

LA SPRING SHOPPING CENTER

New Los Angeles Ave & Spring Street, Moorpark, California

DEVELOPER **GREENE WAY**
development, Inc.
29395 Agoura Rd, Suite 204
Agoura Hills, CA 91301
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ARCHITECTS **PITTMAN GROUP ARCHITECTS**
1040 Flynn Rd., Suite B
Camarillo, CA 93012
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SIGN CONSULTANT **PARADISE SIGNS**
9769 Variel Ave.,
Chatsworth, CA 91311
Tel. 818. 772. 6165
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SIGN STYLES

Creative & imaginative signage is strongly encouraged and will be the standard for Landlords review/approval of all sign submittal.

Tenants are strongly encouraged to consider the specific architectural style of their facade.

Note that specific locations & surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed.

City and/or Landlord reserves the right to approve or reject any proposed sign on the basis of its size, design & placement.

Acceptable sign styles Include:

1. Front & halo illuminated channel letters.
2. 3-Dimensional Acrylic, PVC or Aluminum letters Stud mounted to the building.

Window Graphics

Each tenant will be allowed the following window graphics for their store entry:

Store name and/or store logo and hours of operation.

The maximum area will be 30" X 30" .

White vinyl applied on the second surface.

Color Selections.

There will be three (3) color choices to choose for the acrylic faces.

Red # 2793

Blue # 2114

P-95 Day Night

All signs to have 12mm White neon tubing for illumination or LED's.

City and/or Landlord reserves the right to waive the Sign Criteria for any tenant which is nationally recognized trade logo.



SIGN AREA

- elevation facing the parking lot: The maximum allowable sign height is not to exceed thirty-six inches (36") for a double line.
- the maximum allowable letter height for a single line copy is not to exceed twenty-four inches (24")
- the maximum allowable sign area is not to exceed one-and-a-half (1-1/2 sq/ft) per linear foot of tenant's store front.
- the maximum width of each sign is not to exceed seventy-five percent (75%) of tenant's store front.
- logos shall not exceed 25% of maximum allowable square footage.

BUILDING C

- each tenant may have one (1) sign facing East elevation and one (1) sign facing South elevation.

PROHIBITED SIGNS

The following signs are prohibited:

- pennants, flags, inflatable displays or sandwich boards.
- human signs, temporary wall signs and banners unless specifically approved by the City and the Landlord.
- window signs except where specifically approved by the City and the Landlord.
- exposed junction boxes, transformers, lamps, tubing, conduits, or neon crossovers of any type.
- pre-manufactured signs, such as franchise signs, that have not been modified to meet this sign criteria.
- paper, cardboard or styrofoam signs, stickers, or decals hung around, on or behind storefronts.
- exposed fastenings, unless fastenings make an intentional statement.
- flashing, animated lighting or other moving sign components.
- signs consisting solely of a rectangular cabinet or logo with acrylic face.
- advertising or promotional signs on parked vehicles.
- rooftop signs or signs projecting above roof lines or parapets.
- exposed raceways, unless it forms a creative design element of the sign.
- off-the shelf signs are discouraged.

SUBMITTALS AND APPROVALS

Prior to sign fabrication, tenant or his sign contractor shall submit for landlord approval three (3) sets of completed & fully-dimensioned and detailed Shop Drawings. These drawings shall include:

- elevation of storefront showing design, location, size & layout of sign, drawn to scale, indicating dimensions, attachment devices & construction detail.
- section through letter and/or sign pannel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.
- each tenant must submit color samples of Acrylic, Trim Cap, Returns and/or Vinyl, or any other material contained in the sign to the landlord for permanent inclusion to the landlord's file.
- plot plan of the center

Landlord shall either approve the submittal contingent upon any required modifications or disapprove tenant's sign submittal.

Approval or disapproval shall remain the sole right and discretion of Landlord.

Tenant must get the landlord's approval prior to submitting to the City of Moorpark to obtain a permit.

A full set of final plans must be approved in writing by landlord prior to permit application or sign fabrication.

All re-submittals shall be within a ten (10) business day period following the day of rejection by landlord.

COLORS

- the project and the individual building facade will consist of a variety of colors and materials.
- the landlord encourages the tenant to consider these colors when choosing the sign colors.
- any national recognized logos will be permitted.
- color of Aluminum letter returns shall be **Anodized Bronze**.
- color of "Trim Cap" to be **Duranodic Bronze**.

