

RIVER OAKS SIGNAGE PROGRAM

24201 – 24451 MAGIC MOUNTAIN PARKWAY
VALENCIA, CA 91355

PROJECT DIRECTORY

OWNER:

InvenTrust Property Management, LLC
3025 Highland Blvd. Suite 350
Downers Grove IL 60515

PROPERTY MANAGER:

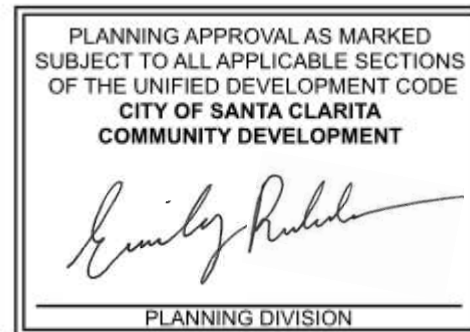
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CITY PLANNING:

CITY OF SANTA CLARITA
PLANNING DIVISION
23920 VALENCIA BLVD, SUITE 300
SANTA CLARITA, CA 91355
661-259-2489



-subject to the conditions
of approval under MC22-153
(8/19/2022)

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SUBMITTALS, APPROVALS AND GENERAL SPECIFICATIONS/REQUIREMENTS

Introduction:

This document establishes guidelines and criteria ("Criteria") for the design, implementation and regulation of the Tenant Signage at the River Oaks Shopping Center ("Shopping Center") in Santa Clarita, California. These sign criteria ("Criteria") have been established to eliminate excessive and confusing sign displays and to preserve and enhance the appearance of the Shopping Center. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Shopping Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to ensure that Tenant signage in the Shopping Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant's business, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign or non-maintained sign must be brought into conformance at the nonconforming Tenant's expense.

SECTION A: SUBMITTAL AND APPROVAL PROCESSES

1. Submittal to Landlord

Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to the Landlord for approval at least three (3) complete sets of detailed design and shop drawings including the following:

- a. Elevation of STOREFRONT illustrating the proposed sign design and all dimensions as they relate to the storefront elevation of Tenant's premises; fully dimensioned and scaled SHOP DRAWINGS. Sign elevation must specify exact dimensions, copy layout, materials, colors and method of attachment, illumination, electrical specifications and all other details of construction as well as all sign area square footage in compliance with this criterion.
- b. Section through the letter and/or sign panel shall show the dimensioned projection of the face of the letter and/or sign panel and the illumination. Letter and logo plaques must be accurately dimensioned and spaced.
- c. Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are

disapproved then Tenants must submit revised plans until Landlord's approval is obtained.

2. City Submittal

A full set of final plans must be approved and stamped by the Landlord prior to permit applications or sign fabrication. Following Landlord's approval of the proposed signage, Tenant or his agent must submit to the City of Santa Clarita applications for all permits for fabrication and installation by a licensed sign contractor.

- a. Each Tenant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.
- b. All City coordination with respect to approvals and permits for signs and their installation shall be obtained by the Tenant or their Representative, at their sole expense.
- c. The Landlord reserves the right to revise Criteria in accordance with the City of Santa Clarita Sign Ordinance. These Criteria may be revised at any time if so required by any government agency having jurisdiction over its content.

3. Approval and Commencement

Tenant and its sign contractor shall not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

- a. A stamped set of final drawings reflecting Landlord's and the City's approval shall be obtained from each party.
- b. The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance as set forth herein;
- c. The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

4. Modifications

In the event the Tenant wishes to change its exterior sign anytime during the term of its lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions, or changes which have been made to the Criteria for the Shopping Center after the execution of its Lease Agreement.

SECTION B: GENERAL SPECIFICATIONS AND REQUIREMENTS

1. All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals shall remain the right of the Landlord and the City of Santa Clarita.
2. All electrical signs shall bear the UL label. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements. Per City of Santa Clarita Municipal Code, a building permit issued by the building inspector shall be obtained prior to the erection of any business identification sign.
3. Sign content shall be limited to the Tenant's name and primary graphic logo unless specifically provided herein.
4. Notwithstanding the following Sign Provisions, Tenants may utilize standard corporate logos and/or prototypical signage graphics, if established as a recognizable company or corporate trade mark or used in a majority of the Tenants stores subject to approval by the City of Santa Clarita.
5. All signage on the building fascia, with the exception of certain logo/graphics, shall be internally illuminated individual channel letters or dimensional letters in accordance with the definitions below. No cabinet signs shall be permitted except for logos and graphics as may be allowed herein. Signage illuminated shall not include flashing, moving or scintillating effects.
6. Channel letters are to be defined as individual channel letters or as connected channel letters that may be composed of script letters with connected serifs, or as a non script letters that are connected by heavy outlines into an integrated shape or "channel box." Secondary channel boxes containing a logo mark or underlining the primary text and containing a secondary message shall be permitted.
7. Dimensional letters are to be made of 1/2" acrylic or .125" or thicker aluminum.
8. Sign returns shall be a minimum of 3" deep and be black unless approved otherwise by the Owner.
9. Power for the tenant signage shall be provided by the Tenant's electrical panel to a junction box at all sign locations. Power hookup shall be by Tenant. A photo cell and/or time clock (relay through house panel) shall be provided and controlled by Landlord to uniformly turn signage on and off.

