



CITY OF SANTA CLARITA
Master Case Number 07-251
Sign Review 07-025
Per Unified Development Code Section 17.19

- Date: June 10, 2008
- Applicant: Summit Oaks RPV2, LLC.
15 Enterprise, Suite 450
Aliso Viejo, CA 92656
- Request: The applicant is requesting a master sign program for the Summit Oaks building located at 28515 Westinghouse Place. The attached program includes regulations for all monuments, directional and building signage on the site.
- Findings: The Community Development Department has determined that 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 / MITIGATION MEASURES

GENERAL

- GC1. The approval of this project shall expire if not put into use within one (1) year from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code.
- GC2. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than sixty (60) days prior to expiration.
- GC3. The applicant shall be responsible for notifying the Director of Community Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.



- GC4. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attach, set aside, void, or annul the approval of this Project by the City, which action is provided for in Government Code Section 66499.37. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this Condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) The City bears its own attorneys' fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.
- GC5. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.
- GC6. The applicant and property owner shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- GC7. The owner, at the time of issuance of permits or other grants of approval agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Sanitary Sewer and Industrial Waste Ordinance, Electrical Ordinance and Fire Code.
- GC8. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit must be returned to the Planning Division before approval is granted.
- GC9. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

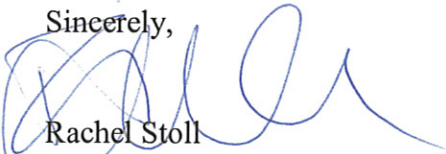
PLANNING DIVISION

- PL1. The applicant is granted approval for the proposed master sign program for the Summit Oaks building located at 28515 Westinghouse Place. The program includes details and requirements for all monument, directional, and building signage.
- PL2. The project shall be developed in substantial conformance with the approved sign program (Attachment A) on file with the Planning Division. Any changes shall be subject to the review and approval of the Director of Community Development.

- PL3. 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.
- PL4. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL5. The proposed monument signs (Ground Signs, "A" and "B") shall be developed according to the sign plan. Sign "A", the project identification sign, is to be used for project signage only and can not be used for any specific tenant. Sign "B" shall be limited to two major tenants and the project identification sign, as shown on the program.
- PL6. The fourth floor building signs, "C" signs, shall only be permitted to have one tenant sign per elevation with a maximum of three signs on the building. Two possible locations are available on the north and south elevations, but only one may be used for tenant signage. Signs are not to exceed 36 inches for the logo or first letter and 30 inches for maximum letter height.
- PL7. The first floor wall signs, "D" signs, are not to exceed a maximum of 18-inch letter height and are only available to first floor tenants who have a separate, exterior entrance. Total sign area is to be calculated according to tenant frontage at a ratio of one square foot for every foot of tenant frontage.
- PL8. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
- PL9. 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 June 10, 2009.
- PL10. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this permit. The notarized affidavit then must be returned to the Community Development Department before approval is granted.

Should you have any questions regarding this approval, please contact me at (661) 255-4330.

Sincerely,



Rachel Stoll
Planning Technician

MASTER SIGN PLAN FOR



SANTA CLARITA, CALIFORNIA

June 2008

Prepared for

PARKER PROPERTIES

30 ENTERPRISE, SUITE 150

ALISO VIEJO, CA 92692

Prepared by
 Michael J. McLaughlin & Associates
 DESIGN STUDIO
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 mjmrender1@mac.com

JUN 10 2008

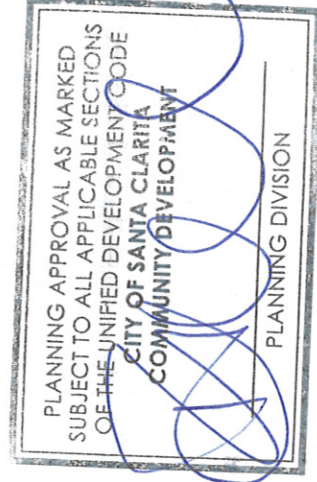


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1.0 INTRODUCTION TO SUMMIT OAKS

SUMMIT OAKS is a prestigious new corporate office building in the Santa Clarita Valley. SUMMIT OAKS is a 5-story office building that provides for a diverse array of businesses. SUMMIT OAKS' business identification and way-finding signs shall complement the architecture with a high level of quality and creativity. All the site and building signs within SUMMIT OAKS shall maintain a consistent theme and provide adequate identification and direction.

1.1 Location

SUMMIT OAKS is located at Vanderbilt Way and Westinghouse Place. The 145,205 square foot office building may accommodate a single or multiple businesses. (Refer to Exhibit 1)

1.2 Planning and Zoning

The sign information presented in this document should be used in conjunction with the City of Santa Clarita Municipal Code. Business identification signs require that SUMMIT OAKS Tenants become familiar with the minimum requirements set forth by the City of Santa Clarita. AP# 2866-034-059 and 2866-034-060

1.3 Terms and Conditions

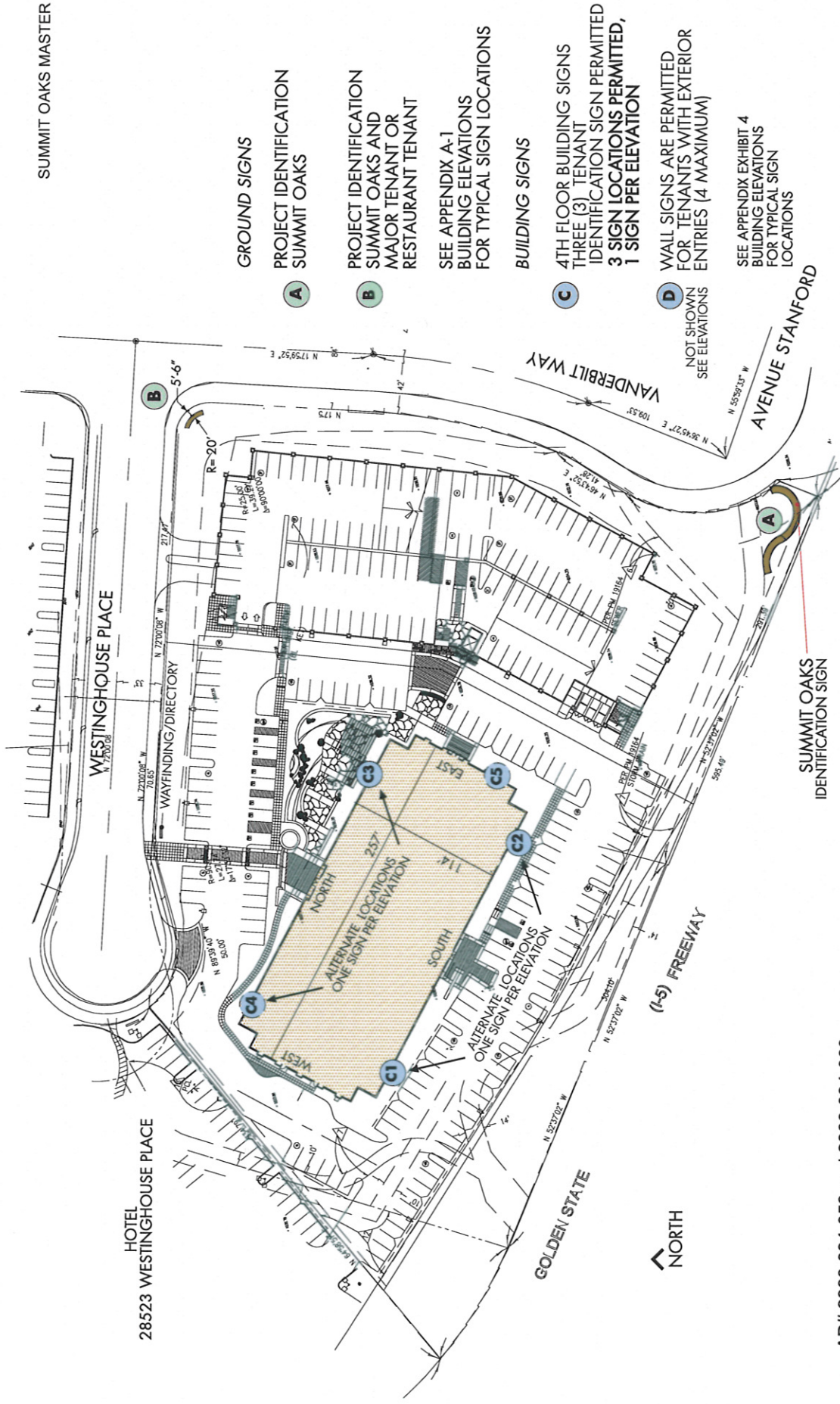
- 1.3.1 Each tenant within SUMMIT OAKS acknowledges receipt of the SUMMIT OAKS Master Sign Plan and agrees to the requirements contained therein and specifically the following signage requirements.

