TIERRA SUBIDA SHOPPING CENTER
Tierra Subida Avenue & Elizabeth Lake Road
Palmdale, California

Developed By:

PALMDALE PROJECT PARTNERSHIP
C/O SHAPCO, INC.
1137 West Olympic Blvd. Suite 150
Los Angeles, California 90064
<table>
<thead>
<tr>
<th>ITEM</th>
<th>SIGN TYPE</th>
<th>QTY</th>
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<tbody>
<tr>
<td>1</td>
<td>Project/Tenant I.D. Sign</td>
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<tr>
<td>2</td>
<td>Tenant I.D. Monument</td>
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<tr>
<td>3</td>
<td>Major Tenant I.D.</td>
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<tr>
<td>4</td>
<td>Plaza Tenant I.D.</td>
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<tr>
<td>5</td>
<td>Pad Tenant I.D.</td>
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<td>8</td>
<td>Handicap Staff Sign</td>
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<td>9</td>
<td>Tenant Information Sign</td>
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**Criteria**

- **Item 2**: Criteria 2
- **Item 3**: Criteria 3
- **Item 4**: Criteria 4
- **Item 5**: Criteria 5
- **Item 6**: Criteria 6

**SIGNAGE SOLUTIONS**

1336 Allee Street, Anaheim, CA 92805
714 / 491 - 0299
FAX 491 - 0439
Tenants are required to submit drawings which meet the City of Palmdale sign ordinance limitations. Each tenant is to be fully responsible for the operations of their sign contractor and will indemnify, defend, and hold harmless the owner and his agents from the damages or liabilities resulting from their contractor's work. Upon vacating the lease space, the tenant is responsible for removing all signs installed by the tenant. If the aforementioned repair has not been completed ten (10) days after the tenant has vacated the premises, the landlord will execute the repair of the fascia at the tenant's expense.

Tenant signage shall include only the tenant's business name, as registered on the lease agreement or established logo graphics. Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and aesthetic impact of most retail center tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the experience of Tierra Subida Shopping Center.

Signs will be free of all labels and manufacturer's advertising with the exception of code requirements. Individual internally illuminated channel letters permitted. No can signs allowed. Roof mounted signs will not be allowed. No sign will be painted onto a wall or surface of any building. Cooperative tenant seasonal promotion signing will be permitted only upon review and approval by the landlord and the City of Palmdale.

Tenant signs must be located visually centered horizontally and vertically within the fascia area (sign band) above their storefront. Tenant sign length must not exceed seventy percent (70%) of the tenant storefront frontage. Signage must reflect the integrity of the architecture and the intent of the landlord and the City of Palmdale for the project as a whole.

The program establishes maximum and minimum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the landlord, within the context of this sign program. The program provides maximum and minimum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the landlord, within the context of this sign program. All tenant signs installed or displayed on the premises of Tierra Subida Shopping Center must have written approval by the landlord and by the City of Palmdale. The aesthetic characteristics of the signs, i.e., placement, size proportions, color, texture, and graphics are subject to the discretionary approval of the landlord, within the context of the sign program. Tenant must submit three (3) sets (one in color) of professionally executed drawings which meet the City of Palmdale submittal standards, to the landlord for review and approval. After the drawings have been approved by the landlord, the tenant is responsible for submitting them to the City of Palmdale and obtaining the required approval(s) and permits.

Common area signs will be provided and maintained by the landlord per tenant lease agreement. Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and aesthetic impact of most retail center tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the experience of Tierra Subida Shopping Center.

The sign program has been written in sections with numbered articles for every reference. Each tenant and sign contractor is to read Section I to Section IV, Section V through to Section VIII deal with specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the sections relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor. The program establishes maximum and minimum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the landlord, within the context of this sign program.

In addition to this sign program, all signs are limited to the stipulation of the City of Palmdale municipal sign ordinance.
1. Availability of the tenant identification panels on the project monument is at the sole discretion of the landlord as established within the context of the agreement between the parties.

