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City of
Santa Clarita

August 28, 2006

Smyth Professional Plaza Owner's Association
c/o Crissman Commercial Management
25031 W. Avenue Stanford, Suite 70
Santa Clarita, CA 91355

RE: Master Case 06-160, Sign Review 06-018: Smyth Medical Plaza Sign Program

To Whom It May Concern:

Your Sign Review has been granted approval. The Planning Division has reviewed your application and found it to be in substantial conformance with the City's Unified Development Code and General Plan.

The above referenced project was granted approval on August 28, 2006. A project of this nature has an appeal period of 15 days. Should you have any questions regarding this approval and choose to appeal any or all of the conditions and requirements of your project, you must formally request an appeal in writing stating the basis of the appeal, along with the appropriate appeal fee. The Planning Commission Secretary must receive the appeal by 5:00 PM on Tuesday, September 12, 2006. Once the appeal period has lapsed, all action on this project is final.

Attached, please find the Conditions of Approval and an Acceptance Form. Please review the Conditions and sign, notarize and return the Acceptance Form to the project planner within 15 days.

Thank you for all of your assistance on this project. Should you have any questions regarding this approval or the appeal process, I can be reached at (661) 255-4330.

Sincerely,

James Chow
Assistant Planner II

ATTACHMENT
S:\CD\CURRENT\2006\06-160 (SR)\06-160 Approval Letter.doc



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City of
Santa Clarita

CITY OF SANTA CLARITA
MASTER CASE NUMBER 06-160
SIGN REVIEW 06-018
Per Code Section 17.19
of the Unified Development Code

Date: August 28, 2006

Applicant: Smyth Professional Plaza Owner's Association
c/o Crissman Commercial Management
25031 W. Avenue Stanford, Suite 70
Santa Clarita, CA 91355

Request: The applicant is requesting approval for the sign program for the medical center located at 27867-278479 Smyth Drive. The project site is located in the North Valencia II Specific Plan area in the SP-BP (Specific Plan – Business Park) zone.

Findings: The Community Development Department has determined the applicant's request is a reasonable and conforming use of the property along with the application of conditions of approval. The determination has been made that the principles and standards required by the Unified Development Code have been applied to this decision. Therefore, this sign review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall have approval to construct the following signs:
 - a) Monument Sign – The existing 6' wide x 10' tall monument shall be permitted, subject to the criteria established in the attached sign program. The monument sign shall be set back a minimum of one foot from any ultimate right-of-way. Such area shall be attractively landscaped and maintained.
 - b) Wall Signs – All wall signs shall adhere to the criteria established in the sign program submitted to the Planning Division including, but not limited to: Maintaining a maximum height of 15". Primary sign area shall be limited to 1.5 times the linear feet of the tenant's space. Secondary signage shall be limited to ½ the allowable area of tenant's primary wall sign. Up to two (2) signs may be located on each of the "Porticos," subject to the criteria indicated

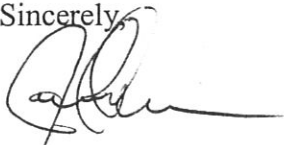


in the sign program. The primary "portico" wall sign shall not exceed 15" tall and the secondary "portico" wall sign shall not exceed 10" in height.

- c) Directional/Panel Signage – Directional signs shall be permitted on site as shown in the sign plan submitted to the Planning Division. These directional signs shall not exceed a maximum height of 48" and a sign area of 18" in height by 3'-0" in width. Signs shall not restrict visibility for vehicle or pedestrian traffic on the project site.
 - d) Window Signs – White vinyl lettering and logos shall be permitted as windows signs, up to 25% of the tenants' total glass area.
2. No exposed or open neon is allowed.
 3. The project shall be developed in conformance with the approved sign program. Any changes shall be subject to further review by the Director of Community Development.
 4. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the Unified Development Code not addressed above.
 5. The sign shall not be located in such a manner as to impede traffic or sight visibility.
 6. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
 7. This approval must be used within one (1) year from the date of issuance. This approval shall be considered null and void if not acted upon by August 28, 2007.
 8. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Community Development Department before approval is granted.

Should you have any questions regarding this approval, I can be reached at (661) 255-4330.

Sincerely,



James Chow
Assistant Planner II

SMYTH MEDICAL PLAZA

27867-27879 Smyth Drive
Santa Clarita, Ca 91355

SIGN PROGRAM- REVISION 1.3



Approved by Ownership: _____

Approved by Newhall Land: _____

Approved by the City of Santa Clarita

SIGN★A★RAMA

PREPARED by: SIGN A RAMA
23120 LYONS AVE., SANTA CLARITA, CA 91321



APPROVED

JUL 28 2006

NLF ARC

— subject to mct# 06-1160

1.0 – DESIGN GUIDELINES

The Smyth Medical Plaza has been established to provide a location for an aggregate of leading medical professionals. The purpose of this sign program is to establish design guidelines thereby ensuring that each Tenant sign will maintain the unified vision of the professional organizations located here within. High quality signage, which reflects the integrity of the Project's architecture, will be required. Tenant individual signs can **only** incorporate the sign styles, icons and materials as referred to in this program.