10. All signs must be dimensional. Tenant signs painted directly upon the building shall not be permitted.
11. Signs may not come within 1'-0" of the top, bottom, or sides of the building elevation upon which a sign is located. In no case may a sign extend beyond the roof parapet or adjacent building eave line. Signs are not allowed on or against roof structures. Architectural tower features on buildings may be considered for tenant identification signs subject to the specific sign design approval by the Landlord and the City of Santa Clarita.
12. Exposed channel letter raceways are not permitted. All channel letter signs are subject to design approval by the Landlord and the City of Santa Clarita for design, content, color and construction method.
13. Tenant signs will be no larger than 75% of the vertical fascia height with a maximum horizontal width of 75% of the Tenant's frontage.
14. All signs are to be positioned so as to be proportionate to the area upon which it is placed, as well as to comply with the square footage limitations. They should also be centered at the appropriate locations on the elevation to be balanced with the building as a whole (not
15. Exposed fasteners, anchors or other securing elements shall not be visible. All fasteners shall be stainless and resist corrosion in contact with dissimilar materials.
16. Installation shall be weather-tight with appropriate use of flashings, sealants and other building materials as may be required.
17. Use of adhesive for securing any type of signage is prohibited.
18. Blank monument sign panels shall not be used or modified by tenant. Tenant shall be responsible for supplying sign panels and shall return the existing unused blank panels to property management.
19. Tenant shall perform installation and other work required herein at Tenant's sole cost and expense.
20. No other signage except that described herein is permitted. Unless a specific type of signage or advertising medium is specifically

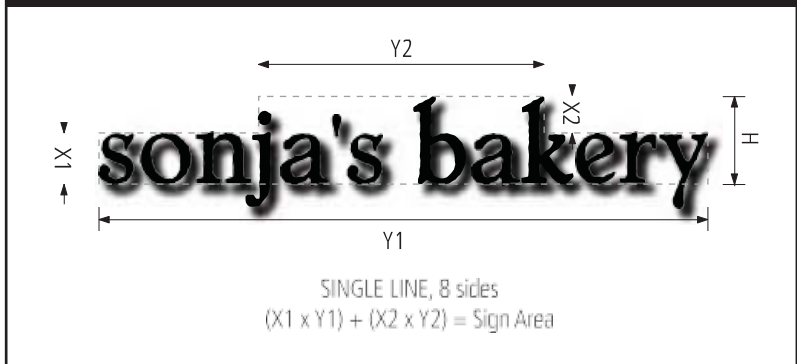
allowed under these Criteria, it is considered disallowed until prior written approval of Landlord is obtained.

21. Tenant will be responsible for re-painting of walls upon removal of any signage installed by tenant.

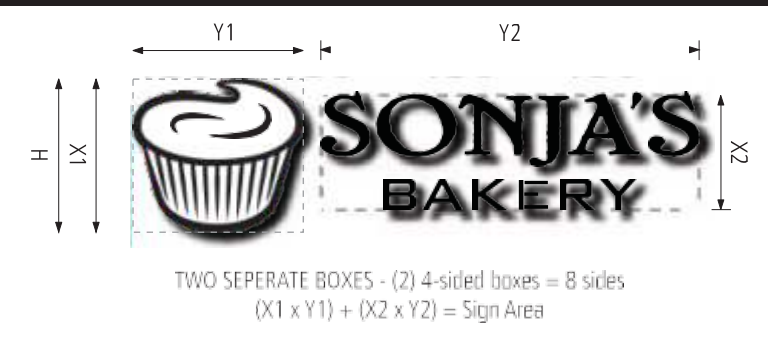
**SECTION C: SIGNAGE
SIGN AREA MEASUREMENT**

The following exhibits illustrates the methods of determining maximum square footage for letter form/logo area allowances.

