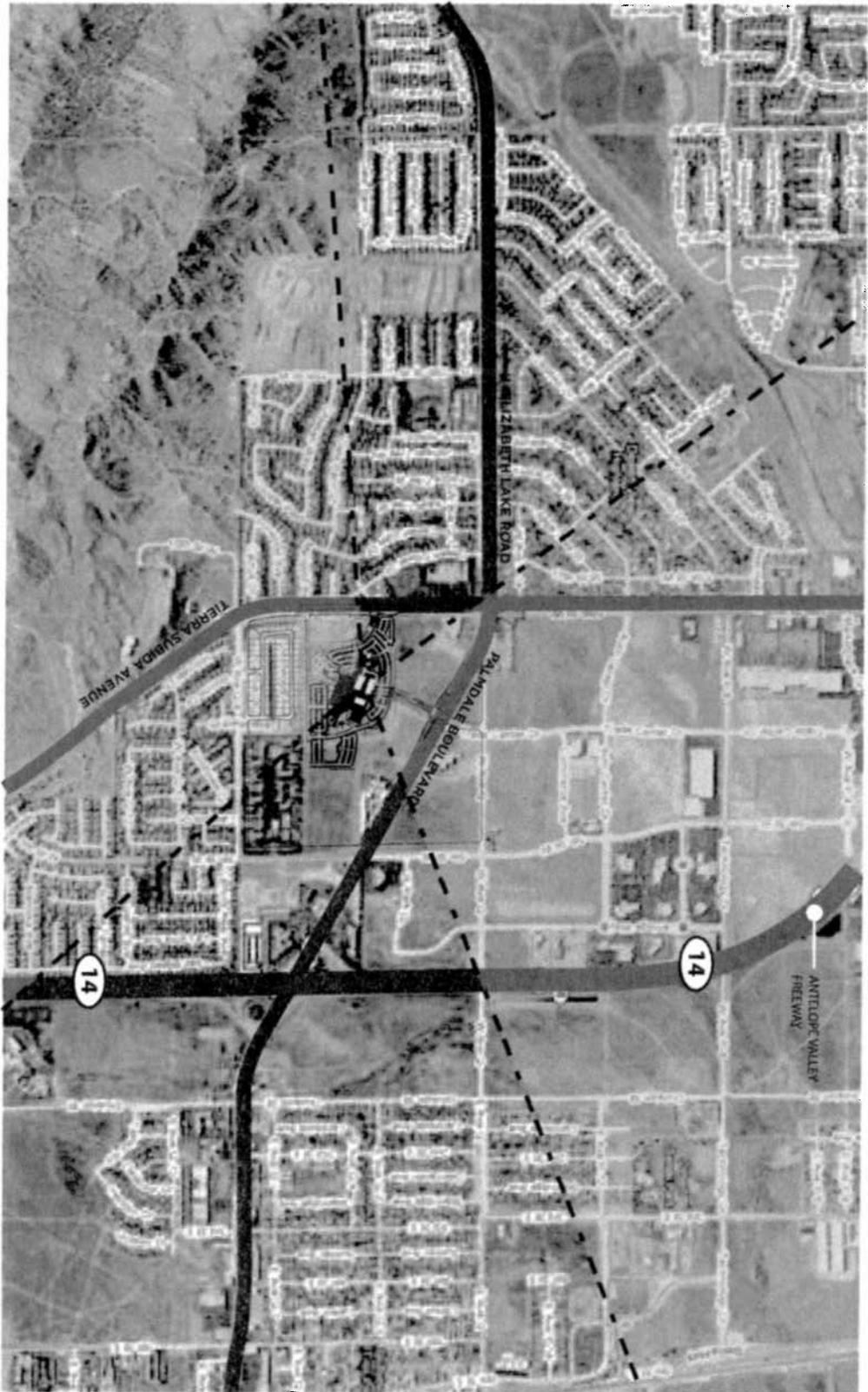
HKS Architects, Inc
1919 McKinney Ave
Dallas, TX 75201
T 214 369 5599
F 214 969 3397



HKS JOB NO.
07980-008

DATE
21 APRIL 2009

PROJECT DATA
SP.PDa
SHEET



**PALMDALE
REGIONAL
MEDICAL
CENTER**

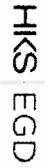
PLANNED
DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc.
367 South Cooper Road
King of Prussia, PA 19406
T. 610.768.5500



HKS Architects, Inc.
5919 McKinney Ave.
Dallas, TX 75201
T. 214.969.5599
F. 214.969.5597

