



WESTLAKE NORTH BUSINESS PARK

30721 Russel Ranch Road
Building II
Westlake Village, CA



02-4301

S I G N P R O G R A M

FINAL REVISION
JULY 10, 2002

Prepared for:
Investment Development Services, Inc.
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PROJECT DIRECTORY

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c/o Investment Development Services, Inc.
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Signage Consultant: Signage Solutions
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SIGN TYPE SCHEDULE

PROJECT SIGNS

ITEM	SIGN TYPE	PAGE
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EXTERIOR TENANT SIGNS (Bldg. II Only)

WA	Tenant I.D. Wall Signage	2.0
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SUBMITTALS & APPROVALS FOR EXTERIOR TENANT SIGNS

There is a formal process for the creation, review and approval of Tenant signs at Westlake North Business Park. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Westlake North Business Park.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Westlake Village Planning Department.

Submittals shall include the following:

1. SIGN ELEVATION:

Scaled elevation of the building location depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination. Show power consumption.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Westlake Village Planning Department for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to mitigate problems in the application of this sign program.

B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Westlake Village Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. Owner must receive the Sign Contractor's Certificate of Insurance as Noted in Section X, Insurance Requirements.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written

approval and/or that is deemed unacceptable pertaining to this sign program.

- D. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.
- E. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

1. Design consultant fees (if applicable) 100% of permit processing cost and application fees.
2. 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
3. All costs relating to sign removal, including repair of any damage to the building.
4. It is the tenant's responsibility to run electrical service from the subpanel to the sign area. Tenant will be responsible for the electricity costs involved in powering the sign.

DESIGN GUIDELINES FOR EXTERIOR TENANT SIGNS

The purpose of establishing these design guidelines is to ensure that each exterior sign will contribute to the business park's success. High quality reverse channel letter signage, which reflects the integrity of the architecture, will be encouraged.

A) ILLUMINATION

- Halo neon within individual reverse pan channel letters.

The following are prohibited:

- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design..

B) SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Color of letter returns should match face color.

C) TYPESTYLES

The use of logos and distinctive typestyles is encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. This images must be architecturally compatible and

approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

D) SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds. Single line copy shall not exceed 30" in height. Stacked copy is allowed with a maximum of 36" overall height and a maximum of two lines of copy.

PROHIBITED EXTERIOR TENANT SIGNS

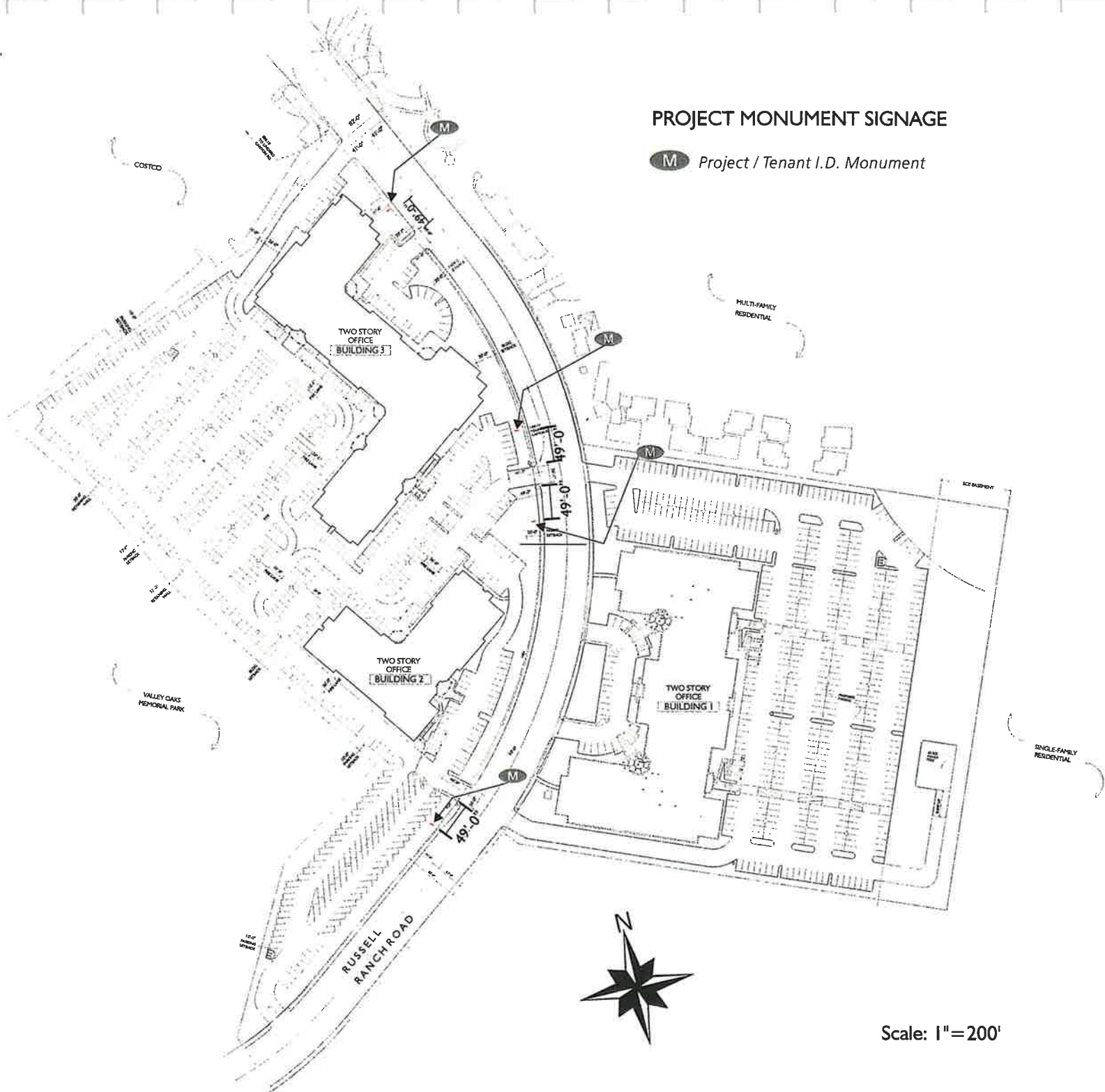
Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.