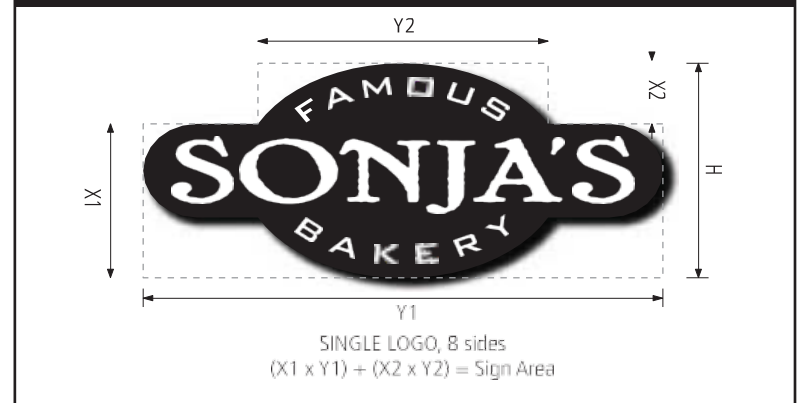
EXAMPLE 3 - Single Line Irregular Shape



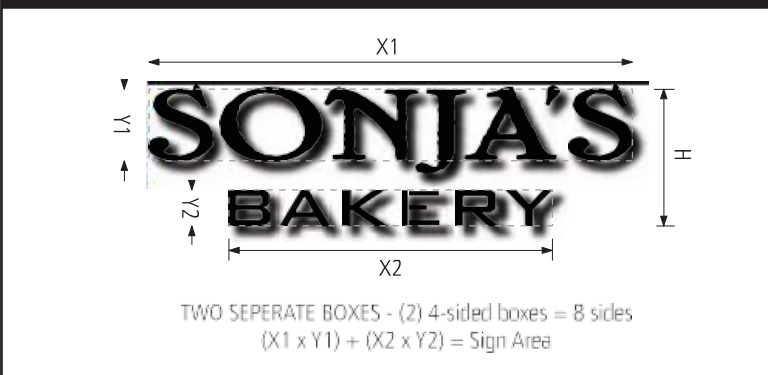
EXAMPLE 1 - Logo & Copy



EXAMPLE 4 - Irregular Shape Logo Cabinet



EXAMPLE 2 - 2 Lines of Copy



EXAMPLE 5 - LINES OF COPY WITH ACCENT DETAIL



Sign area is calculated by multiplying (x) times (y) or by outlining the sign with not more than (8) straight lines surrounding the outermost extents of the finished sign and calculating the area contained within (may be split into two boxes). More specific methods depending on individual circumstances are described below. Overall letter form/logo height is always represented by the description of (h). Calculation of words with lower case copy, descenders (y,q,p,g,j) are not counted when creating area boxes. See examples for specific sign layout conditions.

SIGNAGE ACCENT DETAIL

The designated tower locations (see page 10) shall be allowed an architectural accent detail behind their signage in addition to the maximum heights and widths outlined on page 6. The placement of the architectural accent detail shall not exceed 12" above or below the signage or 12" to either side. Acceptable architectural accent materials include, EIFS, decorative slats, decorative tile, or other branding material if approved in advance by the Landlord. Colors of the accent material should match tenant branding unless approved in advance by the Landlords.

MAIN BUILDING SIGNS

The sign program regulates the total allowed signage for each tenant, based upon the frontages of each store. Tenant signage shall not exceed the total allowed maximum signage per tenant. Each tenant may have signage upon the front and rear elevations subject to the size area limitations. End cap tenants may also have signage on their side elevations subject to the size area limitations. Pad tenants may have signage on all elevations facing a public street, pedestrian plaza and/or parking area subject to size area limitations.

SIGN SIZE AND SQUARE FOOTAGE RESTRICTIONS

Tenants are allowed 1.5 sq. ft. sign area for each lineal foot of tenant building footage (see typical sign exhibits for additional size/construction conditions).

ALLOWED ILLUMINATION BUILDING SIZE TYPES

Letters are to be front lit or reverse pan channel construction with halo illumination. Logos may be wither face illuminated or halo illuminated or a combination of both.

WINDOW SIGN/GRAPHICS

Tenants are required to have business identification vinyl film graphics or entry door (s), which should include business name and/or logo, hours of operation and address.

REAR ENTRY DOOR SIGNS

Rear entry door signs and addresses shall be upper case. Arial typestyle numerals and/or letters. Materials will be Scotchcal Vinyl, or equal. Color to be reflective white. Letter height shall be 3" and centered horizontally. Copy will be limited to tenant name and address. Top of sign will be 5'-0" from grade.

SECTION D: GENERAL CONDITIONS

1. The fabricator may make recommendations and/or change to the details as shown on the drawings only if Landlord approves such recommendations in writing.
2. All electrical signs shall bear the UL Label.
3. The sign contractor shall be responsible for the fulfillment of all the requirements and specifications, completing the installation in a workman like manner and cleaning up, patching and painting any surfaces damaged by the installation.
4. All fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work that they deem to be unacceptable.
5. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
6. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, ripples, weld marks, orange peel, drips and runs and shall have uniform surface conforming to the highest standards of the industry.
7. All signage lighting should be concealed and light leaks will not be permitted. Lighting source shall be concealed at all times.
8. All metals to be painted with the highest quality automotive polyurethane paint (preferably Matthews Paint or equal quality alternate), unless otherwise specified. Tenant is required to execute a sign painting application that yields the longest life with the least likelihood of paint fading and peeling. Paint must withstand exterior weather conditions and be sprayed to a smooth finish, not brushed on.
9. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic, and erection loads during handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual general sign contractors. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors of the signs and to incorporate all the reasonable safety factors to protect the Landlord and sign fabricator against public liability. Designs, which service rational engineering analysis and conform to all applicable national and local codes, will be acceptable.

SECTION E: PROHIBITED SIGNS AND RESTRICTIONS

Only those signs types provided herein and specifically approved in writing by the Owner, and City will be allowed. The following signs are prohibited:

1. Outdoor advertising or advertising structures including A-frame signs or billboards.
2. Roof Signs.
3. Freestanding signs, except as provided in this text.
4. Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
5. 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.
6. 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 Owner approval.
7. No billboard signs.
8. No cabinets or can signs.
9. No exposed conduits and raceways.
10. No exposed neon or open pan channel illuminated letters/logos.
11. Front lighting fixtures that compete with storefront design.
12. Electrified neon attached to glass.
13. No plastic face box-type cabinets signs or luminous-vacuum formed type plastic letters
14. No sign using exposed fastenings
15. No paper, carboard, cloth, form core, gatorboard, inflatable or styrofoam sign, stickers or decals, painter lettering or decals hung around, on or behind storefronts.
16. No flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means.