2.0 - SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Smyth Medical Plaza. All Tenants' signage is subject to the Landlord and the Association's, or their managing agent's (hereinafter referred to as "Landlord and the Association"), written approval. Additionally, all Tenants' signage is subject to the written approval of the authorized representative(s) of the Smyth Professional Plaza Owners' Association, (hereinafter, "Association"). Once approved by the Landlord and the Association, approval must be obtained from The Newhall Land and Farming Architectural Review Committee ("ARC") and the City of Santa Clarita. Approval will be granted based on the following:

- (a) Design, fabrication and method of installation of all signs shall conform to this sign program.
- (b) Proposed signage is in accord with signage conditions and conforms to design standards for Plaza.

2.1 SUBMITTAL TO LANDLORD AND THE ASSOCIATION

Tenant shall submit three (3) copies of detailed shop drawings to Landlord for approval no later than 45 days after full execution of Lease and 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 city requirements of Santa Clarita Planning and Building Department.

Submittals shall include the following:

(a) **STOREFRONT ELEVATION:**

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

(b) **SHOP DRAWINGS:**

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, color, 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.

If shop drawings are denied, Tenant must resubmit revised plans until the Landlord and the Association's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Landlord and the Association for approval and then submitted to the City of Santa Clarita, CA for approval.

The Landlord and the Association may approve signs that depart from the specific provisions and constraints of this sign program only to mitigate unforeseen problems in the application of this sign program.

2.2 SUBMITTAL TO NEWHALL LAND

Tenant shall submit three (3) copies of detailed shop drawings to the following address:

Ms. Marian Miller

Newhall Land and Farming Architectural Review Committee

23823 Valencia Blvd.

Santa Clarita, CA 91355

2.3 SUBMITTAL TO CITY

Tenant shall submit three (3) copies of detailed shop drawings to the City of Santa Clarita, CA, and will be responsible for all applicable applications, permits, and fees from the Planning Department as well as the Building and Safety Departments.

2.4 FINAL APPROVAL

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

- (a) An approved set of final drawings reflecting the Landlord, the Association's, and the City's approval shall be on file with the Landlord and the office of the duly authorized management company representing the Association.
- (b) All Sign Contractors must be fully insured and approved by Landlord and the Association prior to installation naming Landlord and the Association as an Additional Insured. Landlord and the Association must receive the Sign Contractor's Certificate of Insurance.

3.0 SIGN PROGRAM

Signs will be permitted in two separate locations on each building. Each tenant may have one sign on the building as well as a listing on the post and panel sign at the front of each building. Signs on the building should be over the tenant's entrance. Conditions of those sign requirements are spelled out below. See Exhibit A for an overview of sign locations.

3.1 BUILDINGS 27867 AND 27879

Tenants within the two buildings closest to Smyth Drive will have the following sign allowance:

Front entrance: One sign may occupy the space above the main door. (See Exhibit B.1)

Size: 15" tall letters maximum

Length: 60% of the Sign area between the two columns.

Location: Equi-distance from left to right as well as centered as shown in Exhibit B.1 above entrance alcove. (Approximately 12 inches from bottom edge when letters are 15 inches tall.)

Side Building Signs: Each tenant without signage on the front of the building may have one sign on the building fascia above the window line at similar height to other signs on the building. Total Sign Area allowed will be 1.5 times the linear feet of the tenant's space along the side of the building. (See Exhibit B.2)

Size: 10" tall letters maximum, one line of copy

Location: Equi-distance from left to right. Horizontal spacing is indicated on Exhibit B.2 and differs if there is space allocated for a single sign or two signs.

3.2 SIGN PROGRAM –BUILDINGS 27871 AND 27875

Tenants within the two buildings behind the front buildings will have the following sign allowance:

Porticos: Two signs may be located on the portico. (See Exhibit B.3)

The Primary tenant

Location: Sign area is off-centered, justified away from the address numbers. See Exhibit B.3 for details.

Size: 15" tall letters maximum

Length: 60% of the Sign area between the two columns.

Secondary tenant

Location: Sign area is off-centered, justified away from the address numbers. See Exhibit B.3 for details.

Size: 10" tall letters maximum

Type Arrangement: One Line of Copy

Length: 60% of the Sign area between the two columns.

