

DEVELOPER

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Attn: Rob Raznick



TUSCANY SQUARE

SIGN PROGRAM

December 3, 2007

Location:

Los Angeles Ave & Moorpark Ave
Moorpark, CA



SIGN METHODS INC.
Electrical Signs And Neon

1749 E. 28th St.
Signal Hill, CA 90755
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TUSCANY SQUARE

November 15, 2007

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GENERAL LOCATION AND STANDARDS

Notwithstanding the requirements of this sign program, all signs shall be consistent with the City of Moorpark codes.

1. **FREESTANDING SIGNS**, including pylon signs and monument signs shall be located entirely within the property on which the business is located.

A. No sign may be located upon or project over a public right-of-way.

2. **WALL SIGNS** - No sign may extend above the roof eave line or parapet.

A. Signs must be designed and located so as not to interfere with the unobstructed clear view of the public right-of-way and nearby traffic regulatory signs or any pedestrian, bicyclist and

B. All signs authorized under this criteria must be placed on the side of the property facing on a public or private right-of-way.

3. **SIGN AREA COMPUTATION** - Sign area will be computed by drawing a series of no more than eight (8) straight lines enclosing the entire perimeter of the sign, including all text, emblems, arrows, ornaments, logos, or other media. Where individual letters or symbols are attached directly to the building surface, the sign area shall be the total area of the message computed by drawing a series of no more than eight (8) straight lines enclosing the area of the message.

DESIGN, MATERIAL, CONSTRUCTION AND MAINTENANCE

Each permanent approved sign shall comply with the following standards:

A. **Materials and Colors.** All permanent signs shall be constructed of durable materials that are compatible in appearance to the building supporting or identified by the signs. Sign colors and materials shall be selected to be compatible with the existing building designs and shall contribute to legibility and design integrity.

B. *For tenants without a trademarked logo, no more than four colors are allowed. These colors apply to paint and/or translucent vinyl. These colors are Rust Brown PMS 483C, White, Burgundy PMS #188C, and Black. Black may be painted on for reverse letters or may be perforated vinyl to appear black by day and white by night. No other colors are allowed except for trademarked typefaces and logos with recognized colors. Logos shall count as part of the sign calculation. Fonts and colors are subject to the approval of the Community Development Director.*

C. **Relationship to Buildings.** Each permanent sign located upon a site with more than one (1) main building, such as a commercial, office or industrial complex shall be designed to incorporate the materials common or similar to all buildings.

D. **Sign Illumination.** Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to minimize light spillage onto the public right-of-way or adjacent properties, and in no event shall illumination cause such excessive glare as to constitute a potential hazard to traffic safety. Externally illuminated signs shall be lighted by screened or hidden light sources such as gooseneck lighting..

E. **Construction.** Every sign, and all parts, portions and materials thereof, shall be manufactured, assembled and erected in compliance with all applicable state, federal and city regulations including the city's building code and electrical code. Except for temporary signs and window signs, signs shall be constructed of durable materials and securely affixed to the ground, a building, or structure. Under no circumstances shall a permanent sign have an exposed back, exposed wires or conduit.

F **Maintenance.** Every sign and all parts, portions and materials shall be maintained in good repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust, cracking, peeling, corrosion, graffiti or other states of disrepair. This maintenance obligation includes the replacement of malfunctioning or burned out lamps, replacement of broken faces, repainting of rust, chipped or peeling structures or faces within fifteen (15) calendar days following written notification by the city. When there is a change or discontinuance of a business or occupancy such that a sign no longer represents a place of business or occupancy, the sign shall be removed or the name of the prior business or occupant either removed, or the sign face covered in a manner that blends with the building or supporting structure within fifteen (15) calendar days..

F. **Restoration of Building or Property Upon Sign Removal.** Within thirty (30) calendar days of the removal of a sign from a building wall or from the grounds of the premises if a freestanding sign, the wall of the building or the grounds of the premises shall be repaired and restored to remove any visible damage or blemish left by the removal of the sign.

SUBMITTAL GUIDELINES

The sign criteria has been established for the purpose of maintaining a continuity and quality throughout the shopping center for the benefit of all Tenants and to help them comply with the regulations fo the City of Moorpark.

Conformance will be strictly enforced and any non-conforming signs or signs erected without approval will be removed by the landlord at the tenants expense.

Submit two sets of plans to the landlord. Plans will be noted Approved, Approved as Noted, or Disapproved. If plans are returned as "Approved as Noted" or "Disapproved" corrected plans must be resubmitted for approval. The City of Moorpark will only accept plans approved by the landlord for permitting.

Plans must be prepared by a reputable state and city licensed sign contractor. Area will be computed by drawing a series of (8) straight lines around the perimeter of the sign. The sign drawings must indicate the following information:

- 1. A scaled storefront elevation showing the proposed sign design as it relates to the Tenant's premises including window signs with dimensions of signs relative to window area. Plans must include a scaled site plan showing location of the sign on the premises and the width of the business/tenant frontage.
- 2. Sizes of sign letters, specifications and sections.
- 3. All materials, colors and finishes.
- 4. UL Section with method and color of illumination.

Landlord will not approve any sign which does not conform to the specific criteria set forth herein.

The tenant is responsible to obtain approval and permits from the City of Moorpark.

No sign shall be constructed without Landlord approval and city approval and permits.

OWNER/DEVELOPER:
 Tuscany Square Partners, LLC
 5525 Oakdale Ave.
 Woodland Hills, CA 91364
 (818) 884-7770
 Fax (818) 884-6769

SIGN CONTRACTOR:
 Sign Methods
 1749 East 28th Street
 Signal Hill, CA 90755
 Katie Pierce
 Phone 800.655.4336
 Fax 562.427.6875
 katiepierce@signmethods.com

Attn: Rob Raznick



DESIGN GUIDELINES

The primary objective is to generate high quality signage that reflects a sophisticated, contemporary environment in harmony with adjacent structures. Individual diversity and creativity is encouraged.