17. No stationary or walking sandwich boards or costumed or non-costumed persons shall be utilized for advertising outside of Tenant's premises. No balloons, flags or marketing tents are allowed.
18. No sign which emits odor, noise or visible matter other than light.
19. No signs identifying secondary business except where specifically approved by Landlord.
20. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined at the sole discretion of the Landlord.
21. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress from any door.
22. No external displays (other than holiday decorations) which consist of unshielded light bulbs, open or strings of open light bulbs.
23. No internal illuminated awnings with or without signage, no awing shall have signage applied to their surface without the express written consent of the Landlord.
24. In no case shall the wording of signs describe prices or any type of advertising except as a part of the occupant's trade name or insignia.
25. No temporary signs of any nature may be used or installed without Landlord's approval.
26. Unprofessional hand-lettered signs in public view from the storefront are prohibited. Absolutely no signs are permitted to be taped to the storefront or any other visible surface.
27. Any sign that is not in conformance with this Criteria.

SECTION F: MAINTENANCE

1. Tenant shall maintain its sign in good working order to include replacement of damaged or burned out neon or LED lighting at Tenant's sole cost and expense. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten (10) days after notification, Landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse Landlord for the cost of any such repairs within ten days after receipt of an invoice setting forth those costs incurred by Landlord, plus an overhead charge of 10%.
2. Tenant shall be responsible for patching, painting and resurfacing the building surface with removal of any sign during and/or upon conclusion of their lease.
3. Upon termination or expiration of the lease, Tenant hereby agrees to remove its sign and repair any holes or damage to the fascia and restore the fascia to its original condition at Tenant's cost and expense to Landlord's sole satisfaction within three (3) days of expiration of term or early termination of Tenant's lease. If hole and fascia repairs after sign removal reveal any evidence of prior mounted signage, Tenant may be required to remove and replace plaster and repaint to the original condition before Tenant signage installation, if directed by Landlord. If Tenant does not repair the wall surface to the Landlord's sole satisfaction, then Landlord shall have the right to perform the repairs at tenant's expense.
4. Landlord reserves the right to periodically hire an independent electrical engineer at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenants expense. Landlord may correct any code violations, requests for sign removals, or discrepancies not corrected within ten (10) days of notice, at Tenant's sole expense, including overhead charge of 10%.
5. Contractors installing signs are to be qualified, insured and licensed by the State of California and are to have a Current City business license.

SECTION G: GENERAL NOTES

1. All signs must be installed and operational prior to new Tenant opening for business per landlord's discretion.
2. Except as noted herein, no advertising placards, banners, pennants, names insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the store windows and doors or upon the exterior walls of the building.
3. One row of letters is strongly advised, but two rows of letters are allowable if approved by Landlord, provided their maximum total height does not exceed the maximum allowable height provided herein. If Landlord approves two rows of letters, the second row shall be at a vertical height less than the first row of letters.
4. All signs shall be reviewed for conformance with these Criteria and overall design quality. Approved or disapproval of sign submittal based on aesthetics of design shall remain the sole right of the Landlord.
5. Landlord approval may be withheld at its sole discretion. Landlord's right to deviate from the Criteria set forth herein (1) is clearly and unequivocally subject to and limited to strict conformance with the City of Santa Clarita Sign Ordinance and (2) shall not obligate Landlord to deviate from the Criteria on subsequent Tenant signage submissions under the "theory of precedence."

SECTION H: SIGN SIZE REQUIREMENTS TABLE

24201-24445 MAGIC MOUNTAIN PARKWAY

ALL TENANTS ARE REQUIRED ONE (1) DOUBLE SIDED HANGING UNDER CANOPY AS PER ENCLOSED SPEC SHEET.

EACH TENANT IS LIMITED TO ONE STOREFRONT ENTRY SIGN ONLY.

THE SIZE OF EACH TENANT'S STOREFRONT SIGNAGE SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS: (Detailed Elevations Attached)

1. SHOP TENANTS UNDER 40' LINEAR STOREFRONT

MAX LOGO HEIGHT:	24"
MAX LETTER HEIGHT:	24"
MAX SIGN HEIGHT:	24"
MAX SIGN LENGTH:	Not to exceed seventy five percent (75%) of storefront.

2. SHOP TENANT SIGNAGE (Tower A)

MAX LOGO HEIGHT:	3'-3"
MAX LETTER HEIGHT:	3'-3"
MAX SIGN HEIGHT:	3'-3"
MAX SIGN LENGTH:	24' LONG

Architectural Signage Accent may be added behind the signage in addition to the maximum heights and widths outlined herein. The placement of the accent detail shall not exceed 12" above or below the signage or 12 to either side. Acceptable architectural accent materials include, EIFS, decorative slats, decorative tile, or other branding material if approved in advance by the Landlord. Colors of the accent material should match tenant branding unless approved in advance by the Landlords.

