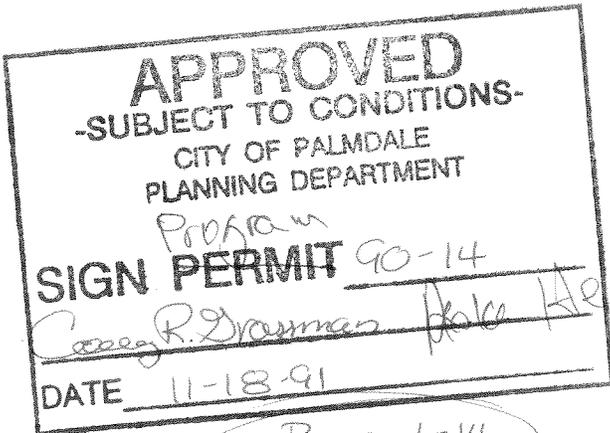


RANCHO VISTA PLAZA

PALMDALE, CALIFORNIA



LHA JOB NO. 8834

MARCH 9, 1990

Pages 1-14

This program shall not apply to the outparcels; therefore all outparcels shall obtain sign permit approvals from the Planning Dept. conforming to the city sign ordinance.

DEVELOPER:

RANCHO VISTA DEVELOPMENT COMPANY
40701 RANCHO VISTA BOULEVARD #360
PALMDALE, CALIFORNIA 93551
(805) 943-2533

ARCHITECT

LEIDENFROST/HOROWITZ & ASSOCIATES
1033 VICTORY BOULEVARD
GLENDALE, CALIFORNIA 91201
(818) 246-6050

These criteria have been established for the purpose of assuring an outstanding shopping center and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

A GENERAL REQUIREMENTS

1. Each tenant shall submit or cause to be submitted to the Landlord/Developer for approval BEFORE FABRICATION at least four copies of detailed drawings indicating the location, size, layout design and color of the proposed signs, including all lettering and/or graphics.
2. All permits for signs and their installation required by the City of Palmdale, California shall be obtained by the tenant or tenant's representative prior to installation.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All signs shall be constructed and installed at tenant's expense.
5. All signs shall be reviewed by the Landlord/Developer and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design shall remain the sole right of the Landlord/Developer.
6. Tenant sign contractor will be responsible for obtaining all required City approvals.

B GENERAL SPECIFICATIONS

1. Tenant signs will be internally illuminated individual letters mounted to a raceway. Refer to detail sheets attached Drawings.
2. No audible, flashing or animated signs will be permitted.
3. Under canopy signs shall be restricted to a maximum of 2.3 square feet of sign area. See Drawing Detail on Drawing No. 5 & 6.
4. Tenant shall be responsible for the installation and maintenance of all signs.
5. The width of the tenant fascia sign shall not exceed 70% of the storefront. Sign shall center on store unless prior approvals are obtained from the Landlord/Developer.
6. Tenant's Sign Contractor shall repair any damage to any work caused by his work.
7. Tenant shall be fully responsible for the operations of the tenant's sign contractor.
8. Electrical service to all signs will be connected to the house meter by means of a sign outlet provided by the Landlord/Developer.

C. CONSTRUCTION REQUIREMENTS

1. Letter fastening and clips are to be concealed and be of galvanized, stainless aluminum, brass or bronze metals.
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 storefronts and the overall design concept of the center.
4. Design, layout and materials for tenant 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.
5. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

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 gold leaf or decal application 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 glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without the written previous approval of the Landlord/Developer.
3. Each tenant who has a non-customer door for receiving merchandise may apply his name and address on said door in 2" high block letters and in a location as directed by the Project Architect. Where more than one Tenant uses the same door, each name and address may be applied. Color of letters shall match Ameritone #189A Bark Brown. No other rear entry signs will be permitted.
4. Contractors installing signs are to be state register contractors and are to have a current city business license.

- MAJOR CHAIN STORE TENANTS
1. The provisions of this exhibit shall not be applicable to the identification signs of Markets, Drug Stores, or other occupants designated by the Landlord/Developer as a "Major or Chain Store Tenant". These occupants may have their usual identification signs on their buildings, the same as exist on similar buildings operated by them elsewhere. However, all signs must be architecturally compatible with the shopping center, they must be approved by the Landlord/Developer, and they must conform to city sign ordinances. There shall be no signs which are roof mounted, flashing, moving, or audible.

F RACEWAY FABRICATION

1. All raceways will be fabricated from 22 guage paint LOC sheet metal with the interior and exterior primed and painted. The exterior will be finished with Tex-coat stucco like finish, painted and textured to match Building (Highland #2 Smoke).
2. All raceways shall be 8" by 8" and fabricated per UL specifications. The length of the raceway must not exceed beyond the letters on each side.
3. All raceways to be installed at the centerline of the letter height, Stiffeners are to be used on any letters over 18 inches in height, as necessary.
4. Access to interior of raceway to be either weather proofed access doors at necessary locations or removable cap. If removable cap is used, top of raceway is to be reinforced with 22 gauge 1 1/4" pop riveted straps located 24 inch on center.
5. See sample drawing attached.

