

PREPARED BY
Ad Art Sign Company
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AMARGOSA COMMONS
Southwest Corner of P and 10th Street West
Palmdale, CA

MASTER SIGN PROGRAM

PREPARED FOR:
AMARGOSA COMMONS, LLC.

SUBMITTED TO:
CITY OF PALMDALE
PLANNING AND BUILDING DIVISIONS
38250 N. Sierra Highway
Palmdale, CA 93550
(661) 267-5293

<p>APPROVED -SUBJECT TO CONDITIONS- CITY OF PALMDALE PLANNING DEPARTMENT</p> <p><i>Stephan 03-03</i></p> <p><i>[Signature]</i></p> <p>DATE <u>2/23/03</u></p>
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A. INTRODUCTION

1. Purpose:

The Amargosa Commons signage program has been established for the purpose of assuring a functional, coordinated graphics program that will provide project and Tenant identification and traffic control, while encouraging creativity, compatibility, and enhancement of the project in the City of Palmdale. The Amargosa Commons Sign Program has been prepared in accordance with Ordinance No. 1218 adopted by the City Council on 6/11/03 and effective July 11, 2003.

2. Design Intent:

The guidelines for this program are designed to complement architectural elements of the existing buildings and coordinate the type, placement and physical dimensions of signs within the shopping center thereby appearing as an integral part of the center and not appearing as an after thought.

In order to maintain consistency of quality and design characteristics, it is recommended that all signs be purchased, fabricated, and installed by Landlords designated Shopping Center Sign Contractor, AD ART SIGN COMPANY

In cases not covered by Amargosa Commons Master Sign Program, the prevailing criteria will follow the City of Palmdale Sign Ordinance in force.

3. Approvals and Permits:

Each tenant or lessee, or use by same, will be provided with a copy of the Tenant sign guidelines and criteria as their first step in obtaining signs within Amargosa Commons. Conformance to this signage program will be strictly enforced. Any non-conforming or unapproved sign installed by Tenant must be brought into conformance at Tenant's expense.

These criteria shall not imply that any governmental approval will automatically be granted. Tenant is solely responsible for obtaining any and all required approvals from governmental agencies and shall obtain all permits from the City of Palmdale Planning Department and Building Department.

4. General Requirements:

- (a) Each Tenant, and/or user, shall submit or cause to be submitted to landlord for approval, before fabrication, at least four (4) color copies of dimensioned, detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, illumination, and method of fabrication and attachment.
- (b) All permits for signs and their installation, required by the City of Palmdale, shall be obtained by Tenant or Tenant's representative, at Tenant's sole expense, prior to installation.
- (c) All signs shall be constructed, installed and maintained at Tenant's sole expense.
- (d) Tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Palmdale and Uniform Electric Code.
- (e) All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics or design shall remain the right of landlord, landlord's representative and the City of Palmdale.

5. General Construction Specifications:

- (a) All signs must meet or exceed all current applicable codes (i.e. Electrical, Mechanical, Structural, etc.).
- (b) Signage should meet all requirements of the State of California and the City of Palmdale.
- (c) All exterior signs shall be secured by stainless steel, nickel, or cadmium plated fasteners.
- (d) All exposed fasteners to be painted to match the background surface.
- (e) All wireways, transformers, electrical boxes, switches, wiring, conduit and access doors shall be concealed.
- (f) All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified and approved by landlord.

- (g) No raceways allowed, unless absolutely necessary and prior approval has been granted by the landlord or landlords representative.
- (h) All Tenant signs attached to building wall or fascia shall be connected to a junction box & final hook up and connections to be made by Tenants sign contractor. All Tenants shall have their signs connected to their own electrical panel.
- (i) All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- (j) All identification labels shall be concealed, except where required by code. An Underwriters label is required on all electrical signage.
- (k) Sign contractor shall repair any damage caused by his work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- (l) Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the landlord, landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- (m) Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- (n) All exposed welded seams and joints should be finished smooth.
- (o) The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified and approved by landlord.

6. Administration:

- (a) Hours, which the signs will be illuminated, shall be determined and controlled at the landlord's sole discretion.
- (b) Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all signs and to require that any discrepancies and / or code violations be corrected at Tenant's expense.
- (c) Tenants Sign Company shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all

persons and / or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.