3. SHOP TENANT SIGNAGE (Tower B)

Tower A is a shared space, occupied by the tenants on either side of it. It is the landlord's discretion to determine which tenant may utilize the tower space for signage. The tenant occupying the tower will be limited to the tower signage only, no additional signage will be allowed

MAX LOGO HEIGHT:	3'-3"
MAX LETTER HEIGHT:	3'-3"
MAX SIGN HEIGHT:	3'-3"
MAX SIGN LENGTH:	17' LONG

Architectural Signage Accent may be added behind the signage in addition to the maximum heights and widths outlined herein. The placement of the accent detail shall not exceed 12" above or below the signage or 12 to either side. Acceptable architectural accent materials include, EIFS, decorative slats, decorative tile, or other branding material if approved in advance by the Landlord. Colors of the accent material should match tenant branding unless approved in advance by the Landlords.

The Tenant not occupying Tower B will be allowed the following:

MAX LOGO HEIGHT:	30"
MAX LETTER HEIGHT:	30"
MAX SIGN HEIGHT:	30"
MAX SIGN LENGTH:	12' LONG

In the future, should the tenant space behind Tower B be remodeled, signage shall conform to signage provisions as outlined in this Master Sign Program and the City of Santa Clarita sign code.

4. SHOP TENANT SIGNAGE (MORE THAN 40' LINEAR STOREFRONT)

MAX LOGO HEIGHT:	3'-3"
MAX LETTER HEIGHT:	3'-3"
MAX SIGN HEIGHT:	3'-3"
MAX SIGN LENGTH:	Not to exceed fifty percent (50%) of storefront

5. SHOP TENANT SIGNAGE (Tower C)

MAX LOGO HEIGHT:	3'-3"
MAX LETTER HEIGHT:	3'-3"
MAX SIGN HEIGHT:	3'-3"
MAX SIGN LENGTH:	36' LONG

Architectural Signage Accent may be added behind the signage in addition to the maximum heights and widths outlined herein. The placement of the accent detail shall not exceed 12" above or below the signage or 12" to either side. Acceptable architectural accent materials include, EIFS, decorative slats, decorative tile, or other branding material if approved in advance by the Landlord. Colors of the accent material should match tenant branding unless approved in advance by the Landlords.

6. SHOP TENANT SIGNAGE (Tower D)

MAX LOGO HEIGHT:	3'-3"
MAX LETTER HEIGHT:	3'-3"
MAX SIGN HEIGHT:	3'-3"
MAX SIGN LENGTH:	17' LONG

Architectural Signage Accent may be added behind the signage in addition to the maximum heights and widths outlined herein. The placement of the accent detail shall not exceed 12" above or below the signage or 12" to either side. Acceptable architectural accent materials include, EIFS, decorative slats, decorative tile, or other branding material if approved in advance by the Landlord. Colors of the accent material should match tenant branding unless approved in advance by the Landlords.

24365 MAGIC MOUNTAIN PARKWAY

MAX LOGO HEIGHT:	36"
MAX LETTER HEIGHT:	36"
MAX SIGN HEIGHT:	36"
MAX SIGN LENGTH:	Not to exceed seventy five percent (75%) of storefront.

24451-24463 MAGIC MOUNTAIN PARKWAY

24235 Magic Mountain Pkwy. - Unit "A"
 24236 Magic Mountain Pkwy. - Unit "B"
 24237 Magic Mountain Pkwy. - Unit "C"
 24238 Magic Mountain Pkwy. - Unit "D"
 24239 Magic Mountain Pkwy. - Unit "E"
 24453 Magic Mountain Pkwy. - Unit "F"

MAX LOGO HEIGHT:	36"
MAX LETTER HEIGHT:	36"
MAX SIGN HEIGHT:	36"
MAX SIGN LENGTH:	Not to exceed seventy five percent (75%) of storefront.

24235-24285 MAGIC MOUNTAIN PARKWAY

MAX LOGO HEIGHT:	78"
MAX LETTER HEIGHT:	78"
MAX SIGN HEIGHT:	78"
MAX SIGN LENGTH:	Not to exceed seventy five percent (75%) of storefront.

EXHIBIT A: SITE PLAN

- 24463 Magic Mountain Pkwy. - Unit "A"
- 24461 Magic Mountain Pkwy. - Unit "B"
- 24459 Magic Mountain Pkwy. - Unit "C"
- 24457 Magic Mountain Pkwy. - Unit "D"
- 24455 Magic Mountain Pkwy. - Unit "E"
- 24453 Magic Mountain Pkwy. - Unit "F"