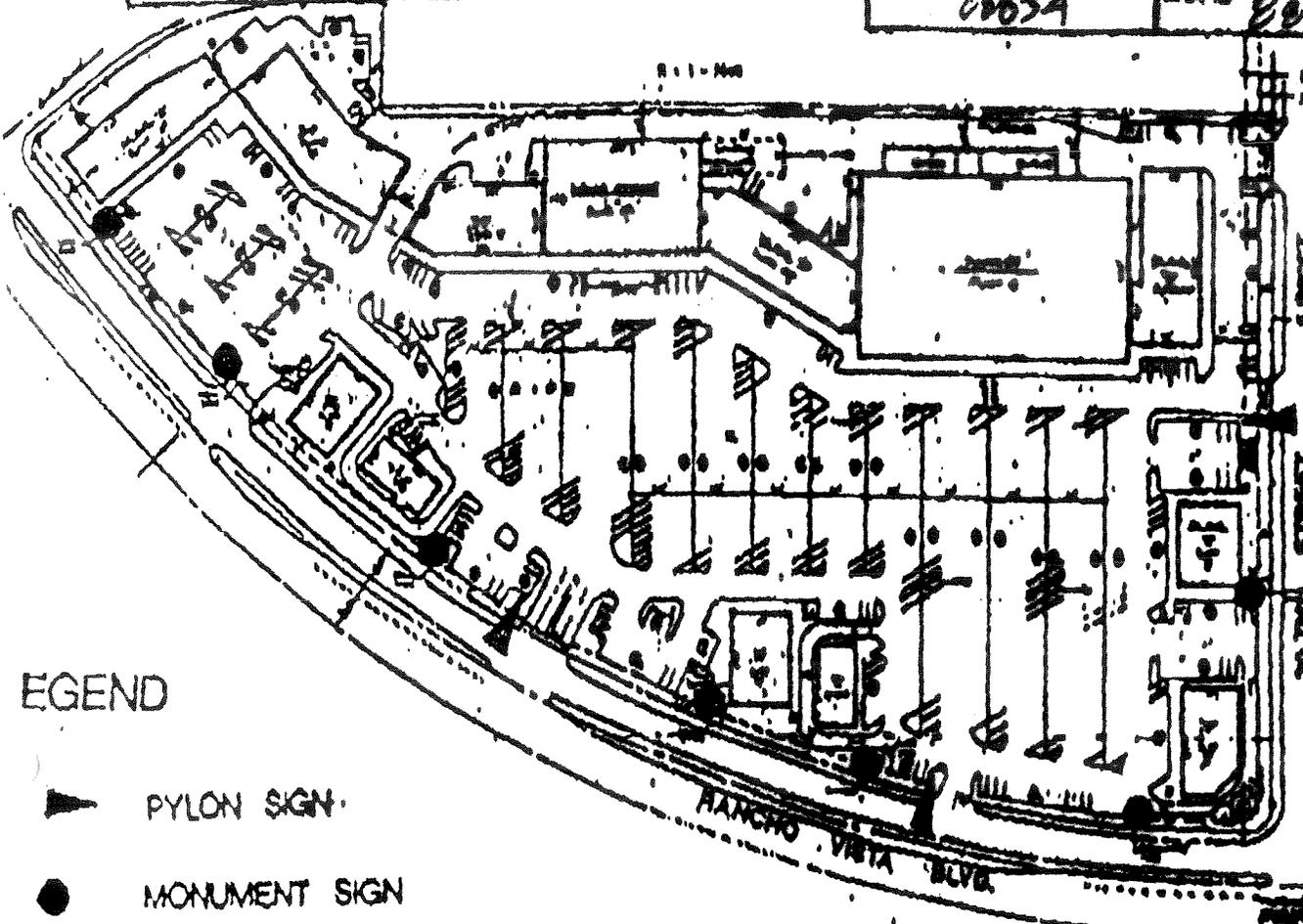
SEE CASE TO DISCUSS

FAX Transmittal Memo		NO. OF PAGES
TO: RAY MIGATA *	FROM: N.MATIC	
COMPANY: RVDC	COMPANY: Leidenfrost / Horowitz & Assoc.	
FAX NO: 905/943-8110	PHONE NO: (818) 246-0000	
TDX NO:	LMA ID: 88-34	

I'll call to discuss

FAX Transmittal Memo		NO. OF PAGES
TO: DAVID KOONTZ	FROM: NOEL M	
COMPANY: PLANNING	COMPANY: Leidenfrost / Horowitz & Assoc.	
FAX NO: 905/274-7613	PHONE NO: (818) 246-0000	
TDX NO: 08634	LMA ID: 88-34	

5-28-91



EGEND

- ▶ PYLON SIGN
- MONUMENT SIGN



NOTE : MAXIMUM NUMBER OF MONUMENT SIGNS SHALL NOT EXCEED SIX (6) AS PREVIOUSLY APPROVED. HOWEVER, OWNER RESERVES THE RIGHT TO USE ANY SIX OF THE INDICATED LOCATIONS.

