

SIGN CRITERIA

FOR

SHOP BUILDING 'A'

LOCATED AT

~~38700 TIERRA SUBIDA AVENUE~~ SEC LOWES DR + TRADE  
PALMDALE, CALIFORNIA CENTER DR

DEVELOPER:

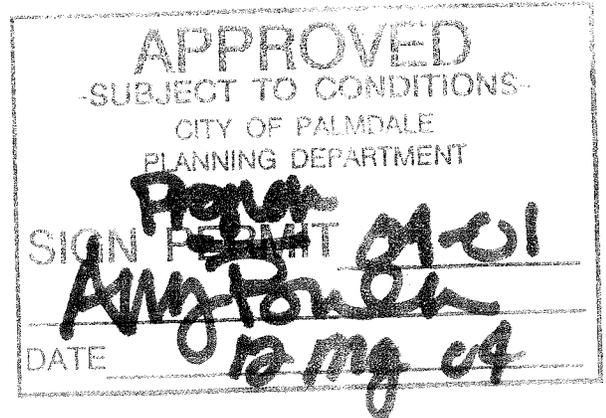
MENDICO - II, LLC  
8787 TURNPIKE DRIVE, SUITE 260  
WESTMINSTER, COLORADO 80030

APRIL 26, 2004

LHA ID 23015-B

ARCHITECT

LEIDENFROST/HOROWITZ & ASSOCIATES  
1833 VICTORY BOULEVARD  
GLENDALE, CALIFORNIA 91201  
(818) 246-6050



## SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding shopping center sign program for the community and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed nonconforming 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 Project Architect and Owner 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 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 Owner and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner.
6. Tenant sign contractor to be responsible to obtain all required city approvals.

### **B. GENERAL SPECIFICATIONS**

1. Major tenant signs will be internally illuminated individual channel letters - minimum 24 GA. G.I. metal with 1/8" plastic face (no cross over neon or wiring permitted). No exposed raceway mounting permitted.
2. Tenant signs on sign fascia will be internally illuminated individual channel letters or, sign cabinets (minimum 24 GA, G.I. metal) with plastic face and recessed (no cross over neon or wiring permitted). No exposed raceway mounting permitted. Sign cabinet and letters shall be tailored and ornamented by tenant's specifications. Sign cabinet shall not be a generic rectangular box, but shall be a contoured cabinet that consists of one or more plexiglass plates that cannot be indiscriminately exchanged with non-specific plexiglass plates.
3. No audible, flashing or animated signs will be permitted.
4. No projections above or below the sign panel will be permitted. Sign must be within dimensioned limits as indicated on the attached drawings.
5. No script or other style of letter than that detailed will be permitted on sign panels unless it is part of an established trademark of the tenant, used in other locations, meeting the strict requirements and approval of the City of Palmdale, California.
6. Tenant shall be responsible for the installation and maintenance of all signs.
7. Wording of signs shall not include the product sold except as part of the tenant name or insignia.
8. Attached storefront and wall signs shall not exceed one-and-a-half (1.5) square feet per linear foot of building frontage. Secondary frontage signs shall not exceed one-and-a-half (1.5) square feet per lineal foot of building frontage.

9. Sign shall be centered on storefronts unless prior approvals are obtained from the Owner.
10. Tenant's sign Contractor shall repair any damage to any work caused by his work.
11. Tenant shall be fully responsible for the operations of the tenant's sign contractors.
12. Electrical service to all signs other than major tenant signage will be connected to a House meter.

**C. CONSTRUCTION REQUIREMENTS**

1. Letter fastening and clips are to be concealed and made of stainless steel, aluminum, brass or bronze metals. Letters may be attached by 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. In-line 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 these 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.
6. All copy shall be of Individual Channel Letters. All electrodes shall terminate at bottom of letter. All housings shall be of PK type; transformers shall not be visible from parking lot areas.

**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 (2) 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 materials, shall be permanently affixed or maintained upon the glass panes and supports of the show windows and doors, for more than sixty (60) days. The above shall not be hand drawn and shall not cover more than fifty percent (50%) of the fenestrations to provide 'transparency' of the show windows and doors.
3. 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 previous written approval of the Landlord and additional approvals, as may be required, from the City of Palmdale, California.
4. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Project Architect, in 2" high block letters, the tenant's name and address. Where more than one tenant uses

the same door, each name and address shall be applied. Color of letters shall match Frazee #5343M, Log Cabin.