- 1.3.2 Tenant shall be responsible for all plan preparations, permit processing costs and application fees. Signed approvals on sign plans are required from Landlord and Newhall Land & Farm before submittal to the The City of Santa Clarita. City plan approval is required prior to installation of any signs.
- 1.3.3 Tenant shall be responsible for all costs of sign fabrication and installation, including review of Shop Drawings and patterns.
- 1.3.4 Tenant shall be responsible for all costs related to signage removal, including repair of any damage to the building.
- 1.3.5 Tenant shall also be responsible for maintaining the condition, appearance and operation of its signs.
- 1.3.6 Only those sign types provided for and specifically approved in writing by Parker Properties or its designee, (Owner), shall be allowed. At Tenant's expense, Owner may correct, replace or remove any sign that is installed without written approval of plans as submitted by Tenant. Prior to installation of any sign, or banner Tenant shall provide copies of permits to Owner.

**EXHIBIT 1
LOCATION
MAP**

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

DESIGN STUDIO
MICHAEL J. McLAUGHLIN & ASSOCIATES
2047 JANET CIRCLE, OAKLAND, CA 94612
760.722.7019
mjmrender1@msc.com



A GROUND SIGNS
PROJECT IDENTIFICATION
SUMMIT OAKS

B PROJECT IDENTIFICATION
SUMMIT OAKS AND
MAJOR TENANT OR
RESTAURANT TENANT

SEE APPENDIX A-1
BUILDING ELEVATIONS
FOR TYPICAL SIGN LOCATIONS

C BUILDING SIGNS
4TH FLOOR BUILDING SIGNS
THREE (3) TENANT
IDENTIFICATION SIGN PERMITTED
3 SIGN LOCATIONS PERMITTED,
1 SIGN PER ELEVATION

D WALL SIGNS ARE PERMITTED
FOR TENANTS WITH EXTERIOR
ENTRIES (4 MAXIMUM)
NOT SHOWN
SEE ELEVATIONS

SEE APPENDIX EXHIBIT 4
BUILDING ELEVATIONS
FOR TYPICAL SIGN
LOCATIONS

SUMMIT OAKS
IDENTIFICATION SIGN

28523 WESTINGHOUSE PLACE
HOTEL
WESTINGHOUSE PLACE

GOLDEN STATE

(I-5) FREEWAY



AP# 2866-034-059 and 2866-034-060
06/10/08

2.0 SUBMITTALS AND APPROVALS

Graphic design, materials, construction and installation of all tenant signs will be subject to Owner's review and approval. Changed or revised plans will be done solely at tenant's expense. Owner may designate a representative for review and approval of sign submittals.

2.1 Submittal to Parker Properties

Tenant shall submit for review and written approval a complete set of Shop Drawings prior to sign fabrication. Parker Properties shall provide written approval of drawings prior to any submission to the City of Santa Clarita and Newhall Land. Approvals provided by Parker Properties should not constitute City of Santa Clarita or Newhall Land approval or guarantee jurisdictional approval.

2.2 Shop Drawings – Each Tenant shall prepare Shop Drawings including:

2.2.1 Proposed storefront elevation(s) illustrating sign location drawn to scale,

2.2.2 Samples of color & materials

2.2.3 Specifications for fabrication including, but not limited to, gauge of material, paint manufacturer and method of attachment

2.2.4 Section through letter and/or sign panel showing the dimensional projection of the face of the letter and the method of illumination

2.3 Sign Plan Submittal

Upon receipt of written approval of Shop Drawings from Owner, Tenant shall submit plans to the Newhall Land & Farm for review and approval.

Newhall Land & Farm, The Architectural Review Committee, 23823 Valencia Blvd. Valencia, CA 913545

Tenant shall submit all improvement plans to the City of Santa Clarita for sign/building permit. Owner must review changes or modifications required by the City of Santa Clarita.

2.4 Tenant Responsibilities

Scheduling of sign installation shall be coordinated with Owner

No signs shall be installed prior to approval by Owner, Newhall Land and the City of Santa Clarita.

The Tenant is responsible for providing copies of the sign/building permit from the City of Santa Clarita. Prior to scheduling any sign installation and a certificate of liability insurance naming the following:

OWNER

SUMMIT OAKS RP V-2, LLC

30 Enterprise, Suite 150

Aliso Viejo, CA 92656

3.0 DESIGN CRITERIA

Tenant signs at SUMMIT OAKS establish the identities of businesses with the office building. The design of the business identification signs shall be integrated into the architecture. General provisions and design specifications for SUMMIT OAKS signs are set forth in this Sign Plan.

3.1 Fabrication and Installation

All signs and installation of the signs will conform to the City of Santa Clarita building and electrical codes as well as sign permit requirements. Any illuminated sign or lighting device shall employ only lamps emitting a light of constant intensity.

3.2 Graphic Design

Business Identification signs are expected to enhance and extend the spirit of the architecture, clearly expressing the business name.

Signage shall be limited to the name of the business. Creative design will be considered provided it complements the building architecture. Consideration shall be provided for designs that incorporate typographic swashes, ascender and descender letters.

Businesses may use established type styles, logos and/or images that are registered trademarks. Tag lines or descriptive phrases are not permitted on wall signs.

Geometric shaped logos comprised of illustrations or symbols shall be permitted. The geometric shapes shall be square or contoured to conform to the graphics.

3.3 Color

Corporate colors and decorative metal finishes are encouraged. Contrasting primary or exaggerated color combinations are discouraged. Sign colors and illumination should be harmonious with the warm earth tone color palette of the architecture.

3.4 Sign Area

Sign Area of business identification shall be determined by location on the building. The sign area shall be calculated by measuring the height X width of the sign letters/logo.

Typographic swashes, capital letters, lower case letter with ascender and descender characters are not included in the sign area calculation unless they exceed 45% of the overall sign height.

Allowable sign area for business identification is outlined in section 4.

3.5 Illumination

Ground signs shall be internally illuminated as reverse channel letters that illuminate the wall surface behind the letters.

Fourth Floor Wall Signs shall be constructed as Channel letters, which project light through clear or translucent acrylic letter faces and back of letter.

Ground Floor Wall signs shall incorporate solid channel letters with silhouetted illumination that up-lights the building surface behind the sign letters.

All illuminated signs must be fabricated and installed in compliance with all applicable legal requirements and must bear the UL labels. Labels to be located generally out of the pedestrian view.