REV. : MAY 21, 1991

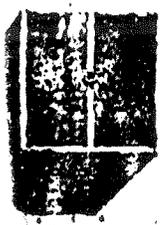
APPROVED

DP. Koontz 5-29-91
Planning Department

SIGN CRITERIA

SIGN LOCATION PLAN

88-34



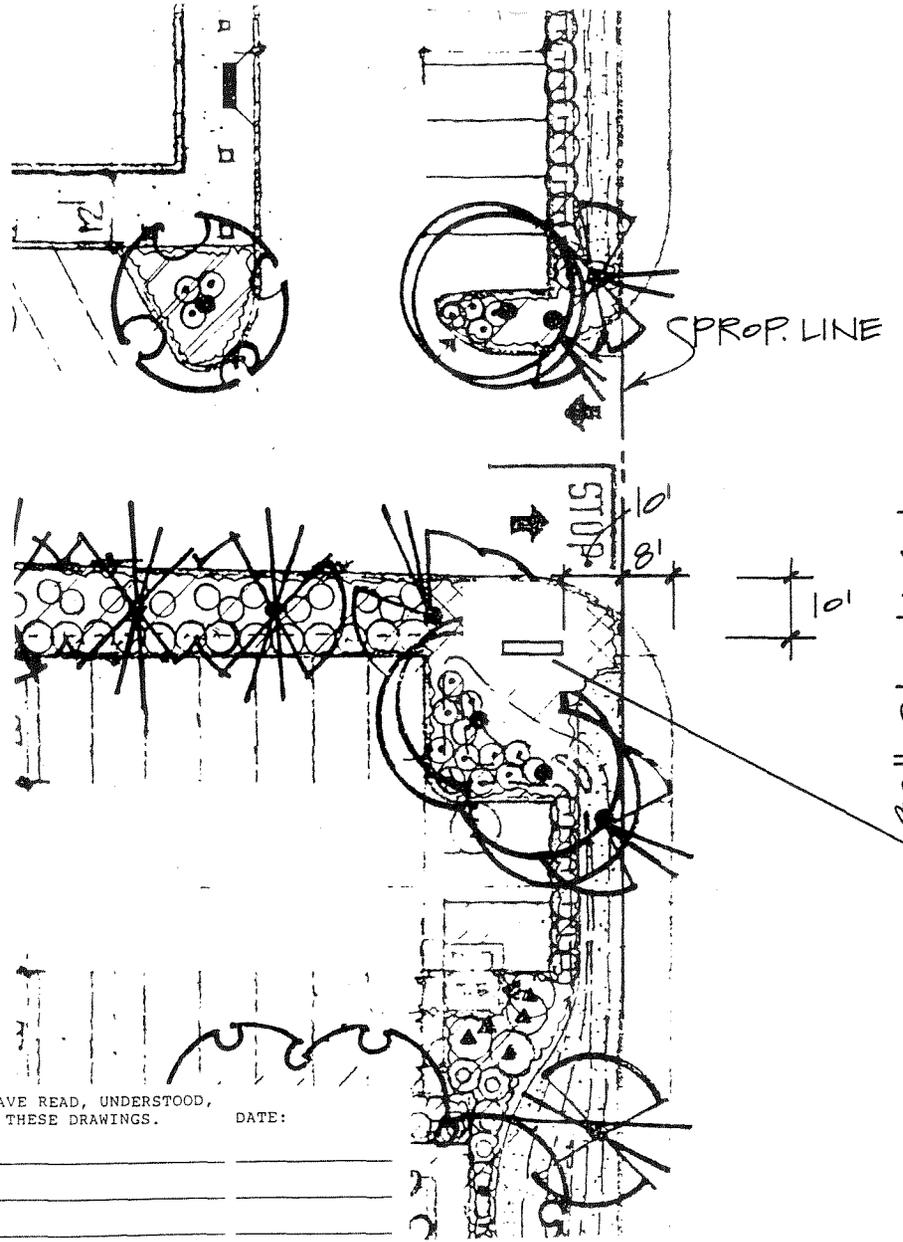
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
1858 Victory Boulevard
Glendale, California 91201
(818) 246-0000
Oscar E. Leidenfrost, A.I.A.
Herbert N. Horowitz, A.I.A.

Sign Program
90-14

SCALE: AS SHOWN
DATE: MAR. 9/90

1 OF 7

(5)



ITEM
1

SIGN TYPE
MAJOR TENANT PYLON

LOCATION
PLAN

STATUS
FINAL

QUANTITY
SHOWN

DRAWN BY
TD

DATE
8/19/91

SCALE
1" = 20' - 0"

JOB NO.
DF-1248-1

APPROVED
-SUBJECT TO CONDITIONS-
CITY OF PALMDALE
PLANNING DEPARTMENT

SIGN PERMIT 90-14
Calvin R. Green *Mark H. ...*

DATE **11-15-91**

(6)

(13)

