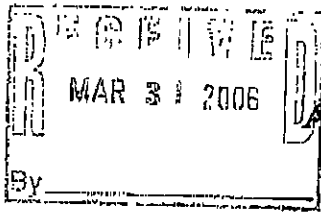


Approved
Planning Division

3-22-06
2006

signature



BURKE-SYCAMORE BUSINESS CENTER

1070-2367 La Mirada Drive

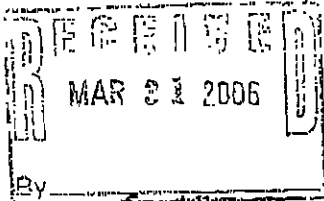
Affected APN: 217-251-07, 217-251-08, 217-251-17, 217-251-18 & 217-251-23

TENANT SIGNAGE CRITERIA (Revised 03/23/06)

INTENT: The intent of these criteria is to establish standards for the design and fabrication of identification signage for Purchaser/Lessee of the Burke-Sycamore Business Center. These sign regulations will help ensure both individual expression and an attractive Business Center.

REQUIREMENTS: Purchaser/Lessee signature on a purchase/lease agreement for space at the Burke-Sycamore Business Center is evidence that the Purchaser/Lessee acknowledges and agrees to the following requirements.

1. All Purchaser/Lessee signage will conform to these criteria, specifically and in detail, and will comply with the general conditions of the City of Vista Sign Regulations, Chapter 18.52.
2. To conform to these criteria, the Purchaser/Lessee will contract with a sign design & fabrication company that is approved in writing by the landlord.
3. All Purchasers/Lesseees in Burke-Sycamore Business Center may provide and install one non-illuminated wall sign with individual, dimensional cut-out 1/4" aluminum letters/logo (Type A1, see attached detail drawing) on the entrance face of their building /tenant space. Letters/logos will be stud mounted 1/2" off wall surface. Maximum letter/logo height is 24". Lines of copy may be stacked. Overall sign height is limited to 3'-6". Sign area is limited to one (1) square foot of sign area for each lineal foot of tenant or building frontage. No such sign shall exceed 75 square feet in area and need not be less than 25 square feet in area. Letter face colors may be only Gloss Red, Blue, Green or Black, or Matthews Medium Bronze. Purchaser/Lessee may be allowed other letter colors upon approval from the landlord and the City of Vista. Logos may be included, finished in the Purchaser's/Lessee's typical logo colors, only with landlord's approval.
4. Purchasers/Lesseees in units 1074, 1084 and 2388 La Mirada may provide and install one non-illuminated wall sign on that wall of their building which faces Sycamore Ave. (Type A2, see attached detail drawing). All details in (3.) above apply to these signs except the following: Maximum letter/logo height is 30". Sign area is limited to two square feet of sign area for each lineal foot of tenant or building frontage. No such sign shall exceed 100 square feet in area and need not be less than 37 square feet in area.



5. All Purchasers/Lesseees may provide and install an 18"x 24" aluminum Shipping & Receiving sign (Type B, see attached detail drawing) on the rear walk-in door to the Purchaser's/Lessee's space, if such a door exists.
6. All Purchasers/Lesseees may provide and install white vinyl lettering on one front window or glass door, not to exceed 2 sq. ft. in gross area and 3" maximum letter height. This sign is to provide Company name/logo, business hours, emergency phone numbers, etc. to the public.
7. The landlord will provide up to eight address directional signs along La Mirada Drive. These signs will not exceed four square feet and be no taller than 42 inches. See attached detail drawing.
8. The City of Vista requires building numerals. They will be 1 foot, 6 inches tall, 1.5 inches deep and constructed of aluminum materials with seamless edges and painted MP07102 "Dark Olive Green" with satin finish. Numerals shall be flush mounted to wall surface on building parapet, facing street. Font will be Futura Heavy with added letter space. These numerals will be furnished by the landlord.

APPROVALS:

1. **LESSEE:** The Lessee must provide sign design drawing submittals for landlord's review and approval. In addition to Landlord approval, all signs must be reviewed and approved by the City of Vista and all necessary permits obtained.

The sign design drawings submitted to the Landlord will be drawn to scale and will indicate sizes, colors, materials, sign location, and the position of the sign on the building wall. Submittal drawings must include:
 - A. A detailed elevation of the sign showing exact dimensions, copy layout, typestyle, materials, colors, and the dimensioned location of the sign on the building wall.
 - B. A detailed section drawing through the sign showing method of attachment to the wall, construction details and the dimensioned projection of all sign elements.
 - C. Drawings for landlord approval should be mailed to:
Mike Coady
Burke Real Estate Group
1805 E. Garry Ave. Suite 100
Santa Ana, CA 92705
2. **PURCHASER:** The Purchaser must follow the signage criteria for the Burke-Sycamore Business Center but does not have to obtain Landlord approval. All signs

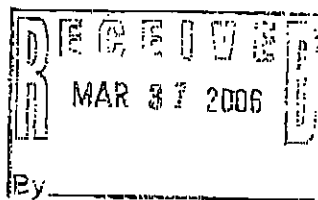
must be reviewed and approved by the City of Vista and all necessary permits obtained (see General Criteria, #7).