Minimum separation between tenant signs on the same fascia: 6"

Side Building Signs: Each tenant without signage on the front of the building may have one sign on the building fascia above the window line at similar height to other signs on the building. Total Sign Area allowed will be 1.5 times the linear feet of the tenant's space along the side of the building. (See Exhibit B.2)

Size: 10" tall letters maximum

Location: Centered above entrance to Tenant space.

3.3 COMMON SIGN CHARACTERISTICS

As a medical center, it is important for signage to be clearly readable and quickly available to all coming to use the services of the complex. As such, Tenants' signage will be limited in color and typestyle. Characteristics of tenant signs must conform and be approved by the Landlord and the Association prior to fabrication. The Plaza requires all sign to have the following characteristics:

Sign color: Anodized Bronze. All exposed surfaces to match.

Typestyle: Lucida Sans (All caps – secondary letters to use small caps such as "SMALL CAPS").

(ABCDEFGHIJKLMN OPQRSTUVWXYZ – SMYTH MEDICAL PLAZA)

Type Arrangement: One Line of Copy

Two lines of copy may be proposed by tenant and approved on an individual basis.

Logo: Logos are acceptable within the height and area constraints. Color of logo will match letters – anodized bronze.

3.4 SIGN TYPES

Signs maybe either illuminated or non-illuminated and follow the specifications for each type as follows:

3.4.1 ILLUMINATED SIGN CHARACTERISTICS

Material: Aluminum- (Anodized Bronze)

Style: Halo or Reverse channel letters.

Letter depth: 4 inches

Offset: 1" to 1.5" from fascia

Neon color: White

Portico Only: Back mounted 5 sided raceway for all electrical connections to be painted to match fascia. (Not visible from the front of the Portico).

3.4.2 NON-ILLUMINATED SIGN CHARACTERISTICS

Material: Aluminum- (Anodized Bronze)

Style: Flat cut.

Letter depth: 0.25 inches

Offset: 0.5" to 1" from fascia

Note: if using non-illuminated signage, no exterior illumination of the signage is allowed.

4.0 - FABRICATION REQUIREMENTS

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

All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.

Sign manufacturer shall supply a UL label in an inconspicuous location.

As required in Santa Clarita a manufacturer's label must be affixed and visible, but should be relatively unobtrusive from normal viewing angles and not more than 4 square inches in size.

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.

All formed metal (i.e. letterforms) shall be fabricated out of aluminum using full weld construction.

All signs shall be fabricated and installed with minimal visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.

Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

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 stainless steel or aluminum. 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 Landlord, the Association and NLF. Color coatings shall match exactly the specified colors on the approved plans.

All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage.

Neon tubing shall be 12-13mm. Neon transformers shall be 30 MA. All lighting must match the exact specifications of the approved shop drawings.

Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

5.0 FREE STANDING SIGNS

5.1 MONUMENT SIGN (SEE EXHIBIT C)

Only one monument sign will be allowed as currently exists on site and it will have the following characteristics:

Location: Monument signs shall be set back a minimum of one foot from any ultimate street or public right-of-way. The area between such street or right-of-way and the monument sign shall be attractively landscaped and maintained to enhance the appearance of such sign. In no case shall a monument sign be placed within a clear sight line setback zone. The sight line setback zone is defined as eight (8) feet from the extension of the curb line at the centerline of the driveway

Area. A maximum of fifty-four (54) square feet per sign face, including the base, shall be permitted except that, pursuant to a sign review for enhanced signage, a larger sign area may be permitted for larger centers or where visibility constraints justify monument signage as opposed to pylon signage. All monument signs must clearly show the property address with letter sizes not to exceed eight (8) inches in height. Such address area shall be excluded from the total area of the monument sign. A monument sign shall have no more than two (2) sign faces.

Height. The maximum height of a monument sign shall be six (6) feet; however, a maximum height of eight (8) feet may be permitted for monument signs for centers containing five (5) acres or more of land area, subject to a sign review for enhanced signage.

Lighting. Monument signs may be internally or externally lighted.

5.2 AREA POST AND PANEL SIGN (SEE EXHIBIT D)

Each building may have a Post and Panel sign near the front of each building. Each sign may have one space allocated for tenants in that building. Letters will be applied to the panels in dark brown vinyl with a maximum letter height of 4 inches. Arrows indicating direction of the tenant can also be used.

6.0 WINDOW LETTERING (SEE EXHIBIT E)

Attractive window lettering consistent in style with tenant's approved signage and the Plaza's overall appearance will be acceptable. Requirements are as follows:

Size limit: 25% of the tenants total glass area.

Color: white vinyl lettering and logos.

Letter size: Company / Business name may use text with a maximum letter height of 4 inches. All other text must use a letter height not to exceed 2 inches.