Acceptable treatments include:

- Dimensioned geometric shapes
- Painted metals
- Screens, grids or mesh
- Polished metals
- Cut or fabricated steel
- Non-exposed neon

ALLOWABLE SIGNS

Internally illuminated individual channel letters with neon or LED are preferred. External illumination on flat-cut-out metal letters will be considered, however light fixtures shall be screened, shielded or hidden. Letters may be face lit, reverse halo, or open face channel. Gooseneck style fixtures will be considered.

One primary identification sign may be allowed per storefront facing a street or parking lot.

One undercanopy sign may be allowed per entrance.

UNDERCANOPY

Undercanopy signs shall be perpendicular to the business frontage using an ornamental iron bracket using a flexible device such as a chain or cable under the canopy and may not exceed four (4) square feet. Maintain an 8'0" clearance to the bottom of sign to the walkway. Signs may have external illumination.

PLACEMENT - WALL/CANOPY

Signs shall be placed on the wall adjacent to tenant's leasehold facing the street or the parking lot. No sign shall exceed 75% of a tenant's storefront.

WALL SIZE CALCULATION

Front Elevation

Allowable size shall be one square foot per lineal foot of storefront. This calculation is to be used for front, rear and side elevations.

Rear Elevation

Sign area shall be as computed above. No rear signage is permitted along Park Crest Lane.

AREA COMPUTATION

Sign area will be computed by drawing a series of no more than eight (8) straight lines enclosing the entire perimeter of the sign.

ILLUMINATION TIME

Signs must be wired to a timer and must not illuminate past 12AM.

ELECTRICAL REQUIREMENTS

Transformers shall not exceed 30 MA for neon or 12V for LED. All penetrations shall be sealed in a watertight condition. Only UL approved components shall be used. No sign company labels shall be permitted on exposed surfaces except those required by Underwriters Laboratory. All wiring crossovers shall be concealed behind the wall or within a raceway. The tenant shall be responsible for primary termination.

WINDOW SIGNS

Window signs may not exceed 25% of the total window area. Only posters, vinyl or neon signs are allowed.

BANNERS FOR SPECIAL EVENTS

One banner is allowed not to exceed 20 square feet. Banners are allowed thirty (30) calendar days for grand openings, fifteen (15) calendar days per calendar year for a special event, no more than four times a year with at least 30 days between events. No banner may hang higher than the eave of the roof of the building and may not attach to trees or posts. Landlord must approve method of attachment. City permits must be obtained prior to installation.

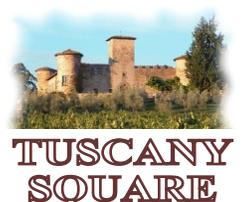
MISCELLANEOUS NOTES

1. Notwithstanding the maximum allowance there shall be sufficient margins and negative space for visual balance.
2. There shall be no visible means of attachment.
3. All ferrous and non ferrous metals shall be separated.
4. Threaded rod, bolts or clips shall be used to mount letters to stand off building.
5. Upon lease expiration or termination, tenant is responsible for removing its signage and repairing wall surfaces to the reasonable satisfaction of the landlord and city within (30) thirty calendar days of vacancy. The premises shall be repaired and restored to remove any visible damage or blemish left by the removal of the sign.

MONUMENT SIGNS

At the landlords discretion certain tenants will be allowed to place their logos on the entry wall monument signs.

One 12'0" high multi tenant monument shall be placed along Los Angeles Ave. not to exceed 75 square feet and one 8'4" high monument shall be placed along Moorpark Ave. not to exceed 70 square feet..



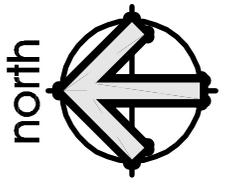
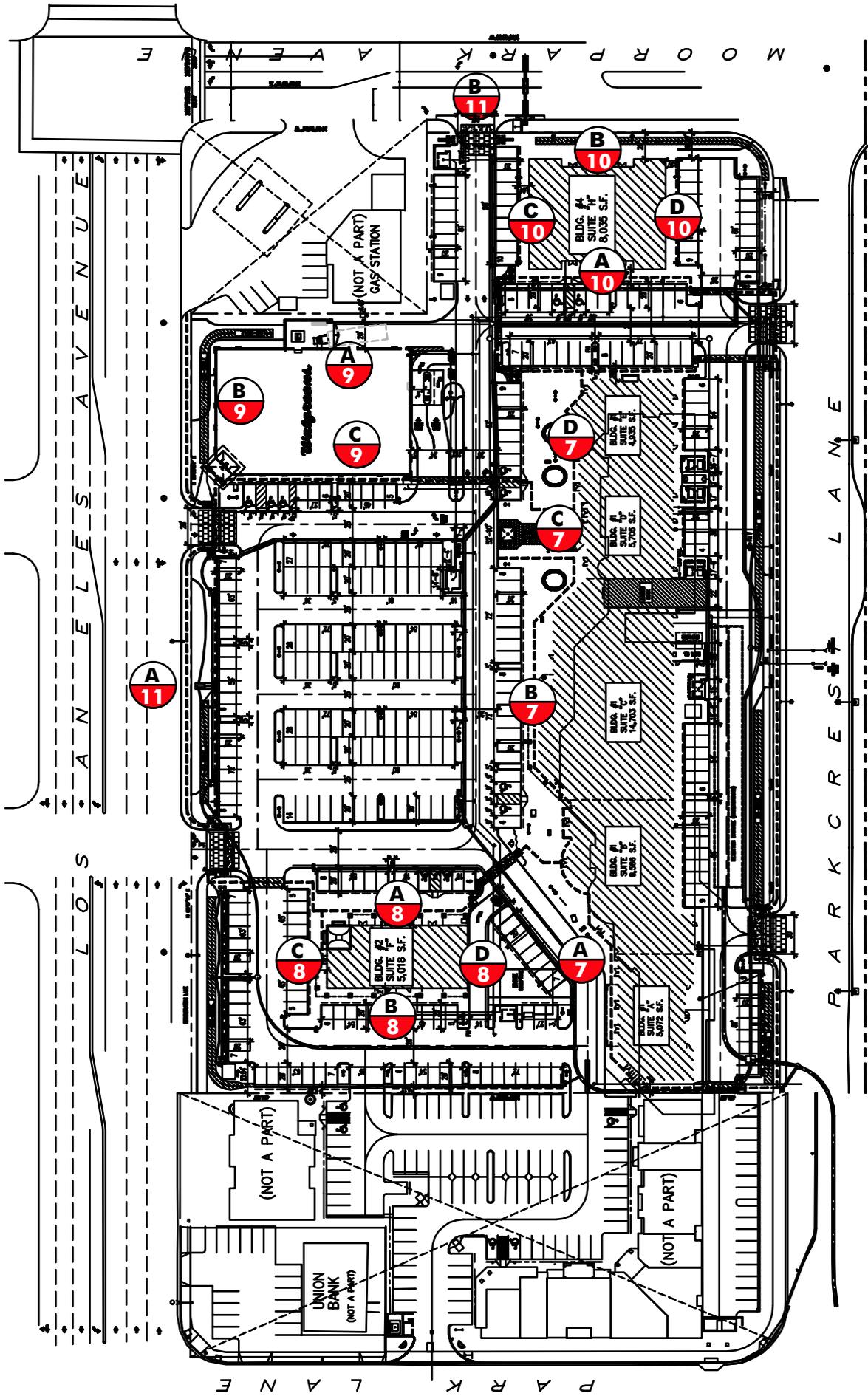
PROHIBITED SIGNS