FABRICATION REQUIREMENTS FOR EXTERIOR TENANT SIGNS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs to consist of individual reverse pan channel letters fabricated from .090 aluminum. Letter return depth to be 3-1/2" deep. All letters to have 3/16" thick clear Lexan back lense and minimum (2) 1/4" dia. weep holes drilled in bottom of each letter. Letters to be installed pin-mounted 1-1/2" off building fascia. Logos to be fabricated as reverse pan channels (same specifications as letters).
- B. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- C. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- D. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- E. Sign finishes are to be appropriate and complementary to the building.
- F. All letters shall be fabricated using full weld construction.
- G. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- H. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- I. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to match color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. All lighting must match the exact specifications of the approved shop drawings.
- N. Neon halo brightness shall be consistent around perimeter of all letters and components of the sign. Light leaks will not be permitted.



PROJECT MONUMENT SIGNAGE

M Project / Tenant I.D. Monument



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7-10-02

Westlake North Business Park

SITE PLAN

EXHIBIT



Scale: 1" = 200'



PROJECT TENANT SIGNAGE

WM Major Tenant Wall I.D. Sign (Possible Location)



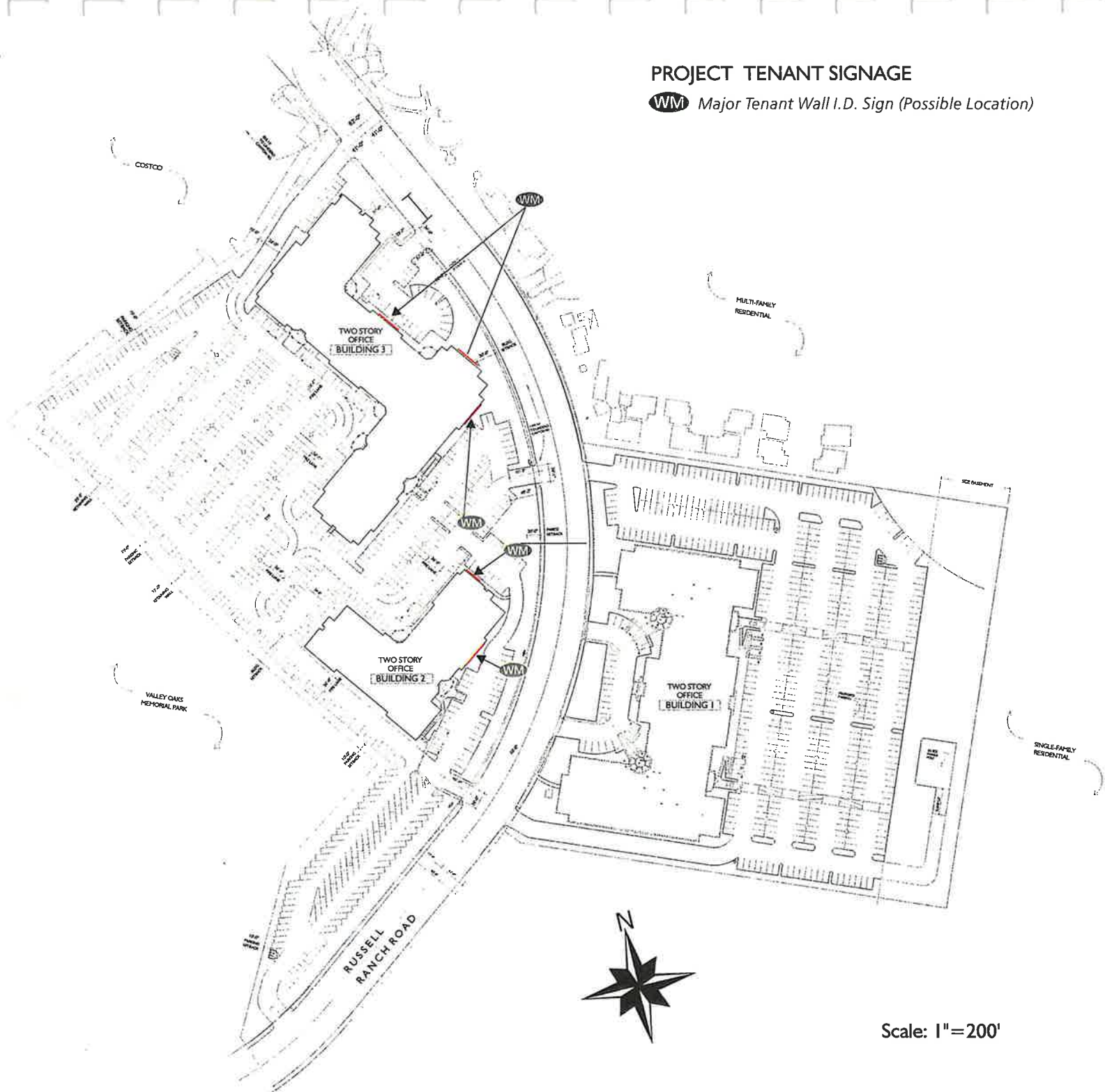
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Westlake North Business Park

SITE PLAN

EXHIBIT

B



Scale: 1"=200'

No individual tenant shall be allowed a sign exceeding seventy ⁶⁰ ~~70~~ square feet.
 The maximum allowable letter height shall not exceed thirty (30) inches for a single line.
 Minimum letter height is fourteen (14) inches. Maximum sign length not to exceed
 seventy five (75) percent of the fascia width. Logos may be a maximum of thirty (30) inches high
 Two line copy format may be considered on a case by case basis but not to exceed thirty-six
 (36) inches for both lines of copy.

* Maximum overall sign length / maximum overall sign height for two-line stacked copy.