Location: No closer than 3" to the door or window mullions.

Hours of Operation: All tenants will be required to post on their windows in vinyl window lettering the hours of their operation. The total area designated for this information is approximately 16" by 16", and should be consistent with tenants' window lettering style and colors. This area is not included in the 25% maximum lettering limit.

7.0 PARKING LOT SIGNAGE (SEE EXHIBIT F)

Landlord and the Association allows the assignment of parking spaces as agreed to by the Landlord and the Association. With their agreement, identifying Parking Signs may be manufactured and installed according to the following requirements.

Sign Size: 12 inches tall by 9 inches wide.

Material: Aluminum no less than 0.040 inches in thickness

Color: Cream background with Brown logos and or lettering. Back side of sign to be white or cream.

Posts: Galvanized steel posts approximately 1.5 inches in diameter. Sign to be installed 4 feet to grade and centered on space that the sign is referencing.

8.0 TEMPORARY SIGNAGE

a) Seasonal: Seasonal temporary signage in the form of banners, window lettering, freestanding signs, etc. will be acceptable but limited to holidays as defined from time to time by Landlord and the Association and for a period defined by Landlord and the Association and submitted to Plaza Tenants in writing. All Seasonal temporary signage must be removed the day after the holiday. All signage must be tastefully and professionally done and in a form that will enhance the attractiveness of the Plaza as a whole, thus creating an eye-catching appearance encouraging visitation.

b) Grand Opening: New tenants may use temporary "Grand Opening" type signage upon Landlord and NLF approval for a maximum of 30 days from certificate of occupancy.

9.0 PROHIBITED SIGNS

Only those sign types provided herein and specifically approved in writing by the Landlord and the Association 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. In no case can banners or any other temporary signage be affixed to vehicles while on the property.

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 Landlord and the Association approval.

Exposed or open neon.

Inflatable objects such as oversized humans or animal figures.

10.0 MISCELLANEOUS SIGN REQUIREMENTS

10.1 TIME TO START WORK

Tenant's Sign Contractor shall install required signage within 90 calendar days after delivery of the premises. If signage is not in place by that date, Landlord and the Association may, at their sole discretion, order sign fabrication and installation on Tenant's behalf at Tenant's expense, AND Tenant forfeits all rights to any allowance, rent abatement, concession, and/or inducement offered by Landlord specifically to be allocated for Tenant's signage.

10.2 LANDLORD AND THE ASSOCIATION'S CORRECTIVE ACTION

The Landlord and the Association may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is not maintained properly in Landlord and the Associations opinion or that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

10.3 CHANGES AND MODIFICATIONS

If the Tenant chooses to change or modify 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 Plaza after the execution of his lease agreement.

10.4 SIGN MAINTENANCE

All signage (wall signs, window signs, etc.) needs to be maintained in good condition. If, in the reasonable opinion of the Landlord and the Association, the tenant's sign is in need of repair or replacement, tenant will be notified and expected to comply within 90 days. Failure to comply with the Landlord and the Associations' request, tenant signage will be repaired or replaced by the Association and billed to the tenant.

