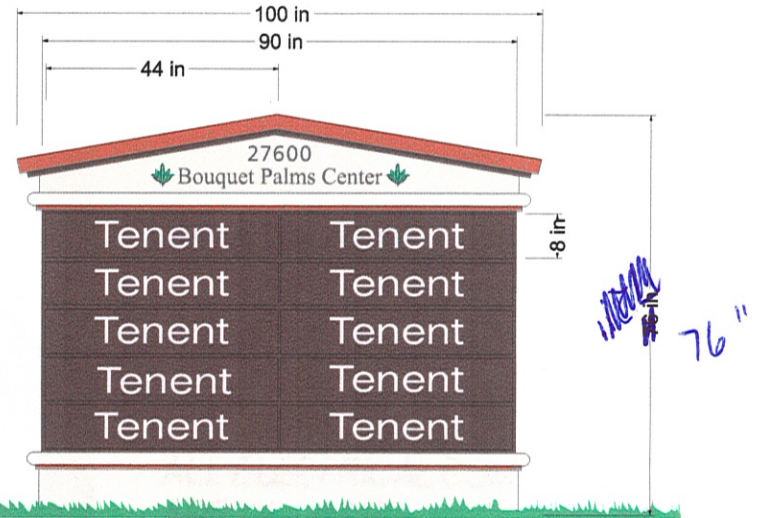


JUN 13 2007



PLANNING APPROVAL AS MARKED
SUBJECT TO ALL APPLICABLE SECTIONS
OF THE UNIFIED DEVELOPMENT CODE
CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT
[Signature]
PLANNING DIVISION

MC# 07-037



Quantity = 1

Extruded Aluminum Monument

Double Sided 6'4" tall by 8'4" wide by 16" depth

Extruded Aluminum Cabinet with Interior Illumination and stucco paint finish to match building colors (beige / terracotta roof)

20 (10 per side)- individual white plex tenant panels, anodized bronze vinyl for design element

46 (23 per side)- 3" tall x .50" clear acrylic push-thru letters anodized bronze

vinyl face halo white (address number and name "27600 Bouquet Palms Center")

Quality Control Checks: (Initial & Date) Sales:____ date:____ Production:____ date:____

PLEASE REVIEW AND FAX BACK YOUR APPROVAL OR CHANGES TO BE MADE TO 661-260-3395.