CONFORMANCE: At the Lessee's expense, the landlord may replace, remove or correct any sign installed without written approval, or necessary permits, or any sign that does not conform with the design drawings as submitted or any sign that does not conform with these criteria.

SIGN ACCEPTABILITY: Only those sign types and sign locations specifically described herein are acceptable. There will be no exceptions without specific written approval by the landlord. Any exceptions must comply with the City of Vista sign regulations and requirements. Temporary signs will not be allowed.

GENERAL CRITERIA:

1. All sign fabrication work will be of excellent quality. All logo images and typestyles will be accurately reproduced. Lettering that approximates typestyles will not be accepted. The landlord reserves the right to reject any fabrication work judged to be sub-standard.
1. Joining of materials (seams) will be finished in such a way as to be unnoticeable. Visible welds will be continuous and ground smooth. Screws and other fasteners that extend to visible surfaces will be filled and finished so as to be unnoticeable.
2. Finished surfaces of metal will be free from carring and warping. All sign finishes will be free of dust, orange peel, drips and runs and will have a uniform surface conforming to the highest standards of the industry.
3. Dimensional letters will be wall mounted without visible means of attachment.
4. Penetrations into walls will be made waterproof. Damage to existing finishes caused by sign installation or removal will be repaired at the Purchaser's/Lessee's expense.
5. In no case will any sign manufacturer's label be visible from the street or from normal viewing angles, unless required by code.
6. Before commencing fabrication work, sign contractors will provide to the landlord a current Certificate of Workmen's Compensation Insurance and an original Certificate of Insurance naming the landlord as Additional Insured for liability coverage in an amount set by the landlord. There will be no exceptions.

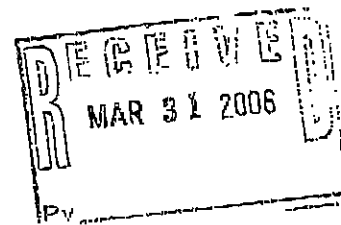


- 7. The Purchasers/Lessees, prior to commencing any sign fabrication, will submit their desired sign design to the City of Vista for permit and approval. In order to attain approval, the following materials need to be submitted.
 - A. Three copies of scaled drawings (one in color) of the signs to be permitted (Detail and/or Sign Elevation). These drawings must indicate sizes, colors, materials, position of the sign on the building wall and method of attachment.
 - B. Three site plans with the proposed location of the sign with the Purchaser's/Lessee's frontage dimensioned.
 - C. Lessees must submit evidence of Landlord approval.
- 8. Purchaser/Lessee will maintain all signage in a like new condition. The landlord may, at Purchaser's/Lessee's expense, replace, refurbish or remove any sign that has deteriorated.
- 9. The Purchaser/Lessee will be responsible for all expenses related to their signage, including design fees, permit submittal and application fees, cost of sign fabrication and installation, and cost of eventual sign removal, including repair of any damage to the building.

APPROVED SIGN DESIGN AND FABRICATION COMPANY:

The company referenced has been approved by the landlord to design, produce and install signage as specified herein for Burke-Sycamore Business Center:

Clear Sign & Design, Inc.
Attn: Steve Weddell
170 Navajo Street ◊ San Marcos, CA 92078
Phone: 760-736-8111 ◊ Fax: 760-736-8121



CLEANERS

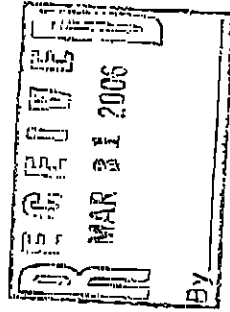
30" (Maximum letter/logo height)

Type A2, Cut-Out Letter Sign, Typical

1/2" = 1'-0"