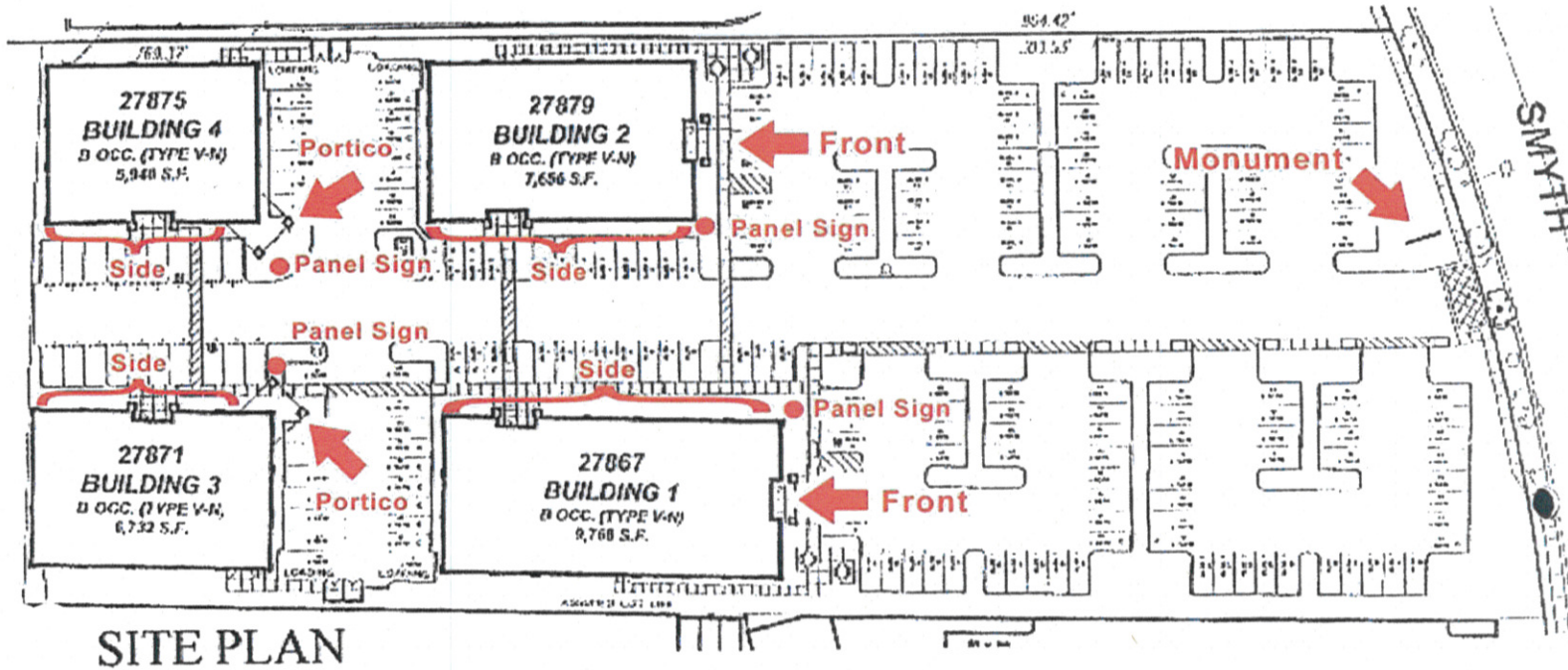
10.5 TENANT'S RESPONSIBILITY

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Landlord and the Association, NLF, City, UL and the Uniform Electrical Code.

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

Landlord and the Association's sign consultant fees
All permit processing cost and application fees
All costs for sign fabrication and installation including review of shop drawings and patterns
All costs relating to sign removal, including repair of any damage to the building
All costs relating to sign maintenance including but not limited to: ballasts, lamps, wiring, and sign materials.