APPROVED

APPROVED W/ CHANGES

CHANGES NEEDED 2ND PROOF REQUIRED

CUSTOMER SIGNATURE _____ DATE ____/____/____

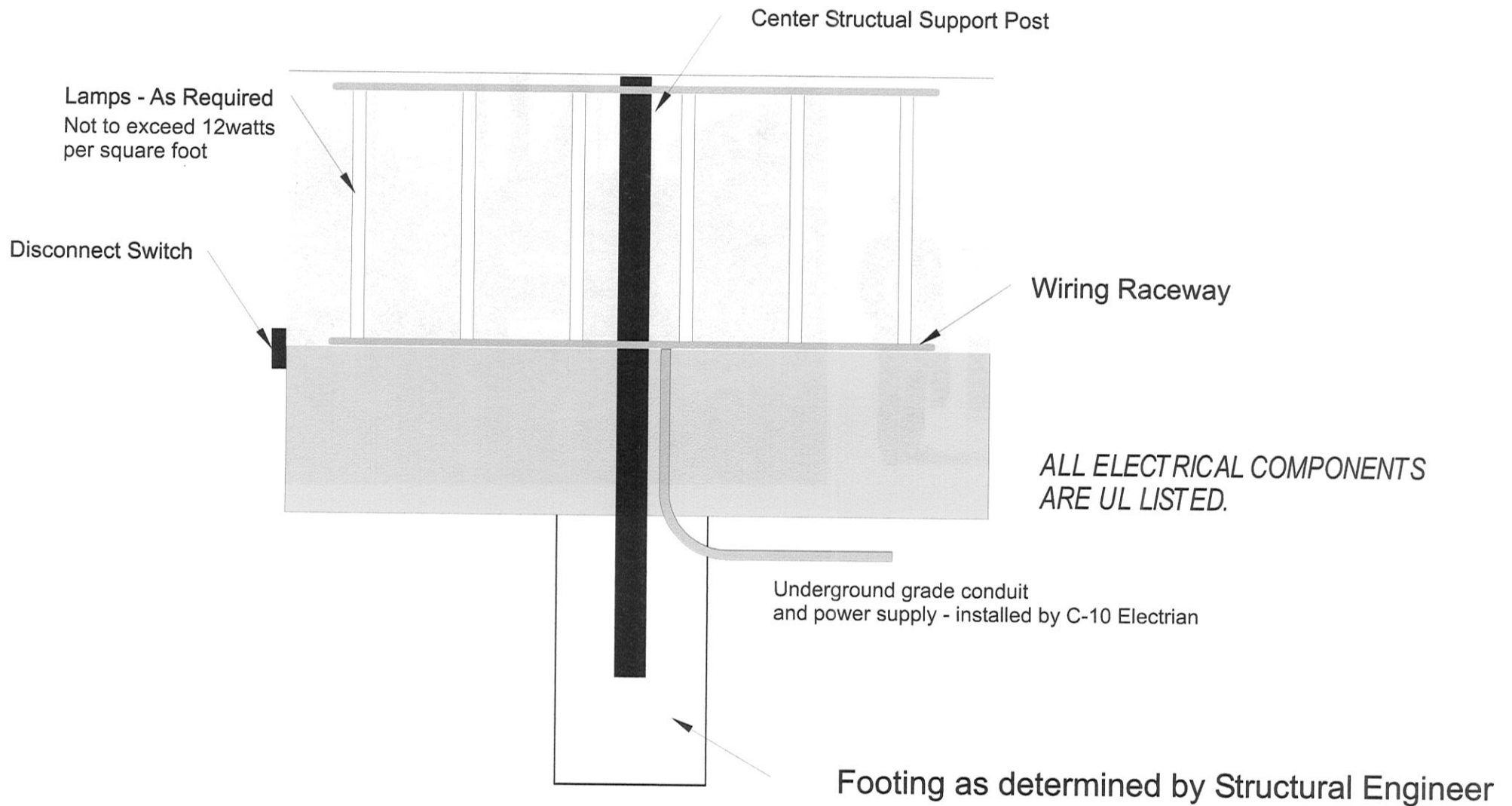
PLEASE PRINT NAME _____

A word of caution. By signing and authorizing Sign A Rama to begin work, the customer takes full responsibility that no errors exist and that he/she is completely satisfied with this Design and Proof. Note: When this proof is printed in color, the colors shown are ONLY a representation of the actual colors to be used for your work. Elevations as well, are representations of the actual scale and size. If you wish to see exact colors for the finish product, you will need to ask the designer to view a vinyl color chart, a printed digital media sample, a paint chip or a sample of the materials which will ultimately be used for your end product.

FI Investments\11329 FI Invest Monument.FS
BOX 18



23120 Lyons Ave., Santa Clarita, CA
Phone: 661-260-3522 Fax: 661-260-3395
email: sarscv@aol.com www.scvsign.com



SIGN★A★RAMA.

661★260★3522

Your Full Service Sign Company
23120 Lyons Ave., Santa Clarita, CA

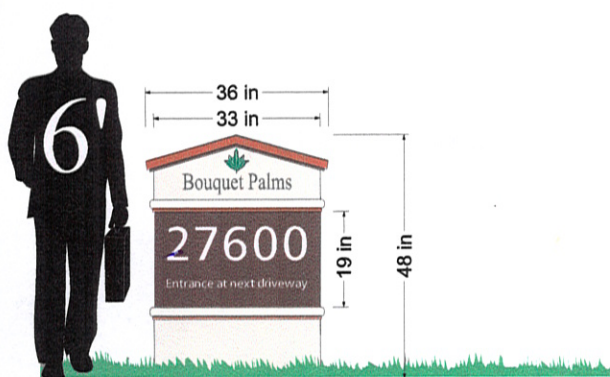
Fax: 661-260-3395

www.scvsigns.com

Typical Monument Installation

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Quantity = 1

Extruded Aluminum Monument

Double Sided 48" tall by 36" wide by 9" depth

Extruded Aluminum Cabinet with Non-Illuminated Directional Monument and stucco paint finish to match building colors (beige / terracotta roof)