All sign colors are subject to review and approval by the Landlord as part of the tenant sign submittal.

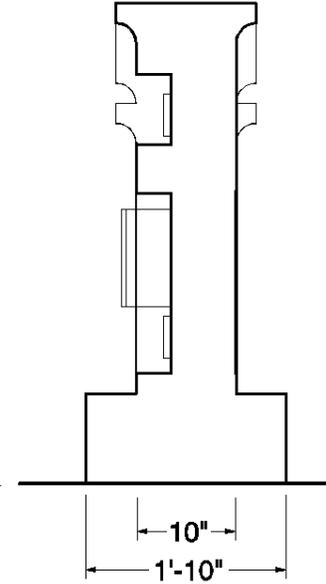
SIGN CONTRACTOR RESPONSIBILITIES

The Tenant's sign contractor is responsible to do the following:

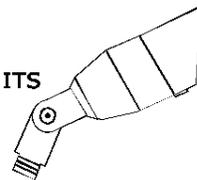
- prior to fabrication, provide to the Landlord certificate of General Liability & Auto insurance naming the Landlord as additional insured for the liability coverage in the amount of \$ 1,000,000.00
- workmans' compensation insurance certificate.
- obtain landlord's written approval (signature, title & date) prior to submittal of plans to city for issuance of sign permits.
- obtain all necessary city permits prior to commencing fabrication.
- all materials & components must be UL. Listed.
- all penetrations on the building must be sealed & weatherproofed.
- all work to be done in a workman like manner, clean-up, patching and painting all surfaces damaged.

REQUIREMENTS FOR SIGNS IMPLEMENTATIONS

- each tenant shall provide a minimum of one primary identification wall sign in accordance with the approved criteria.
- tenant shall be responsible for the following expenses relating to signage for tenant's store:
design consultant's fee, permit processing an application fees, fabrication and installation of signage, maintenance & repair, all costs relating to signage removal, including repair of any damage caused to the building.
- the tenant agrees to abide by all provisions and guidelines of the criteria and obtain all the necessary city permits.
- only signs approved in writing by the landlord will be allowed. The landlord may, at his sole discretion, and at the tenant's expense, correct, replace or remove any sign that is installed without his written approval and/or that is deemed not be in conformance with the plans as submitted and with requirements and documents referenced herein.
- all signs must have all city approvals before installation.
- the tenant shall maintain all storefront in like-new condition. The landlord may, at his sole discretion and the tenants expense, replace, refurbish or remove any sign that has become deteriorated.
- all signs shall be fabricated and installed prior to tenant commencing business in the Premises.



LOW VOLTAGE LANDSCAPE LIGHTING POWER UNITS
NOT TO EXCEED 25 AMP, 15 VOLTS MAX.



**INTERNALLY ILLUMINATED
MONUMENT SIGN**

SPECIFICATIONS

CONSTRUCTIONS

- * MONUMENT TO HAVE 1/8" THICK ROUTED OUT ALUMINUM FACE WITH TEXTURED FINISH.
- * "LA SPRING" TO BE CHANNEL LETTERS WITH RED ACRYLIC FACES AND WHITE HALO ILLUMINATION.
- * "SHOPPING CENTER AND ADDRESS" TO BE 3/4" THICK PUSHED THRU ACRYLIC LETTERS IN BLUE COLOR,
- * MONUMENT TO HAVE FOAM CORNICE WITH STUCCO FINISH TO MATCH BUILDING COLOR.
- * BASE TO BE OUT OF CONCRETE BLOCKS WITH STONE FINISH.
- * SIGN TO HAVE (2) TWO LOW VOLTAGE LIGHTING.

LANDLORD LARRY GREEN
 ADDRESS NEW LA. AVENUE, MOORPARK, CA 93021.
 PHONE 818-879-4800 FAX 818-879-4808

LANDLORD APPROVAL _____

PROJECT NAME LA SPRING SHOPPING CENTER JOB # 9926
 ADDRESS NEW LA. AVENUE, MOORPARK, CA 93021.
 CONTACT LARRY GREEN PHONE 818-879-4800 DATE 12-08-09
 FAX 818-879-4808 SPECIFICATIONS As Noted

CLIENT APPROVAL _____

PARADISE SIGNS
 Ph. No: (818) 772 - 8185 Lic. # 720570 C-45
 (905) 522 - 3328 9789 Veriel Ave.,
 Fax No: (818) 341 - 6860 Chatsworth, CA 91311