Exhibit A



**Smyth Medical Center
27867-27879 Smyth Drive
Sign Placements**



Exhibit B.1



Exhibit B.2

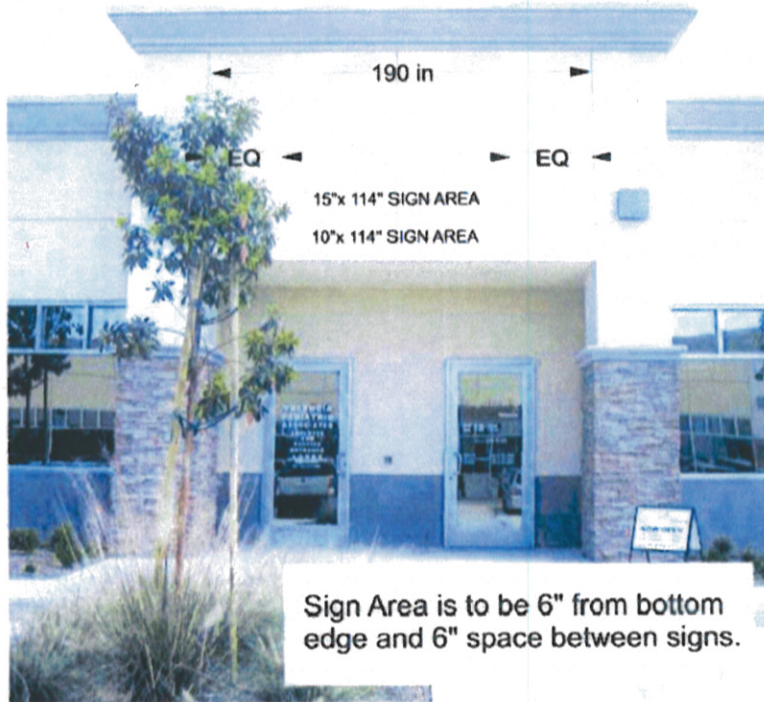


Exhibit B.3