2 (1 per side) - White plex address panel

24 (12 per side)- 3" tall x .50" clear acrylic push-thru letters anodized bronze vinyl face halo white (shopping center name "Bouquet Palms")

10 (5 per side) - 24" tall clear acrylic push-thru letters (address number)

44 (22 per side) - 6" tall clear acrylic push- thru letters (enterance directions)

Quality Control Checks: (Initial & Date) Sales:_____ date:_____ Production:_____ date:_____

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APPROVED

APPROVED W/ CHANGES

CHANGES NEEDED 2ND PROOF REQUIRED

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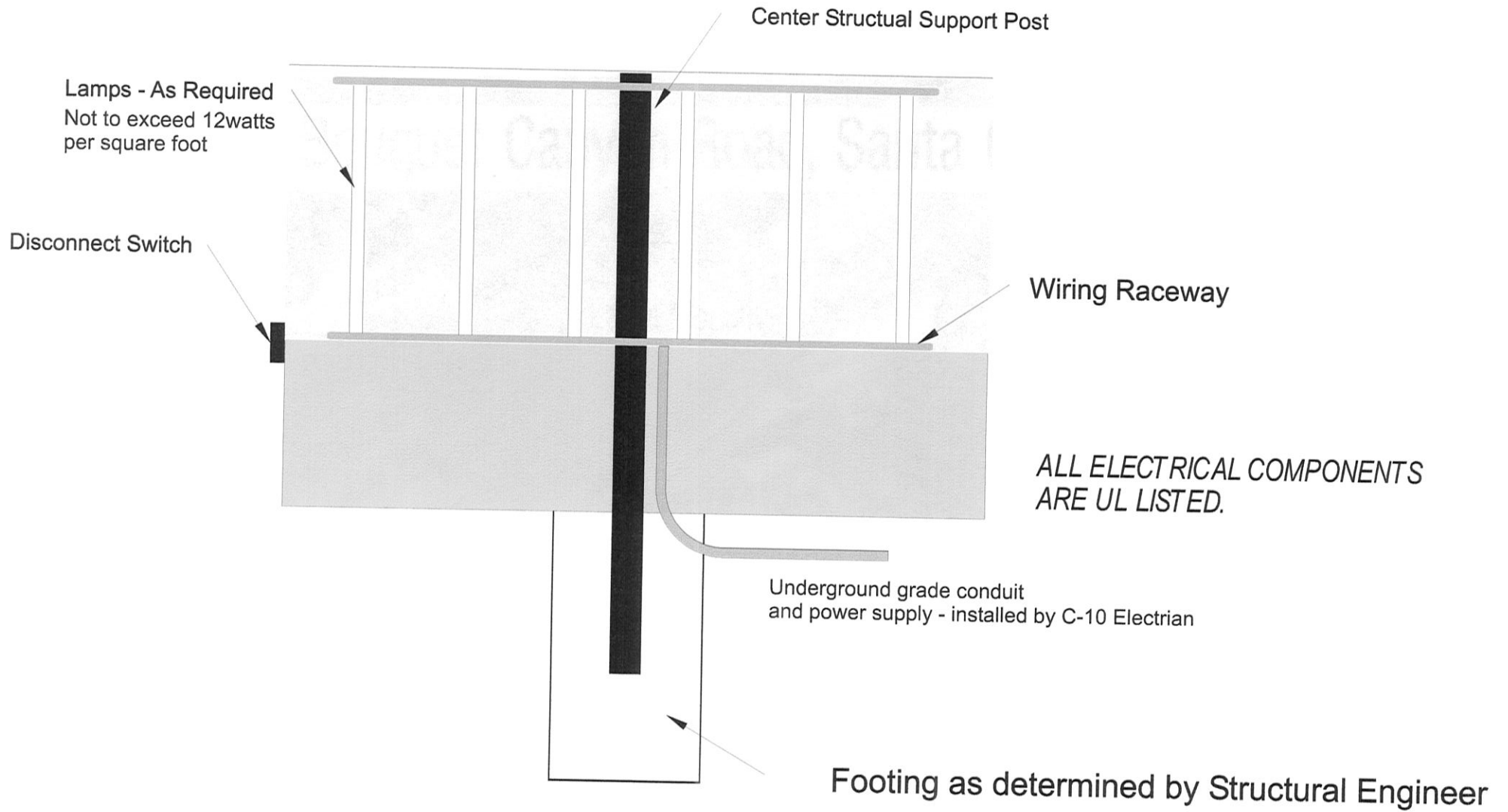
CUSTOMER SIGNATURE _____ DATE ___/___/___