** Maximum letter height for single-line sign.

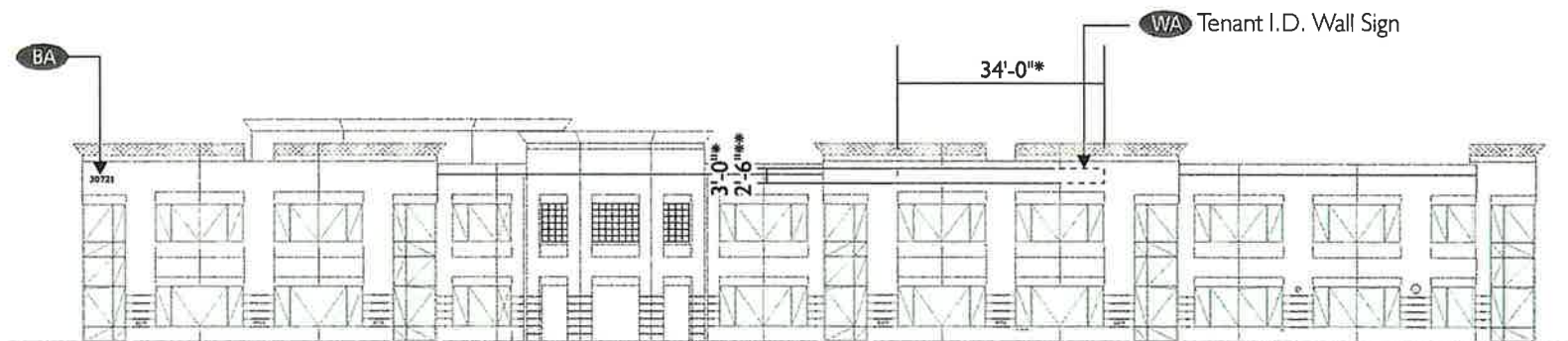


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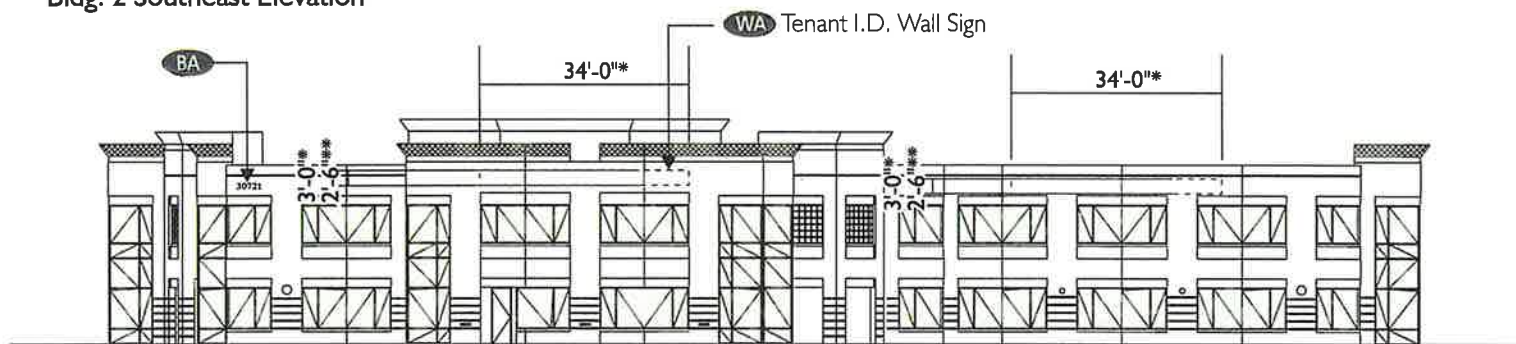
Westlake North Business Park

Bldg. 2 Elevations

EXHIBIT



Bldg. 2 Southeast Elevation



Bldg. 2 Northeast Elevation



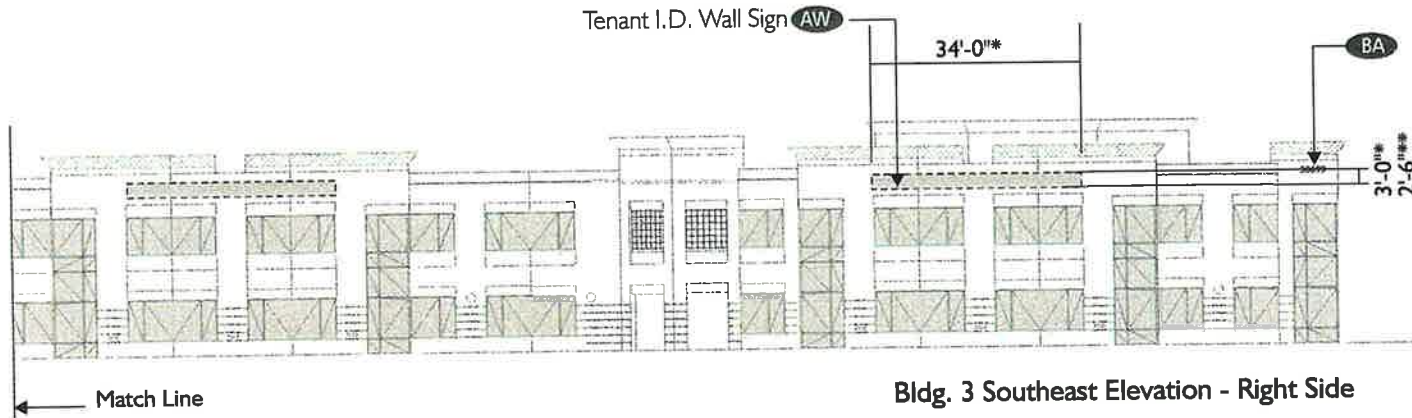
No individual tenant shall be allowed a sign exceeding seventy ⁶⁰ square feet.
 The maximum allowable letter height shall not exceed thirty (30) inches for a single line.
 Minimum letter height is fourteen (14) inches. Maximum sign length not to exceed
 seventy five (75) percent of the fascia width. Logos may be a maximum of thirty (30) inches high
 Two line copy format may be considered on a case by case basis but not to exceed thirty-six
 (36) inches for both lines of copy.