- (d) At the expiration, or sooner termination of Tenant's lease term, Tenant shall be required to remove his signs, cap off the electrical, patch the fascia and paint the entire fascia area to match the surrounding areas at Tenant's expense within seven (7) days.
- (e) Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by landlord and Tenant. Any deviation from these specifications may result in the rejection of the sign by Tenant and / or Landlord.
- (f) In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the landlord's decision shall be final and binding upon the Tenant.

7. Prohibited Signs:

- (a) No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door. No sign shall create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
- (b) Signs, which imitate in size, color, lettering or design any traffic sign or signal, in such a manner as to interfere, mislead or confuse traffic are prohibited.
- (c) With the exception of a time and temperature unit, signs consisting of any moving, swinging, rotating, flashing, blinking, fluctuating or otherwise animated light, are prohibited.
- (d) Signs on or affixed to truck, automobiles, trailers or other vehicles, which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the Shopping and/or Entertainment Center.
- (e) Inflatable advertising devices (representing such objects as blimps, "hot air" balloons, animals or other caricatures) are prohibited, unless otherwise approved by landlord & City of Palmdale.
- (f) It shall be unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.

- (g) Painted wall signs are prohibited.
- (h) No flags, banners, streamers, etc. shall be allowed on the tenant leased space or frontage except as temporary special event advertising in accordance with the City of Palmdale Sign Ordinance and with the prior approval of the City Planner and the Landlord.
- (i) No cabinet signs shall be permitted, unless otherwise approved by landlord & City of Palmdale.
- (j) No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utility (ies).

8. Temporary Signs:

- (a) Temporary signs shall be permitted within the Amargosa Shopping Center as per the City of Palmdale sign ordinance.

9. Definitions:

- (a) Major Tenants – End Cap Building(s): Major-1 and Major-7, as shown on the attached site plan.
- (b) Major Tenants- Inline Building(s): Majors 2-6, as shown on the attached site plan
- (c) Shop Tenants: Shop Buildings designated A, F, and G.
- (d) Pad Tenants: Pad Buildings B, C, D, and E.

B. FREESTANDING SIGNS:

1. Monument Signs:

- a. Dimensions: Two Monument signs per frontage may have a maximum area of one hundred (100) square feet, and a maximum height of ten (10) feet, including the base. All other monument signs may have a maximum area of fifty (50) square feet per tenant copy sign area.
- b. Setback: A Minimum of 10'-0" setback from the back of sidewalk to the property line

C. WALL SIGNS

Sign area allowance shall be a function of maximum letter size and maximum sign length as determined by the lineal building frontage upon which the sign is located for each individual tenant. At no point will wall signage be allowed to face residential property to the west of the Amargosa Commons Shopping Center. Each tenant within the shopping center may be permitted the following:

1. Major Tenants - End cap Building(s):

Major Tenants are allowed 1 ½ square foot of sign area for each lineal foot of building frontage for all uses, and all permitted sides. Substitutions of allowable wall sign area shall be allowed only as permitted by the Palmdale Zoning Ordinance.

2. Major Tenants – Inline Building(s):

Major Tenants are allowed 1 ½ square foot of sign area for each lineal foot of building frontage for all uses, and all permitted sides. Substitutions of allowable wall sign area shall be allowed only as permitted by the Palmdale Zoning Ordinance.

3. Shop Tenants:

Shop Tenants are allowed 1 ½ square foot of sign area for each lineal foot of building frontage for all uses, and all permitted sides. Substitutions of allowable wall sign area shall be allowed only as permitted by the Palmdale Zoning Ordinance.

4. Pad Tenants:

Pad Tenants are allowed 1 ½ square foot of sign area for each lineal foot of building frontage for all uses, and all permitted sides. Substitutions of allowable wall sign area shall be allowed only as permitted by the Palmdale Zoning Ordinance.

5. Under Canopy Signs:

One (1) canopy sign not exceeding five (5) square feet of sign area and one and one-half (1-1/2') feet in height may be permitted. Each canopy sign shall have a minimum of eight feet (8') vertical clearance from ground level to the bottom of the sign. The information on the sign shall be limited to the name, logo and type of business. All canopy signs within the center shall be of uniform design, size, and height and must be purchased direct from landlords sign vendor of choice to assure these requirements are met.



AMARGOSA COMMONS LLC

AMARGOSA COMMONS
SWC of P and 10th Street West
PALMDALE, CA

SALES: DAVID ESAJIAN

APPROVALS
SALES APPROVAL
CUSTOMER APPROVAL
LANDLORD APPROVAL

DRAWING / JOB #: 2003-21
DATE: 7-15-03
DRAWN BY: LK
SCALE:
SHEET: 1 OF 9

MS.2 MS.3 Proposed D/F Monument Sign Scale: 1/2" = 1'-0"

Manufacture and install two (2) internally illuminated monument signs with changeable tenant panels.