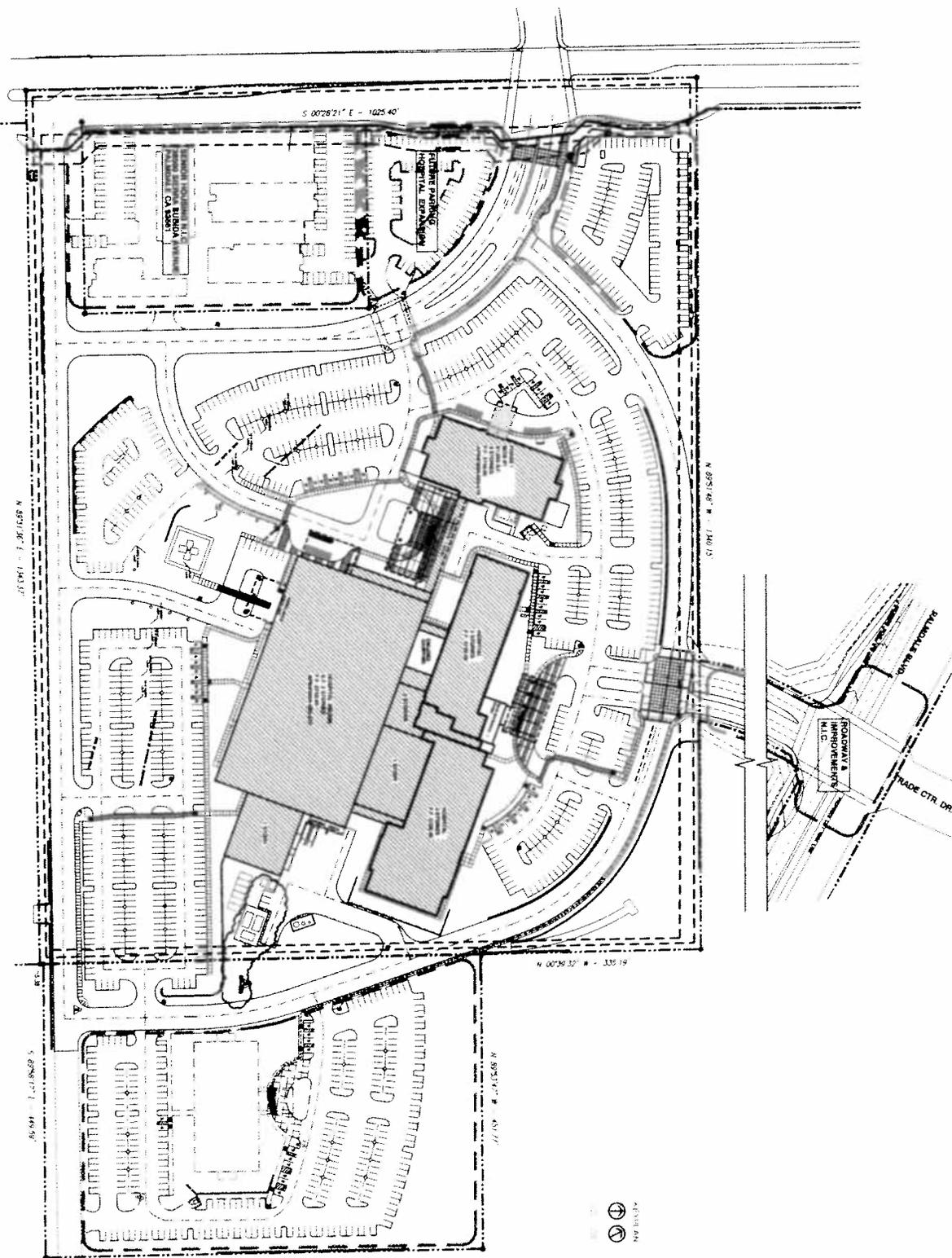


DATE: 03/14/09
07980.008

21 APRIL 2009

SITE
OVERVIEW

SP.01a



Scale: 1" = 150'-0"

**PALMDALE
REGIONAL
MEDICAL
CENTER**

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SIGN PROGRAM**



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 266 3300



HKS Architects, Inc.
4910 McKinney Ave.
Dallas, TX 75201
T 214 569 5599
F 214 969 3397

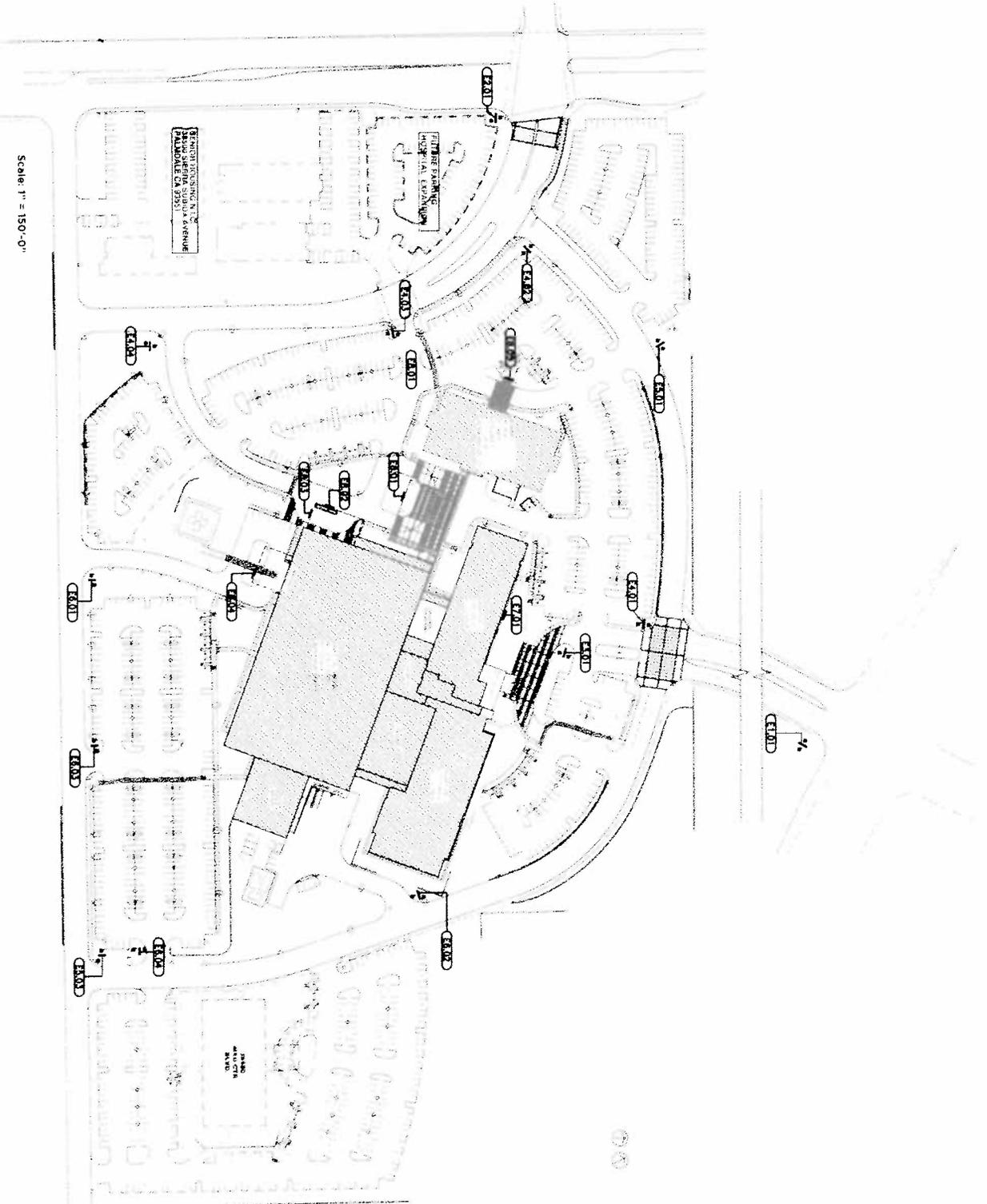
HKS EGD

DATE: 2009.04
07980 008

DATE: 21 APRIL 2009

SITE PLAN

SPP2a



Scale: 1" = 150'-0"

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REGIONAL
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Universal Health Services, Inc.
367 South Gudea Road
King of Prussia, PA 19406
T 610 769 3300