5. Contractors installing signs are to be California State registered contractors and are to have a current city business license. All work shall be done in accordance with the governing agency's minimum standards. Tenant shall obtain all necessary permits.

**E. SPECIALTY NATIONAL TENANTS**

The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the Identification Signs of occupancy designated by the landlord as a "Specialty National Tenant" that may be located in the shop building, it being understood and agreed that these occupants may have their usual National 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 the Project Architect.

**F. IN-LINE SHOP TENANTS**

Refer to attached drawings for illustrations and limitations to site signage and requirements for composition and layout at the buildings.

1. Internally illuminated individual letters, ± 5" deep x 24" height (maximum).
2. Sign area shall not exceed one-and-a-half (1.5) square feet per linear foot of building frontage.
3. Sign area shall not exceed 70% of building frontage in length.
4. Color(s) of lettering and logo are subject to the Owners approval.
5. Existing tenant signage remains. New tenants signage to conform to this Sign Criteria.

G. SIGN COLORS

\*face colors:

Yellow #2465 #2016  
Green #2030 ##2108  
Orange #2564 #2119  
Red #2283 #2662 #2157  
Brown #ALL SHADES  
Blue #2648 #2051  
Turquoise #2308  
Rust #ALL SHADES  
White #7328 #7420  
Ivory #2146

RETURNS

.063 Aluminum  
5" deep, paint  
Bronze

TRIM CAP

3/4" Bronze

ILLUMINATION

15mm 6500  
White Neon  
30ma

OPTIONAL LETTER TREATMENT

NEON

Yellow  
Orange  
Deep Green  
Clear Blue  
Clear Red  
White

\* Color Reference Indicates Rohm & Haas Plexiglas

recommended copy styles:

**ARIAL BOLD AND ITALICS**

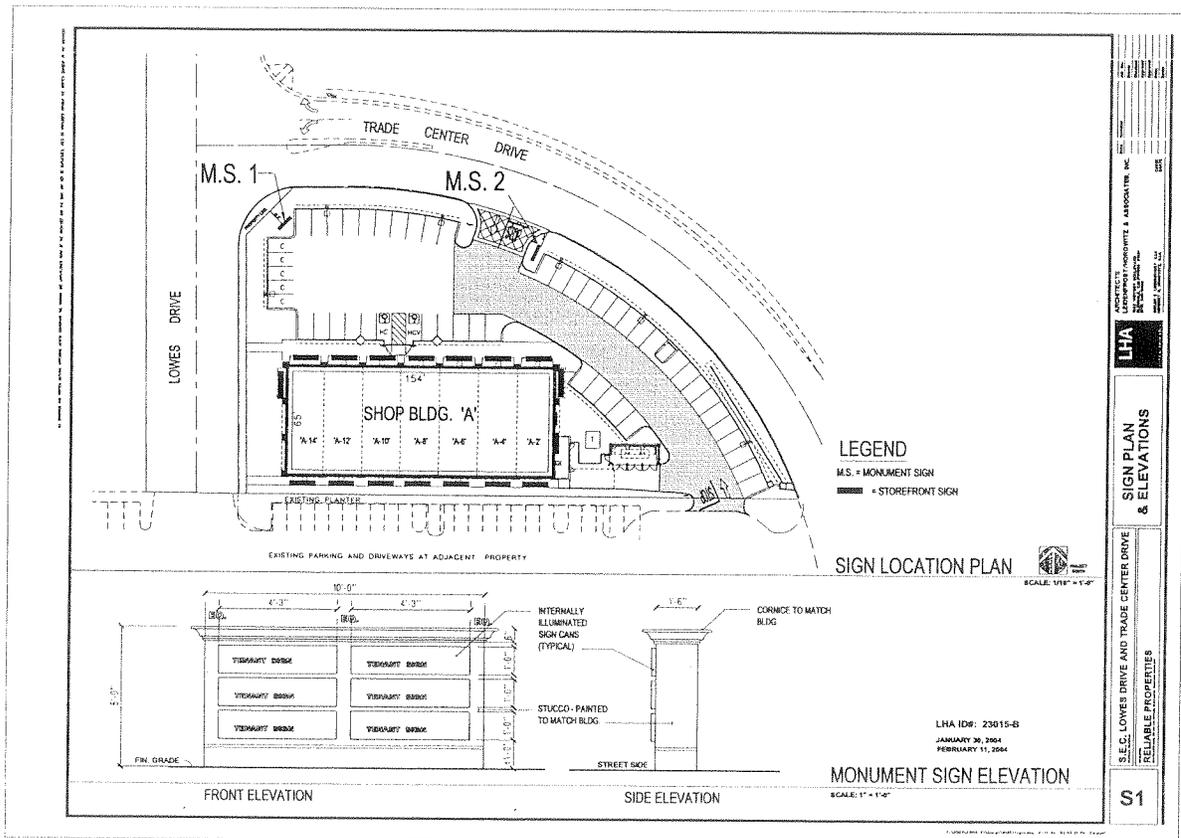
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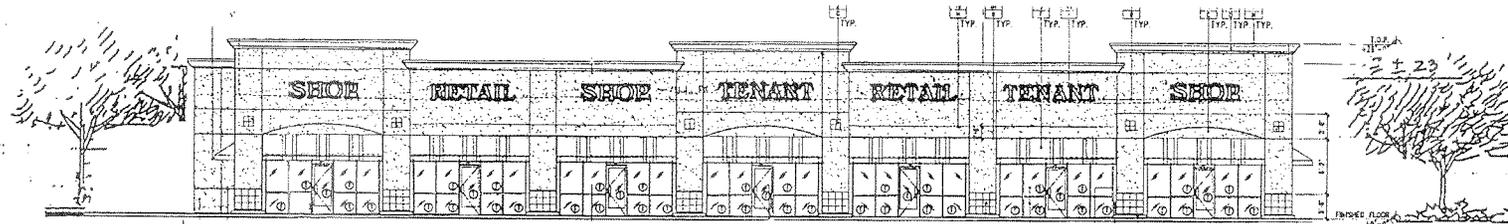
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**TIMES NEW ROMAN BOLD AND ITALICS**