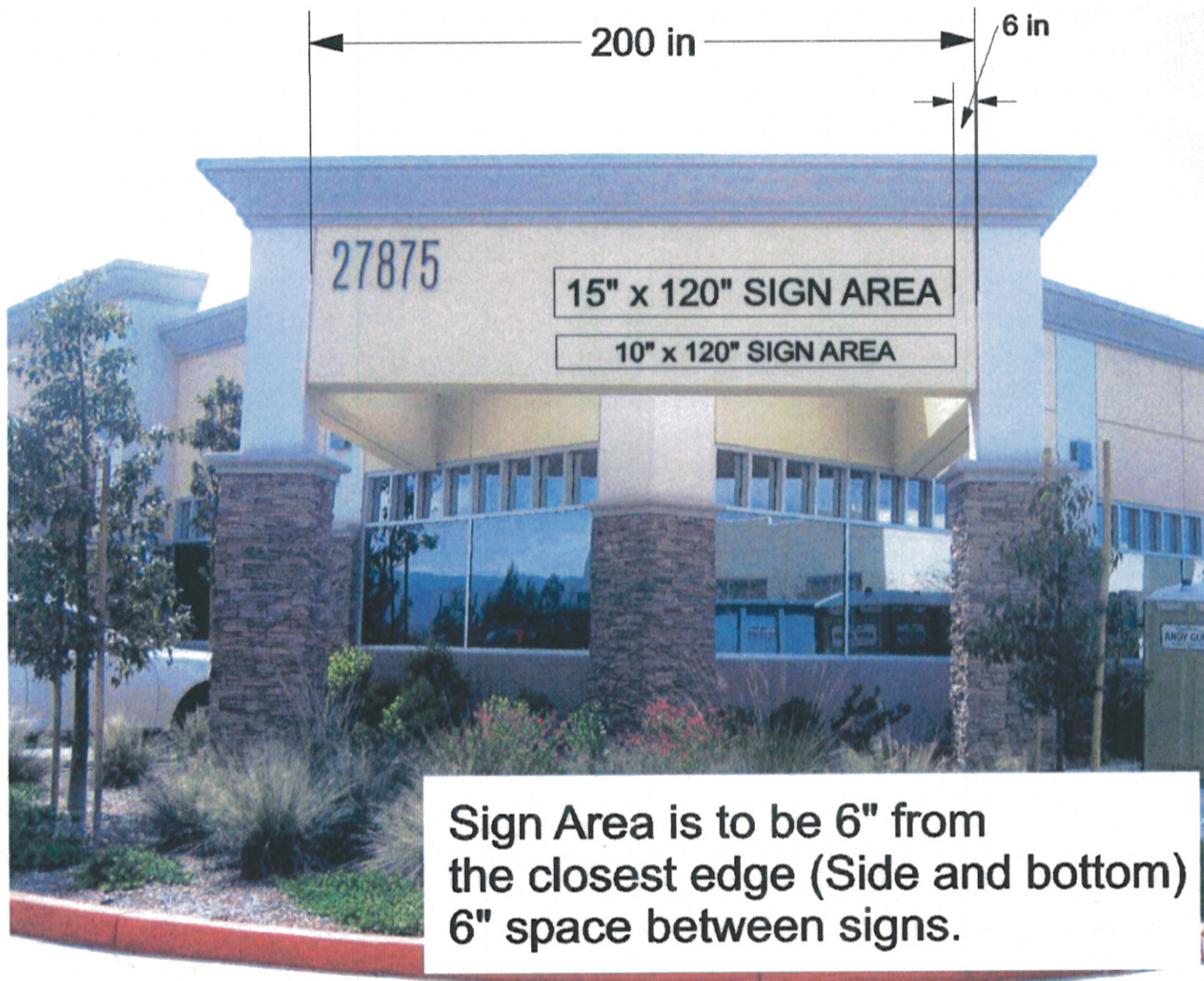
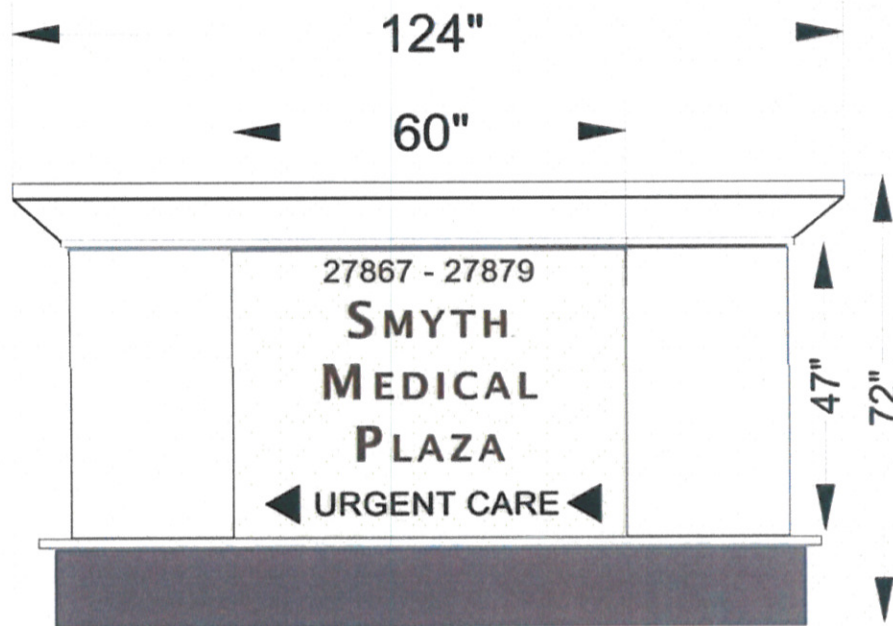
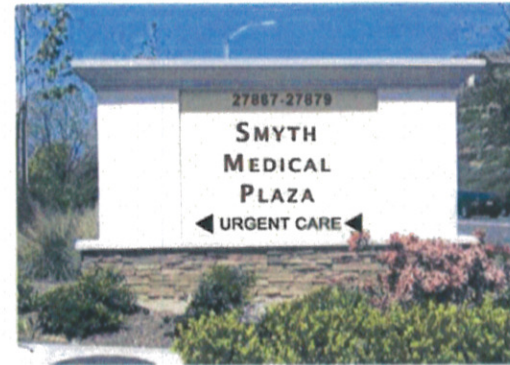
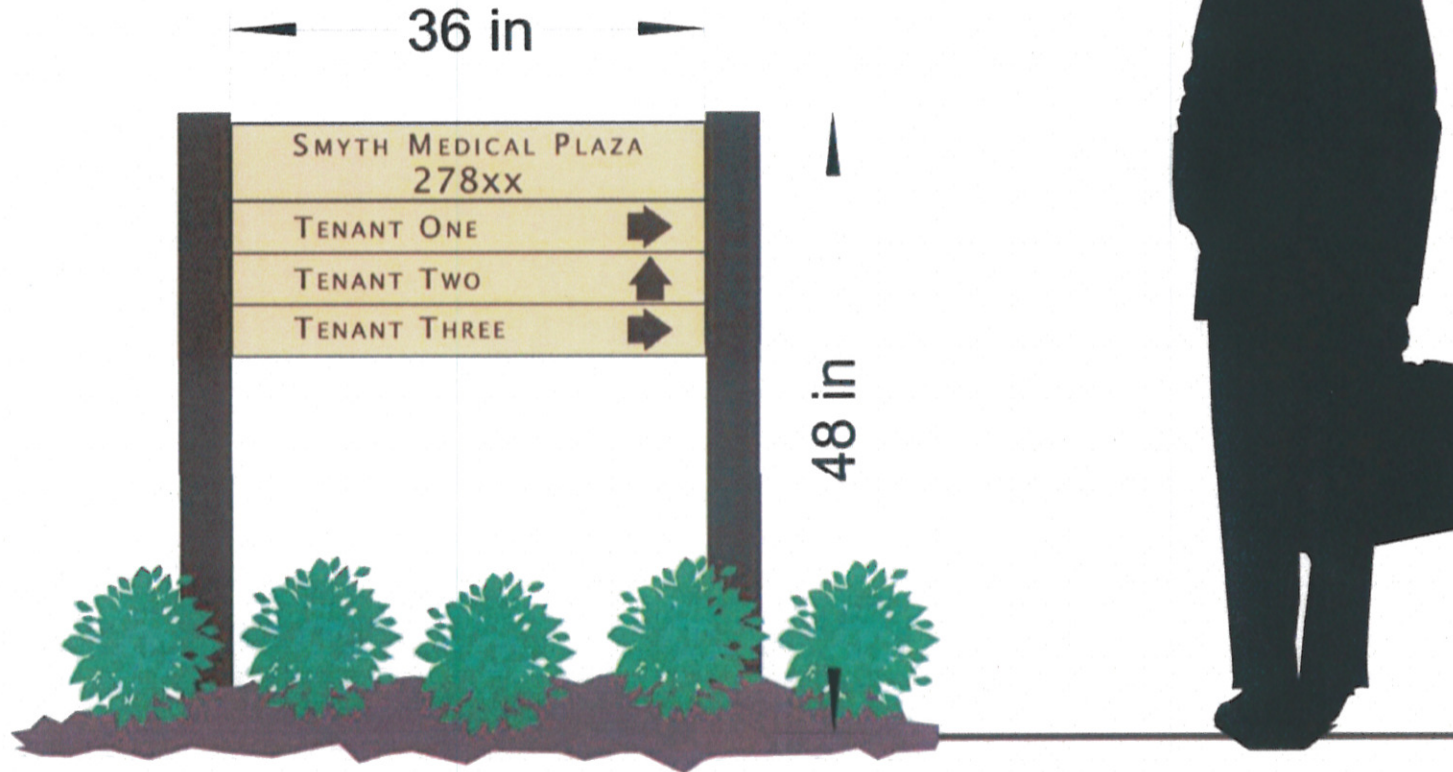