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5534
F 214 969 2297

HKS EGD

DATE: 21 APRIL 2009
PROJECT NO: 07980.008

SIGN
LOCATION
PLAN

SP.P3a

**PALMDALE
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Universal Health Services, Inc.
367 South Guinn Road
King of Prussia, PA 19406
T 610 268 5300



HIKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 369 3397



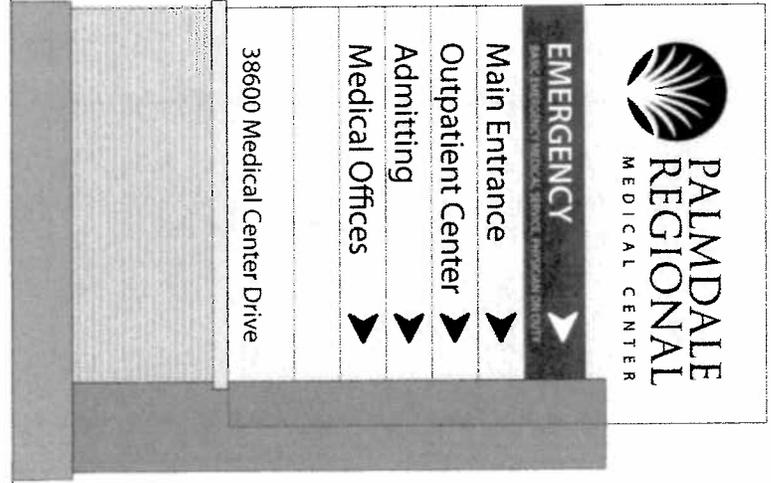
HIKS | EGD
07980.008

DATE
21 APRIL 2009

FREESTANDING
SIGN OVERVIEW

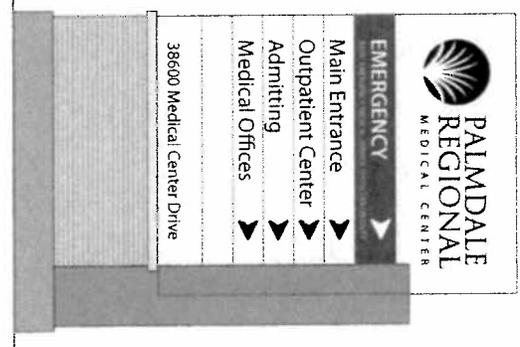
SP.M1a

Primary Campus ID
Sign Type E1



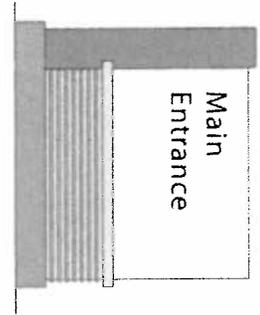
1 Elevation / 1/4"=1'-0"

Secondary Campus ID
Sign Type E2



2 Elevation / 1/4"=1'-0"

Building Entrance ID
Sign Type E3



3 Elevation / 1/4"=1'-0"

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Universal Health Services, Inc.
367 South Canton Road
King of Prussia, PA 19406
T 610 768 3500



HIKS Architects, Inc.
1919 Mickelthoy Ave
Dallas, TX 75201
T 214 864 5599
F 214 959 3397

HIKS | EGD

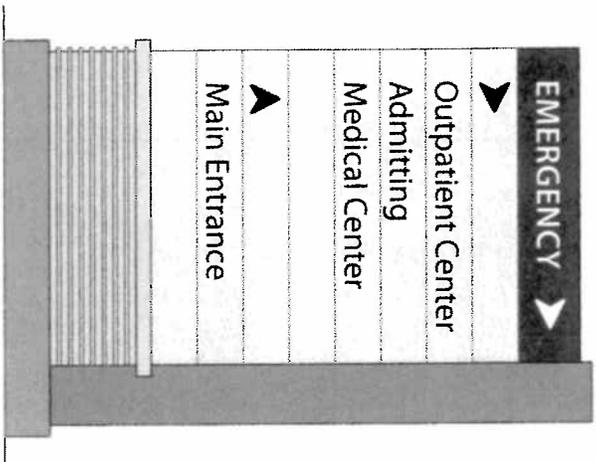
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07980.008