PLEASE PRINT NAME _____

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Typical Monument Installation

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27600 Bouquet Canyon Road, Santa Clarita, CA 91350

Large Monument

Small Monument



Project Location:

Thomas Guide Page 4461, Grid 6-b
27600 Bouquet Canyon Road
Santa Clarita, CA
91355

Owner:

FI Investments
Contact: Judy Clare
27600 Bouquet Canyon Road
Suite 120
Santa Clarita, CA
91350
Tel: 661.424.9800

Sign Design / Consultant:

Image Factor, Inc.
Contact: Cary Llewelyn
29005 Avenue Penn
Valencia, CA
91355
Tel: 661.295.0624
Fax: 661.295.0628
Email: cary@imagefactor.com

City Planning Department:

City of Santa Clarita
Economic Development
23920 Valencia Boulevard
Suite 300
Valencia, CA
91355
Tel: 661.255.4330



BOUQUET PALMS

P L A N N E D S I G N P R O G R A M

27600 Bouquet Canyon Road, Santa Clarita, California 91350

CONSULTATION • DESIGN • FABRICATION





BOUQUET PALMS

27600 Bouquet Canyon Road
Santa Clarita, California
91350

PLANNED SIGN PROGRAM

Revised April 7, 2007

Prepared for:

FI Investments

27600 Bouquet Canyon Road
Suite 120
Santa Clarita, California
91350
Contact: Judi Clare
661.424.9800

Prepared by:

imagefactor 

29005 Avenue Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

PURPOSE AND INTENT

NON CONFORMING SIGNS

MAINTENANCE

PURPOSE AND INTENT

The purpose of this Planned Sign Program is to ensure that both project and tenant signage contribute to the success of the newly named "Bouquet Palms" shopping center.

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project. The new owners of the "Bouquet Palms" shopping center are trying to clean this center up and give it a much more upscale feel, this will all help in creating a new fresh and inviting experience for the restaurant, retail and office visitor. In the past the previous owner had neglected the need to control the tenant's signage habits, there are many illegal signs that were installed by the tenants without landlord or City approvals, these signs will now all be removed and the tenants will no longer be able to install any signs without landlord approval.

NON CONFORMING SIGNS THAT MUST BE REMOVED IMMEDIATELY

- (a) All portable freestanding signs.
- (b) All ground mounted post and panel signs.
- (c) All tenant installed signs regarding customers parking only.
- (d) All window signage advertising products and services except for "Open" signs and business information signs as described on page (8) in this planned sign program.
- (e) Any neon framing a window will no longer be allowed.

MAINTENANCE

All signs within the "Bouquet Palms" shopping center project shall be maintained in an as-new condition. Inspections of all signs on site will be made periodically. Any deficiencies shall be immediately corrected by the party responsible for said signs (the tenant), if the party responsible (the tenant) does not have the sign repaired within (7) days (after being notified), the landlord has the right to hire a sign contractor to make the repairs, the cost of the repairs will be back charged to the party responsible (the tenant).



