PARK PLAZA

SIGN CRITERIA

4611, 4621, 4631 & 4635 EAST AVENUES
PALMDALE CALIFORNIA

National Sign & Marketing Corporation
4881 Murrieta Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.591.5356 • Toll Free: 877.877.NSMC
1. Purpose: The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified, attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.

2. City Approval: Prior to sign fabrication, the occupant shall submit three (3) copies of drawings of the proposed sign or signs to the City of Palmdale, California.

3. Permits: The occupants or the occupants' sign contractor shall secure a sign permit from the City of Palmdale, California by submitting three (3) copies of fully dimensioned scaled drawings as follows:
   a. A site plan showing the location of the occupant space on the site.
   b. A detailed elevation of the occupant lease space drawn to scale and showing sign or signs placement and occupant space width, showing all colors, materials, dimensions and copy.
   c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
   d. Any other drawings, details and information as required by the City of Palmdale, California.

4. Cost of Permits: All permits for signs and the installation thereof shall be obtained by the occupant's sign contractor and paid for by the occupant.

5. Compliance with Codes: All signs and the installation thereof shall comply with all current local zoning, building and electrical codes.
1. Fasteners: All exterior signs, bolts, fastenings and clips shall be cadmium plated steel, aluminum, brass or bronze. No black iron or other rust prone materials of any type will be permitted.

2. Conduit Opening: All penetrations of the building structure required for sign installation and which have been approved in writing by the property owner of the occupants premises, shall be neatly sealed in a watertight condition.

3. Labels: A U.L. label must be placed on every separate electrical sign element (each channel letter and/or sign cabinet). All required labels must be placed in a conspicuous location. No other labels are allowed.

4. Exposed lamps or tubing will not be permitted.

5. No raceways or cabinet type signs allowed except for logo type cabinets.

6. Concealment of Mechanical Equipment: Raceways, crossovers, conductors, Transformers and other equipment shall be concealed.

7. Repair of Damages: The occupant is responsible for the work of its sign contractors.

8. Responsibility for work: The occupant shall be fully responsible for the work of its sign contractors.

9. Cost of Electricity: Electrical service to all signs shall be the occupant's meter and shall be part of the occupant's operational costs.
1. Hours of Business and Telephone Numbers: Limited to no more than 180 square inches or 10% of window area, whichever is less, for each business frontage with a customer entrance.

2. Flashing Signs: Animated, flashing or audible signs will not be permitted.

3. Lettering painted directly on a building surface, including windows will not be permitted.

4. Projections above or below the designated sign area will not be permitted.

5. Temporary Signs: All banners, balloons, streamers, placards or portable signs, which direct, promote, attract, service, or which are otherwise designed to attract attention are prohibited.

6. Rectangular sign cabinets (except logo elements) are not allowed.
1. Substitutions: All companies bidding to manufacture and install an occupant's signs are advised that no substitutes will be accepted by the landlord whatsoever, unless so indicated in the specifications which are approved in writing by the landlord. Signs that deviate from these criteria without such approval must be removed at the occupant's expense.

2. Insurance: The occupant's sign fabrication and installation company shall carry Worker's Compensation and Public Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of One Million Dollars ($1,000,000.00) combined single limit.

3. Erection: The occupant's sign company shall completely erect and connect (including all wiring) the subject sign in accordance with these criteria and all local zoning, building and electrical codes.
1. Approval Required: All signs shall be attached to the building only at a location approved by the landlord and the City of Palmdale, CA.

2. Main Building ID Sign: The main business identification sign shall be located on the building fascia at a location approved by the landlord and the City of Palmdale, CA.

3. Window Sign: The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.

4. Suite Number Sign: The suite number or address of the lease space shall be centered above the door 4” high with white vinyl film.

5. Sign type: Tenants signs shall be composed of channel letters with front and halo illumination.
   a. The aggregate sign area (all signs on one wall) shall not exceed paragraph #6 below.
   b. Sandblasted or painted signs are not permitted.

6. Sign Size: Tenants signs shall be limited to one (1) square foot of signage per one (1) foot of linear frontage of the tenant lease space. Tenants on each end of the building shall be allowed an additional sign on the side street frontage elevation and shall be limited to one (1) square foot of signage per linear side of lease space.
   a. Sign Height: Primary Sign maximum sign height shall be 24” for the primary name with a 36” logo element. Logo elements shall not exceed 25% of the sign area.
   b. Sign Length: All wall signs shall not exceed 80% of the tenant lease space.
   c. Sign Projection: Not to exceed 7” from the face of the building.
   d. Minimum Signage: all tenants shall have a minimum of 20 Square feet.
   e. All signs shall be centered on the sign area with equal space top and bottom and side to side.
   f. No sign shall exceed 100 square feet.

7. Materials:
   a. Sign Face: Acrylic sheet (i.e. Plexiglas). Landlord must approve colors prior to sign permit submittal.
   b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
   c. Letter return depth: Not to exceed 7” from the face of the building.
   d. Trim cap size: ¼” for 24” letters and 1” for 36” logo elements.

8. Lighting:
   a. All signs shall be 30ma low output neon with no exposed tubing.
   b. All signs to be U.L. listed.
FACE-LIT CHANNEL LETTERS (TYP.)

FACE:  Face Lit Channel Letters or Semi-Individual Channel Letters; Acrylic to match approved colors.

TRIM CAP:  Trim cap to match faces or Corporate colors.

RETURNS:  Paint to match faces & trim cap, building or Corporate colors.

LOGOS:  White Plexiglas face with 3M vinyl films. No color restrictions.
Examples of Tenant Wall Signs

Jewelry
80% of lease space (maximum)

Sunset Cleaners
80% of lease space (maximum)

Pharmacy
80% of lease space (maximum)

SIGN CRITERIA
Building "C" Elevations

PARK PLAZA
4607 AVENUE "S", PALMDALE, CA 93552

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Buildings D, E & F - Elevations

SOUTH ELEVATION (BUILDING - F)

EAST ELEVATION (BUILDING - D, E & F)

SIGN CRITERIA
LAND USES
EXISTING PARCEL NO 2 IS CURRENTLY VACANT, PARCEL 1 ONLY CONTAINS A SINGLE FAMILY STRUCTURE TO BE DEMOLISHED

APN 3023-008-023
APN 3023-008-049

EXISTING USES = ONE SINGLE FAMILY RESIDENCE
PROPOSED USES = RETAIL, RESTAURANTS, COFFEE SHOP, MEDICAL OFFICE AND PROFESSIONAL OFFICE SPACE.

GROSS AREA OF PROPERTY 5.6 ACRES = 24,181.6 SQ. FT.
NET AREA AFTER DEDICATION 5.1 ACRES = 21,868.3 SQ. FT.

OCCUPANCY: B2, B, A3

LEGAL DESCRIPTION

PARCEL 1:

PARCEL 2: