

OWNER:
ADLER
 21721 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

ARCHITECT:
YAN TILBURG, BAYNARD & SODERBERG, AIA
 ARCHITECTS - PLANNING - INTERIORS

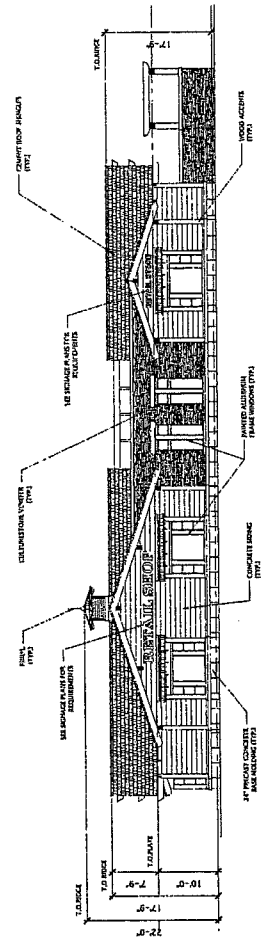
DATE: 08.11.10
 SHEET: 10 OF 10
 PROJECT: SHOPS at OAK CREEK

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SHOPS at OAK CREEK
 21721 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

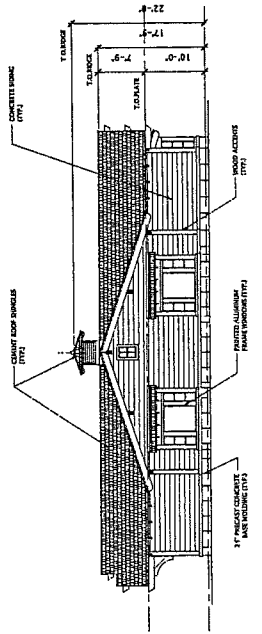
PHASE II
PARCEL 4
BUILDING B-1

DATE: _____
 DESCRIPTION: _____
 SHEET: _____
 DRAWING: _____

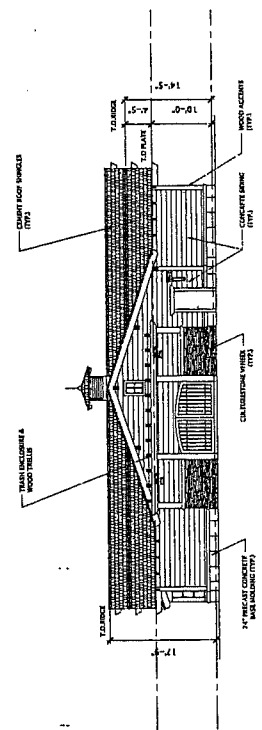
LD-6-2-B1



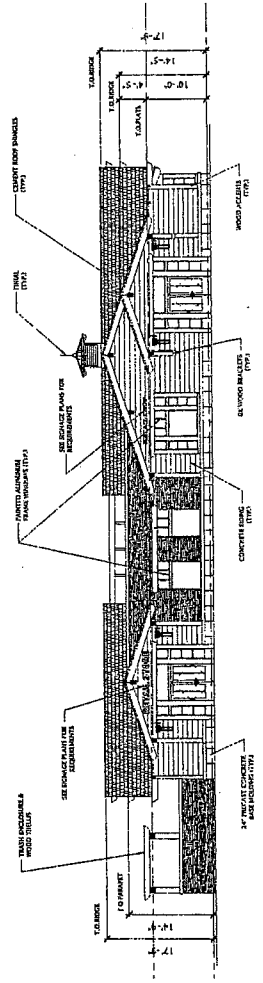
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION (CANWOOD SIDE)