1. Window signs except where specifically approved by the Landlord and the City of Moorpark.
2. Exposed junction boxes, transformers, lamps and conduit.
3. Sign Manufacturer's names, stamps or decals except as required by code.
4. Vacuum formed plastic.
5. Paper, cardboard or styrofoam signs.
6. Exposed fastenings except as an intentional statement.
7. Simulated materials (i.e. Wood grained plastic laminates etc.)
8. Animated lights or other moving sign components.
- 9 Conventional internally illuminated box/can type signs except as secondary copy and then shall be fabricated with opaque facing and routed copy backed with acrylic.
10. All other signs prohibited by the City Sign Ordinance.
11. No temporary signs of any nature unless approved by the Landlord and the City of Moorpark.
12. No Tenant shall affix any type of illuminated or painted window signs, plcards, or temporary window signage nor use balloons for any pupose whatsoever unless specific written approval is received by the Landlord and city.
13. Signs constituting a traffic hazard -or any sign which simulates in size color, lettering or design, any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any words, phrases or symbols in such a manner to interfere with, mislead or confuse traffic.
14. Immoral or unlawful advertising or any of an obscene, indecent or immoral nature.
15. No sign shall be installed, relocated or maintained so as to prevent free ingress and egress from any door. No sign shall be attached to a stand or pipe except those as required by code.
16. Signs consisting of any moving, swinging, rotating, flashing, blinking, fluctuating, scintillating or otherwise animated.
17. Off premises signs.
18. Vehicle signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles.

MISCELLANEOUS SIGNS

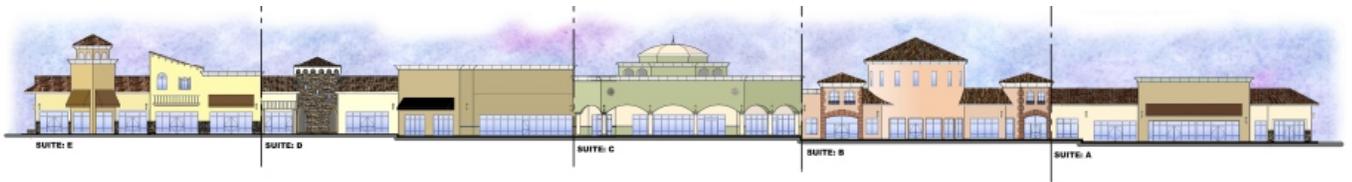
Other signage that may be required to conduct business such as ATM's or Drive Thru information may be added at the Landlord and Planning Director's discretion. Such signage will be calculated as part of the tenant's square footage allowance so long as it is exterior.





KEY PLAN
FOR REFERENCE ONLY



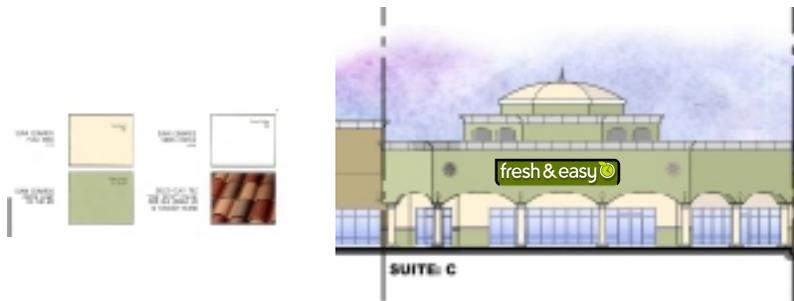


NORTH ELEVATION - BLDG. #1



A
7

NORTH ELEVATION - BLDG. #1 - SUITES A AND B



Note: Fresh & easy to utilize 4" deep non-illuminated aluminum background for letters to allow for their trademark and to allow for architectural contrast.

