### DESCRIPTION / LOCATIONS

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<td>EAST ELEVATION Bldg. 5</td>
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### PROJECT SIGNS

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### TENANT SIGNS

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<th>DESCRIPTIOM / LOCATIONS</th>
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<td>TS-1 TENANT SIGN LAYOUT - Double Faced Hanging Blade Panel</td>
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<td>2.3</td>
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MAINTENANCE
Signs located within Lindero Oaks shall be maintained in an “As New Condition”. The Owner/s will periodically perform a visible sign inspection looking for but not limited to the following:
1. Material Fading, Cracking and/or Peeling.
2. Improper Illumination
3. Any Damage Caused by Human or Nature
Any said damage repair will be the responsibility of the end user.

APPROVALS
All signage must have written approval from the Landlord, or their designee, and the City of Westlake Village before construction. Before submitting to the city, eligible applicants must first submit (3) three copies of the following to the Landlord or its designee for approval;
1. Dimensioned Site Plan showing proposed sign locations and lease widths (subject to verification).
2. Scaled Elevation Drawings showing proposed sign locations, height to finished grade and placement upon wall (left to right & top to bottom measurements).
3. Sign Construction Details illustrating finish & colors, logo & letter sizes, electrical details and method of attachment.
4. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s), and need to be illustrated upon submittal by the tenant’s contractor.

COMPLIANCE REQUIREMENTS
No tenant or their agents shall erect, reinstall, construct, enlarge, move, remove, change or equip any sign structure contrary to, or in violation of, this Design Intent Issuance. Conformance will be strictly enforced by the Landlord, or their designee, along with the City of Westlake Village’s Planning Department. Any nonconformance or unapproved signs will be the responsibility of the tenant to correct immediately after reported at his/her expense.

DESIGN STANDARDS
Details on these drawings represent the design approach for sign structures but do not necessarily include all fabricating details. It shall be the responsibility of the Tenant and their Contractor to incorporate all reasonable safety factors necessary to protect the Landlord, or their designee against public liability.

DETAILS
1. All tenant copy construction shall be fabricated of ¼” thick aluminum, p.v.c. or wood sheet. Copy will be mounted to the background.
2. Sign exterior painting will consist of Matthews paint products or comparable variant as per client color specifications unless otherwise stated in this Master Sign Program:
   a. One (1) coat of 74-734 Metal Prep-treat
   b. One (1) coat of 74-793 Spray Bond
   c. One (1) coat of Polyurethane Acrylic
3. All mounting hardware will be stainless steel to avoid rust & panel penetrations are to be sealed against weather elements.

5. All tenants are allowed signs in designated areas consisting of a double faced hanging blade sign & 1st surface window vinyl graphics within allowed height per location unless otherwise stated in this criteria.
6. Should a sign be removed, it is the Tenant’s responsibility to remove all copy, vinyl/adhesive, and restore surface to original condition.
7. Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

CONFLICTS w/DRAWINGS OR CONDITIONS
Any conflicts or contradictions either in regards to these drawings or as they relate to other disciplines or contractors shall be described in writing to the Landlord, or their designee, along with any possible solutions. All conflicts are to be resolved and any changes approved by the Landlord, or their designee prior to sign construction and installation.

COMPLIANCE REQUIREMENTS
Out door displays and storage will not be allowed. Portable (i.e., “A” frame or “sandwich board”) signs. Flashing or scintillating signs. Revolving signs.

RESTRICIONS
Devices dispensing bubbles and free-floating particles of matter. Any notice, placard, bill, card, poster, pasted, sticker, banner, sign, advertising, or other device calculated posts, prints, sticks, stamps, tacks, or otherwise affixes or causes the same to be done to or upon any public street, walkway, crosswalk, other rights-of-way, curb, lamp post, hydrant, tree, telephone booth or pole, lighting system, or any fixture of the police or fire alarm system.

APPROVALS
Devices projecting, or otherwise reproducing, the image of an advertising sign or message on any surface or object. Road signs.

SOFT SIGNS
Outdoor advertising signs including those placed in public rights-of-way such as bus bench signs and bus shelter signs. Projecting signs.

