Lompoc Plaza Shopping Center
700 North H Street
Lompoc, CA 93436

Tenant Sign Criteria

Approved:
PC Reso No. 394 (04) Dec. 13, 2004
LOMPOC PLAZA SHOPPING CENTER
TENANT SIGN CRITERIA

PURPOSE OF CRITERIA

The purpose of these criteria is to establish standards and specifications to assure that all signage and the plaza as a whole will be consistent and enhance the identity of all the retail tenants at Lompoc Plaza.

A) SUBMITTALS AND APPROVALS

1. Any questions or correspondence regarding this sign program should be directed to:

   Lobern Properties, Inc.
   4730 Woodman Avenue, Suite 200
   Sherman Oaks, CA 91428
   Telephone: 310-470-3330
   Fax: 310-470-0986

   Prior to sign fabrication, Tenant or his sign contractor shall submit for Landlord approval three (3) sets of complete and fully-dimensioned and detailed shop drawings. In addition to the aforementioned drawings, these submissions shall include elevations, color and material boards, and cross-sectional diagrams. All Tenant submittals shall be reviewed by Landlord and/or its agent for conformance with the provision of the City-approved signage program.

2. Following Landlord’s approval of proposed signage, Tenant or his agent shall submit to the City proposed signage plans signed by the Landlord and applications for all permits for fabrication and installation by sign contractor.

3. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans. Any work deemed unacceptable shall be rejected and shall be corrected or modified at Tenant’s expense as required by the Landlord or its agent.
B) SIGNAGE REQUIREMENTS

1. Each Tenant shall provide one primary identification wall sign in accordance with the approved sign criteria.

2. The Tenant shall be responsible for the following expenses relating to signage for Tenant’s store:
   
   • Permit and application fees;
   • Fabrication and installation of signage, including primary power from provided hookup point;
   • Maintenance and repair;
   • All costs relating to signage removal including repair of any damage to the building.

3. All existing signage shall conform to the amended sign program requirements within five years from the date of amendment or by December 13, 2009.

C) SIGN TYPES

1. Standards:
   
   a. The signs shall be composed of Gemini (or equivalent) internally illuminated condensed channel letters (EXHIBIT A) or internally illuminated individual channel letters (EXHIBIT B).

   b. Individual channel letters shall be mounted on a raceway of appropriate size for the letters. The raceway will be painted to match the building color with remote transformers. All signs need to be UL listed and meet all local and state codes.

   c. For one line, sign letters can be a maximum of 24” in height. For two lines, the maximum height of the sign can be 30”.

   d. Tenant signs shall be no longer than 65% of leasehold width. Tenants with narrow leasehold widths will be allowed to use the entire width of their storefront or 17” in length, whichever is smaller.

   e. Logos are to be a maximum of 30% of the net sign area.

   e. Signs may consist of a total of three (3) colors.
f. Tenants with registered or copyrighted logos or trademarks shall be allowed a maximum of four (4) colors.

g. Each tenant may have one (1) on-building sign. Tenants with more than one street frontage may have two (2) on-building signs.

h. Tenant service entrances used for loading or deliveries but not generally used by the public will be allowed one (1) non-illuminated sign, not to exceed five (5) square feet, to identify the Tenant.

i. Service entrance signs will display only the Tenant name(s) and directional information.

j. Service entrance signs will be limited to two (2) colors.

D) MONUMENT SIGN

1. Landlord, at Landlord’s sole discretion will determine which tenant(s) will have signage on this sign.

2. All monument panels shall have a white or off-white background (EXHIBIT C).

3. Maintenance of the entire monument sign shall be the responsibility of the Landlord, with the exception of the Tenant panels, which shall be the responsibility of the Tenant utilizing the panel.

E) GENERAL SPECIFICATIONS AND REQUIREMENTS

1. All sign circuits are to be provided by Tenant.

2. All local, state and national codes are to be strictly complied with. Fabrication and installation to be UL approved with the required markings.

3. Signs shall be continuously maintained, without dark spots, light leaks or manufacturing defects. Visible seams, unplated steel and black iron materials are prohibited. All metal must be rust inhibited or aluminum with the appropriate finish.

4. All conduits, crossovers, transformers, wiring and manufacturers labels shall be concealed.

5. All signs are to be laid out so as to be proportionate to the area it is placed within the square footage limitations. They should also be centered at the appropriate location on the elevation so it would be balanced with the buildings as a whole.
6. The Landlord reserves the right to reject any fabrication or installation that is below accepted industry standards.

7. All building penetrations are to be sealed and completely waterproof.

8. All manufacturing labels are to be placed so as not to be visible from the normal viewing angles or by standing directly under the sign.

F) SIGN CONTRACTOR RESPONSIBILITIES

The Tenant's sign contractor is responsible for the following:

1. Receive pre-approval from Landlord or his representative as an approved sign contractor;

2. Provide to the Landlord, prior to commencing fabrication, an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of $1,000,000.00;

3. Obtain approved sign permits from the City of Lompoc prior to sign fabrication and show copies of same to Landlord;

4. Submit for approval prior to fabrication complete and fully-dimensioned shop drawings along with items 2 and 3 of Section A of this criteria.

G) PROHIBITED SIGNS

1. Temporary wall signs, pennants, flags, and banners unless specifically approved by Landlord and in compliance with the City sign ordinance.

2. Over-roof displays, inflatable displays or sandwich boards.

2. Window signs except where specifically approved by Landlord.

3. Paper, cardboard or Styrofoam signs, stickers, or decals hung around, on or behind storefronts.

4. Animated lights or other “moving” sign components, except where specifically approved by Landlord and in compliance with the City Sign Ordinance.

5. Advertising promotional signs on parked vehicles.

6. Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
• For one line, sign letters can be a maximum of 24” in height. For two lines, the maximum height of the sign can be 30”.

• Tenant signs shall be no longer than 65% of leasehold width. Tenants with narrow leasehold widths will be allowed to use the entire width of their storefront or 17’ in length, whichever is smaller.

• Logos are to be a maximum of 30% of the net sign area.
EXHIBIT B
LOMPOC PLAZA SHOPPING CENTER
SIGN PROGRAM

INDIVIDUAL CHANNEL LETTERS

- For one line, sign letters can be a maximum of 24” in height. For two lines, the maximum height of the sign can be 30”.

- Tenant signs shall be no longer than 65% of leasehold width. Tenants with narrow leasehold widths will be allowed to use the entire width of their storefront or 17’ in length, whichever is smaller.

- Logos are to be a maximum of 30% of the net sign area.
EXHIBIT C
LOMPOC PLAZA SHOPPING CENTER
SIGN PROGRAM

MONUMENT SIGN

- Maximum height of 8 feet.
- Maximum width of 10 feet.