B
7

NORTH ELEVATION - BLDG. #1 - SUITE C



C
7

NORTH ELEVATION - BLDG. #1 - SUITE D



D
7

NORTH ELEVATION - BLDG. #1 - SUITE E

A
8



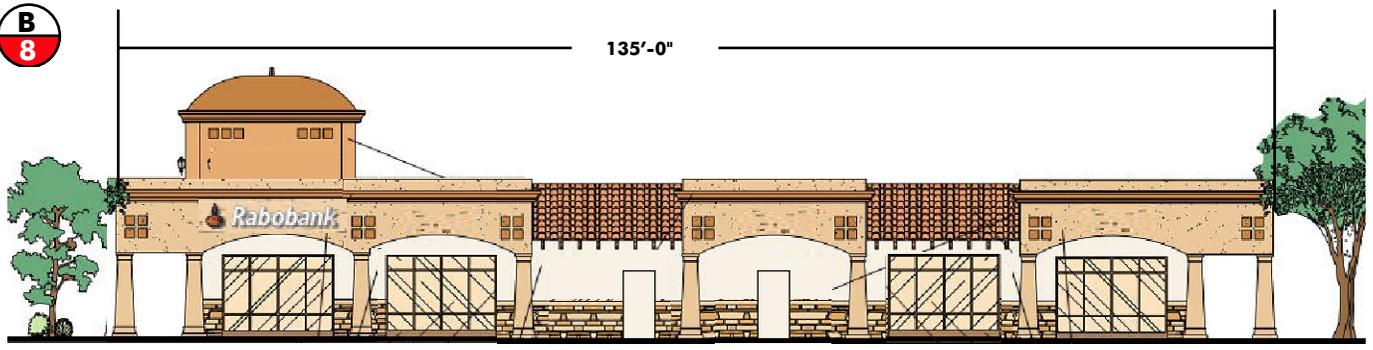
- PRIMARY
Granola
DE 5296
- SECONDARY
Beeswax
DE 5242
- ACCENT #1
Day Lily
DE W317
- ACCENT #2
Milled Copper
DE 5244

EAST ELEVATION - BLDG. #2

Note: Not to scale.
Building is 25'2" high by 84'2" wide.

- STONE VENEER
Mountain Ledge
"Yakon"
- MULLION SYSTEM
"Bronze Finish"
- GLAZING
"Bronze Glass"
- ROOF TILE
"One Piece - 5"
"Red"

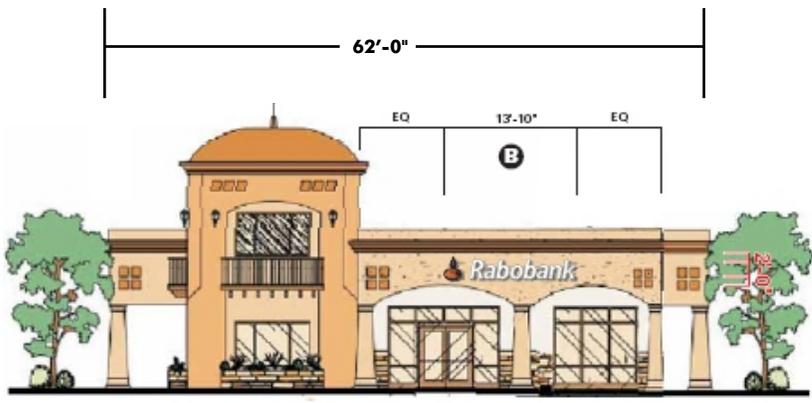
B
8



WEST ELEVATION - BLDG. #2

Note: Not to scale.
Building is 25'2" high by 84'2" wide.

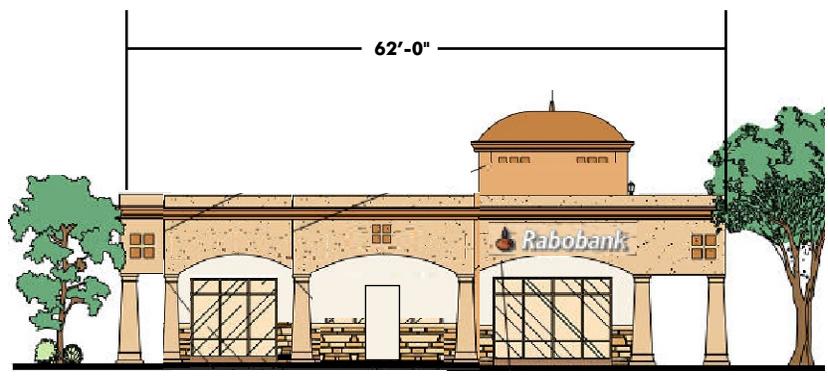
C
8



NORTH ELEVATION - BLDG. #2

Note: Not to scale.
Building is 33'0" high by 62'0" wide.

D
8

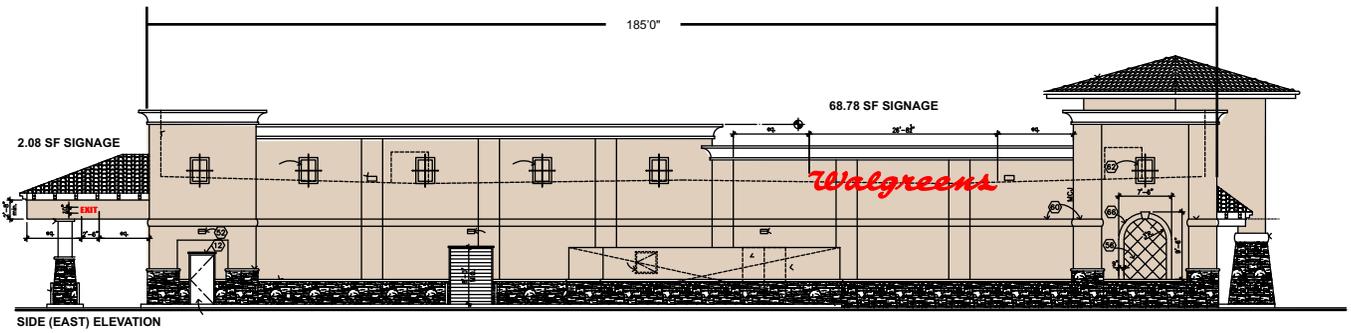


SOUTH ELEVATION - BLDG. #2

Note: Not to scale.
Building is 33'0" high by 62'0" wide.