4.0 PERMITTED SIGNS / SPECIFICATIONS

Project identification is permitted adjacent to the I-5 freeway and at the intersection of Vanderbilt Way and Westinghouse Place.

Refer to Appendix A-1 Illustration & A-2 Site Plan

The permitted business identification signs, size and location shall vary depending on the size of tenant occupancy and location. Business identification for tenants shall be accomplished with ground and building wall signs.

4.1 SUMMIT OAKS Identification Sign (Exhibit 2)

4.1.1 Location A

A SUMMIT OAKS identification sign shall be located on a landscape feature wall adjacent to the I-5 interstate freeway. Refer to Exhibit 1 for location and Exhibit 2 for specifications.

4.1.2 Objective

The objective of the sign design is to identify the SUMMIT OAKS, in a natural setting. The sign shall be incorporated into a feature wall with a backdrop of enhanced landscaping, including specimen oak trees. The sign shall creatively incorporate materials and colors used in the building architecture.

4.1.3 Design

The design of the sign provides for the SUMMIT OAKS logo to be reproduced in individual letters and architectural lighting.

The sign shall be internally illuminated with light emitting from the face of the "SUMMIT OAKS" letters and the Ok Tree.

Ground lighting for the feature wall and the sign shall be architectural in design and compliment dimensional sign and serpentine wall design.

4.2 SUMMIT OAKS Ground Sign (Exhibit 3)

4.2.1 Location B

A single sided sign shall be located at the intersection of Vanderbilt Way and Westinghouse Place. The sign shall be located diagonal to the intersection, providing for maximum readability and traffic direction. Refer to Exhibit 1 for location and Exhibit 3 for specifications.

4.2.2 Objective

The ground sign shall identify SUMMIT OAKS and two business tenants. Size of the sign letters shall meet the minimum requirements for safe readability. The building address will be incorporated into the wall adjacent to the sign.

4.2.3 Design

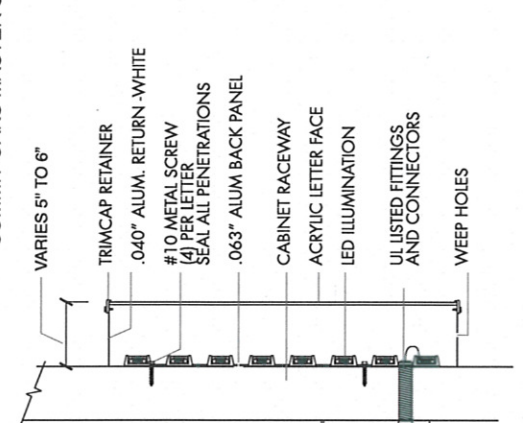
SUMMIT OAKS logo will be a reduced scale version of the freeway oriented sign. The business identification signs shall be fabricated as stainless steel reverse channel letters.

The sign and wall shall be illuminated with ground flood lighting. Source of lighting shall not be visible from adjacent streets.

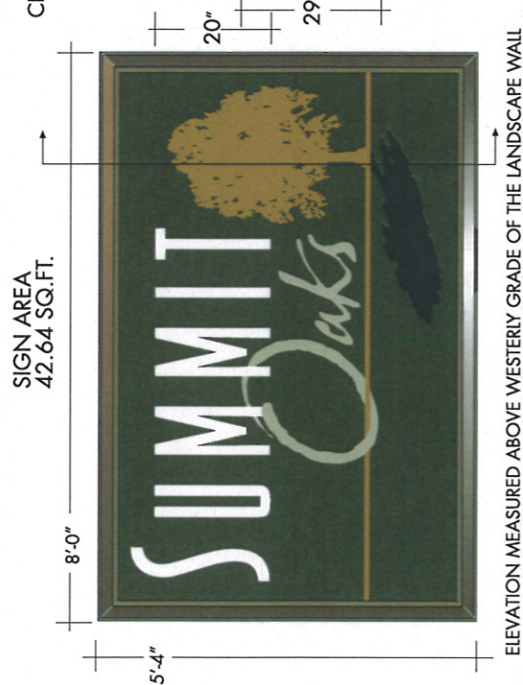
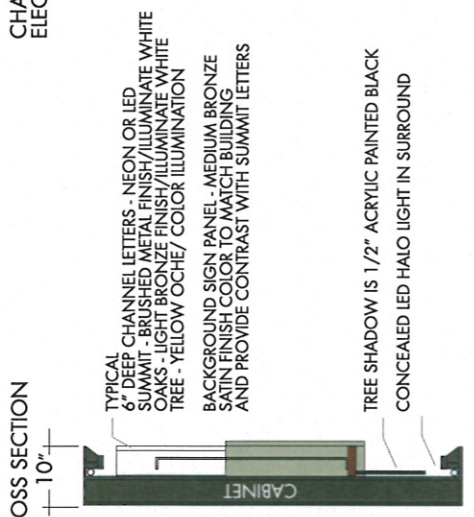
SUMMIT OAKS MASTER SIGN PLAN

SUMMIT OAKS
 VANDERBILT WAY & WESTINGHOUSE PLACE
 PARKER PROPERTIES
 30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

DESIGN STUDIO
 MICHAEL J. McLAUGHLIN & ASSOCIATES
 FOR IMAGE, INTERPRETIVE AND WAY-FINDING SIGNS
 2047 JANET CIRCLE OCEANSIDE, CA 92054
 760.722.7020P 760.722.7019F
 mjmc@mk.com



CHANNEL LETTER ELECTRICAL DETAIL



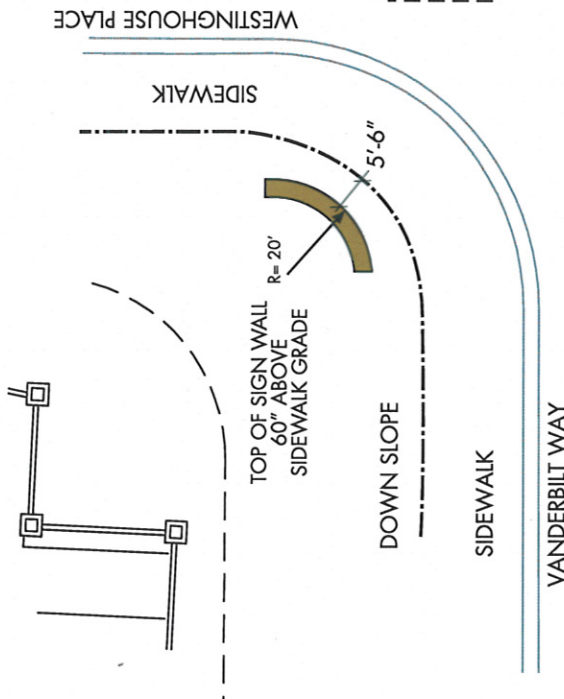
ELEVATION MEASURED ABOVE WESTERLY GRADE OF THE LANDSCAPE WALL



ALUMINUM ADDRESS NUMBER
 1/2" THICK 1/4" STAND-OFF
 MINIMUM 1/2" LETTER STROKE
 DARK BRONZE PAINT FINISH

28515 8"

SUMMIT OAKS MASTER SIGN PLAN



- TYPICAL SUMMIT LOGO
- 1/2" THICK STAINLESS STEEL LETTERS
- SUMMIT - BRUSHED METAL FINISH
- OAKS - LIGHT BRONZE FINISH
- 1/4" PAINTED ACRYLIC LETTERS
- TREE - YELLOW OCHER
- BACKGROUND SIGN PANEL - MEDIUM BRONZE
- SATIN FINISH COLOR TO MATCH BUILDING
- AND PROVIDE CONTRAST WITH SUMMIT LETTERS
- TREE SHADOW IS 1/4" ACRYLIC PAINTED BLACK
- SIGN PANEL IS 1 1/4" DEEP