30th Street West

I ACKNOWLEDGE THAT I HAVE READ, UNDERSTOOD,
AND RECEIVED A COPY OF THESE DRAWINGS. DATE: _____

CLIENT: _____

CITY: _____

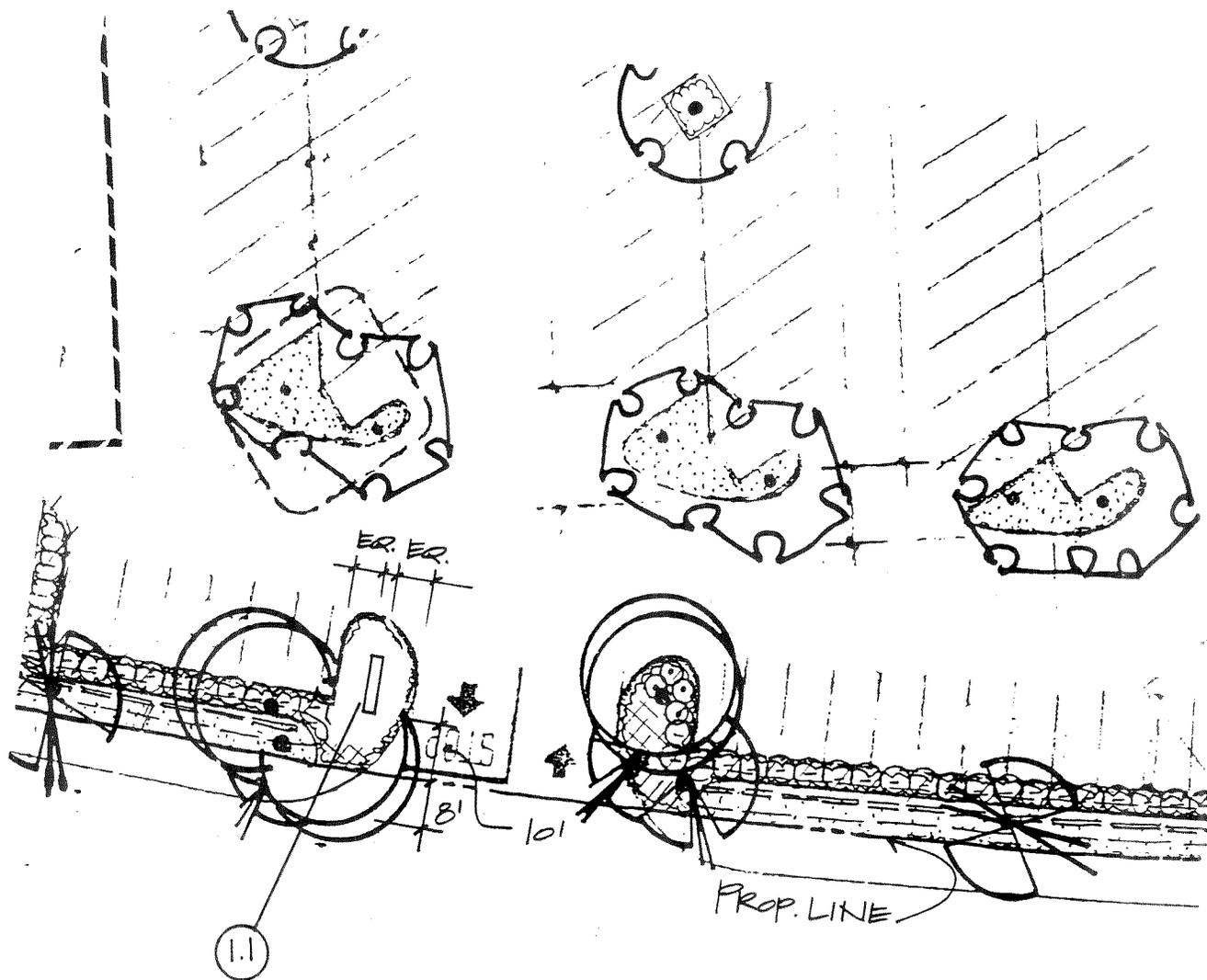
SUB-CONTRACTOR: _____



SIGNAGE SOLUTIONS

1219 N. Tustin Ave.
Anaheim, CA 92807
714/632-9972
FAX 632-9976

(E)



Rancho Vista Blvd.

APPROVED
 SUBJECT TO CONDITIONS
 CITY OF ANAHEIM
 PLANNING DEPARTMENT

SIGN PERMIT 90-14
 CROSS R. S. [unclear]
 DATE 11-15-91

ITEM
1

SIGN TYPE
MAJOR TENANT Pylon

LOCATION
PLAN

STATUS
FINAL

QUANTITY
SHOWN

DATE
8/19/91

SCALE
1" = 20'-0"

JOB NO.
DF-1248-1

I ACKNOWLEDGE THAT I HAVE READ, UNDERSTOOD,
 AND RECEIVED A COPY OF THESE DRAWINGS. DATE:

CLIENT: _____

CITY: _____

SUB-CONTRACTOR: _____



SIGNAGE SOLUTIONS

1219 N. Tustin Ave.
 Anaheim, CA 92807
 714/632-9972
 FAX 632-9976

00



ITEM

1

SIGN TYPE
MAJOR
TENANT
PLAN

LOCATION
PLAN

STATUS

FINAL

QUANTITY

SHOWN

DRAWN BY

TD

DATE

10/19/91

SCALE

1" = 20' - 0"