DATE: 21 APRIL 2009

FREESTANDING
SIGN OVERVIEW

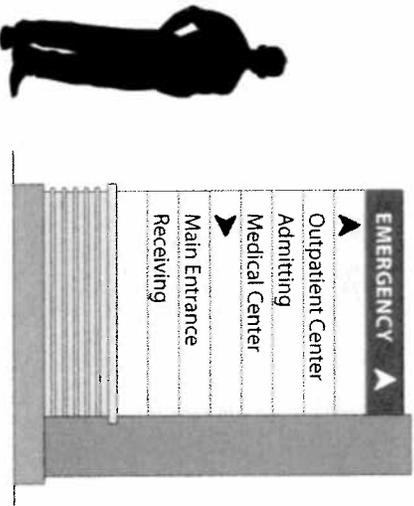
SP.M1b

Primary Directional
Sign Type E4



1 Elevation / 3/4"=1'-0"

Secondary Directional
Sign Type E5



2 Elevation / 3/4"=1'-0"

Tertiary Directional
Sign Type E6

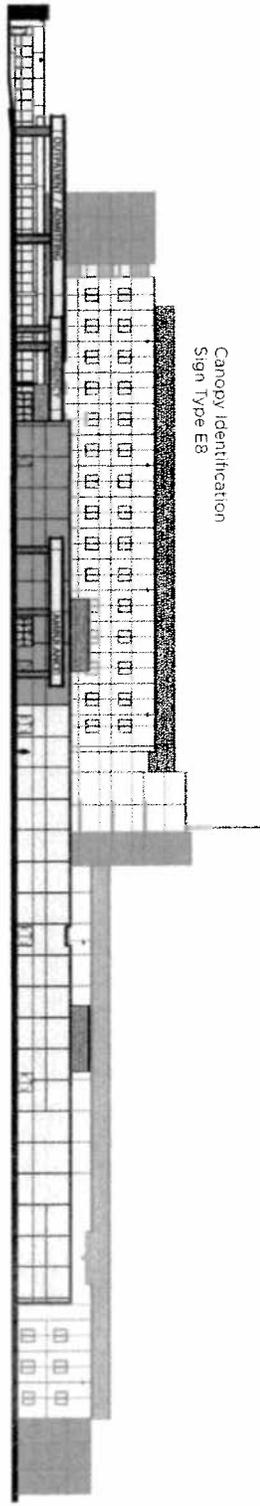


3 Elevation / 3/4"=1'-0"



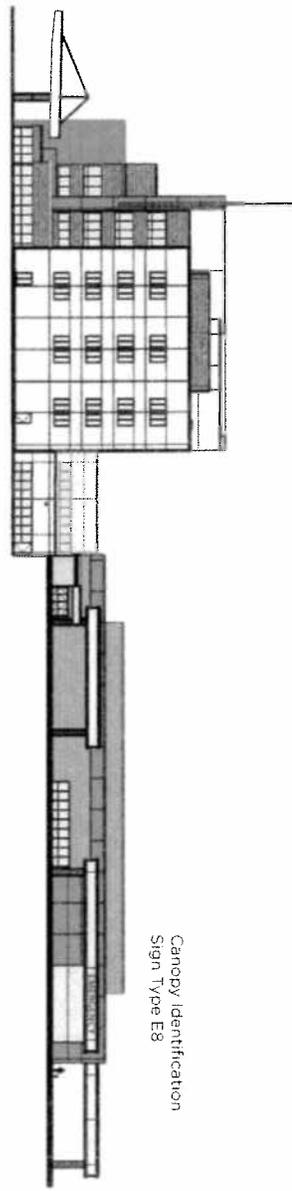
Signature Identification
Sign Type E7

3 North Elevation /
1"=50'-0"



Canopy Identification
Sign Type E8

2 South Elevation /
1"=50'-0"



Canopy Identification
Sign Type E8

1 West Elevation /
1"=50'-0"

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Universal Health Services, Inc.
367 South Eastern Road
King of Prussia, PA 19406
T 610 766 8300

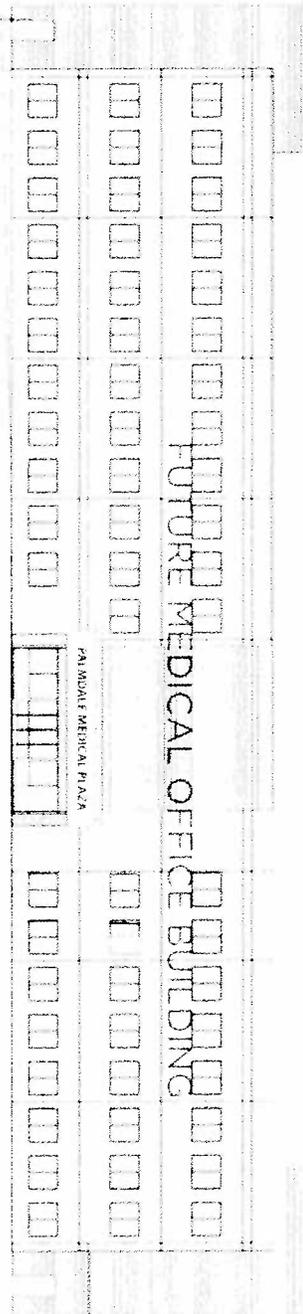


HKS Architects, Inc.
1910 McKinney Ave.
Dallas, TX 75201
T 214 369 5599
F 214 369 1339

HKS EGD

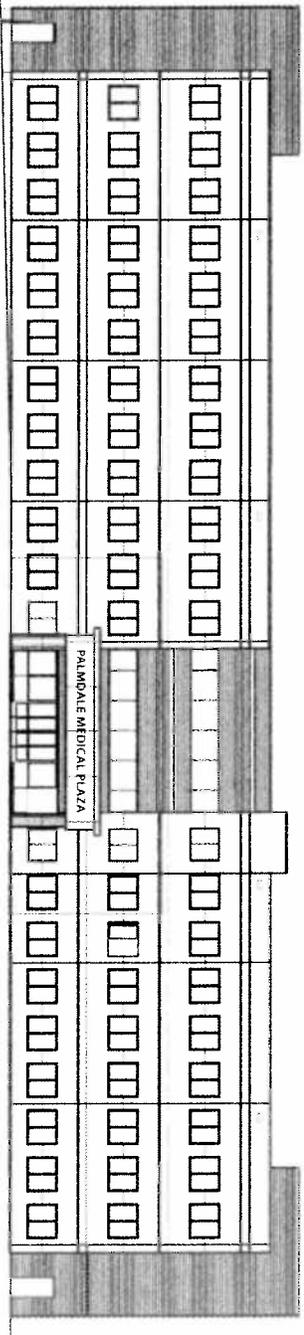
DATE: 07980.008

DATE: 21 APRIL 2009



2 North Elevation /
NTS

Canopy Identification
Sign Type E8



1 West Elevation /
1"=20'-0"

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SIGN PROGRAM



Universal Health Services, Inc.
317 South Orange Street
King of Prussia, PA 19381
Tel: 610-495-5800



HKS Architecture, Inc.
8000 Montgomery Ave.
Dallas, TX 75241
Tel: 214-766-6500
Tel: 214-969-2300