42.9 Sq. Ft.

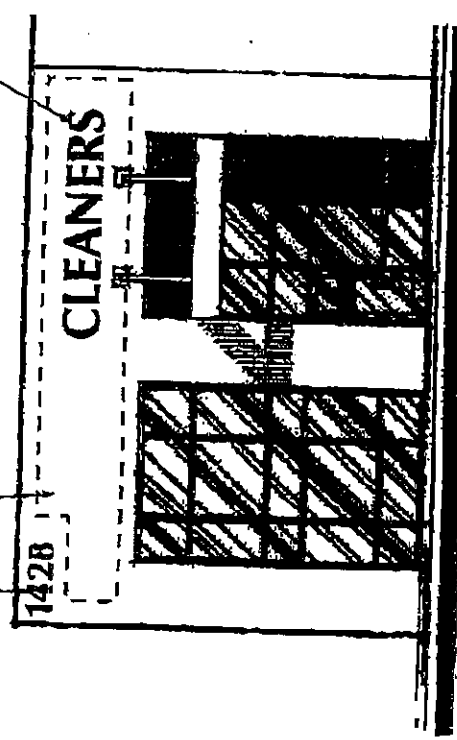
Materials: Painted 1/4" aluminum, stud mounted 1/2" off wall surface.
Colors: Letter colors may be Glass Red, Blue, Green, Black or Matthews Medium Bronze. With landlord's approval, logos may be included on signs, finished in the tenant's typical logo colors.
Size: Tenants are allowed other letter colors upon approval from the landlord, and the City of Vista. sign height will not exceed 3'-6".
 Sign area is limited to two (2) square feet of sign area for each linear foot of tenant frontage. No such sign shall exceed 100 square feet and need not be less than 37 square feet.



Building numerals (by landlord)

Sign placement area (this area does not represent the max. square footage allowed; it only represents sign location opportunity on the building)

Typical Type A2 Tenant Sign



no scale

Type A2 - Burke-Sycamore Business Center

CLEANERS

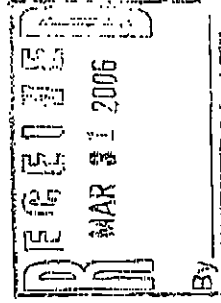
24" (Maximum letter/logo height)

Type A1, Cut-Out Letter Sign, Typical

1/2" = 1'-0"

27.5 Sq. Ft.

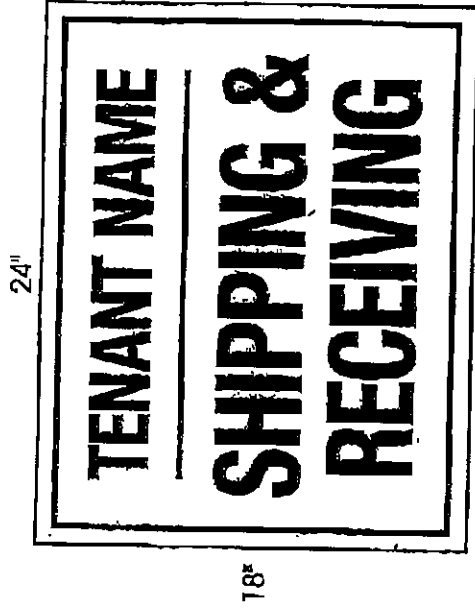
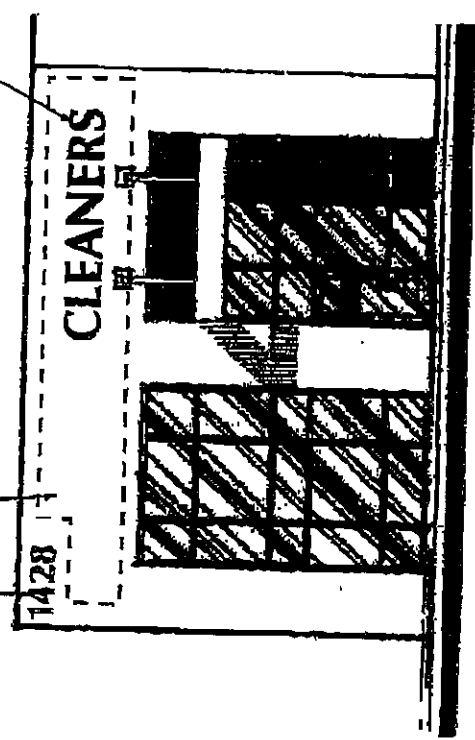
Materials: Painted 1/4" aluminum, stud mounted 1/2" off wall surface.
Colors: Letter colors may be Glass Red, Blue, Green, Black or Matthews Medium Bronze. With landlord's approval, logos may be included on signs, finished in the tenant's typical logo colors.
Size: Tenants are allowed a 24" max. letter/logo height. Copy may be stacked, but overall sign height will not exceed 3'-6".
 Sign area is limited to one (1) square foot of sign area for each lined foot of tenant frontage. No such sign shall exceed 75 square feet and need not be less than 25 square feet.



Building numerals (by landlord)

Sign placement area
 (this area does not represent the max. square footage allowed, it only represents sign location opportunity on the building)

Typical Type A1 Tenant sign



Type B, Shipping & Receiving 1.5' = 1'-0"

Material: .080" aluminum.
Copy: As shown, block typestyle, black on white.
Mounting: Silicone adhesive and two-sided tape.
Mounted: 60" - 72" on center from ground.
Position: On rear walk-in door.

Type A1 & B - Burke-Sycamore Business Center