A
9



SIDE (EAST) ELEVATION

EAST ELEVATION - BLDG. #3

B
9



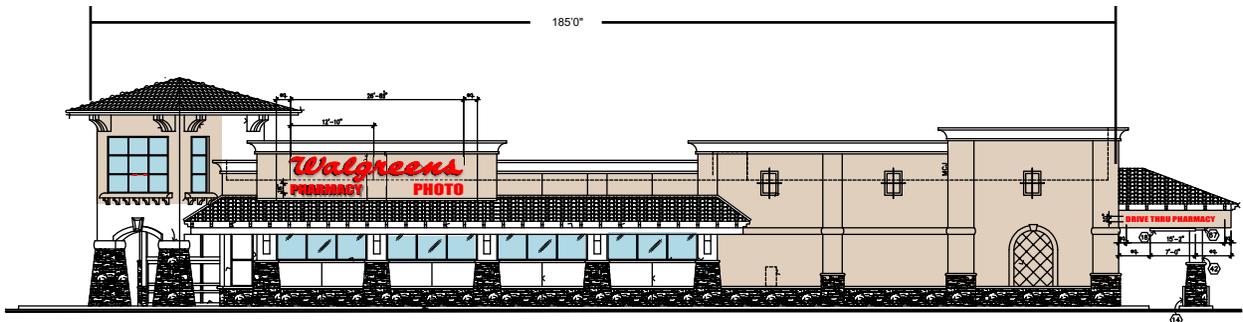
FRONT (NORTH) ELEVATION

FRONT TOWER ELEVATION

NORTH ELEVATION - BLDG. #3

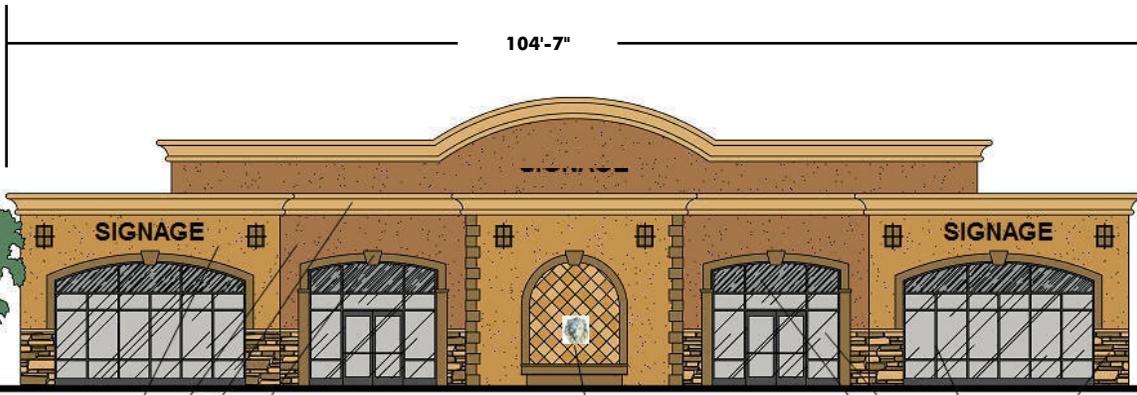
Note: Tower has a 5'9" aluminum mortar pestal on wall beyond glass. A recessed neon border highlight is a part of the sign. This will be considered an interior sign and not a part of exterior calculations.

C
9



WEST ELEVATION - BLDG. #3

A
10



- PRIMARY
Brushed Clay
DE 5243
- SECONDARY
Cinnabar
DE 5209
- ACCENT #1
Bessoux
DE 5242
- ACCENT #2
Autumn Bark
DE A164

- STONE VENEER
Mountain Ledge
"Durango"
- MULLION SYSTEM
"Black Finish"
- GLAZING #1
"Grey Glass"
- GLAZING #2
"Spandrel Glass"

WEST ELEVATION - BLDG. #4

Note: Not to scale.
Building is 25'2" high by 84'2" wide.

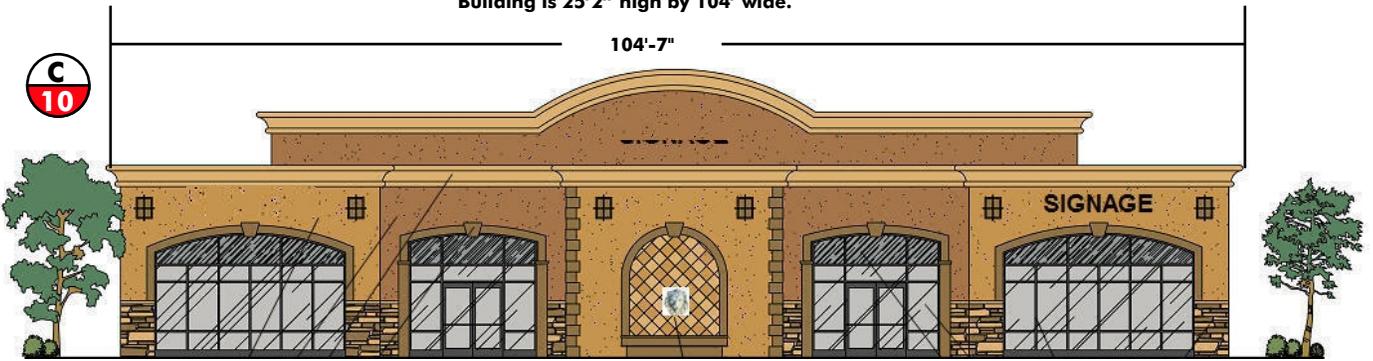
B
10



NORTH ELEVATION - BLDG. #4

Note: Not to scale.
Building is 25'2" high by 104' wide.