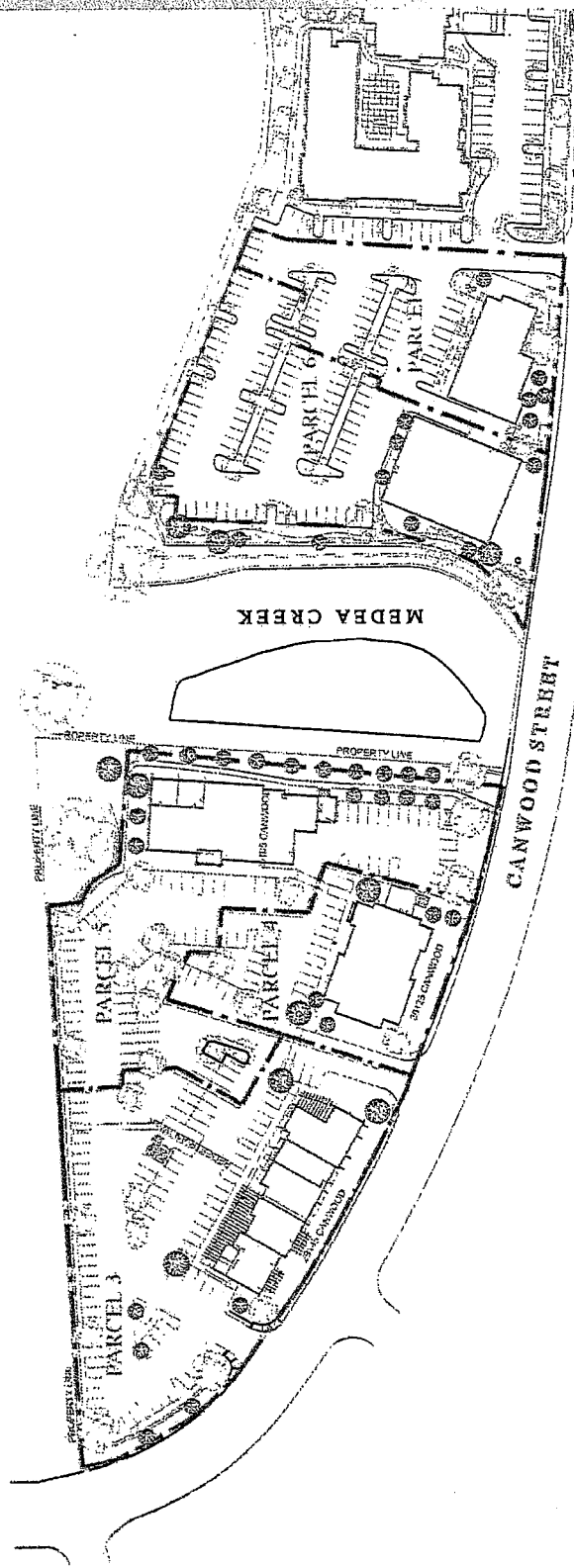
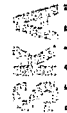


OAK CREEK

PLANNED SIGN PROGRAM FOR SIGN AND BUILDING SIGNS

PARCELS 3, 4, 5, 6, 7

Site: 10000 W. 10th St. Suite 1000
Map No. 10000 W. 10th St. Suite 1000

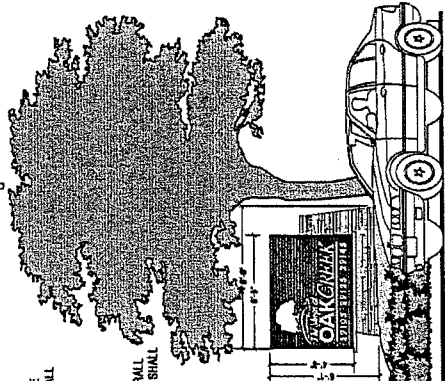


SITE/ADDRESS IDENTITY MONUMENT SIGNAGE

A SMALL MONUMENT SIGN, IS PROPOSED TO PROVIDE THE PROJECT IDENTITY FOR SITE VISITORS. SUCH SIGNAGE SHALL BE LOCATED AT THE SITE ENTRANCE. THE SIGN SHALL DISPLAY ONLY THE NAME OF THE DEVELOPMENT AND THE ADDRESSES OF THE BUILDINGS ACCESSED FROM THE SITE ENTRANCE.

THE OVERALL MESSAGE AREA OF THESE SIGNS SHALL BE LIMITED TO 42 SQUARE FEET AT EACH LOCATION. THE OVERALL AREA OF THIS SIGN INCLUDING THE SUPPORT STRUCTURE SHALL BE LIMITED TO 48 SQUARE FEET AND SHALL NOT EXCEED AN OVERALL HEIGHT OF 8'-0".

SUCH SIGNS SHALL BE DESIGNED AND FABRICATED WITH ARCHITECTURAL QUALITY MATERIAL AND FINISHES, WHICH RELATE TO THE DESIGN THEME OF THE PROJECT. GRAPHICS SHALL BE INDIVIDUAL FABRICATED LETTERS AND SYMBOLS WITH INTERNAL PINK ILLUMINATION OF CONCAVED AND REFLECTED LIGHT TO ILLUMINATE THE PROJECT IDENTIFY SYMBOL AND ADDRESS COPY.



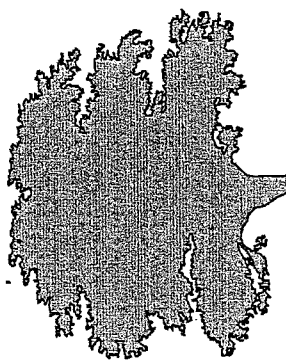
OAK CREEK PROJECT IDENTIFICATION MONUMENT SIGN (ONE SIGN AT EACH SITE ENTRANCE)