BOUQUET PALMS

27600 Bouquet Canyon Road
Santa Clarita, California
91350

APPROVALS

All signage must have written approval from the landlord / landlord's sign consultant and the City of Santa Clarita's Planning Department, eligible sign applicants shall first obtain approval from the landlord / landlords sign consultant prior to getting City approval:

- (1) Submit in triplicate the following to the landlord/ landlord's sign consultant (if possible email digital files to the landlord's sign consultant at "info@imagefactor.com", this will speed up the approval process)
 - (a) Site plan and building elevation showing proposed sign locations and dimensions.
 - (b) Proposed materials, finishes, colors and illumination type.
 - (c) Section view showing fabrication and attachment details.
- (2) For city approval submit (in triplicate) drawings as approved by the landlord, after planning approval proceed to the building department to obtain sign/building permits, these drawings should include the following:
 - (a) Site plan and building elevation showing proposed sign locations and dimensions.
 - (b) Proposed material, finishes, colors and illumination type .
 - (c) Section view showing fabrication and attachment details.
 - (d) Monument signs will need to include engineering done by a civil engineer that is licensed in the State of California

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the landlord / landlord's sign consultant and the City of Santa Clarita's Planning Department for clarification and determination. The landlord / landlord's sign consultant and the City of Santa Clarita together will then approve signing that best meets the intent of the Planned Sign Program.

PLANNED SIGN PROGRAM

Revised April 7, 2007

Prepared for:

FI Investments

27600 Bouquet Canyon Road
Suite 120
Santa Clarita, California
91350
Contact: Judi Clare
661.424.9800

Prepared by:



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Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

APPROVALS

UNCERTAINTY OF SIGN STANDARDS



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**COMPLIANCE REQUIREMENT
DESIGN CRITERIA & GENERAL
SIGN STANDARDS**

COMPLIANCE REQUIREMENT

No person shall erect, reerect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the Landlord and The City of Santa Clarita. All such non conforming or unapproved sign(s) must be brought into conformance at the expense of the person(s) responsible of said sign(s) (the tenant).

DESIGN CRITERIA & GENERAL SIGN STANDARDS

- (1) Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which encloses the extreme outer limits of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
- (2) The location of the (2) ground mounted monument signs shall conform to The City of Santa Clarita's site distance triangle. Please note there will only be (1) monument sign and (1) directional sign allowed on this project.
- (3) All paint on aluminum or acrylic shall be satin polyurethane over proper primer.
- (4) All signs attached to the building shall be formed as individual letters and shall be surface mounted. No boxed cabinet signs, signs with raceways, signs made of foam or signs painted directly on the building will be permitted. All On-Building signs shall be mounted directly onto the building surface.
- (5) All Primary On Building Business Identification Signs must be illuminated, these types of signs may be internally or externally illuminated. All lighting techniques and fixtures must be submitted to the landlord and the City of Santa Clarita for approval. There will be no flashing, moving or audible signs allowed on this project.
- (6) All attachment hardware shall be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal or servicing.



BOUQUET PALMS

27600 Bouquet Canyon Road
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On Building Business Identification Signs (continued)

Businesses located in a Multiple Occupant Building may be allowed (1) Primary On Building Business Identification Sign and (1) Secondary On Building Business Identification Sign. The maximum area allowed for a Primary On Building Business Identification Sign is (1-1/2) square feet for each one (1) linear foot of tenant's storefront, the maximum length of a sign must not exceed 25'-0" or 75% of the tenant's storefront length. Secondary On Building Business Identification Signs must not exceed 50% of the allowable square footage of the Primary On Building Business Identification Sign or (1-1/2) square feet of sign area for each (2) linear feet of storefront it is to be attached to.

Businesses in a Multiple Occupant Building that are located at either end, may be allowed (2) Primary On Building Business Identification Signs but they must be on separate elevations, the additional Primary On Building Business Identification Sign must also be located on an elevation that has a public entrance. This type of building may also be allowed a (3rd) On Building Business Identification sign but it must follow the same criteria of a Secondary On Building Business Identification Sign (see specifications above), to be eligible for a (3rd) On Building Business Identification Sign, buildings must meet the following requirements: (a) The building elevation where the third sign will be located must face a street or driveway, (b) The sign location / size must be approved by the Landlord and The City of Santa Clarita's Planning Department.