BUSINESS IDENTIFICATION - MAXIMUM 2 TENANTS

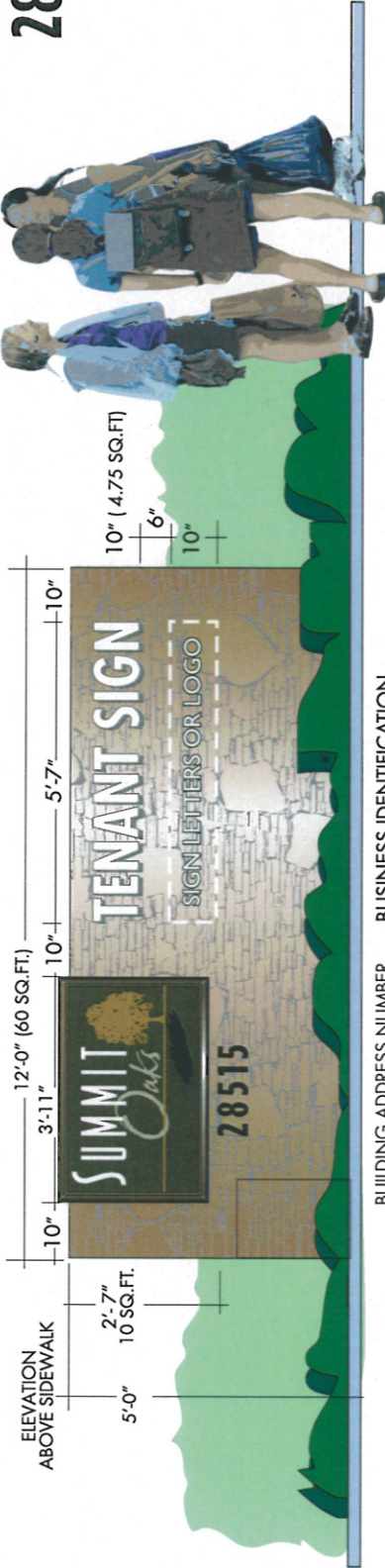
SIGN LETTERS OR LOGO

MAXIMUM SIGN AREA 5'-7" X 10"

- TYPICAL TENANT IDENTIFICATION
- 1/2" THICK STAINLESS STEEL LETTERS
- BUSINESS IDENTIFICATION SIGN LETTERS OR LOGO
- 1/2" STAND-OFF FROM WALL

- ALUMINUM ADDRESS NUMBER
- 1/2" THICK - 1/4" STAND-OFF
- MINIMUM 1/2" LETTER STROKE
- DARK BRONZE PAINT FINISH

28515 8"



BUSINESS IDENTIFICATION
12" MAXIMUM LETTER HEIGHT
BRUSHED ALUMINUM LETTERS/LOGO
PINMOUNT FROM WALL SURFACE

BUILDING ADDRESS NUMBER

06/10/08

EXHIBIT 3
SUMMIT OAKS
GROUND SIGN

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

MICHAEL J. McLAUGHLIN & ASSOCIATES
FOR IMAGE, INTERPRETATIVE AND WAY-FINDING SIGNS
2047 JANET CIRCLE OCEANSIDE, CA 92054
760.722.7020P 760.722.7019F
mjmrender1@mac.com

4.3 Business Identification Wall Signs

Fourth Floor Wall Sign (Exhibits 4, 5 & 6)

4.3.1 Location C

Five locations have been designated for business identification on the building walls. . A maximum of three (3) businesses may be identified on the building. Only 1 wall sign is permitted on any building elevation, above the 4th floor windows. Refer to Exhibit 1 for available sign locations.

4.3.2 Objective

Three of the locations provide business identification visibility from the I-5 freeway frontage and two locations are oriented to Westinghouse Place. Refer to Exhibit 4.

4.3.3 Design

Business Identification signs on the north and south elevations shall not exceed 100 square feet in sign area. The maximum letter height is 30" and 36" allowing for two lines of text, geometric logos and ascender and descender type styles. Wall signs shall be constructed to the specifications outlined in Exhibit 5.

A business identification sign located on the east elevation shall be integrated with the architectural details. Sign graphics shall be white. The easterly sign location provides for a maximum sign area of 60 sq.ft. The maximum letter height is 36" as a single line of text. A 48" maximum sign height may be permitted for geometric logos. The optional wall sign shall be constructed to the specifications outlined in Exhibit 6.

Ground Floor Wall Sign (Exhibit 7)

4.3.4 Location D

Wall signs provide business identification on the building elevations facing the freeway and adjacent streets. Refer to Exhibit 4 for location on building elevations.

The wall signs are located between the top of the first floor and the bottom of the second floor window systems. Wall signs are permitted in conjunction with private exterior entry for retail or business service tenants.

4.3.5 Objective

The purpose of wall signs is to provide an attractive and effective means of identifying the businesses within the office building.

4.3.6 Design

A maximum of four (4) signs are permitted, two (2) locations on each of the northerly and southerly building elevations. A single sign location is permitted on the easterly elevations for private ground floor tenant lobby or restaurant entry.

A Ground Floor Wall Sign shall not exceed a 21 square foot sign area (14' x 18"). Sign area shall not exceed a ratio of 1 square foot of sign area per lease frontage. All wall signs shall be constructed with a consistent color, method of illumination and material scheme. A color may be used to separate graphic from the text elements of the business identification. Refer to Exhibit 7 for specifications.

SUMMIT OAKS MASTER SIGN PLAN

**TYPICAL FOR NORTH AND SOUTH ELEVATION
1 FOURTH FLOOR TENANT SIGN PER ELEVATION**

FOURTH FLOOR
WALL SIGN - CENTER
ALIGN TO COLUMNS

FOURTH FLOOR
WALL SIGN - CENTER
ALIGN TO COLUMNS



RESTAURANT SIGN MAY
BE LOCATED ON CANOPY
AT NORTH ELEVATION

OPTIONAL
SIGN LOCATION

OPTIONAL
SIGN LOCATION

OPTIONAL
SIGN LOCATION

EXHIBIT 4
BUSINESS
IDENTIFICATION
WALL SIGNS
FOURTH &
GROUND FLOOR

FIVE FOURTH FLOOR WALL SIGN
LOCATIONS ALLOW FOR THREE (3)
BUSINESS IDENTIFICATION SIGNS.

ONLY ONE FOURTH FLOOR WALL
SIGN IS PERMITTED PER ELEVATION.

30" MAXIMUM LETTER HEIGHT
36" MAXIMUM SIGN HEIGHT
CORPORATE COLORS FOR
CHANNEL LETTERS PERMITTED
INTERNALLY ILLUMINATED

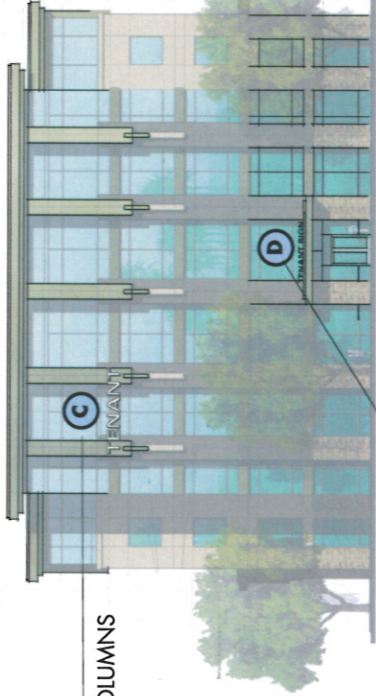
QUANTITY 4 (SECONDARY)
WALL SIGNS ARE PERMITTED
FOR TENANTS WITH EXTERIOR
ENTRIES

GROUND FLOOR WALL SIGNS
PROVIDE FOR 4 MAJOR
TENANTS TO BE IDENTIFIED.