Description	Specification/Material	Finish	Color
Cabinet	Fabricated 1" alum. w/ routed faces w/ translucent acrylic push thru graphics	Painted Satin over Med. tex coat	Frazeze Restorative CW025W
Top Cornice element & Horizontal Rule elements	Fabricated 1" alum.	Painted Satin	MAP 25B-2T "White"
"End Wrap" elements	Fabricated 1" alum.	Painted Satin	Frazeze Rain Forest Teal AC090N
Copy: "AMARGOSA COMMONS"	F.C.O. 1/2" acrylic	Painted Satin	Frazeze Rain Forest Teal AC090N
Logo and background decorative element	applied digital print on push thru 1/2" clear acrylic	second surface full color digital print	To match "SPEC CERAMICS" JADE GREEN SLATE & Frazeze Restorative
Tenant Panels	Fabricated 1" alum. w/ routed faces w/ translucent acrylic show thru graphics	Painted Satin over Med. tex coat	Frazeze Restorative CW025W
Copy: TENANT COPY -- VARIES --	3/16" translucent acrylic routed out show thru	N/A	T.B.D.
Internal illumination	800 MA Fluorescent lighting	N/A	Daylight (6500K)

Note: Primary electrical circuit at 120V. to be provided to sign location by others

Side View

REVISIONS:			
No.	DATE	DESCRIPTION	BY

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DRAWING / JOB #: 2003-21
DATE: 7-15-03
DRAWN BY: LK
SCALE:
SHEET: 2 OF 9

REVISIONS:			
No.	DATE	DESCRIPTION	BY
1	7-21-03	reduced height	LK

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Side View

MS.1 MS.4 MS.5

Proposed D/F Monument Sign

Scale: 1/2" = 1'-0"

Manufacture and install three (3) internally illuminated monument signs with changeable tenant panels.

Specifications:

Description	Specification/Material	Finish	Color
Cabinet	Fabricated 1" alum. w/ routed faces w/ translucent acrylic push thru graphics	Painted Satin over Med. tex coat	Frazee Restorative CW025W
Top Cornice element & Horizontal Rule elements	Fabricated 1" alum.	Painted Satin	MAP 258-2T "White"
"End Wrap" elements	Fabricated 1" alum.	Painted Satin	Frazee Rain Forest Teal AC090N
Copy: "AMARGOSA COMMONS"	F.C.O. 1/2" acrylic	Painted Satin	Frazee Rain Forest Teal AC090N
Logo and background decorative element	applied digital print on push thru 1/2" clear acrylic	second surface full color digital print	To match "SPEC CERAMICS" JADE GREEN SLATE & Frazee Restorative
Tenant Panels	Fabricated 1" alum. w/ routed faces w/ translucent acrylic show thru graphics	Painted Satin over Med. tex coat	Frazee Restorative CW025W
Copy: TENANT COPY -- VARIES --	3/16" translucent acrylic routed out show thru	N/A	T.B.D.
Internal Illumination	800 MA Fluorescent lighting	N/A	Daylight (6500K)

Note: Primary electrical circuit at 120V. to be provided to sign location by others



MS.2 MS.3

Typical Night View

Scale: 1/2" = 1'-0"

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DRAWING / JOB #: 2003-21
DATE: 7-15-03
DRAWN BY: LK
SCALE:
SHEET: 3 OF 9