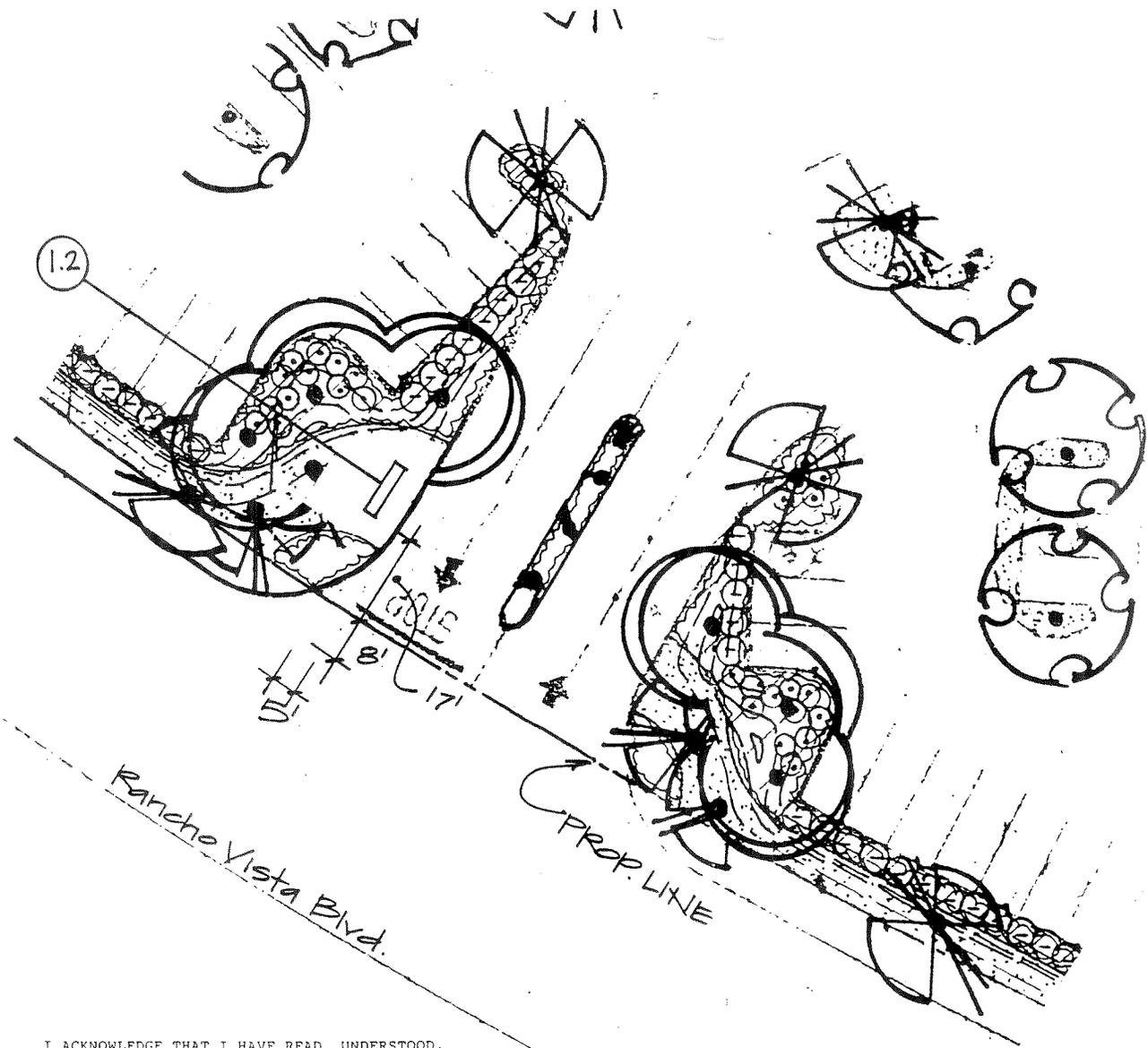
JOB NO.

DF-1248-1

SIGNAGE
SOLUTIONS



1219 N. Tustin Ave.
Anaheim, CA 92807
714 / 632 - 9972
FAX 632 - 9976



I ACKNOWLEDGE THAT I HAVE READ, UNDERSTOOD,
AND RECEIVED A COPY OF THESE DRAWINGS. DATE: _____

CLIENT: _____

CITY: _____

SUB-CONTRACTOR: _____

6

DESCRIPTION

Double faced, internally illuminated, sheet metal cabinet mounted in dryvit structure. Faces to be lexan with only copy illuminating.

COLOR SCHEDULE:

- (A) CTM Frazee #4340W 'Patina'.
- (B) CTM Frazee #4343M 'Original Cinnamon'.
- (C) CTM Frazee #5760W 'White Shadow'.
- (D) Quarry Tile Co. 'Winter-Green'.
- (E) CTM Rohm & Haas #2103 Green.
- (F) CTM Frazee #4894D 'Island'.
- (G) CTM Frazee #5432M 'Aluminum'