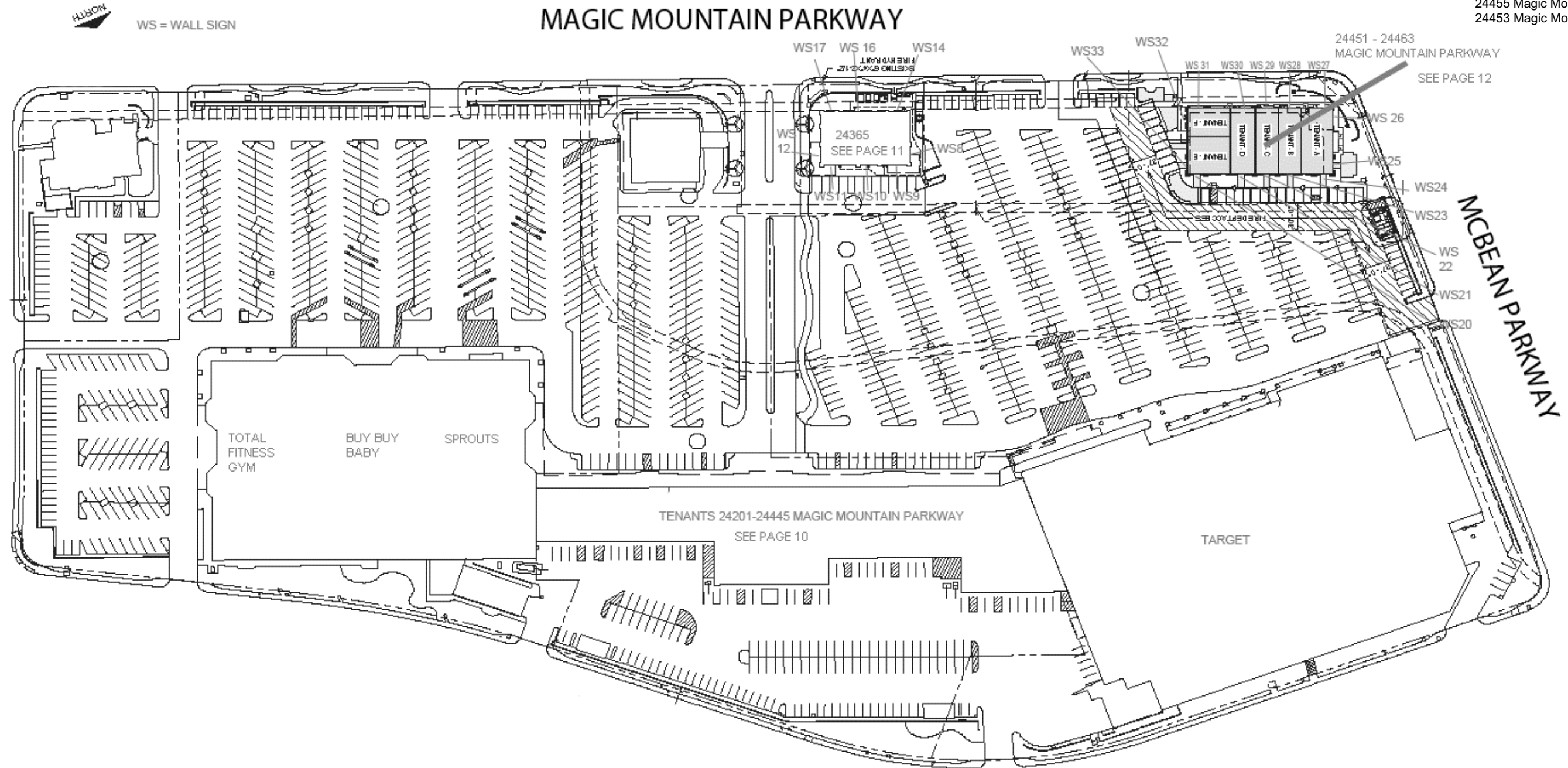


EXHIBIT B: DOUBLE SIDED UNDER CANOPY SIGNAGE

- MATERIALS:** D.F. Wood Hanging Blade Sign w/acrylic faces,
1" PVC Pipe with Eye Bolt & Chain,
Tenant graphics to applique 1/4" acrylic with
vinyl accents.
- COPY:** Raised Tenant name/ logo.
- TYPEFACE:** Custom tenant logotype/ name with
Owner approval.
- COLORS:** Custom colors logotype/ or colors with
Owner approval.
- OVERALL SIZE:** 21" high x 46" wide
- QUANTITY:** (1) One per tenant elevation



EXHIBIT C: TENANT ENTRY AND REAR ENTRY ID

TENANT ENTRY ID

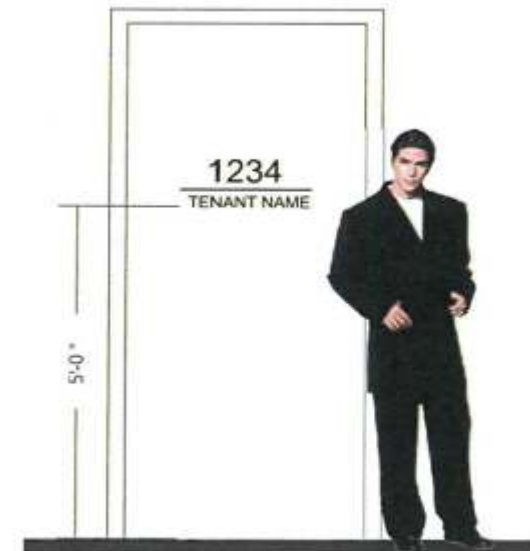
- MATERIALS:** Matte white vinyl letters on entry glass.
- COPY:** 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".
- SIGNAREA:** 2.5 sq. Ft. maximum sign area.
- TYPEFACE:** Futura Book.
- LOCATION:** Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL ELEVATION