SIGN PROGRAM
Signs which project into an existing or future street right-of-way. Automatic changing signs, electronic message center signs. Streamers, banners and pennants.

POLES SIGNS
Pole signs, except for on-site directional signs not visible from any street or from outside the property.

PORTABLE SIGNS
Any sign affixed to any vehicle or trailer on a public right-of-way, or on public or private property, for the purpose of advertising an event or attracting people to a place of business, unless the vehicle or trailer is intended to be used in its normal business capacity and not for the purpose of advertising an event or attracting people to a place of business. Temporary signs, except as otherwise specifically permitted by the city of Westlake Village Municipal Code Article 9, Chapter 1. Signs consisting of, or having the appearance of, exposed tube lighting, visible from outside the building, when reasonably likely to draw attention to the business or activity. Roof signs.

CAN-STYLE MONUMENTS
Digital Signs.
Tenant Logo & Copy Layout Examples

Sample Blade Sign
Colors Will Vary

Sample Window Graphics
Colors Will Vary

CONCEPTUAL DRAWING ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.
TS-1
TS-3

Approved Sign Areas

West Elevation - Bldg. 1

Manufacturer and install double faced blade signs & window graphics on allowed areas.

Scale: 3/32" = 1' - 0"
#1 12/8 Blade to Wall sign on Bldgs. 3-4
#2 1/19 Changes as per WLV Planning.
#3 2/22 Changes as per Architect.
#4 5/5 Changes as per Planning.
#5 6/8 Changes as per Construction Cond.
#6 7/21 Changes to M.1 & TS-2

Approved Sign Areas

制造并安装双面招牌及窗玻璃图形于允许的区域。
South Elevation - Bldg. 3

Approved Sign Areas

Manufacture and install single faced wall signs & window graphics on allowed areas.

Scale: 3/32" = 1' - 0"

Elevation Key
Approved Sign Areas

Manufacture and install single faced wall signs & window graphics on allowed areas.

TS-1
TS-2
TS-3b

Scale: 3/32" = 1'-0"
Approved Sign Areas

Manufacture and install double faced blade signs & window graphics on allowed areas.

Scale: 3/32" = 1'-0"
Approved Sign Areas

Manufacture and install double faced blade signs & window graphics on allowed areas.

Elevation Key

Scale: 3/32" = 1'-0"
M.1 Monument Elevation

**Face Layout**
Manufacture and install one (1) D/F Externally illuminated monument sign with F.C.O. topy and cast bronze infilled plaque.

**Monument Specifications**

<table>
<thead>
<tr>
<th>Specifications:</th>
<th>Description</th>
<th>Specification/Material</th>
<th>Finish</th>
<th>Color</th>
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</thead>
<tbody>
<tr>
<td>Monument Footing</td>
<td>Reinforced Concrete</td>
<td>At Grade</td>
<td>Natural Grey</td>
<td></td>
</tr>
<tr>
<td>Monument Body</td>
<td>CMU Block</td>
<td>Burnish</td>
<td>Harvest</td>
<td></td>
</tr>
<tr>
<td>Main Copy</td>
<td>1/4” Cor-ten Steel</td>
<td>Rust</td>
<td>Natural</td>
<td></td>
</tr>
<tr>
<td>Logo Tree</td>
<td>1/4” Cor-ten Steel</td>
<td>Rust</td>
<td>Natural</td>
<td></td>
</tr>
<tr>
<td>Sub Copy</td>
<td>1/4” Cor-ten Steel</td>
<td>Rust</td>
<td>Natural</td>
<td></td>
</tr>
<tr>
<td>Copy Spacing</td>
<td>1” Standoffs</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Illumination</td>
<td>Spot Lamps</td>
<td>N/A</td>
<td>Warm White</td>
<td></td>
</tr>
</tbody>
</table>

**Nighttime Simulation**
Example below is not intended as required layout. Tenant to determine Sign Logo, Copy Colors and Shapes within the size limits shown herein.

**Logo & Letter Layout**

Manufacture and Install one (1) new D/F tenant panels on existing awning supports.