18" MAXIMUM LETTER HEIGHT
BRUSHED STAINLESS STEEL
LETTERS/LOGO ATTACHED TO
AN INTERNALLY ILLUMINATED
LIGHT BAR

**EAST ELEVATION SHOWN
1 FOURTH FLOOR TENANT
SIGN PER ELEVATION**

FOURTH FLOOR
WALL SIGN - CENTER TO COLUMNS



OPTION
SECONDARY WALL SIGN
EAST ELEVATION

EXAMPLE OF TENANT SIGN
FOR PRIVATE GROUND FLOOR LOBBY
OR RESTAURANT ENTRY.

EMERGENCY EXIT OR SERVICE DOORS
MAY NOT HAVE SIGNS OVER ACCESS.

MICHAEL J. McLAUGHLIN & ASSOCIATES
DESIGN STUDIO
FOR IMAGE, INTERPRETIVE AND WAY-FINDING SIGNS
2047 JANET CIRCLE OCEANSIDE, CA 92054
760.722.7020P 760.722.7019F
mjmrendrft1@mkc.com

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

SUMMIT OAKS MASTER SIGN PLAN

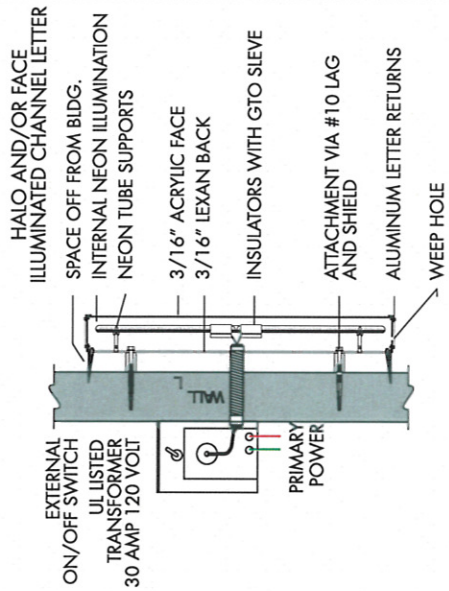
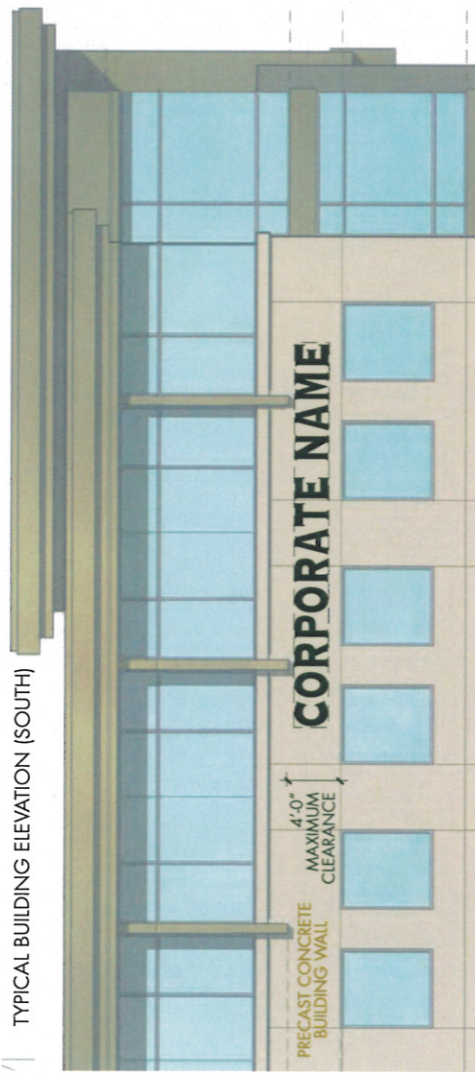
EXHIBIT 5
WALL SIGNS
SPECIFICATIONS
FOURTH FLOOR
NORTH & SOUTH
ELEVATIONS

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

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mrender1@mac.com



45' x 2'-6" = 100 SQ.FT.
30" MAXIMUM LETTER HEIGHT
36" MAXIMUM SIGN HEIGHT TO ALLOW FOR
2 LINES OF TEXT, LOGOS & INDIVIDUAL LETTER ELEMENTS

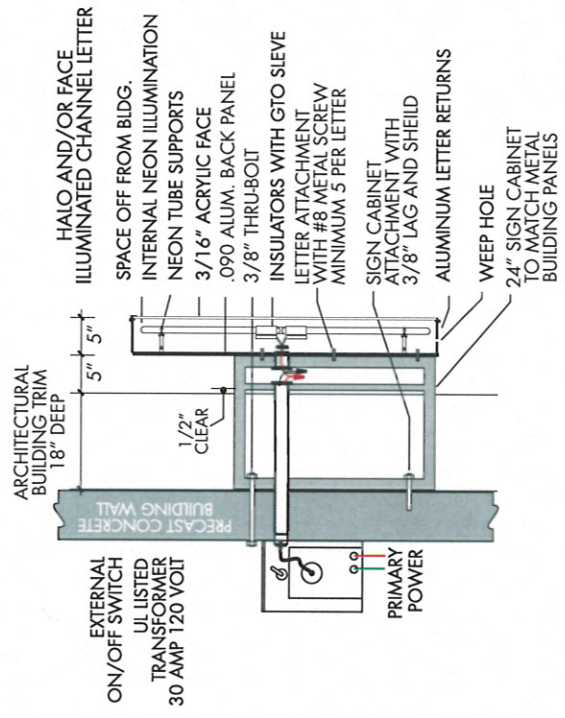
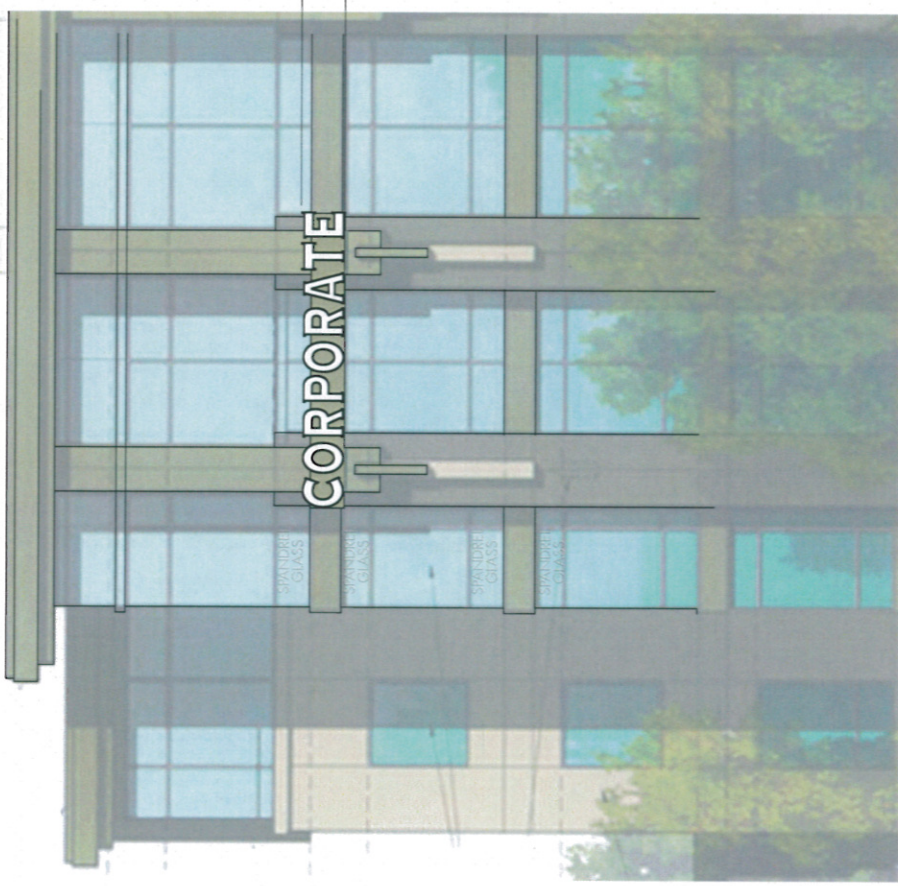