APPROVED
-SUBJECT TO CONDITIONS-
 CITY OF PALMDALE
 PLANNING DEPARTMENT

SIGN PERMIT 90-14
Conroy R. Dreyman *Atty Gen*

DATE 11-15-91



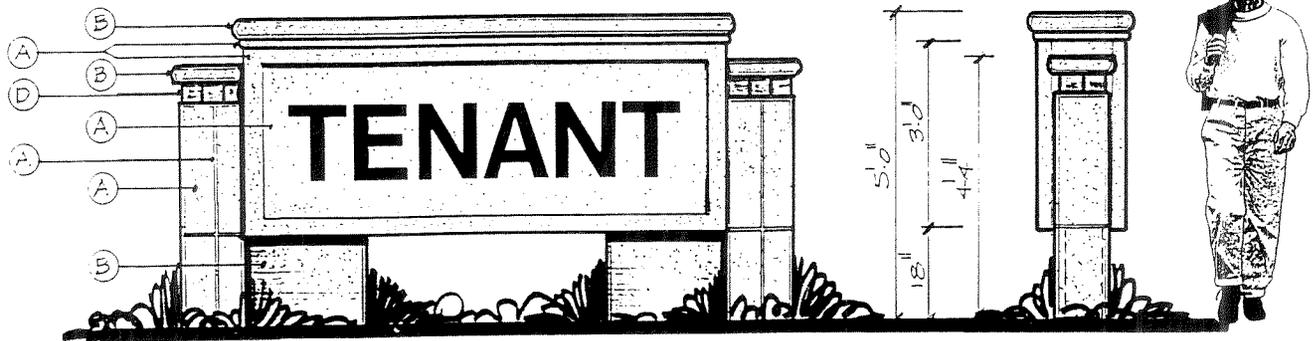
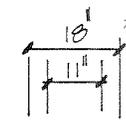
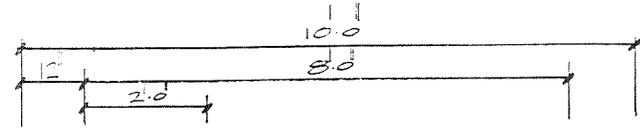
ITEM
2

SIGN TYPE
MAJOR TENANT MONUMENT

OPTION

*Quantity of this sign's space not exceed 6

*Signs shall be setback a minimum of 10' from the property line



STATUS
FINAL DESIGN

QUANTITY
SIX

DRAWN BY
CH

DATE
6/18/91

SCALE
1/2" = 1'-0"

JOB NO
DF-1248-1

SIGNAGE SOLUTIONS

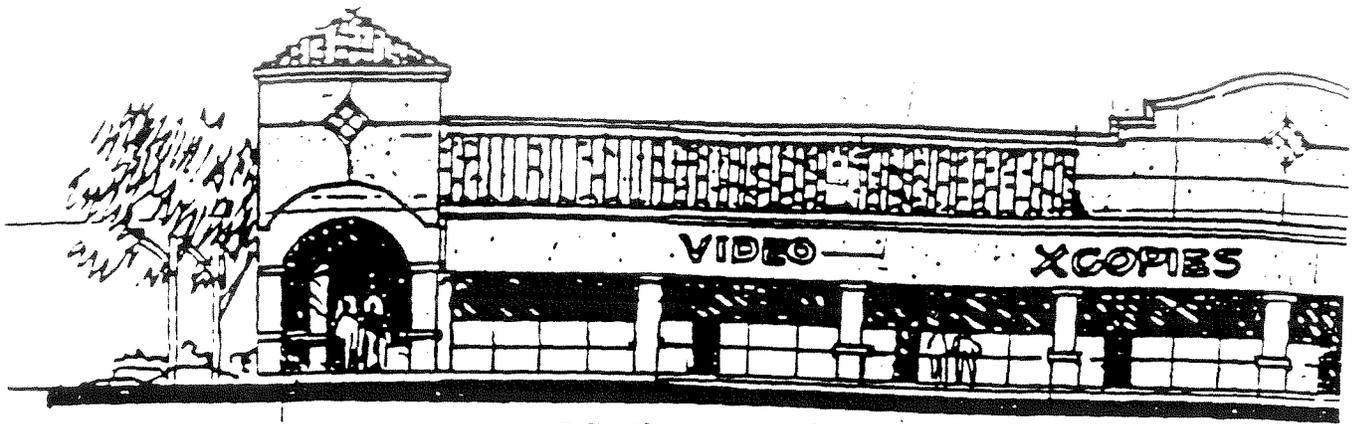
1219 N. Tustin Ave
 Anaheim, CA 92807
 714/632-9972
 FAX 632-9976

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 submission to a proposed client these drawings are not released with the above mentioned 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 of your business or organization, without the above mentioned consent. The client agrees to pay twenty five percent (25%) of the retail production price of the drawings to SIGNAGE SOLUTIONS; upon demand thereof, if said drawings are used or reproduced in whole or in part by any other business or firm other than SIGNAGE SOLUTIONS.