On Building Business Identification Signs for Second Floor Office Tenants

Business located on the second floor may be allowed (1) On Building Business Identification Sign if approved by the landlord and if they meet the following requirements: Second floor On Building Business Identification Signs can only be located on the upper sign band area and tenants must occupy a minimum of 700 square feet of office space. There will only be (3) On Building Business Identification Signs allowed for the entire second floor. If a tenant is granted signage rights they will be allowed a maximum of (30) square feet of signage area.

PLANNED SIGN PROGRAM

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**ON BUILDING BUSINESS
IDENTIFICATION SIGNS**



BOUQUET PALMS

27600 Bouquet Canyon Road
Santa Clarita, California
91350

PLANNED SIGN PROGRAM

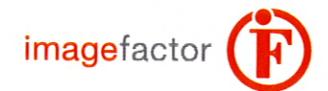
Revised April 7, 2007

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Contact: Judi Clare
661.424.9800

Prepared by:

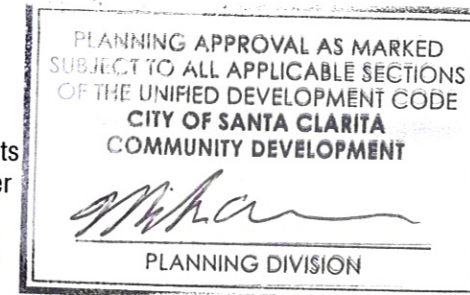


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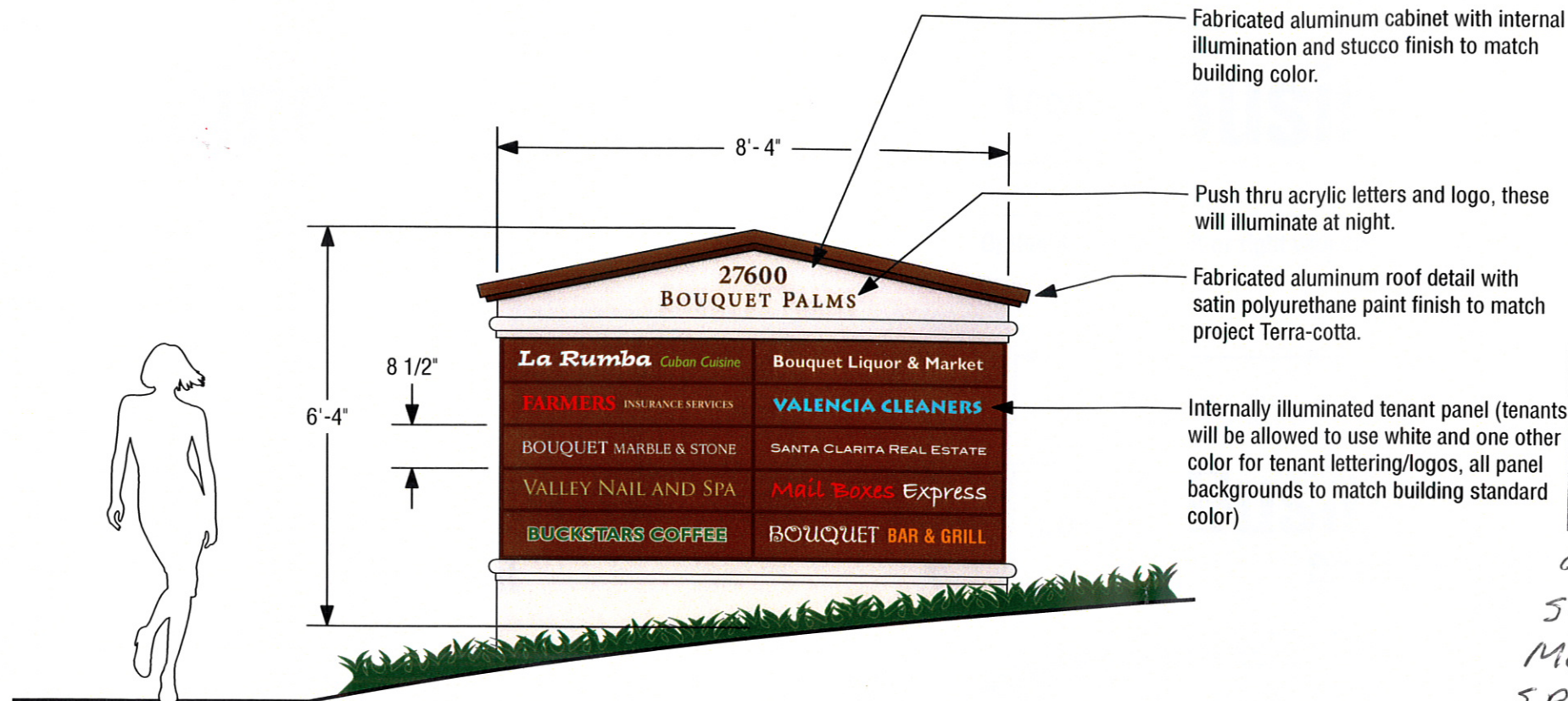
EXHIBITS