TYPICAL SECTION VIEW
SOUTH ELEVATION WALL SIGN
INSTALLATION DETAIL



- SINGLE LINE OF TEXT
- 60 SQ. FT. MAXIMUM SIGN AREA
- A MAXIMUM OF 48" HEIGHT MAY BE CONSIDERED FOR GEOMETRIC SHAPE LOGOS

TYPICAL BUILDING ELEVATION (EAST)



TYPICAL SECTION VIEW
EAST ELEVATION WALL SIGN
INSTALLATION DETAIL

EXHIBIT 6
WALL SIGN
SPECIFICATIONS
FOURTH FLOOR
EAST ELEVATION

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

DESIGN STUDIO
MICHAEL J. McLAUGHLIN & ASSOCIATES
FOR IMAGE, INTERPRETATIVE AND WAY-FINDING SIGNS
2047 JANET CIRCLE OCEANSIDE, CA 92054
760.722.7020P 760.722.7019F
mjmrender1@msc.com

EXHIBIT 7
WALL SIGNS
SPECIFICATIONS
GROUND FLOOR

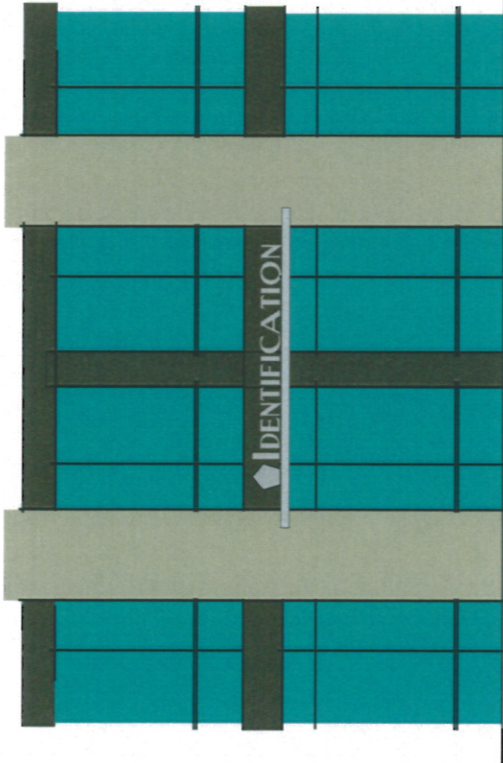
SUMMIT OAKS
PARKER PROPERTIES
VANDERBILT WAY & WESTINGHOUSE PLACE
30 ENTERPRISE, SUITE 150, ALISO VIEJO, CA 92692

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EXAMPLE OF SECONDARY TENANT SIGN

- P** QTY 4
SECONDARY TENANT IDENTIFICATION
18" LETTER HEIGHT
BRUSHED ALUMINUM LETTERS/LOGO
- 18" MAXIMUM LETTER/LOGO HEIGHT
MAXIMUM LENGTH 13'-0"
- SINGLE LINE OF TEXT
RESTAURANT SIGN MAY INCORPORATE COLOR GRAPHICS
- BUSINESS IDENTIFICATION SHALL BE STAINLESS STEEL GRAPHICS (COLOR NOT PERMITTED)

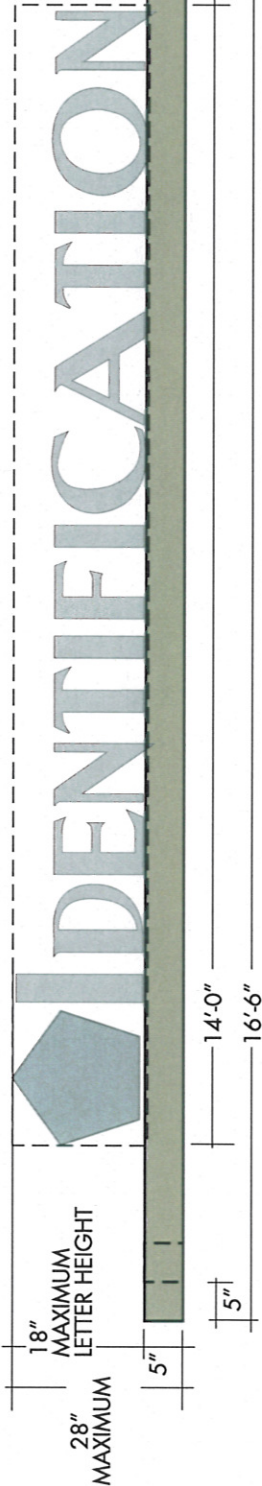


CENTER FRAME BETWEEN 2X4" STEEL FRAMING

BUSINESS IDENTIFICATION SIGN SHALL BE LOCATED DIRECTLY ABOVE THE TENANT ENTRANCE THAT IS SEPARATE AND APART FROM THE MAIN BUILDING ENTRANCE

UPLIGHT IN BAR DIMENSIONAL LETTERS/LOGO

21 SQUARE FOOT MAXIMUM SIGN AREA



4.4 Operation Signs (Exhibit 8)

4.4.1 Location

Signs required for way finding at SUMMIT OAKS include a business directory, building address, vehicular code notice and traffic direction.

4.4.2 Objective

The business directory identifies the building address and five (5) tenant names. The signs will provide notice of state and local code enforcement, and information required for the safe traffic flow.

4.4.3 Design.

Maximum sign area for Operational Signs is seven (14) square feet. The operational signs shall be designed to meet the minimum requirements for readability and ground signs. All signs shall use colors and materials that compliment the architecture and/or site improvements. Refer to Exhibit 7 and Exhibit 8 for sign standards.

5.0

PROHIBITED SIGNS

5.1 Immoral or Unlawful Advertising

Exhibiting, posting, displaying, or causing to be exhibited, posted or displayed, upon any sign anything of obscene, indecent, or immoral nature or unlawful activity shall be prohibited.

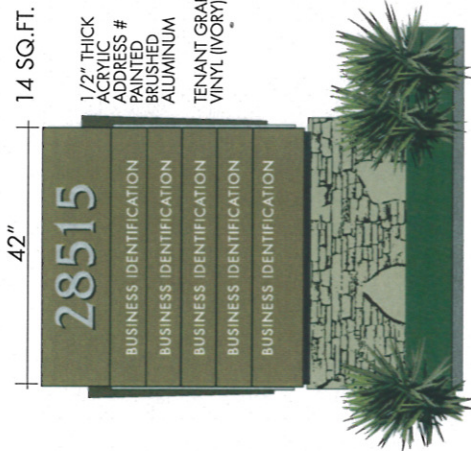
5.2 Signs on Doors or Windows

No painted window or door signs shall be permitted except in conjunction with seasonal holidays. A sign mounted within 12" of windows or doors that is oriented outward is considered a window or door sign.