- * Maximum overall sign length / maximum overall sign height for two-line stacked copy.
- ** Maximum letter height for single-line sign.



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Bldg. 3 Southeast Elevation - Right Side

EXHIBIT

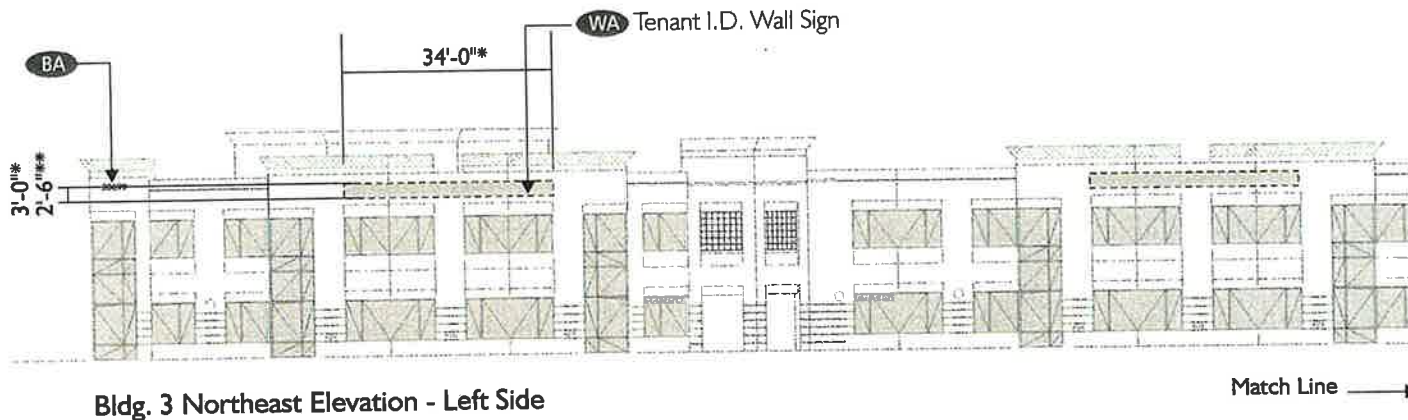
D

Scale: 1/32" = 1'-0"

No individual tenant shall be allowed a sign exceeding seventy (70) square feet. The maximum allowable letter height shall not exceed thirty (30) inches for a single line. Minimum letter height is fourteen (14) inches. Maximum sign length not to exceed seventy five (75) percent of the fascia width. Logos may be a maximum of thirty (30) inches high. Two line copy format may be considered on a case by case basis but not to exceed thirty-six (36) inches for both lines of copy.

* Maximum overall sign length / maximum overall sign height for two-line stacked copy.

** Maximum letter height for single-line sign.



Bldg. 3 Northeast Elevation - Left Side

Match Line



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Bldg. 3 Elevations

EXHIBIT

E

M PROJECT / TENANT I.D. MONUMENT

MATERIALS: Aluminum construction with aluminum angle subframe. Dryvit paint finishes used & concrete base.





QUANTITY: Two (2) signs per building (total of up to two signs).

COPY: Project, Tenant, Developer I.D., and address.

COLORS: See color schedule.

SIGN AREA: Thirty (30) s.f. max.