2. A maximum of one tenant identification panel will be allowed per tenant sign face.

3. Refer to the design drawing contained within this sign program designated as Item #1 "Project/Tenant I.D. Monument" for fabrication standards and maximum allowances for tenant graphics.

**TENANT I.D. MONUMENT (Sign Type #2)**

Along with the requirements of this section, tenants must also comply with all the requirements outlined in Section IV "General Sign Criteria".

1. Availability of the tenant identification panels on the project monument is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.

2. A maximum of one (1) tenant identification panel will be allowed per tenant sign face.

3. Refer to the design drawing contained within this sign program designated as Item #2 "Project/Tenant I.D. Monument" for fabrication standards and maximum allowances for tenant graphics.

**SECTION VI**

**TENANT STOREFRONT IDENTIFICATION**

This sign type has been further categorized relative to the tenant's gross leasable space. The difference between a "Major Tenant I.D." sign and a "Plaza Tenant I.D." sign is the maximum allowable letter height and sign area, and number of signs allowed.

**MAJOR TENANT I.D. (Sign Type #3)**

1. A major tenant is defined as any tenant occupying twenty-five thousand (25,000) square feet or more of gross leasable space.

2. The maximum allowable sign area is not to exceed one and a half (1 1/2) square feet per linear foot of the store frontage to a maximum of one hundred fifty (150) square feet on the primary frontage. The sign area will be calculated by creating a rectangle around the letters or shapes, then multiplying the length by the width.

3. Except on building sides abutting residually designated property, an additional one-half (1/2) square foot of sign area for each linear foot of any other side of the building not to exceed fifty (50) square feet per side. The sign shall be located only on that side of the building for which it was calculated.

4. Major tenant wall mounted secondary signage may be allowed on a case-by-case basis at the discretion of the landlord and the City of Palmdale.

(Refer to the section below "Tenant Storefront I.D. Fabrication Standards" for the production standards).

**PAD TENANT I.D. (Sign Type #5)**

1. A pad tenant is defined as any tenant solely occupying a single freestanding pad building. A pad tenant satisfying the requirements of a major tenant, may apply under that criteria.

2. The maximum allowable letter height shall not exceed twenty-four inches (24") or be less than twelve inches (12")

3. The maximum allowable sign area is not to exceed one and one half (1 1/2) square feet per linear foot of frontage on the primary frontage not to exceed seventy-five (75) square feet. Additional signs will be allowed on all other frontages except building sides abutting residually designated properties. The sign area allowed for other frontages will be one-half (1/2) square foot per linear foot of building frontage not to exceed fifty (50) square feet. The sign area will be calculated by creating a rectangle around the letter or shapes, then multiplying the length by the width.

4. Pad tenants may utilize their trademark or established business logo identity graphics and colors upon approval by the landlord and the City of Palmdale.

5. Pad tenant signs must be individually mounted internally illuminated channel letters or channel mounted internally illuminated letters and/or logo symbol.

**TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #3, #4, #5)**

The following standards further specify the design and production requirements for tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program refer to the design drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed area indicates the maximum area in which the tenant sign can be placed.

Along with the requirements of this section, the tenant must also comply with all the requirements outlines in Section IV "General Sign Criteria".

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**ADORNO SOLUTIONS**

1336 Altec Street, Anaheim, CA 92805
714 / 491-0439
FAX 491-0439
General Standards:

1. Tenant storefront identification signs must be fabricated as internally illuminated channel letters for all plaza tenants.

2. All tenant signs to be illuminated signs which are connected to an assigned J-box provided by the landlord. The cost of electrical service to all signs shall be tenants operational cost and shall be prorated by the landlord which will be controlled from the house panel by the landlord, and shall have a disconnect means switch within visual proximity to the sign.

3. In no case will there be any exposed electrical raceways, conduit transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the landlord.

4. All signs and installation of signs must conform to the appropriate building and electrical codes. The tenant and his sign contractor will obtain all permits required.