**Logos may bleed to panel edges.**

**Irregular shaped panels should be considered in sign design for increased visual impact.**

**PLEASE SEE PAGE S.2 FOR EXAMPLES.**

**Allowed Sq. Ft. = 5’-0” Max.**

**Detailed under Awning Mounting**

**Hanging Brackets are to be provided by Property Owner; may not be modified by tenant.**

**Graphs may bleed to panel edges.**

**Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.**

**Since 1986**

**Signature Signs Inc.**

**CUSTOM SIGNS OF ALL KINDS**

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Newbury Park, CA 91320
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Fax (805) 449-4636
www.sigsigns.com

C.L. # 891120

#1 12/8 Blade to Wall sign on Bldgs. 3-4

#2 1/19 Changes as per WLV Planning.

#3 2/22 Changes as per Architect.

#4 5/5 Changes as per Planning.

#5 6/8 Changes as per Construction Cond.

#6 7/21 Changes to W.1 & TS-2

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Example below is not intended as required layout.
Tenant to determine Sign Logo, Copy Colors and Shapes within the size limits shown herein.

**Logo & Letter Layout**
Manufacture and install one (1) new S/F tenant panel on existing wall.

---

**Tenant Sign - S/F Panel, Non-Illum.**

**Scale: 1/4" = 1'-0"**

**Allowed Sq. Ft. = 5'-0" Max.**
Irregular shaped panels should be considered in sign design for increased visual impact. **PLEASE SEE PAGE S.2 FOR EXAMPLES.**

**Wall Sign Panel**
**Sample Mounting**

1/4" to 1/2" Tube Spacers
Painted to Match Existing Plaster Wall.

Sign Background Panel
1” Mdf. Thick wood, high density urethane or other rigid substrate suitable for outdoor use.

Matthews Polyurethane Painted Faces

1/8” X 2” Deep Studs
Pinned Mounted to Exist. Wall.

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NOTE: Tenants who occupy more than one adjacent leasehold may have window graphics on one or two storefront windows. The graphics adjacent to their sole or “main” customer entrance is to be considered their primary signage, subject to the size restrictions mentioned below. Graphics on a “secondary” leasehold window may not exceed 50% of the sign area of the primary signage, specifically, 11 SF for Sign Type TS-3 and 4.75 SF for Sign Type TS-3b.

PLEASE NOTE: Vinyl Graphics to consist of cut out logo &/or letters. Solid or perforated graphic sheets that obscure the entire allowed window glass area will not be allowed. Certain logos will be permitted at the discretion of the Planning Department.

Example above is not intended as required layout, Tenant to determine Sign Logo, Copy Colors and Shapes within the size limits shown herein.

Bldgs. 1-2 & 5-6 Window Vinyl

Graphical Layouts

Manufacture and install high performance gloss white first surface vinyl & business hours.

Allowed Sq. Ft. = 22.0 Max.

Scale: 1⁄4” = 1'-0”

Minimum letter height is to be 1”

Minimum letter height is to be 3”

Minimum letter height is to be 1”
NOTE: Tenants who occupy more than one adjacent leasehold may have window graphics on one or two storefront windows. The graphics adjacent to their sole or “main” customer entrance is to be considered their primary signage, subject to the size restrictions mentioned below. Graphics on a “secondary” leasehold window may not exceed 50% of the sign area of the primary signage, specifically, 11 SF for Sign Type TS-3 and 4.75 SF for Sign Type TS-3b.

**Bldgs. 3-4 Window Vinyl**

**Graphic Layouts**

Manufacture and install high performance gloss white first surface vinyl & business hours.

**Example above is not intended as required layout,**
Tenant to determine Sign Logo, Copy Colors and Shapes within the size limits shown herein.

**Allowed Sq. Ft. = 9.5 Max.**

PLEASE NOTE: Vinyl Graphics to consist of cut out logo &/or letters. Solid or perforated graphic sheets that obscure the entire allowed window glass area will not be allowed. Certain logos will be permitted at the discretion of the Planning Department.

**Scale:** ½” = 1’-0”