CLIENT _____ APPROVED BY _____ DATE _____

6



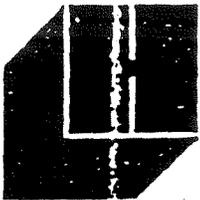
STOREFRONT WIDTH
 TYPICAL TENANT SIGNAGE

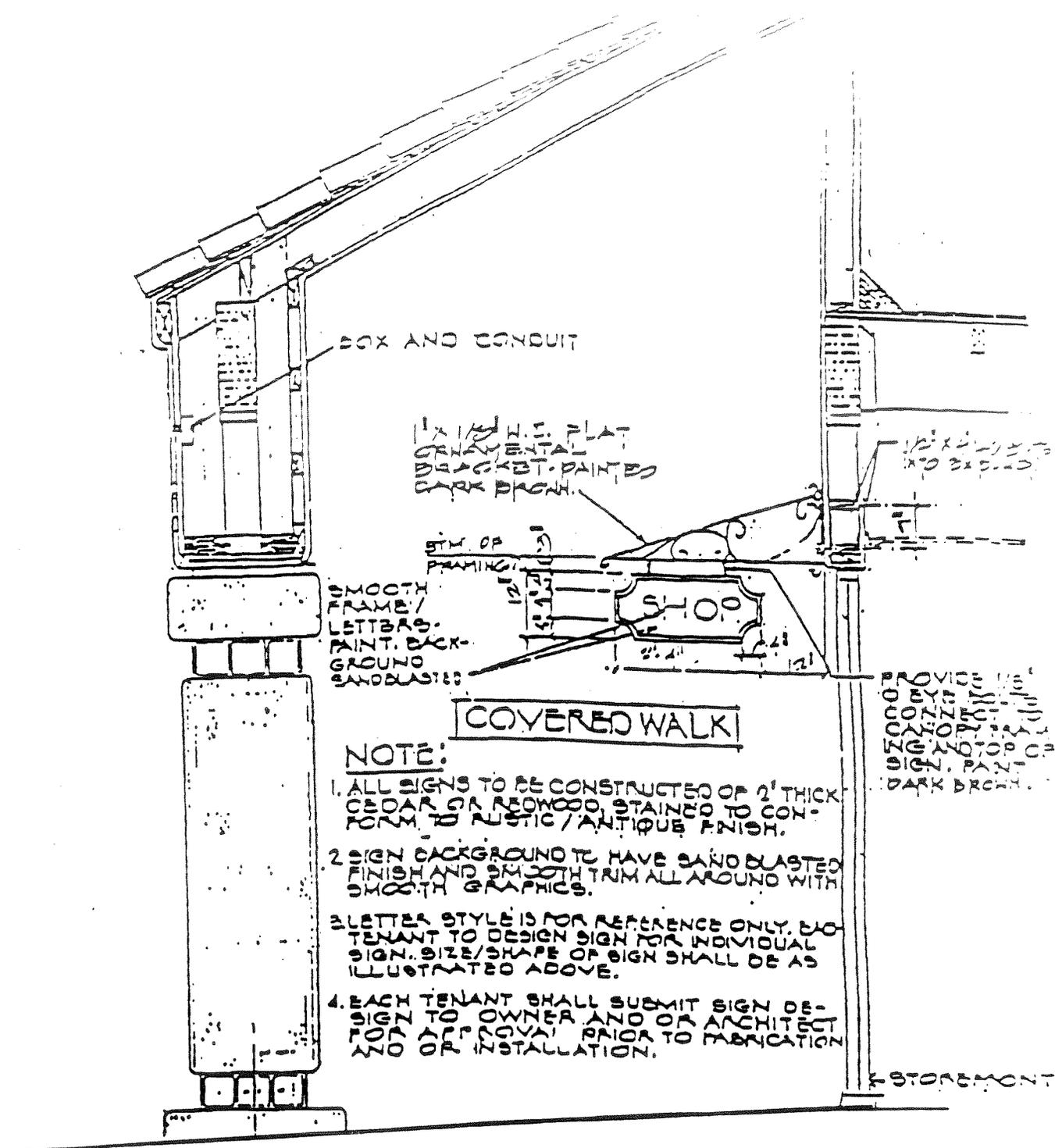
NOTES:

1. INTERNALLY ILLUMINATED INDIVIDUAL LETTERS.
2. SIGN WIDTH SHALL NOT EXCEED 70% OF STOREFRONT WIDTH.
3. 24" MAXIMUM LETTER HEIGHT.
4. INDIVIDUALLY COLORED PLASTIC LETTERS WITH GOLD TRIM AND DARK BROWN RETURNS, OR OTHER COLORS THAT ARE APPROVED BY LANDLORD/DEVELOPER.
5. COLOR OF LETTERING SHALL BE SUBJECT TO APPROVAL BY OWNER, ARCHITECT AND GOVERNMENT AGENCIES.
6. COLORS SHOULD BE BASIC EARTHTONES. RECOMMENDED COLORS ARE:

YELLOW	#2456	#2016
GREEN	#2030	#2108
ORANGE	#2364	#2119
RED	#2283 #2662	#2157
BLUE	#2648	#2051
BROWN	ALL SHADES	
TURQUOISE	#2308	
RUST	ALL SHADES	
WHITE	#7328	#7420
IVORY	#2146	

OR OTHER COLORS PUSANT TO LANDLORD REVIEW AND APPROVAL

SIGN CRITERIA	TYPICAL TENANT SIGNAGE	JOB. NO.: 88-34
 <p>ARCHITECTS LEIDENFROST/HOROWITZ & ASSOCIATES 1833 Victory Boulevard Glendale, California 91201 (818) 246-6680</p> <p>Oscar E. Leidenfrost, A.I.A. Herbert H. Horowitz, A.I.A.</p> <p style="text-align: right;">C 4557 C 4478</p>	SCALE: AS SHOWN	
	DATE: MAR. 9/	
	4 OF 7	



SIGN CRITERIA

ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES

1833 Victory Boulevard
Glendale, California 91201
(818) 248-8036

Oscar E. Leidenfrost, A.I.A.
Herbert H. Horowitz, A.I.A.