5. Channel letters are to be formed from a minimum 24 gauge sheet metal or .063 aluminum into a pan channel or pan configuration. Channel letters to have a five inch (5") return. All letters to have a minimum of two (2) 1/4" dia. weep holes for drainage of water. The interior of the letters are to be painted white. Additionally, all signs are to be remounted one 1/4" off fascia using rubber grommets.

6. Letters and logo faces are to be fabricated from 1/8" thick minimum acrylic and be secured to the return with trimcap.

7. Internal illumination to be sixty (60) mill-amp neon tube lighting, manufactured, labelled, and installed in concordance with U.L. (Underwriters Laboratory) standards.

8. All penetrations of the exterior fascia are to be sealed water tight, then painted to match existing fascia color.

9. Tenant and/or sign contractor shall not, during sign installation or removal, damage any of the building exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the landlord.

10. Neon lighting within letters is to be #6500 White.

COLORS

Major tenants:

1. Tenants with established and recognized logo graphics and letter style may utilize their custom colors upon approval by the landlord and City of Palmdale.

Plaza Tenants:

1. Tenants must select from the following colors unless prior approval has been received or the use of their custom logo graphics and colors from the landlord and the city.

<table>
<thead>
<tr>
<th>Color</th>
<th>Code</th>
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<tbody>
<tr>
<td>White</td>
<td>015-2</td>
</tr>
<tr>
<td>Yellow</td>
<td>407-2</td>
</tr>
<tr>
<td>Red</td>
<td>501-1</td>
</tr>
<tr>
<td>Turquoise</td>
<td>2508</td>
</tr>
<tr>
<td>Blue</td>
<td>403-1</td>
</tr>
<tr>
<td>Green</td>
<td>2030</td>
</tr>
</tbody>
</table>

SECTION VII
ENTRY INFORMATION SIGN

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is restricted to pertinent business information such as store hours, telephone numbers, emergency information, or other business instructions.

2. This sign is to be white vinyl machine-cut copy in Helvetica Medium type style, applied to the store window adjacent to the entry door.

3. The maximum area allowed for this sign is 144 square inches and the maximum letter height allowed is two inches (2").

SECTION VIII
DELIVERY ENTRY/TENANT SUITE I.D.

1. Each tenant may place a sign at their delivery entry to identify their store number and business name only.

2. Each tenant sign is to be machine-cut vinyl copy in Helvetica Medium type mounted on the delivery entrance door. The color shall be determined by the landlord.

3. The standard letter height shall be two inches (2").

SIGN TYPE
Tenant Sign Program

OPTION

STATUS
Concept

DATE
9-16-93

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES
CD

JOB NO.
B-1555-1

PROJECT
Tierra Subida Shopping Center

SIGNAGE SOLUTIONS
1336 Allec Street,
Anaheim, Ca 92805
714 / 491 - 0299
FAX 491 - 0439
DESCRIPTION

DOUBLE FACED. DRY-fit type stucco system structure. Internally illuminated. Graphics only to illuminate.
DESCRIPTION

5" deep internally illuminated channel letters with acrylic faces, flush mounted to bldg. fascia.
12" minimum letter height, not to exceed 24" high. The maximum allowable length for any sign is 75% of the storefront length.
DESCRIPTION

5” deep internally illuminated channel letters with acrylic faces, flush mounted to bldg. fascia. 12” minimum letter height, not to exceed 24” high. The maximum allowable length for any sign is 75% of the storefront length.
DESCRIPTION

Individually mounted internally illuminated channel letters.
Per tenant standards.
DESCRIPTION

Double faced 3" thick two part molded structure with decorative routed edges. Finish smooth or textured. 1/2" raised panel area to be used as is for tenant graphics or 1/8" applique panel. Vinyl graphics. 1" PVC sleeve over hanging mounting hardware. Colors to be determined.
DESCRIPTION
4" high white vinyl numbers on glass above door and a 12" square area for business hours in white vinyl.