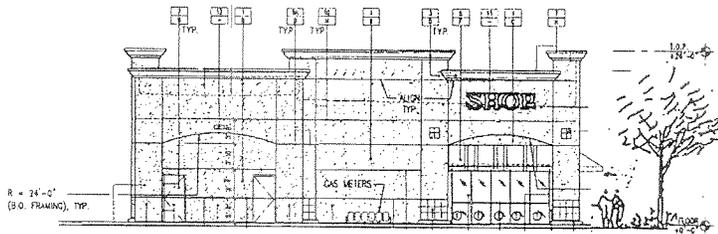
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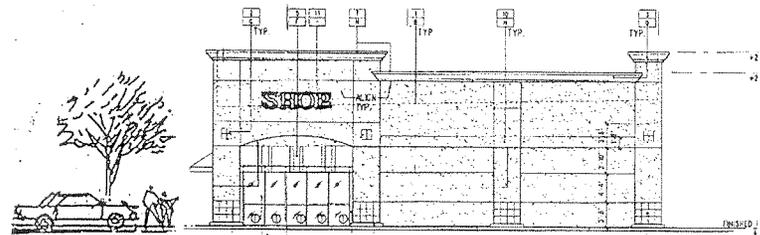




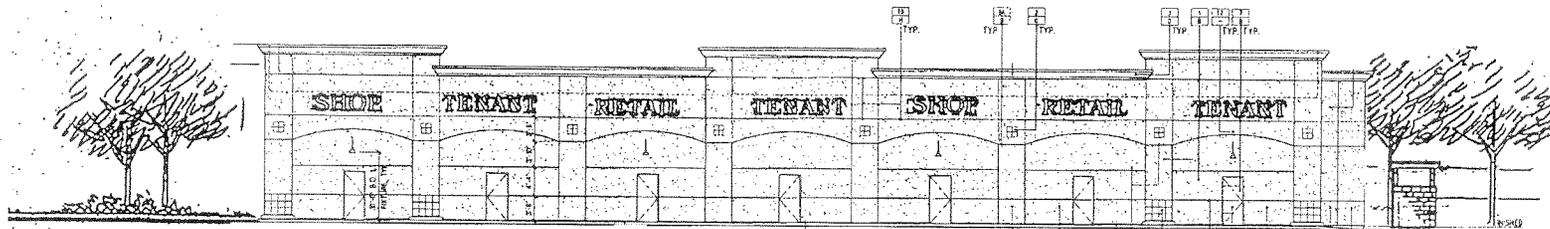
NORTH ELEVATION (FACING PARKING AREA)