C
10



EAST ELEVATION - BLDG. #4

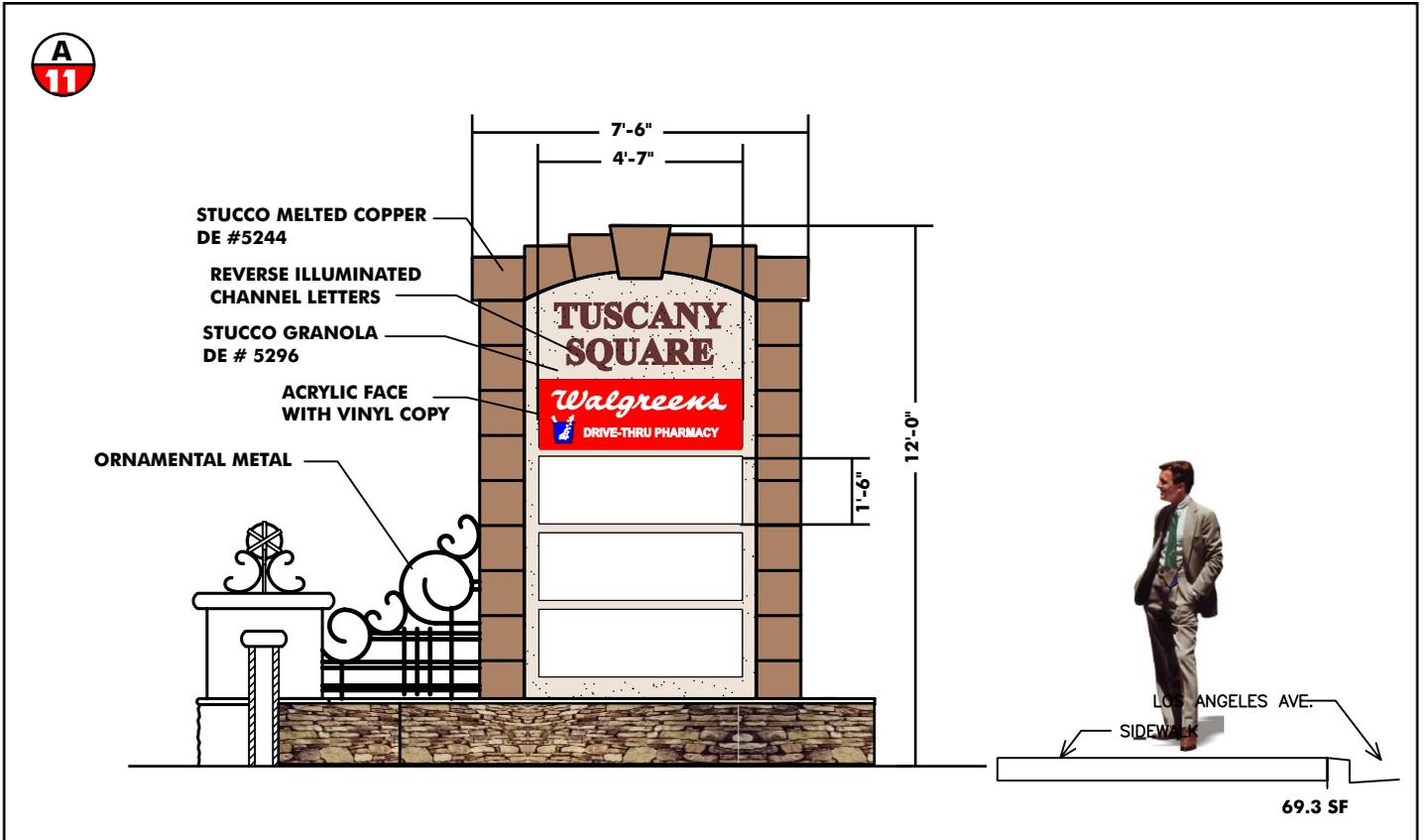
Note: Not to scale.
Building is 25'2" high by 84'2" wide.