REVISIONS:			
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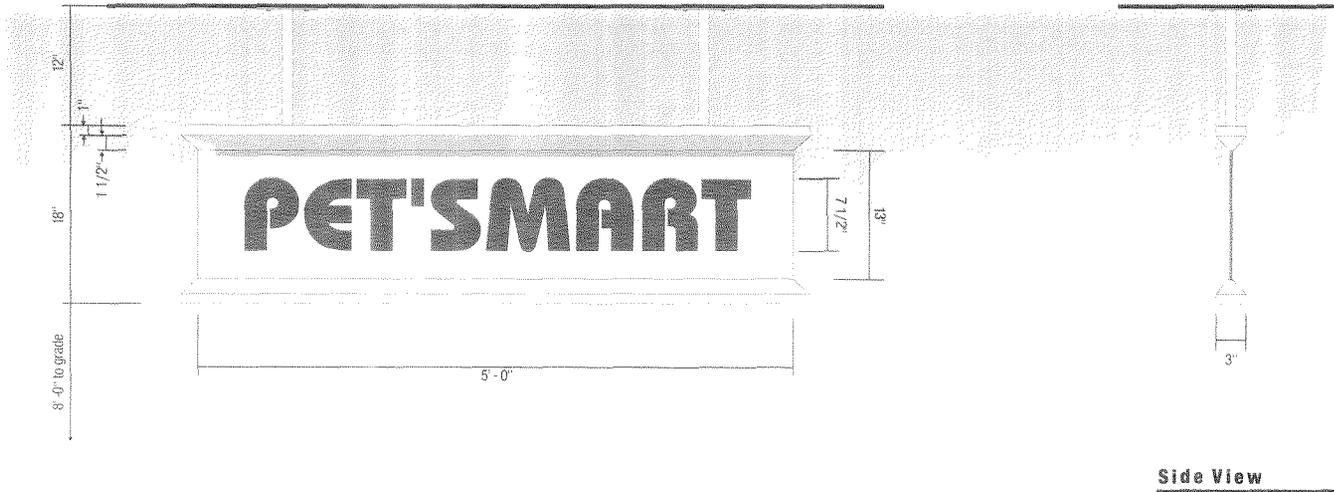
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DRAWING / JOB #: 2003-21
DATE: 7-15-03
DRAWN BY: LK
SCALE: 1/4" = 1'-0"
SHEET: 4 OF 9

REVISIONS:			
No.	DATE	DESCRIPTION	BY
1	7-21-03	reduced width	LK

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Proposed D/F Under Canopy Sign

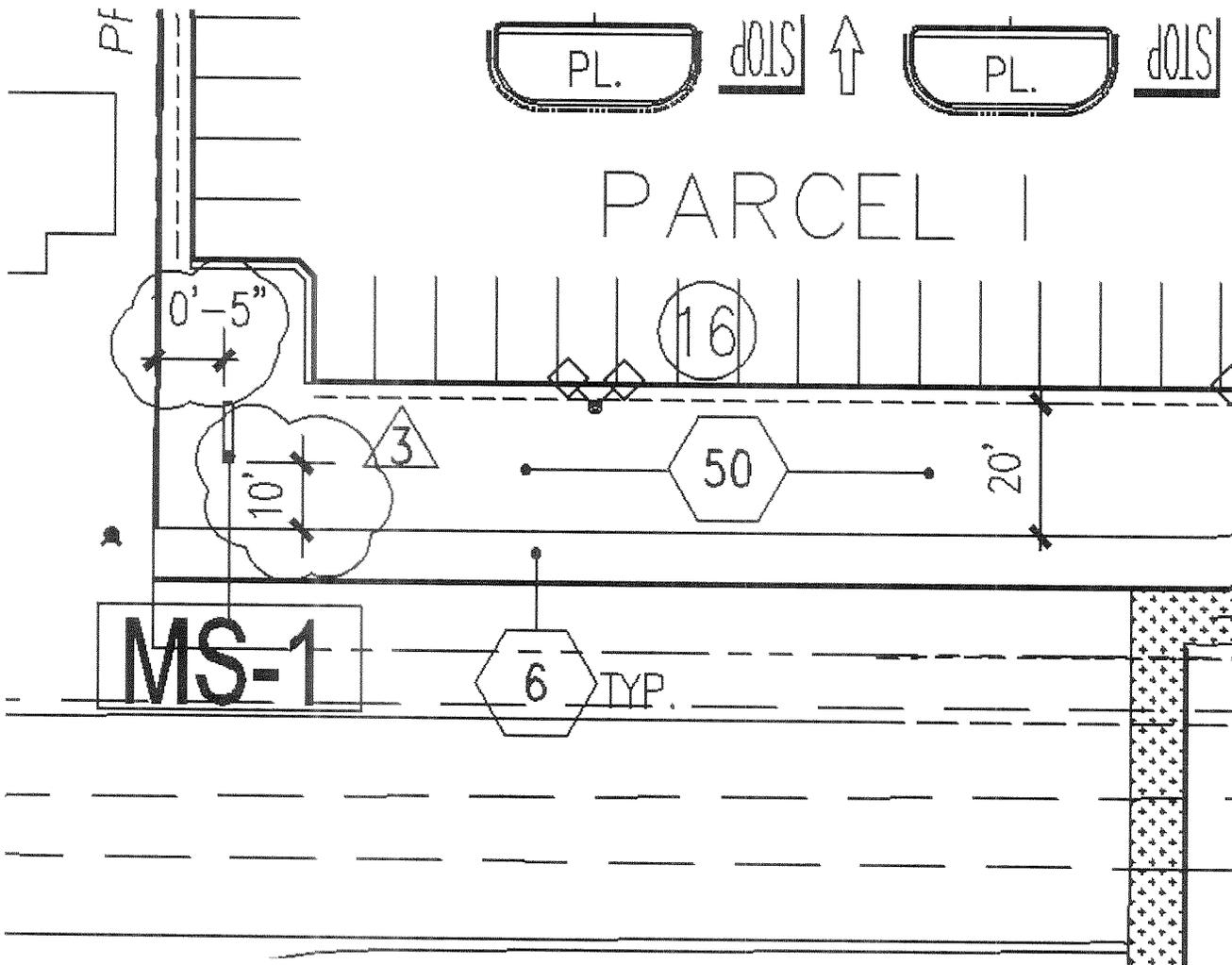
Scale: 1" = 1'-0"