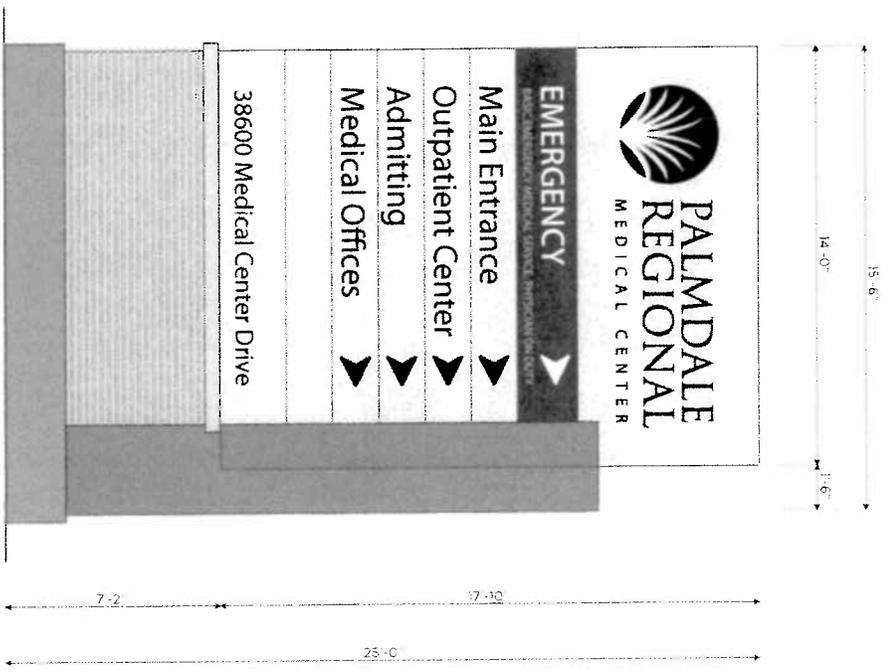
HKS EGD

07980.008

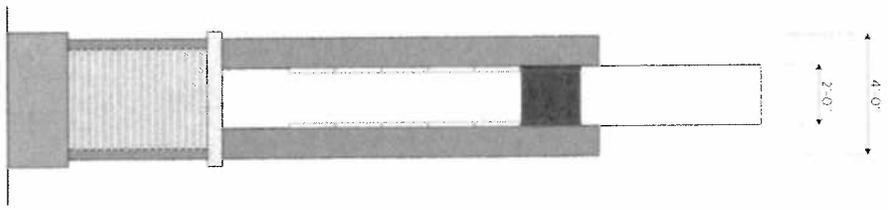
21 APRIL 2009

MEDICAL OFFICE
BUILDING MOUNT
SIGNS - OVERVIEW

SP.B2a



1 Elevation / 1/4"=1'-0"



2 Side View / 1/4"=1'-0"

Internally Illuminated
(Text, arrows & logo illuminate)
Double Faced
250 sf graphics area per side
3875 total sf per side
9" Primary Copy Cap Height
3" Secondary Copy Height
7" Address Height

Basic Emergency Services
message per requirements of
California Title 22 CCR § 70413

Red background universally
indicates Emergency

**PALMDALE
REGIONAL
MEDICAL
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PLANNED
DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc.
367 South Guynn Road
King of Prussia, PA 19406
t 610 768 5300



HIKS Architecture, Inc.
1919 Kleckner Ave
Dallas, TX 75201
t 214 959 5539
f 214 959 3397

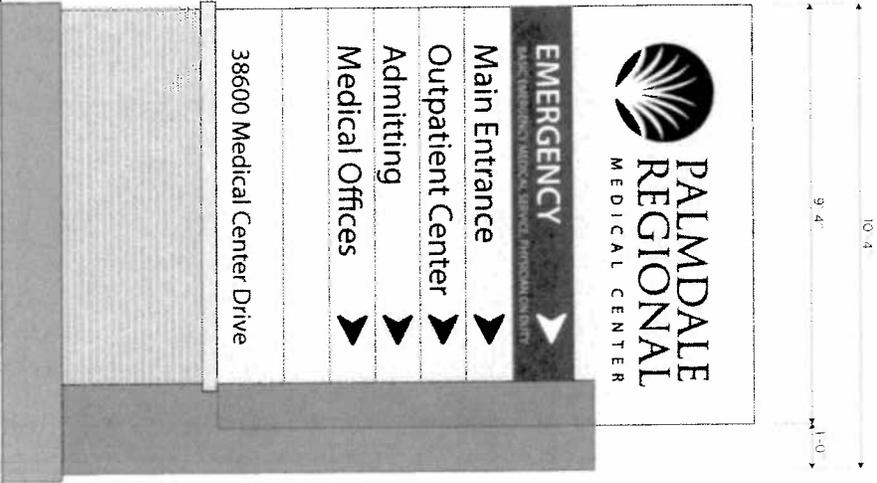


HIKS ARCH INC
07980.008

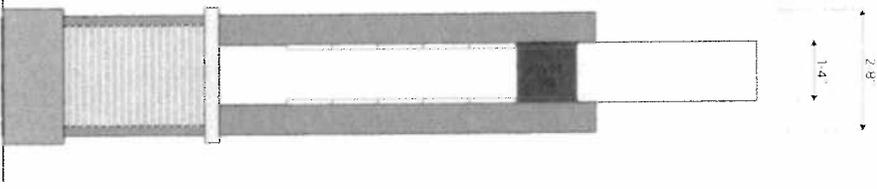
DATE
21 APRIL 2009

E1
PRIMARY CAMPUS
IDENTIFICATION

SP.E1a



1 Elevation / 3/8"=1'-0"



2 Side Elevation / 3/8"=1'-0"

Internally Illuminated
 (Text, arrows & logo illuminate)
 Double Faced
 110.5 sf graphics area per side
 172.2 total sf per side
 6" Primary Copy Cap Height
 2.2" Secondary Copy Height
 4.6" Address Height
 Basic Emergency Services
 message per requirements of
 California Title 22 CCR § 70413
 Red background universally
 indicates Emergency

**PALMDALE
 REGIONAL
 MEDICAL
 CENTER**

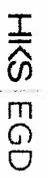
PLANNED
 DEVELOPMENT
 SIGN PROGRAM



Universal Health Services, Inc.
 367 South Gault Road
 King of Prussia, PA 19406
 T 610 788 3300



HKS ARCHITECTS INC
 1919 McKinney Ave
 Dallas, TX 75201
 T 214 969 5599
 F 214 969 3397



DATE: 21 APRIL 2009
 07980 008

SECONDARY
 CAMPUS IDENTITY

E2

SP.E2a

**PALMDALE
REGIONAL
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CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM



UPPERMERCER Health Services, Inc.
567 South Union Road
King of Prussia, PA 19406
T 610.268.3300



HIKS ARCHITECTS, INC.
1019 Pickering Ave.
Dallas, TX 75201
T 214.969.5599
F 214.969.3397