C 4567
C 4478

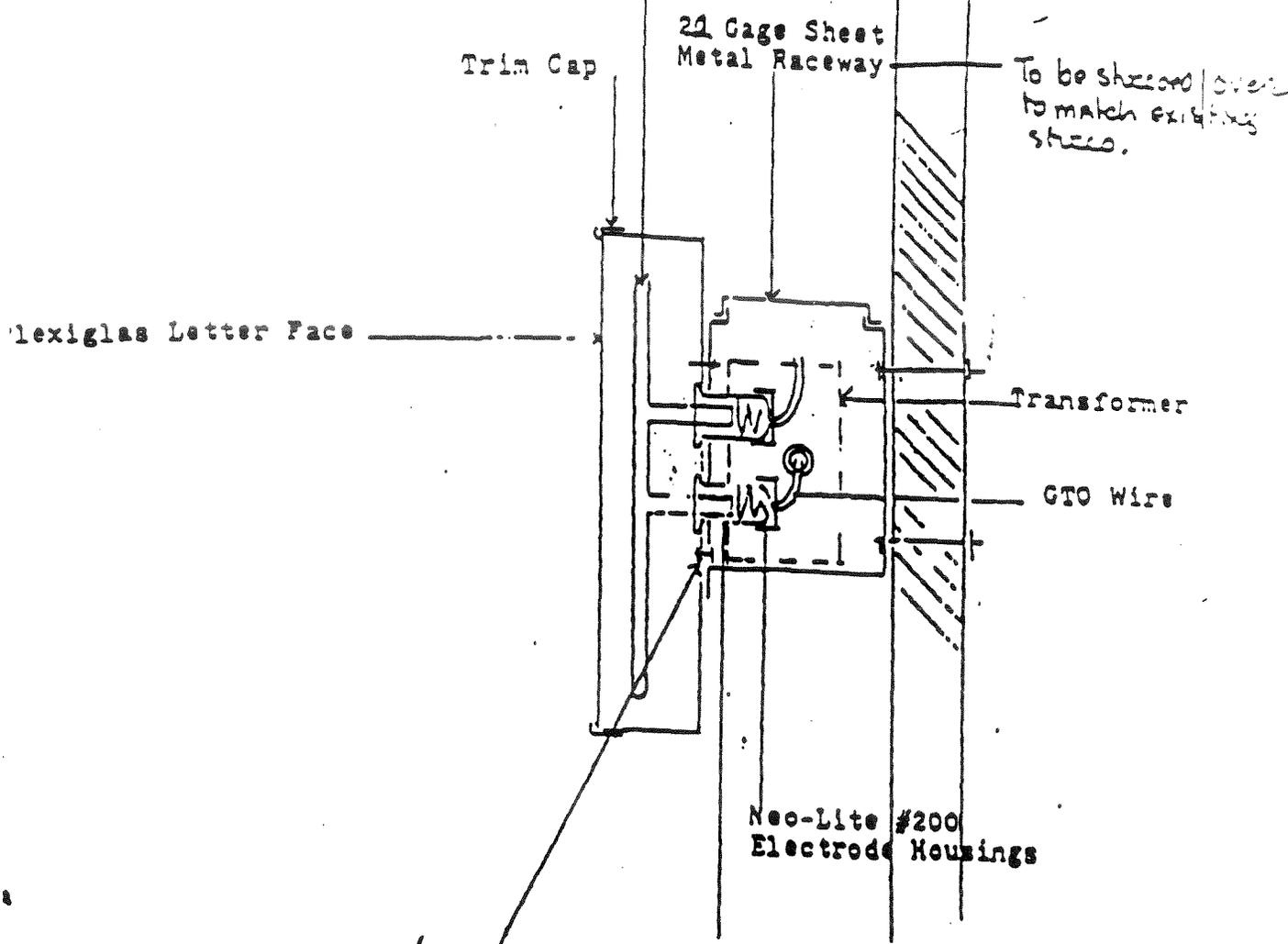
JOB. NO.:
88-34

SCALE:
AS SHOWN

DATE:
MAR. 9/90

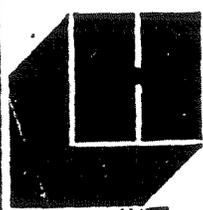
5 OF **7**

(12)



Letter Attached to Raceway with $\frac{1}{4}$ nuts, bolts & washers.

STANDARD LETTER TO RACEWAY PER UL SPECIFICATIONS

SIGN CRITERIA		JOB NO. 88-34
	ARCHITECTS LEIDENFROST/HOROWITZ & ASSOCIATES 1833 Victory Boulevard Glendale, California 91201 (818) 246-8888	SCALE: AS SHOWN
	Oscar E. Leidenfrost, A.I.A. Herbert H. Horowitz, A.I.A.	DATE: MAR. 9/9
C4557 C4478		7 OF 7

14