D
10

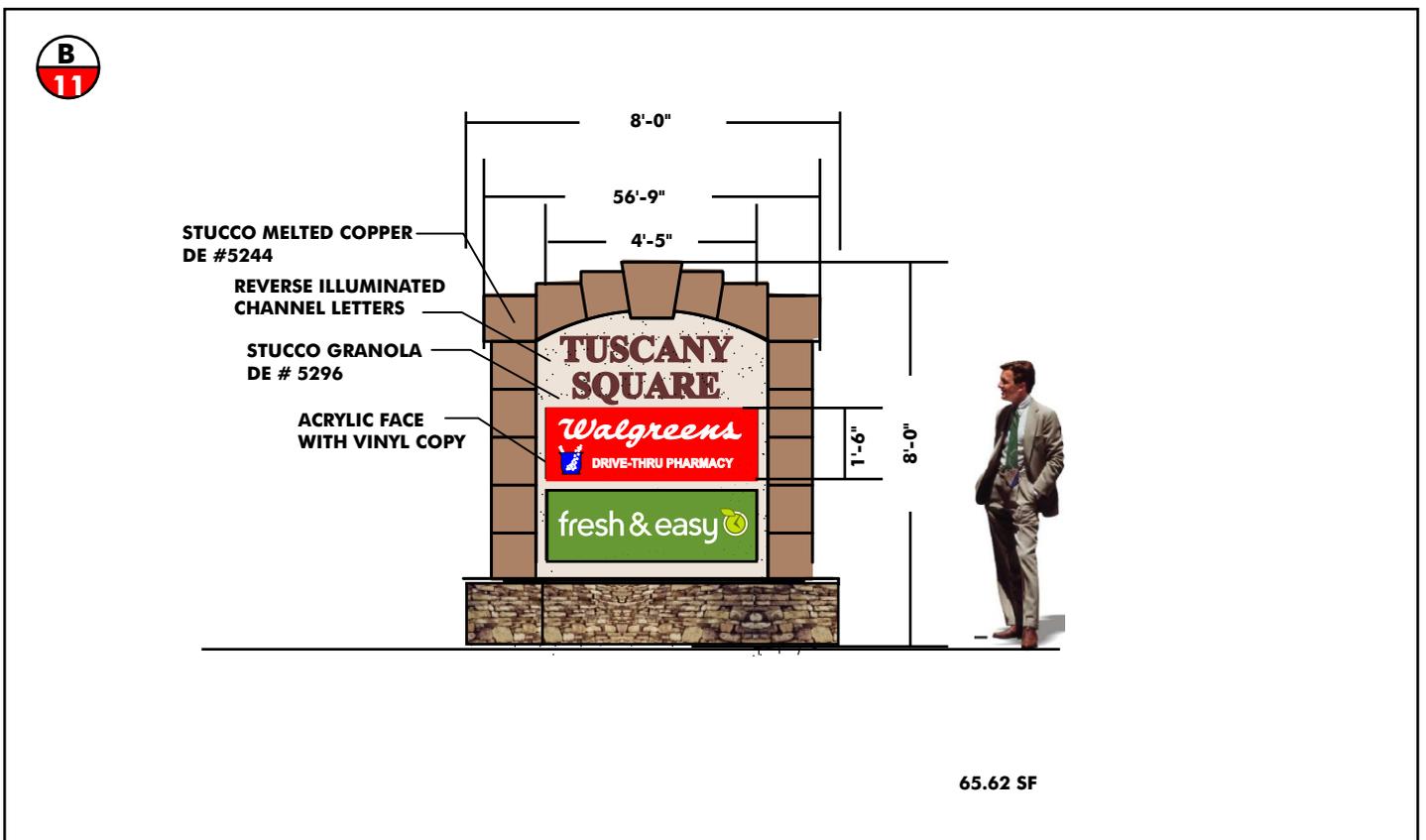


NORTH ELEVATION - BLDG. #4

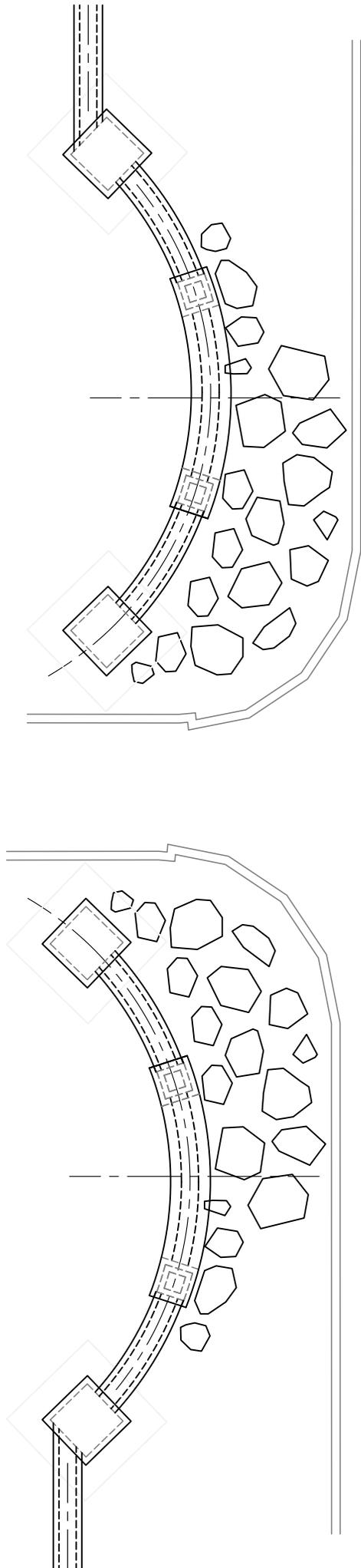
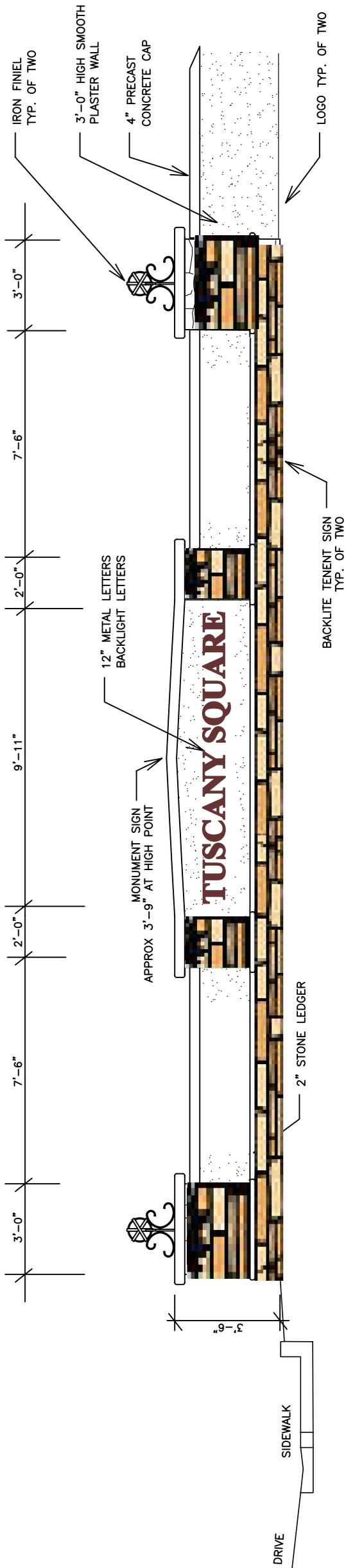
Note: Not to scale.
Building is 25'2" high by 104' wide.



12' HIGH MULTI TENANT MONUMENT (LOS ANGELES AVE.)



8' HIGH MONUMENT (MOORPARK BLVD.)



Externally illuminated flat-cut-out letters.



Reverse illuminated flat-cut-out letters.



Reverse illuminated letters (halo).



Internally illuminated channel letters standard.

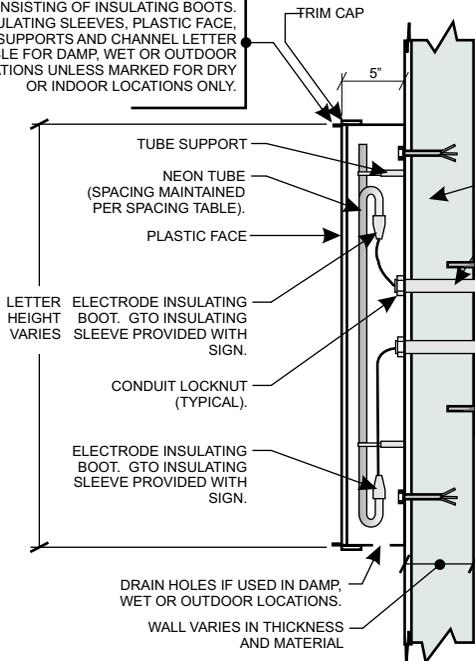


Internally illuminated channel letters mounted on rolled tube.