HIKS | EGD

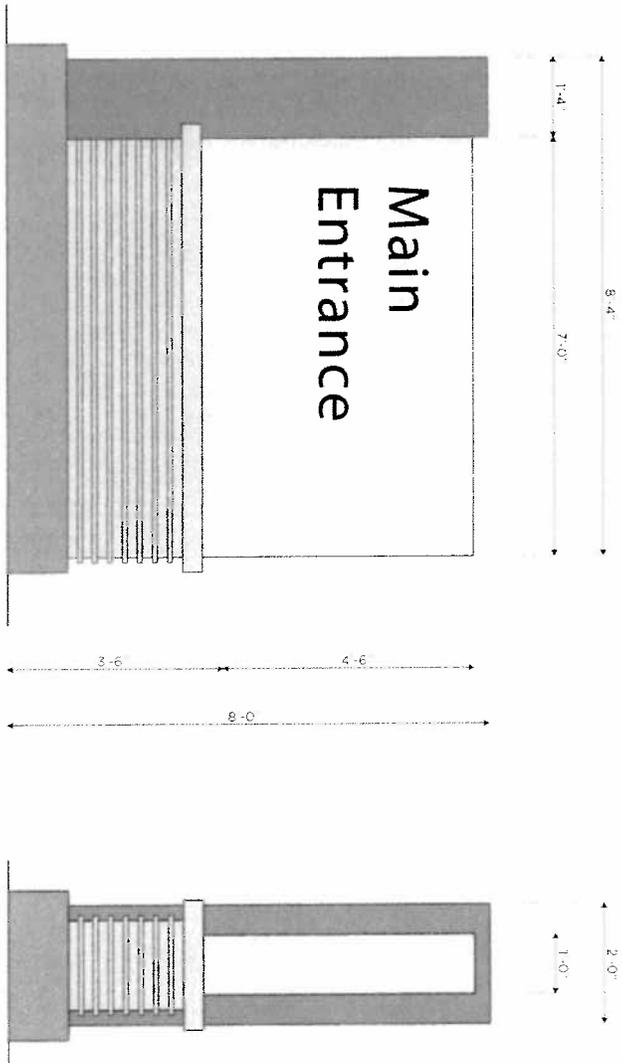
HIKS JOB NO.
07980.008

DATE
21 APRIL 2009

BUILDING ENTRY
IDENTIFICATION

E3

SPE3a

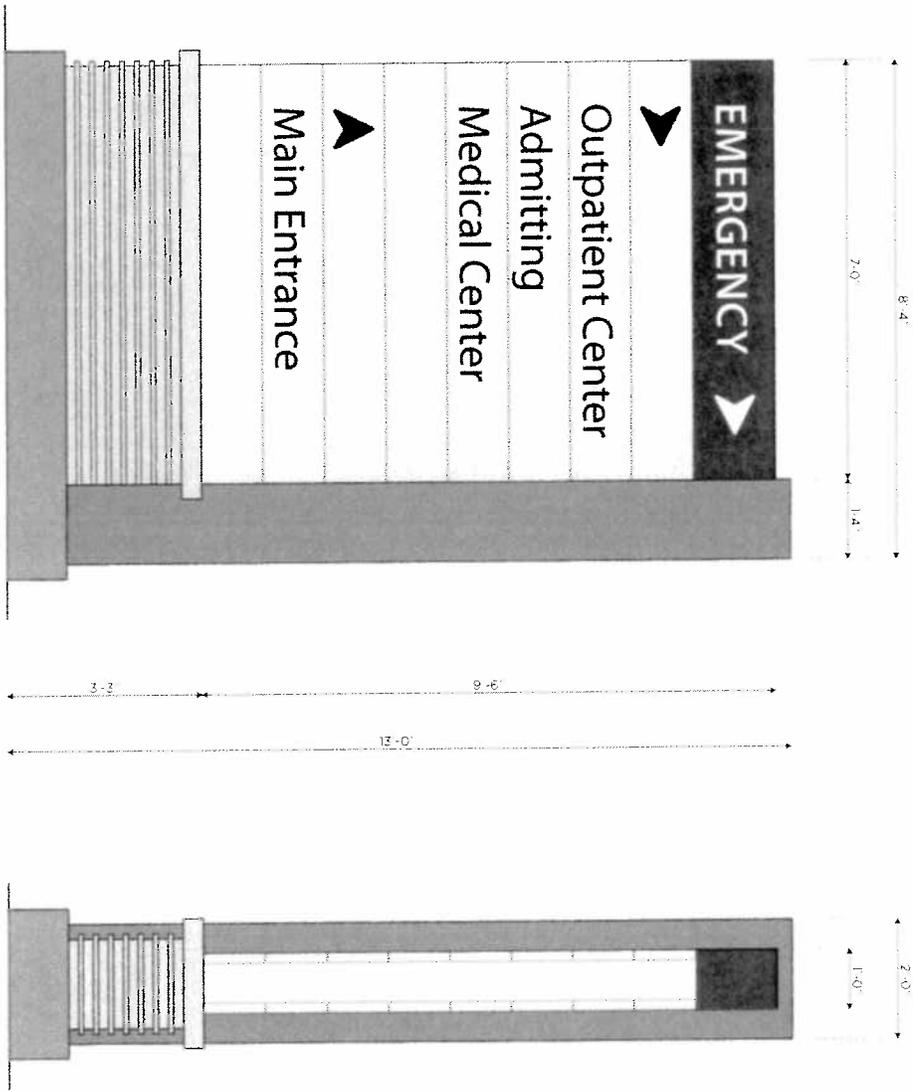


1 Elevation / 1/2"=1'-0"

2 Side Elevation / 1/2"=1'-0"

Internally Illuminated
(Only Text Illuminate)
Single Faced Graphics
31.5 sf graphics area per side
66.6 total sf per side
8" Primary Copy Cap Height

SHEET



1 Elevation / 1/2"=1'-0"
Typical Layout

2 Side Elevation /
1/2"=1'-0"

Internally Illuminated
 Double Faced
 (only text & arrows illuminate)
 66.5 sf graphics area per side
 108.3 total sf per side
 6" Copy Cap Height
 Red background universally
 indicates Emergency
 Message to vary as needed
 for each location

**PALMDALE
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 MEDICAL
 CENTER**
 PLANNED
 DEVELOPMENT
 SIGN PROGRAM



Universal Health Services, Inc.
 367 South Gulph Road
 King of Prussia, PA 19406
 T 810 768 3300



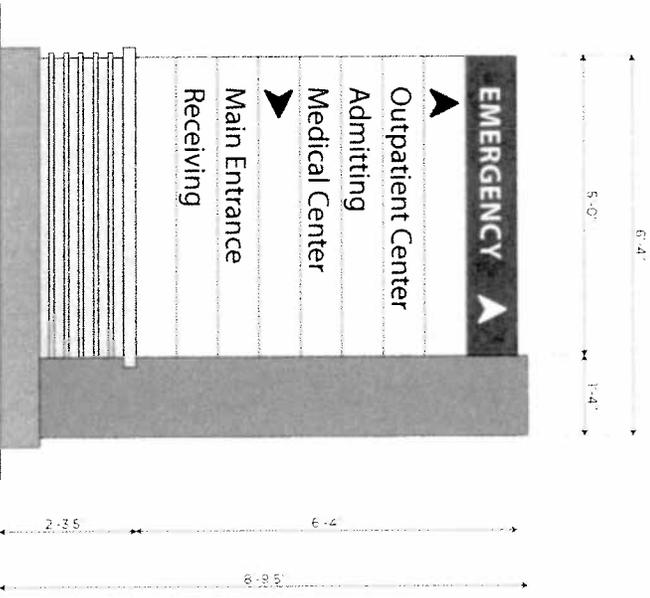
HKS Architects, Inc.
 1919 Mockingjay Ave
 Dallas, TX 75201
 T 214 969 5169
 F 214 969 3397