PROJECT MONUMENT SIGNS

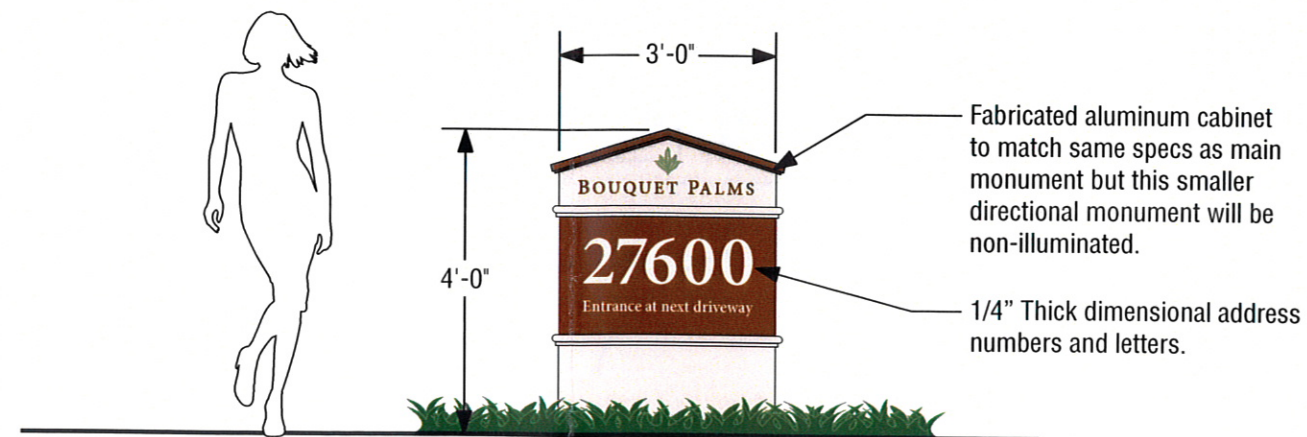
APR 13 2007



approval for master sign program per MC07-037 conditions, SR 07-005



PROJECT / TENANT MONUMENT SIGN (DOUBLE SIDED)



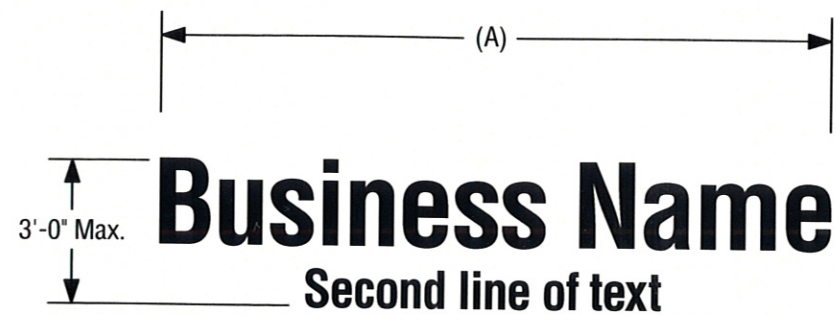
DIRECTIONAL MONUMENT SIGN (SINGLE FACE), 12 SQUARE FEET