Manufacture and install non-illuminated under-canopy tenant signs.

Specifications:

Description	Specification/Material	Finish	Color
Top and Bottom accent elements	.1" alum.	Painted Satin	MAP 25B-2T "White"
Sign Face	.1" alum.	Painted Satin	Frazee Restorative CW025W
Copy: "VARIES"	First Surface Vinyl	Matte	Varies
Sign brackets	1" sq. alum. tube	Painted Satin	MAP 25B-2T "White"
Mtg Plates	.25" alum. plate	Painted Satin	MAP 25B-2T "White"
End Caps	.25" Sintra	Painted Satin	MAP 25B-2T "White"

EXHIBIT D



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DRAWING / JOB #: 2003-21
DATE: 7-15-03
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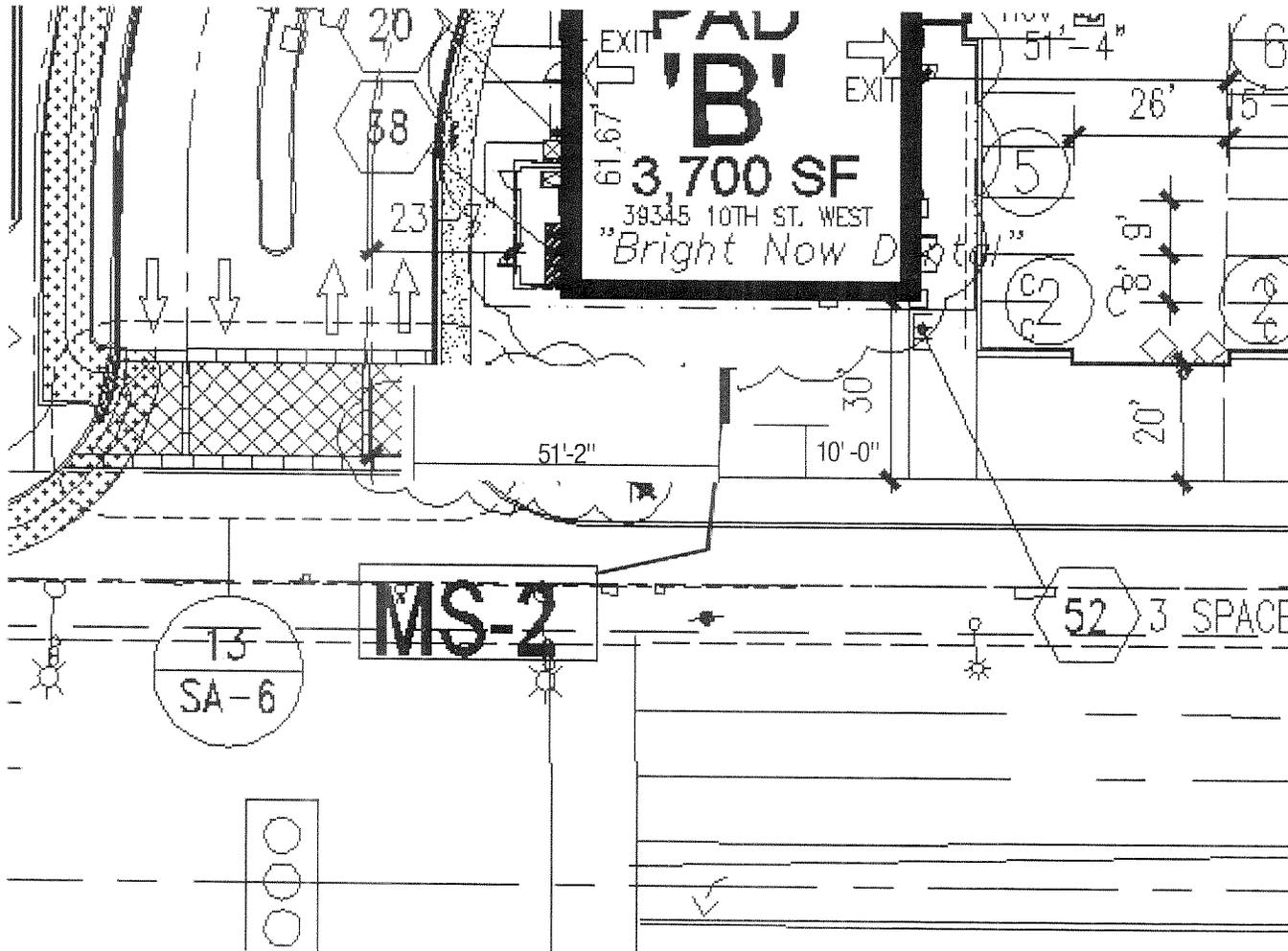
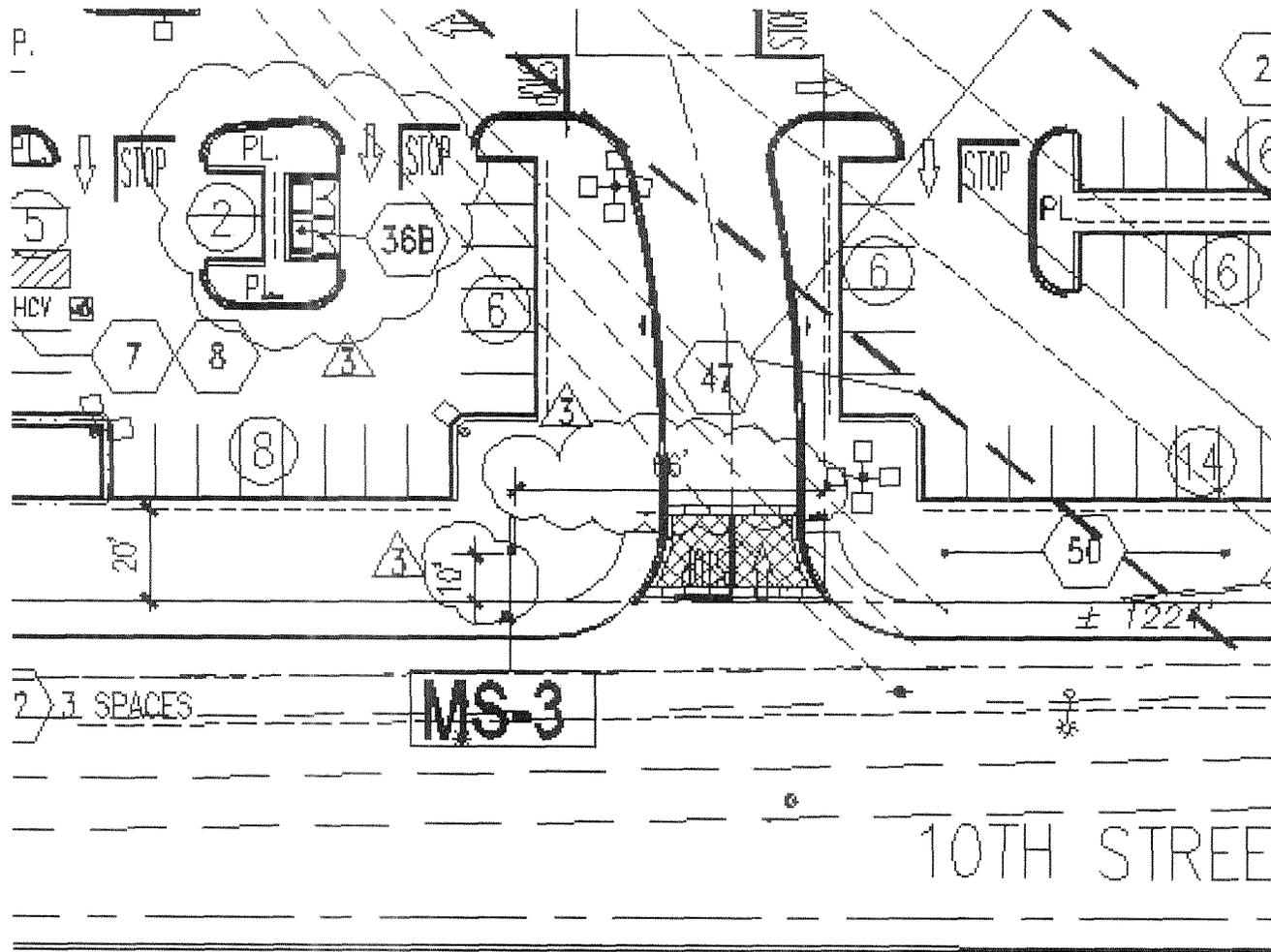