Internally illuminated channel letters with routed push through secondary copy.

LISTED SIGN SECTION NEC 600-3. CONSISTING OF INSULATING BOOTS, INSULATING SLEEVES, PLASTIC FACE, TUBE SUPPORTS AND CHANNEL LETTER. SUITABLE FOR DAMP, WET OR OUTDOOR LOCATIONS UNLESS MARKED FOR DRY OR INDOOR LOCATIONS ONLY.



SPACING TABLE:

A. BETWEEN INSULATED HIGH VOLTAGE WIRING AND 1) PRIMARY WING AND 2) DEAD METAL WHERE DEAD METAL PARALLELS THE HIGH VOLTAGE WIRING FOR MORE THAN 1" LENGTH.
 B. BETWEEN NEON TUBING AND NEAREST SURFACE.
 C. BETWEEN UNINSULATED HIGH VOLTAGE PARTS AND 1) DEAD METAL AND 2) INSULATED HIGH VOLTAGE OR SUPPLY CONDUCTORS.
 D. BETWEEN UNINSULATED HIGH VOLTAGE PARTS AND 1) OTHER INSULATED HIGH VOLTAGE PARTS AND 2) UNINSULATED SUPPLY AND LOW VOLTAGE PARTS.

VOLTAGE	A	B	C	D
1001 TO 5000	1/2 INCH	1/4 INCH	3/4 INCH	1 INCH
5001 TO 10000	3/4 INCH	1/4 INCH	1-1/8 INCH	1-1/2 INCH
10001 TO 15000	1 INCH	1/4 INCH	1-1/2 INCH	2 INCH

SEAL BUILDING PENETRATION(S) TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

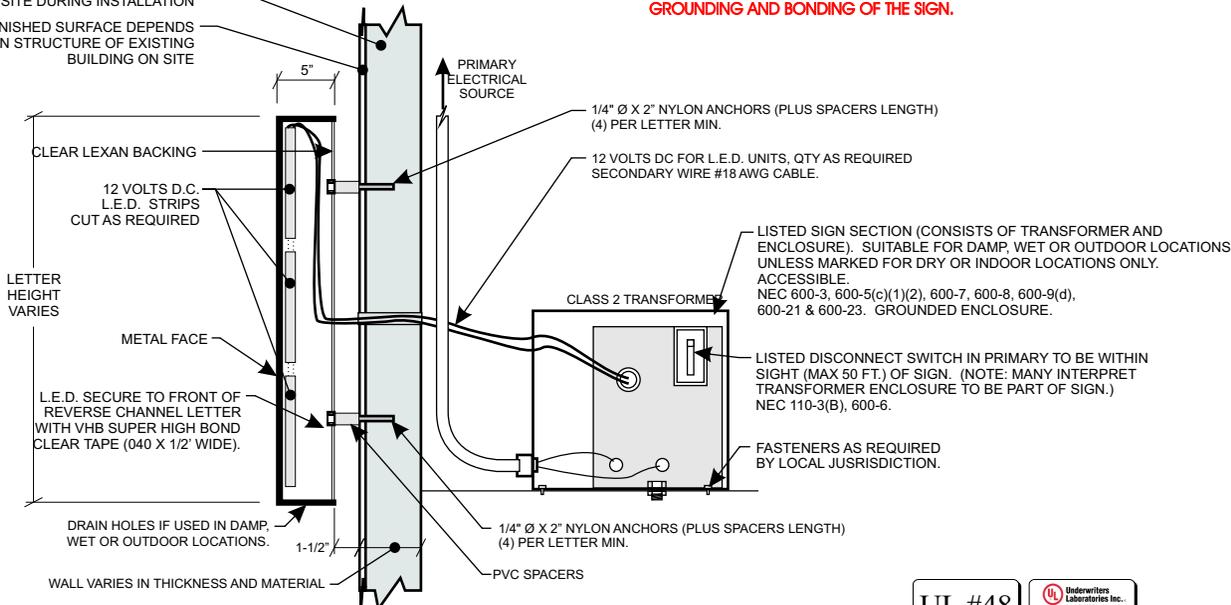
NEON & CHANNEL LETTER INSTALLATION & WIRING DETAIL



U.S. & P.R. - ALL SIGNS WILL BE (U.L.) LISTED (U.L.) 2161 COMPLIANT & CARRY (U.L.) LABELS CANADA - ALL SIGNS WILL BE CSA COMPLIANT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WALL MATERIAL DETERMINED ON SITE DURING INSTALLATION
 FINISHED SURFACE DEPENDS ON STRUCTURE OF EXISTING BUILDING ON SITE



SEAL BUILDING PENETRATION(S) TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

LISTING MARKS:
 LISTING MARK SIGN SECTION LABEL BE ON EACH LETTER AND TRANSFORMER ENCLOSURE
 THE FIRST BLANK SPACE IDENTIFIES THE NUMBER OF EACH SIGN SECTION.
 THE SECOND BLANK SPACE INDICATES THE TOTAL NUMBER OF SIGN SECTIONS.

L.E.D. REVERSE CHANNEL LETTER INSTALLATION & WIRING DETAIL

NOT TO SCALE



U.S. & P.R. - ALL SIGNS WILL BE (U.L.) LISTED (U.L.) 2161 COMPLIANT & CARRY (U.L.) LABELS CANADA - ALL SIGNS WILL BE CSA COMPLIANT

NOTE: 12 VOLTS SYSTEM DOES NOT CARRY (REQUIRE) A GREEN GROUND WIRE.