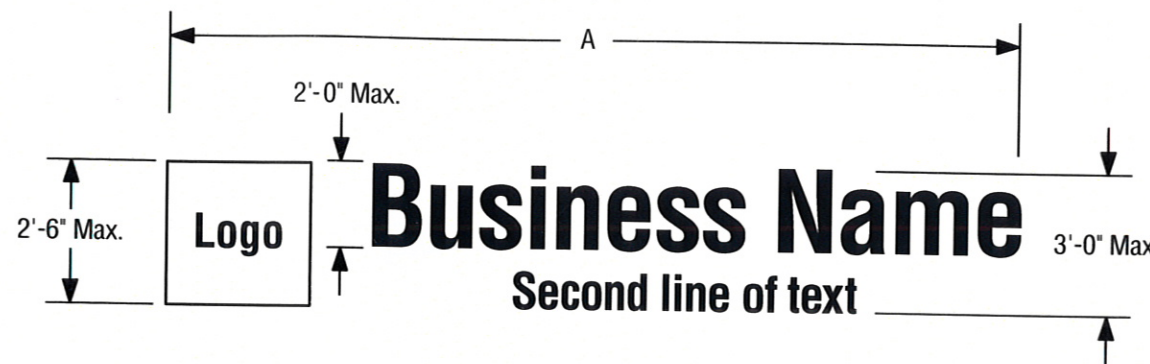
Option 1 "Business name in one line"



Option 3 "Logo on left or right with Business name in one line"



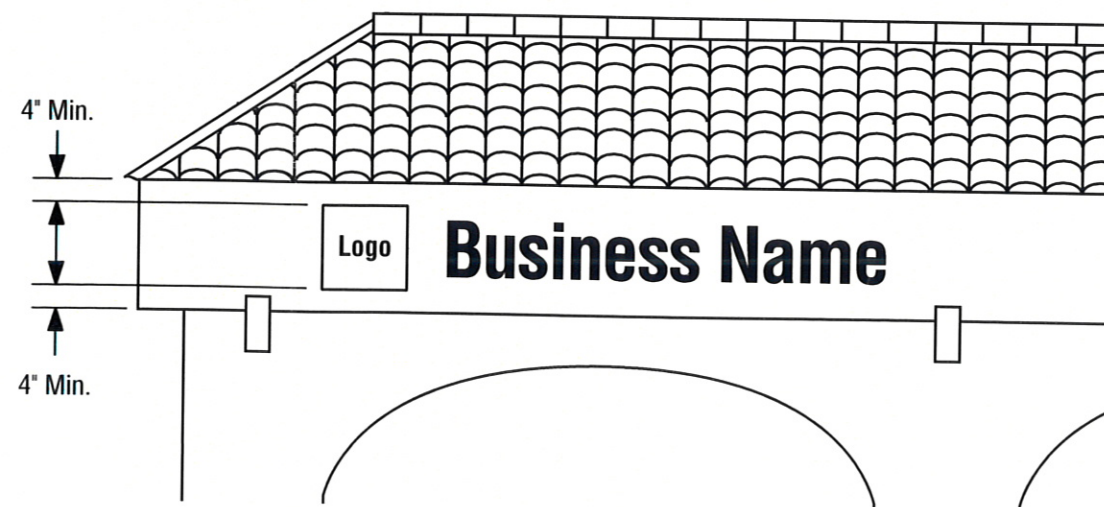
Option 2 "Business name in two lines"



Option 4 "Logo on left or right with Business name in two lines"

ON BUILDING BUSINESS IDENTIFICATION NOTES:

- (A) This maximum dimension will be determined by the width of each individual business / tenant space.
- (B) The above dimensions apply to Primary On Building Business Identification only.
- (C) Secondary On Building Business Identification dimensions will be 50% of the dimensions shown above.
- (D) Please note the above dimensions are maximum allowed, no part of any sign shall be closer than 4" to the top or bottom of the sign band area as shown in the illustration on this page.
- (E) All Primary On Building Business Identification Signs must be illuminated.



Maximum sign area: No part of any sign may be closer than 4" to top or bottom of the sign band area.



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EXHIBITS

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