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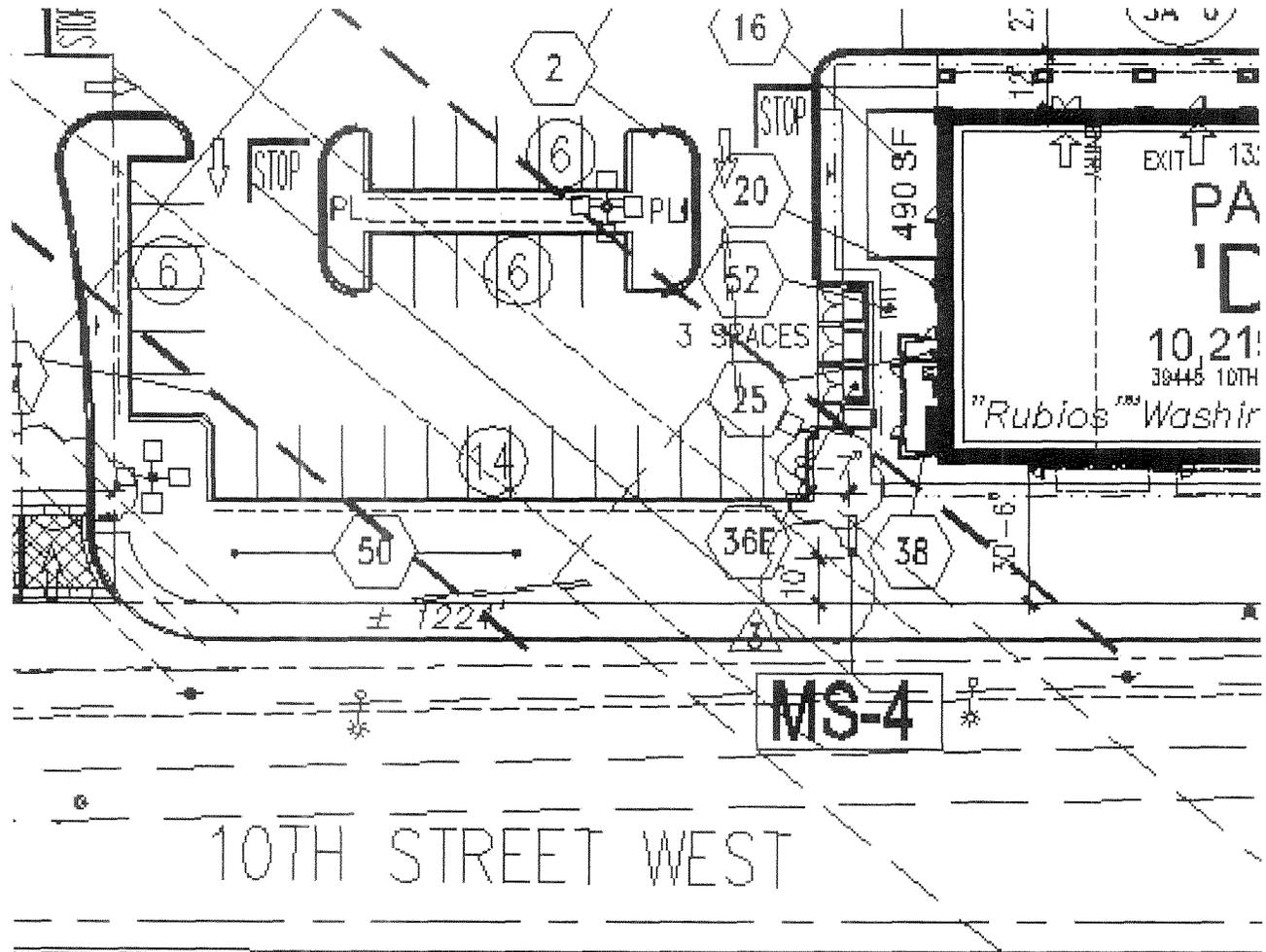
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