5.3 Vehicle Signs

No vehicle, including trailers, shall be parked at SUMMIT OAKS for the principal purpose of advertising or display. All vans and trucks owned and operated by tenants/occupants of the SUMMIT OAKS shall be parked in the parking area away from surrounding public streets.

BUSINESS DIRECTORY



42" 14 SQ. FT.

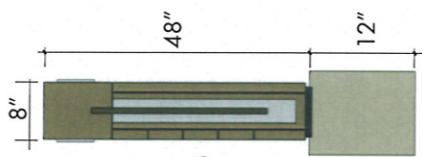
1/2" THICK ACRYLIC ADDRESS # PAINTED BRUSHED ALUMINUM TENANT GRAPHICS VINYL (W/RY)

TYPICAL DIRECTIONAL SIGN AT PRIMARY ENTRY WESTINGHOUSE PLACE

3'-10" x 4'-10"

.090" ALUMINUM CABINET SIGN BASE TO MATCH BUILDING COLORS AND INCORPORATE SAME MASONRY WITH STONE VENEER BASE.

5' SETBACK FROM BACK OF ROW.



BUILDING ADDRESS

28515

24" HIGH NUMERALS
2" DEEP CHANNEL LETTERS
DEEP BRONZE PAINT FINISH
TO CONTRAST WITH BUILDING WALL

VISIBLE FROM PRIMARY ENTRY DRIVEWAY



NORTHWESTERLY BUILDING CORNER
ABOVE 3RD FLOOR

SUMMIT OAKS MASTER SIGN PLAN

EXHIBIT 8
OPERATIONAL
SIGNS
DIRECTORY
ADDRESS

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
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CODE/NOTICE

60" TOP OF
INSTALLED SIGN

PRIVATE PROPERTY

PARKING FOR GUESTS & EMPLOYEES OF
SUMMIT OAKS ONLY
ALL VEHICLES MUST PARK IN STALLS
DESIGNATED FOR PARKING ONLY



UNAUTHORIZED VEHICLES NOT DISPLAYING
DISTINGUISHING PLACARDS OR LICENSE
PLATES ISSUED FOR DISABLED PERSONS
WILL BE TOWED AWAY AT OWNER'S EXPENSE.

FIRE LANE

NO PARKING IN RED ZONES

C.V.C. 22500.1 - C.V.C. 22658A
VEHICLES IN VIOLATION OF THE FOREGOING
WILL BE CITED AND TOWED AWAY
AT VEHICLE OWNER'S EXPENSE
C.V.C. 22500.1 - 22511.8

INFORMATION CONCERNING TOWED VEHICLES
CALL SANTA CLARITA SHERIFF (661)286-4186

NO TRESPASSING

NO RECREATIONAL USE OF SKATES, BICYCLES,
SKATEBOARDS, OR SCOOTERS PERMITTED
C.P.C. 602

24" x 44"
PRIVATE PROPERTY SIGN
ALUMINUM SIGN PANEL
OFF-WHITE BACKGROUND
BLACK & COLOR GRAPHICS
PER CODE REQUIREMENTS

LOCATED AT PROJECT DRIVEWAYS

SIGN COMBINES NOTICE
FOR PLACARDS REQUIRED
FOR PARKING IN DESIGNATED
PARKING AREAS.

NOTICE FOR FIRE LANE
MARKINGS AND NO PARKING
IN RED ZONES.

THE PHONE NUMBER FOR THE
SANTA CLARITA SHERIFF
IS IDENTIFIED FOR TOWED VEHICLES

ADDITIONALLY NOTICE FOR NO
PRIVATE PROPERTY AND PROHIBITED
ACTIVITIES ARE INDICATED.

GARAGE ADDRESS

GARAGE ADDRESS NUMBER
1/2" THICK ACRYLIC
PAINT FINISH DEEP BRONZE
10.75" TALL NUMERALS

28507

**CLEARANCE NOTICE
PARKING GARAGE**

PARKING GARAGE NOTICE
ALUMINUM SIGN ATTACHED
OVER ENTRY AND EXIT OF PARKING
GARAGE. OR WITHIN THE GARAGE
AS COVERED AREA IS ENTERED.

84" X 10" X 1" SIGN PANEL
DEEP BRONZE PAINT FINISH
REFLECTIVE GRAPHICS



Do Not Enter



Enter ↓

Clearance 7'-0" (Accessible 8'-7")
Maximum Vehicle Weight 6000 lbs

EXTERIOR
ELEVATION

Exit

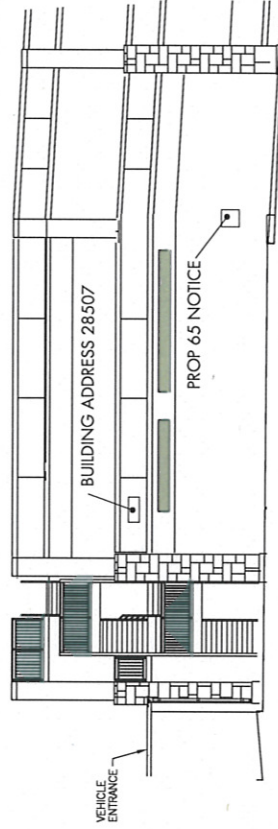
**WATCH FOR
PEDESTRIANS**



Do Not Enter

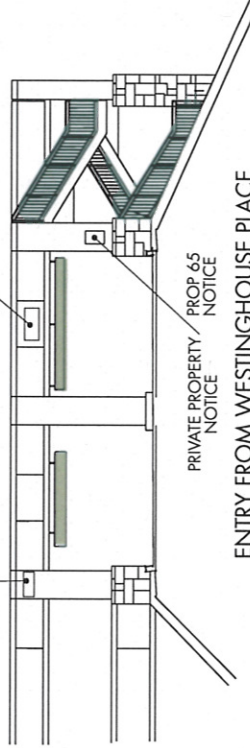


INTERIOR
ELEVATION



BUILDING ADDRESS 28507

"PARKING FOR 28515 WESTINGHOUSE PLACE"



PRIVATE PROPERTY
NOTICE

ENTRY FROM WESTINGHOUSE PLACE

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SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
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EXHIBIT 9
OPERATIONAL
SIGNS
DIRECTORY
ADDRESS

6.0 GENERAL INSTALLATION REQUIREMENTS

- 6.1** Staging, parking and loading of materials at SUMMIT OAKS may be severely restricted. Material delivery times will need to be scheduled through Parker Properties designated tenant services representative 72 hours in advance.
- 6.2** Tenant's contractor shall be responsible for the prompt clean up, repair and/or replacement of any damages to any work at SUMMIT OAKS caused by tenant's improvement work.
- 6.3** All work areas must be kept free and clear of trash and debris at all times.