HKS | EGD

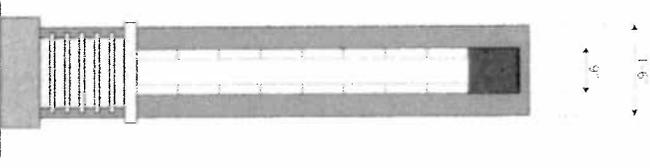
07980.008

21 APRIL 2009

E4
 PRIMARY
 DIRECTIONAL
SPE4a



1 Elevation / 1/2"=1'-0"
Typical Layout



2 Side Elevation /
1/2"=1'-0"

Non-Illuminated
Double Faced
(Only text and arrows illuminate)
36.7 sf graphics area per side
55.7 total sf per side
4" Copy Cap Height
Red background universally
indicates Emergency.
Message to vary as needed
for each location

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc.
367 South Coast Road
King of Prussia, PA 19406
T 610/788 5500



HKS Architecture, Inc.
1910 Montgomery Ave
Dallas, TX 75201
T 214 969 5594
F 214 969 3397

HKS | EGD

07980.008

21 APRIL 2009

E5
SECONDARY
DIRECTIONAL
SP.E5a

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

UNIVERSITY OF HOUSTON



University Health Services, Inc.
307 South Galien Road
King of Prussia PA 19406
T 610 769 3300

ARCHITECT



HKS Architects, Inc.
1010 Markonney Ave
Dallas, TX 75203
T 214 469 5599
F 214 969 3397

HKS | EGD

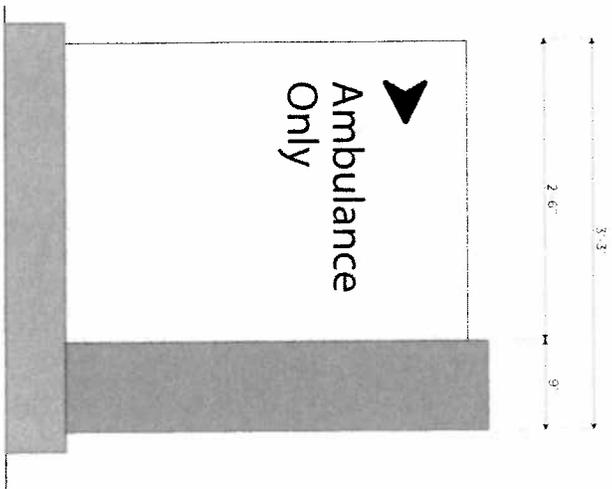
HKS 2011-12
07980.008

DATE

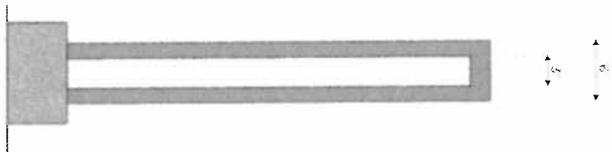
21 APRIL 2009

E6
TERTIARY
DIRECTIONAL

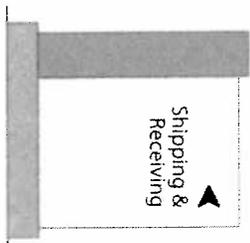
SP.E6a



1 Elevation / 1"=1'-0"
Typical Layout

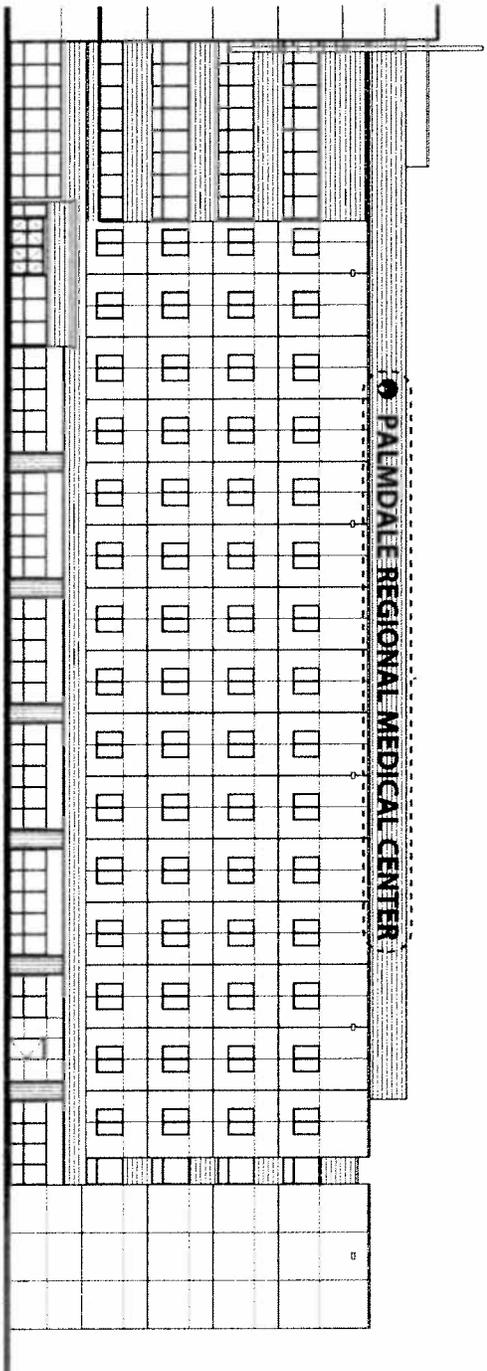


2 Side Elevation /
1"=1'-0"



3 Elevation / 1/2"=1'-0"
Alternative Layout

Non-Illuminated
Double Faced
8.75 sf Graphics area per side
13 total sf per side
3' Copy Cap Height
Message to vary as needed
for each location



Internally Illuminated
 Face Lit Letters
 735 total sf
 5'-3" Copy Cap Height
 140'-0" Overall Length