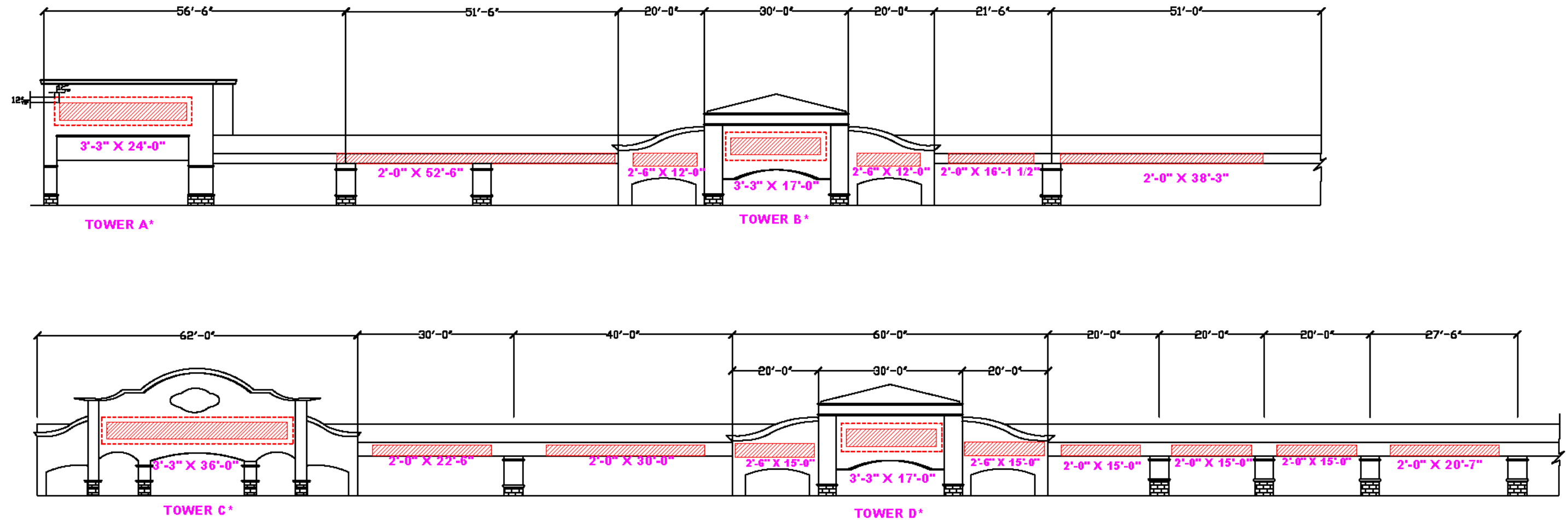
REAR ENTRY ID

- MATERIALS:** Vinyl letters on door in contrasting color.
- COPY:** 4" high Suite Letter or Address, 2" high Tenant Name.
- SIGNAREA:** 2.5 sq. Ft. maximum sign area.
- TYPEFACE:** Futura Book.
- NOTE:** No other signage is allowed on delivery side of building.