APPENDIX

- A-1** FREEWAY IDENTIFICATION ILLUSTRATION
- A-2** FREEWAY IDENTIFICATION SITE MAP (APPROVED GRADING PLAN)
- A-3** PHOTO OF COLORS FOR SUMMIT OAKS LOGO/SIGN

SUMMIT OAKS MASTER SIGN PLAN

APPENDIX
A-1
FREEWAY
IDENTIFICATION
ARTIST CONCEPT

SUMMIT OAKS
VANDERBILT WAY & WESTINGHOUSE PLACE
PARKER PROPERTIES
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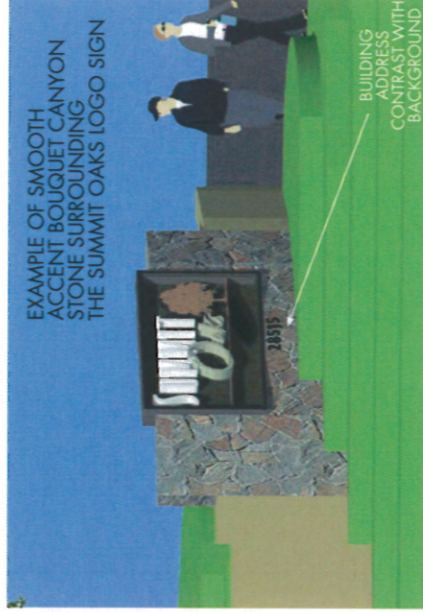
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COMPARISON VIEW FOR DAY AND NIGHT WITH GROUND FLOOD LIGHTS AND ILLUMINATED LETTERS



EXAMPLE OF CYPRESS RIDGE ORCHARD STONE TO MATCH OTHER WALLS AT SUMMIT OAKS



EXAMPLE OF SMOOTH ACCENT BOUQUET CANYON STONE SURROUNDING THE SUMMIT OAKS LOGO SIGN

VIEW OF DIMENSIONAL SIGN GRAPHICS



VIEW FROM I-5 FREEWAY NORTH BOUND



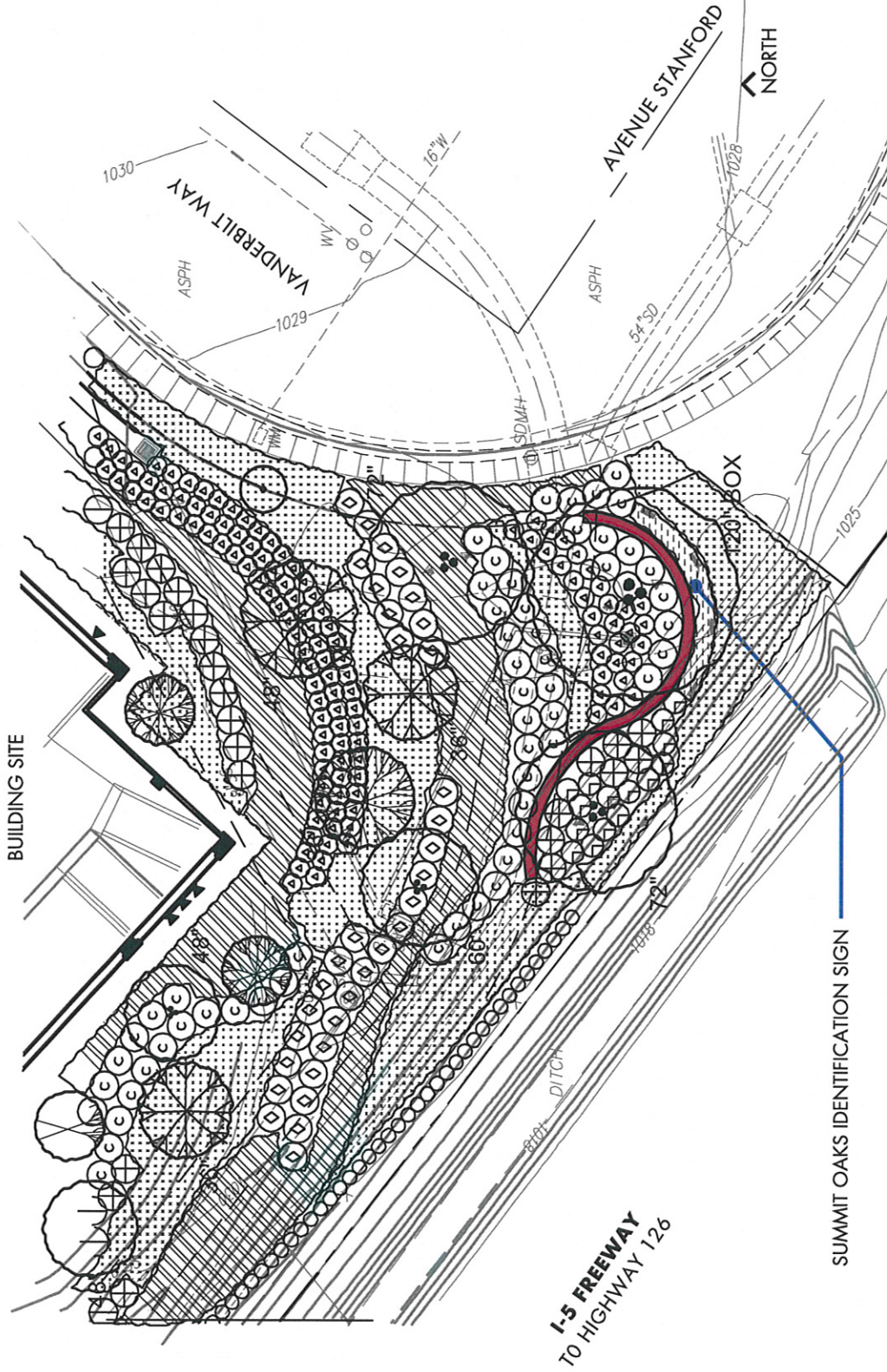
ISOMETRIC VIEW OF LANDSCAPE FEATURE WALL AND RAISED GRADE FOR SPECIMEN OAK TREES

SUMMIT OAKS MASTER SIGN PLAN

APPENDIX
A-2
FREEWAY
IDENTIFICATION
SITE MAP

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SUMMIT OAKS IDENTIFICATION SIGN

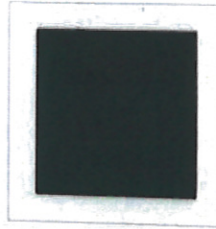
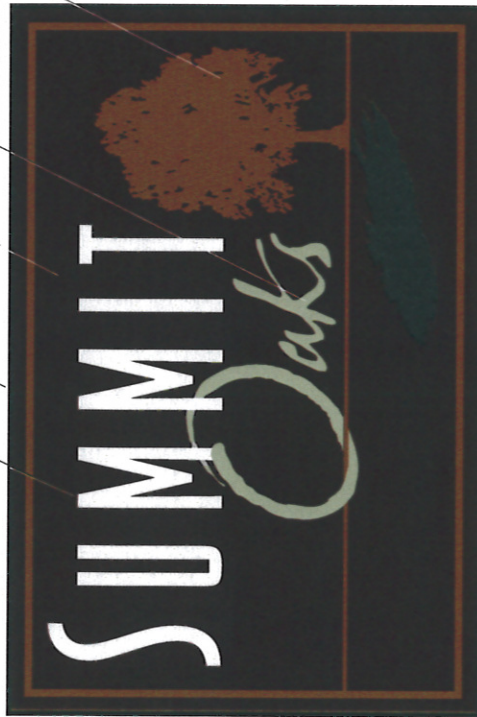
APPENDIX
A-3

LOGO/SIGN
COLORS

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- WHITE - "SUMMIT" LETTERS
- DARK BRONZE - SIGN FRAME & OAK TREE SHADOW
- MEDIUM BRONZE - (MATCH BUILDING WINDOW SYSTEM AND TRIM)
- LIGHT BRONZE - "OAKS"
- YELLOW OCHRE - "OAK TREE" LOGO



442292828, Blue Bronze, 67.1% Blue, 1.0% Green

DARK BRONZE



44279643, Champagne, 49.1% Blue, 3.0% Green

LIGHT BRONZE



44289643, Golden Ochre, 64.0% Blue

YELLOW OCHRE