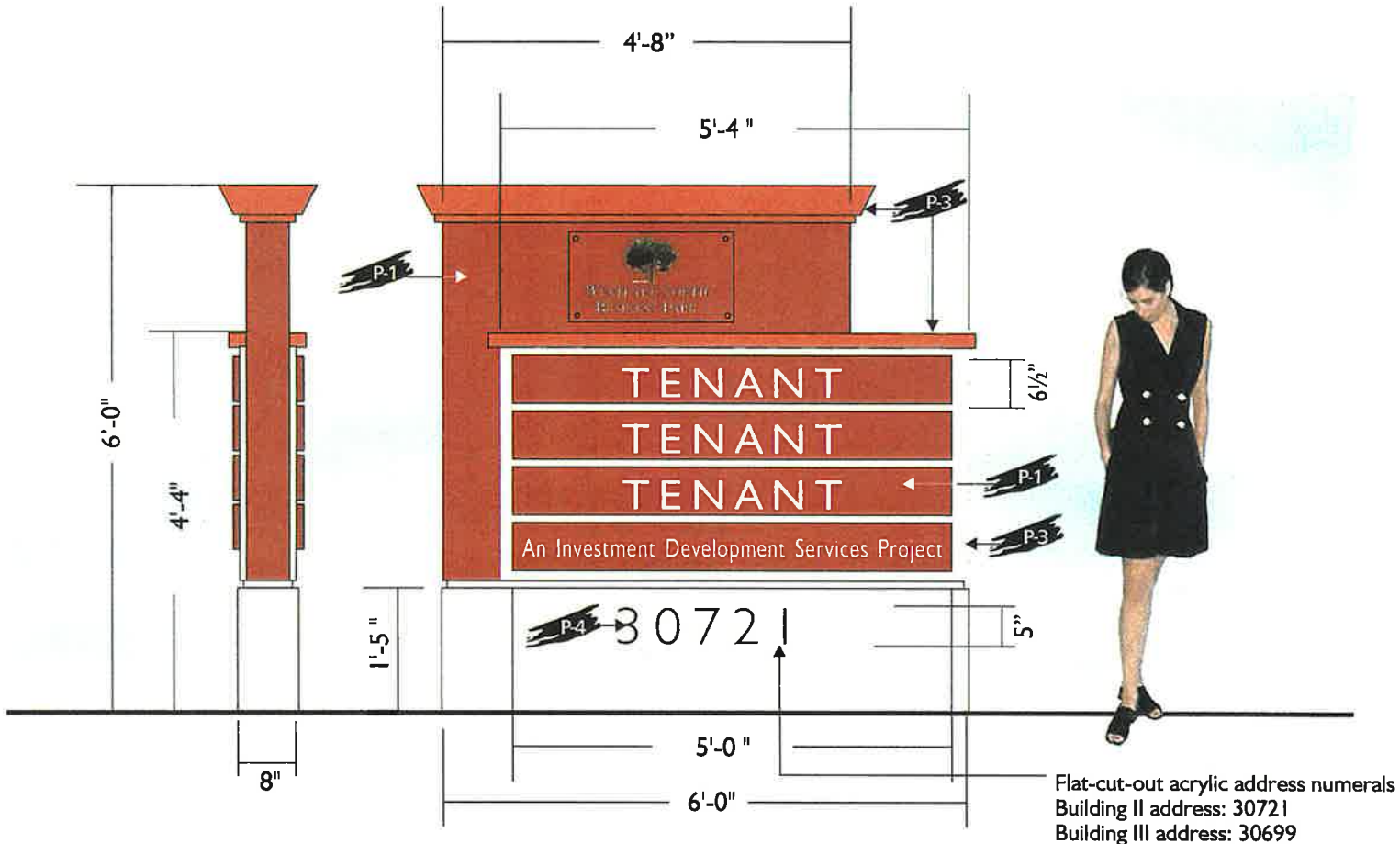
ILLUMINATION: External illumination, by others.

-  P-1 Paint to match Project Dark Rust.
-  P-2 Paint to match Project Light Rust.
-  P-3 Paint to match Project Tan.
-  P-4 Paint to match Pantone Cool Gray 6 C.



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Flat-cut-out acrylic address numerals
Building II address: 30721
Building III address: 30699



WA TENANT I.D. WALL SIGN (Bldg. 2 Only)

MATERIALS: Individual reverse pan channel letters or logo elements fabricated from .090 aluminum with 3-1/2" deep returns, and .090 aluminum faces. Channels to have smooth enamel paint finish, and to be installed pin-mounted 1-1/2" off building fascia. Logos are also to be fabricated as reverse pan channels.

ILLUMINATION: 6500 White neon halo illumination. Illuminated signs must be U.L. Listed.

SIGN AREA: No individual tenant shall be allowed a sign exceeding seventy (70) square feet. The maximum allowable letter height shall not exceed thirty (30) inches for a single line. Minimum letter height is fourteen (14) inches. Maximum sign length not to exceed seventy five (75) percent of the fascia width. Logos may be a maximum of thirty (30) inches high. Two line copy format may be considered on a case by case basis but not to exceed thirty-six (36) inches for both lines of copy.

COLOR: Returns of letters to be painted to match faces.

TYPEFACE: Custom logo typeface, upon owner approval.



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Westlake North Business Park

30" Max
One Line
Copy



36" Max.
Two-Line
Stack

Refer to Site Plan and Building Elevations for possible Tenant Sign placements.