TYPICAL ELEVATION

EXHIBIT D: RETAIL IN LINE TENANT ELEVATIONS

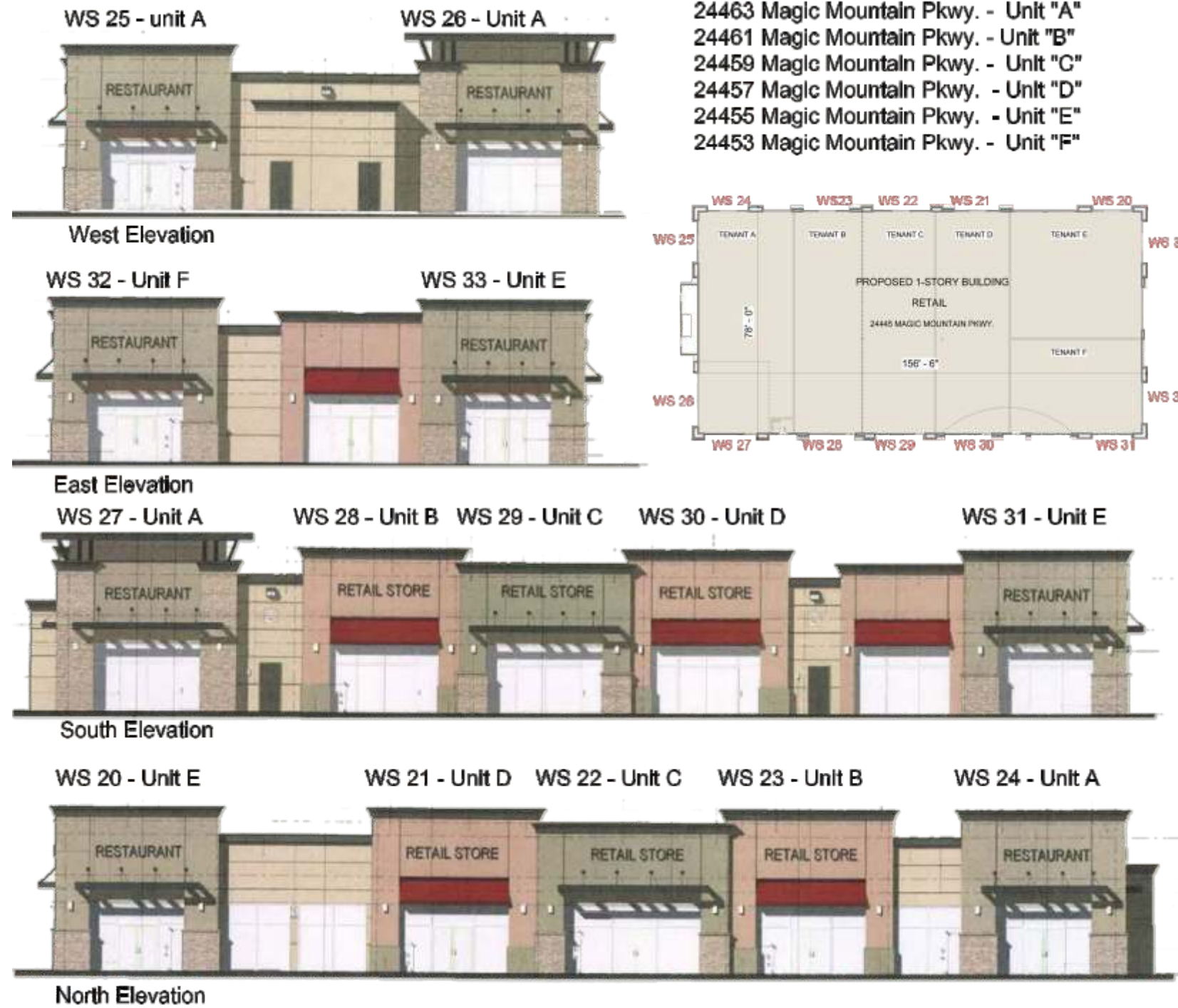


***Tower tenants may be permitted additional area for architectural accent detail. Reference page 6 for detailed information.**

EXHIBIT E: 24365 BUILDING ELEVATIONS



EXHIBIT F: 24451-24463 BUILDING ELEVATIONS



- 24463 Magic Mountain Pkwy. - Unit "A"
- 24461 Magic Mountain Pkwy. - Unit "B"
- 24459 Magic Mountain Pkwy. - Unit "C"
- 24457 Magic Mountain Pkwy. - Unit "D"
- 24455 Magic Mountain Pkwy. - Unit "E"
- 24453 Magic Mountain Pkwy. - Unit "F"



EXHIBIT: 24285



EXHIBIT: 24267



EXHIBIT: 24235

EXHIBIT G: TENANT WALL SIGN GUIDELINES

Face Illuminated Channel Letters / Logos



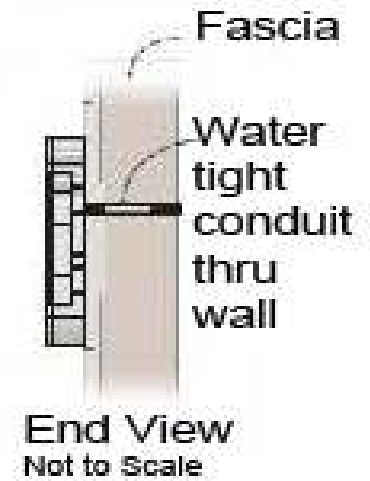
See page 6 for Max Height

Logo

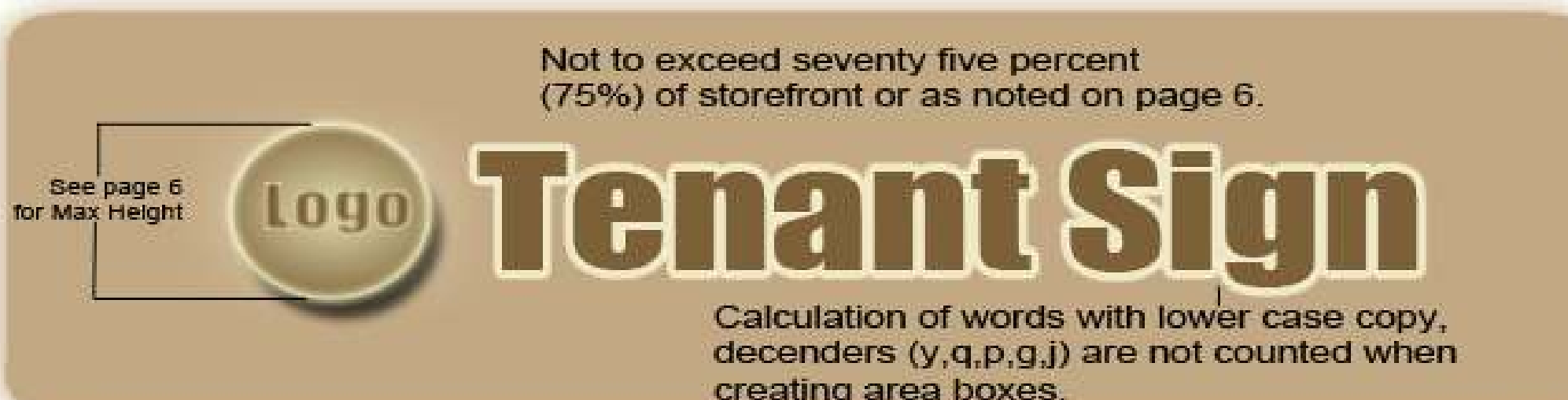
Tenant Sign

Not to exceed seventy five percent (75%) of storefront or as noted on page 6.

Calculation of words with lower case copy, decenders (y,q,p,g,j) are not counted when creating area boxes.



Halo Illuminated Reverse Pan Channel Letters/Logos



See page 6 for Max Height

Logo

Tenant Sign

Not to exceed seventy five percent (75%) of storefront or as noted on page 6.

Calculation of words with lower case copy, decenders (y,q,p,g,j) are not counted when creating area boxes.