Exhibit C



Double Sided Monument
Overall Monument Size: 72" x 120"
Sign Area: 48" x 60" (20sqft)
Address: Size: 3" tall / Color: Anodized Bronze
"SMYTH MEDICAL PLAZA" : Size: 6" TALL / Anodized Bronze
"URGENT CARE" and arrows: Size: 3" letters / Black

Exhibit D

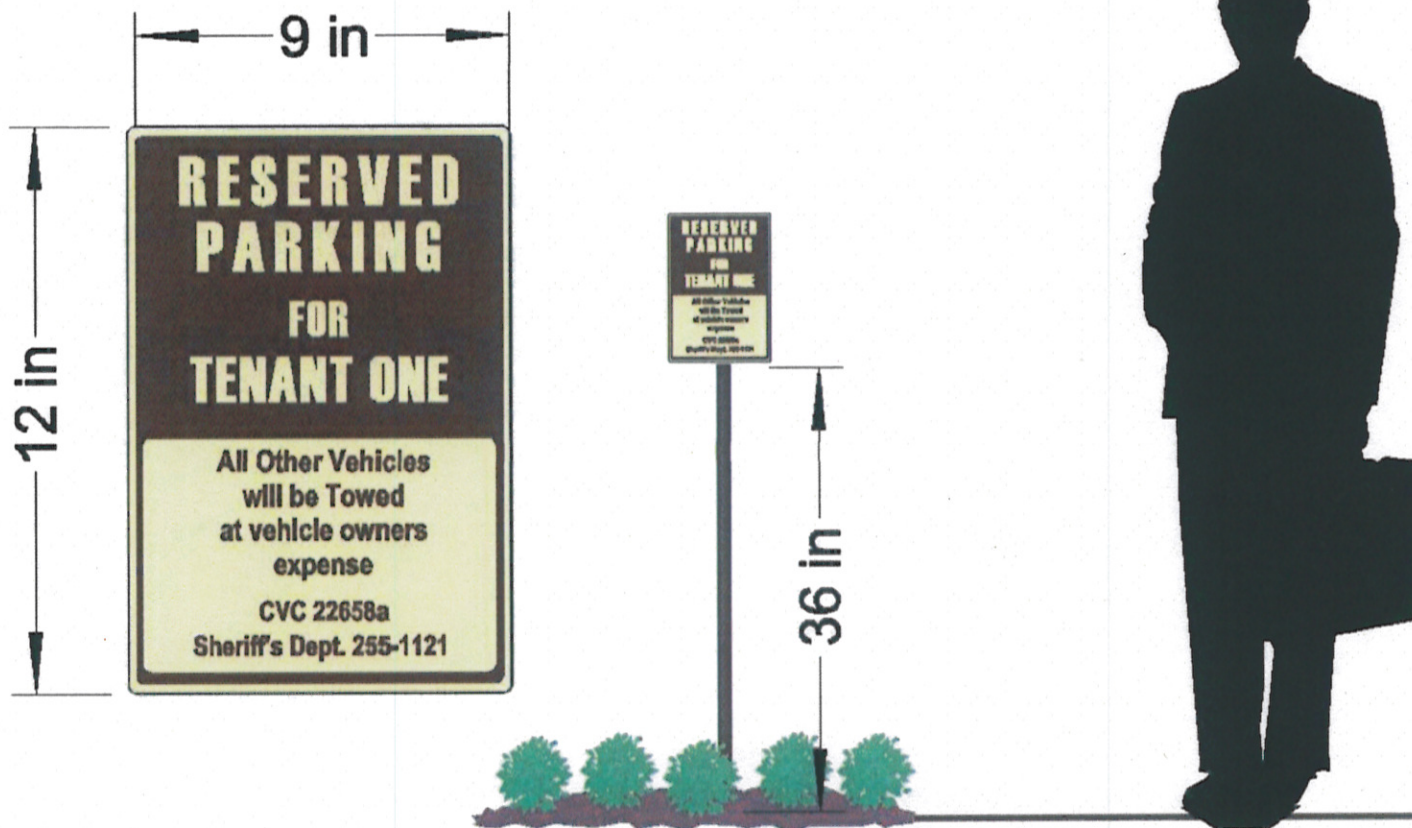


Post and Panel Signage
Overall Size: 48" x 42"
Header: 6" x 36" / Tenant Panels: 4" x 36"
Post: Dark Brown / Panels: Cream / Text: Dark Brown

Exhibit E



Exhibit F



Parking Lot Signs Sign Size: 12" x 9"
Sign Colors: Dark Brown and Cream
Post: 36" to grade
Post Color: Dark Brown