EAST ELEVATION (FACING TRADE CENTER DRIVE)



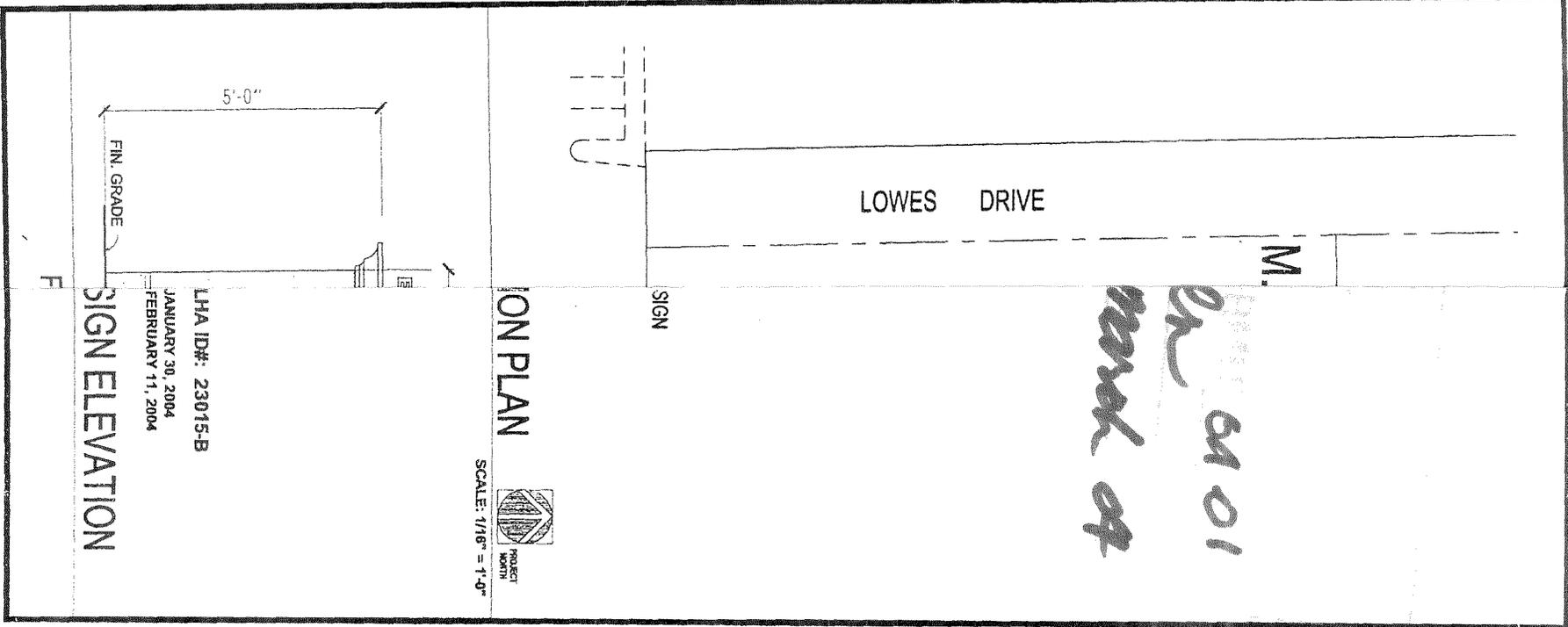
WEST ELEVATION (FACING LOWES DRIVE)



SOUTH ELEVATION

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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



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**S1**

**S.E.C. LOWES DRIVE AND TRADE CENTER DRIVE**  
PRINCETON, MICHIGAN

**RELIABLE PROPERTIES**  
FOR MORE INFO, PLEASE CONTACT US THROUGH TELEPHONE 800-468-8777

**SIGN PLAN & ELEVATIONS**



**ARCHITECTS**  
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 (818) 248-6660

**OSCAR E. LEIDENFROST, AIA**  
**HERBERT H. HOROWITZ, AIA**

Date:	Revised:	Job No.:
_____	_____	_____
_____	_____	Drawn:
_____	_____	Checked:
_____	_____	Appraised:
_____	_____	Approved:
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C4457  
 C4476