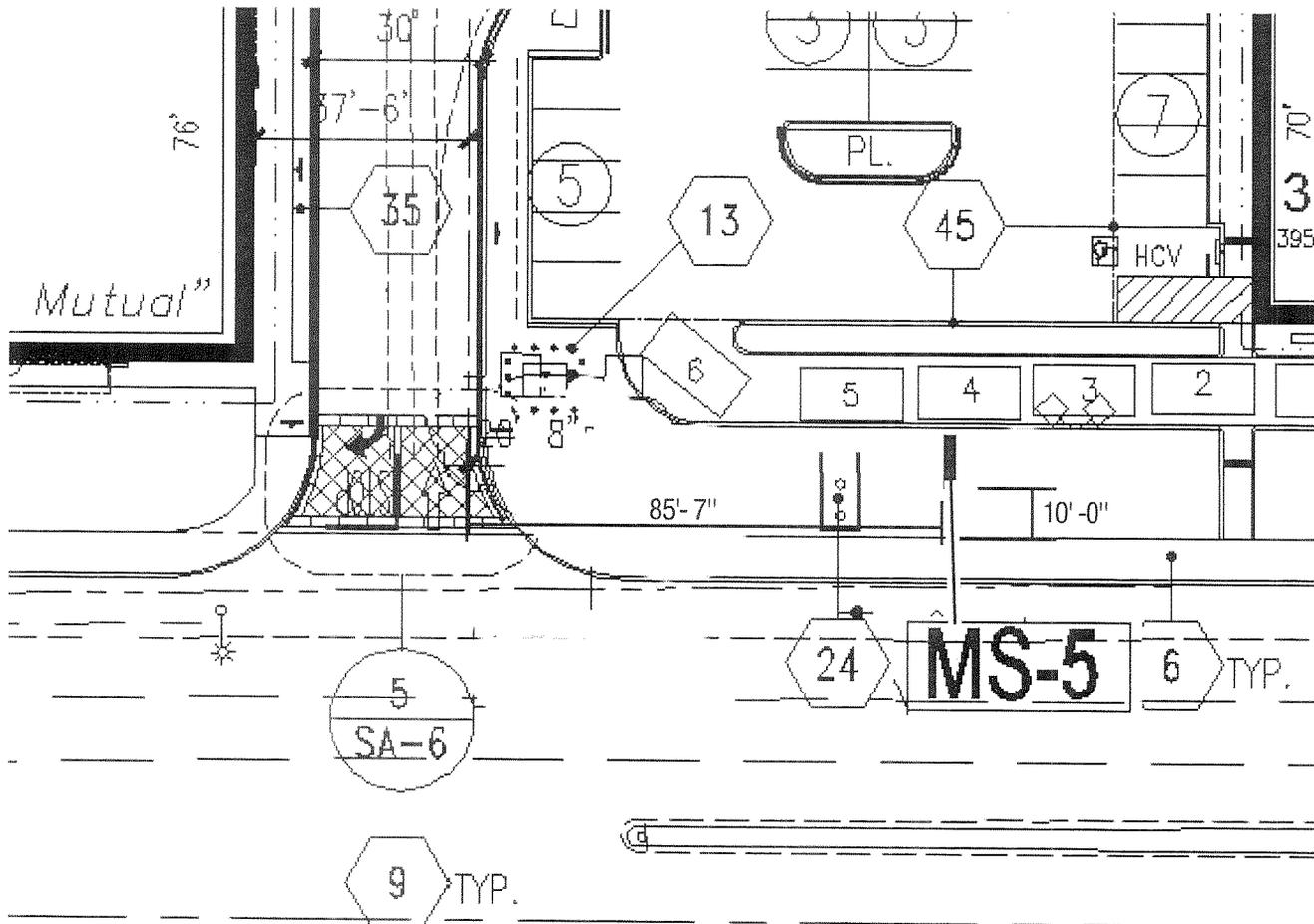
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SHEET: 9 OF 9

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