1 North Elevation /
 1/32"=1'-0"

**PALMDALE
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 MEDICAL
 CENTER**

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 DEVELOPMENT
 SIGN PROGRAM



Universal Health Services, Inc.
 217 South Capital Tower
 King of Prussia, PA 19406
 T 610 789 5300



HKS Architects, Inc.
 919 McKinnon Ave.
 Dallas, TX 75201
 T 214 959 5599
 F 214 952 5397

HKS | EGD

DATE PLOTTED
 07980.008

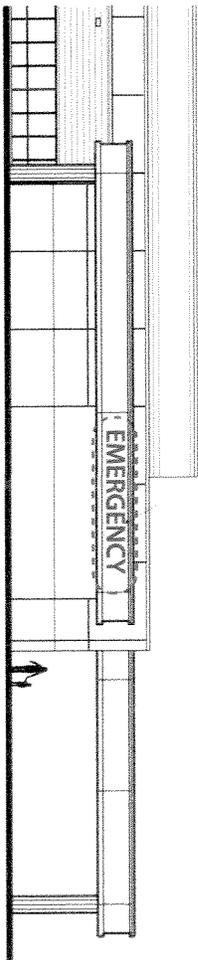
21 APRIL 2009

E7

SIGNATURE
 IDENTIFICATION

SP.E7a

Internally Illuminated,
Face Lit Letters
7175 total sf
3'-0" Copy Cap Height
23'-9" Overall Length

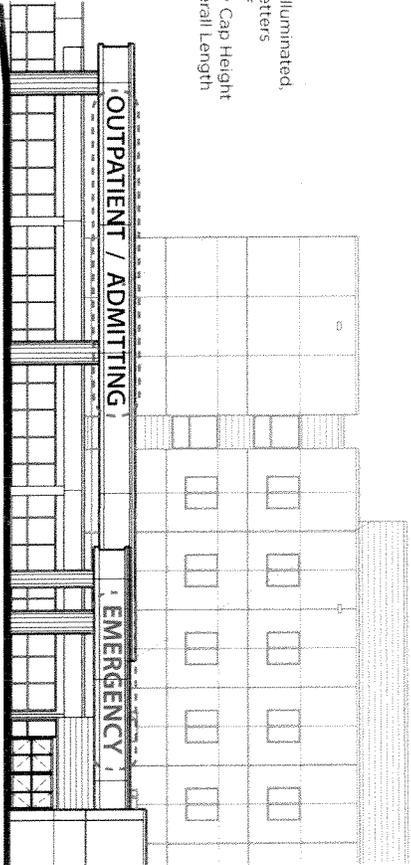


2 West Elevation /
1/20" = 1'-0"

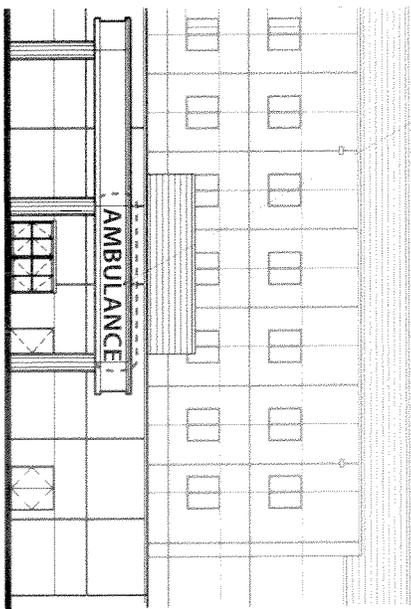
Internally Illuminated,
Face Lit Letters
7175 total sf
3'-0" Copy Cap Height
23'-9" Overall Length

Internally Illuminated,
Face Lit Letters
7625 total sf
3'-0" Copy Cap Height
25'-5" Overall Length

Internally Illuminated,
Face Lit Letters
159 total sf
3'-0" Copy Cap Height
53'-0" Overall Length



1 South Elevation /
1/20" = 1'-0"



**PALMDALE
REGIONAL
MEDICAL
CENTER**
PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER

UHS
Universal Health Services, Inc
367 South Gulph Road
King of Prussia, PA 19406
T 610.768.3300

ARCHITECT

HKS
HKS Architects, Inc
1919 McKinney Ave
Dallas, TX 75201
T 214.969.5599
F 214.969.3397

HKS | EGD

HKS JOB NO
07980.008

DATE
21 APRIL 2009

E8
CANOPY
IDENTIFICATION

SHEET

SP.E8a

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

OWNER

ARCHITECT



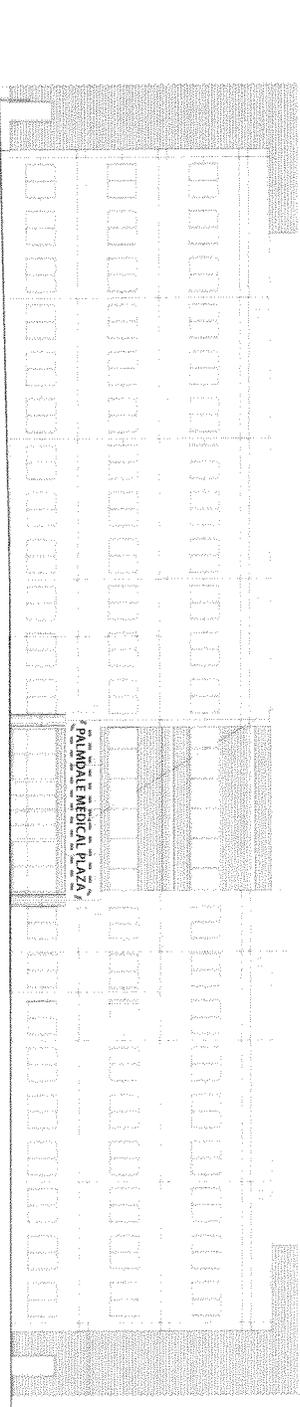
HKS Architects, Inc.
1919 McKinney Ave.
Dallas, TX 75201
T 214 969 5599
F 214 969 3397



HKS JOB NO
07980.008

DATE

21 APRIL 2009



Non-Illuminated Letters
40.5 total sf
1'-6" Copy Cap Height
27'-0" Overall Length

1 West Elevation /
1/20"=1'-0"

E8

MO.B. CANOPY
IDENTIFICATION

SHEET

SP.E8B

HIKS | EGD

THE FACILITY & AVIATION
TRAVEL & LEASING GROUP
111 214 9600 0306