ON-SITE DIRECTIONAL INFORMATION SIGNAGE

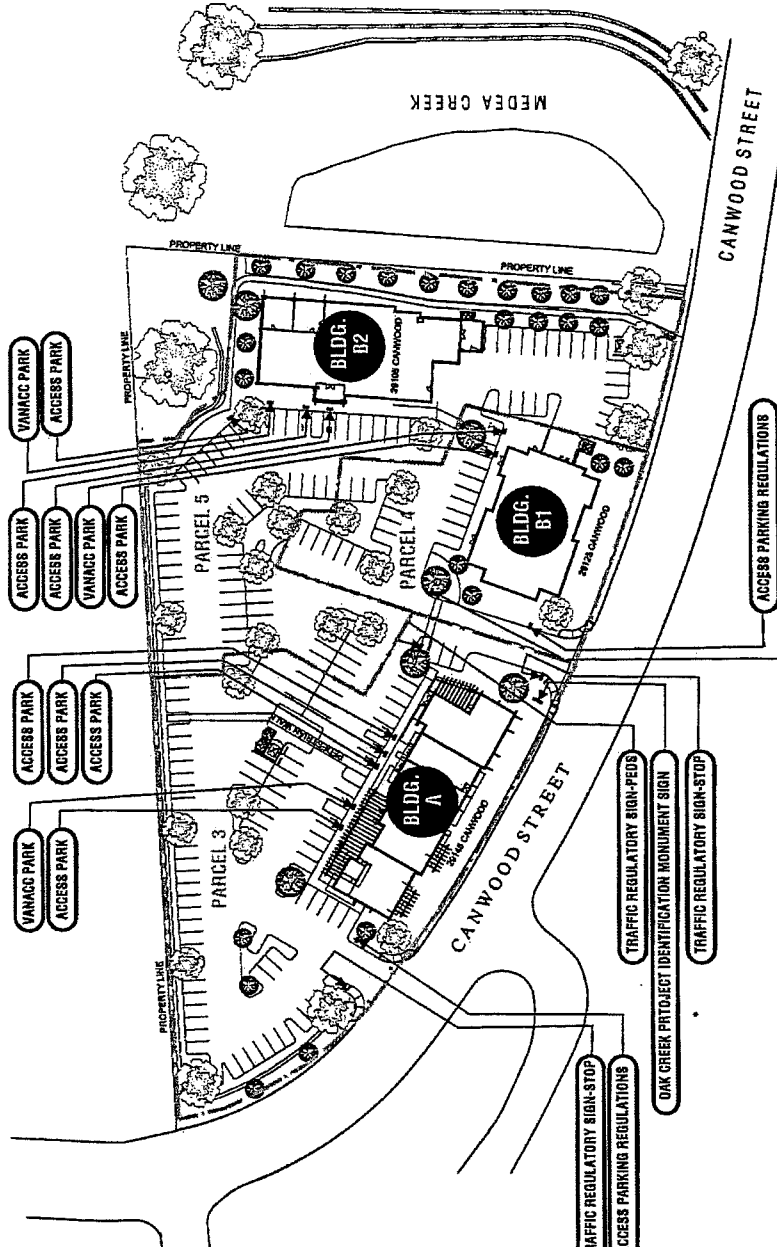
PROPOSED TO PROVIDE ON-SITE DIRECTIONAL INFORMATION FOR VISITORS ARE SMALL MONUMENT SIGNS, TO BE LOCATED AS MAY BE REQUIRED, AT THE OWNER'S OPTION.

TYPICALLY, THESE SIGNS WILL INCLUDE THE NAME OF THE DEVELOPMENT AND UP TO EIGHT (8) NAMES OF TENANTS WHO MAY BE FOUND ON THE SITE. THE OVERALL MESSAGE AREA OF THE SIGN IS LIMITED TO 8 SQUARE FEET AT EACH LOCATION. THE OVERALL SIGN AREA INCLUDING SUPPORT STRUCTURE SHALL BE LIMITED TO 15 SQUARE FEET. THE SIGN SHALL NOT EXCEED AN OVERALL HEIGHT OF 5'-6".

THESE SIGNS SHALL BE DESIGNED AND FABRICATED WITH ARCHITECTURAL QUALITY MATERIAL AND FINISHES, WHICH RELATE TO THE DESIGN THEME OF THE PROJECT. GRAPHICS SHALL BE ILLUMINATED WITH THE USE OF REFLECTIVE VINYL GRAPHIC PRODUCTS.

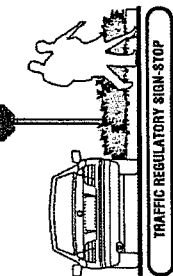


ON - SITE TENANT DIRECTIONAL INFORMATION SIGN (OPTIONAL BY OWNER)

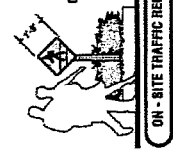


ON-SITE DIRECTIONAL INFORMATION SIGNAGE

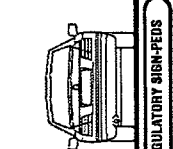
PROPOSED TO PROVIDE ON-SITE TRAFFIC AND PARKING REGULATORY SIGNAGE AND INFORMATION FOR VISITORS ARE POST AND PANEL SIGNS WITH CUSTOM DESIGNED GRAPHICS EXECUTED WITH REFLECTIVE VINYL MATERIALS.



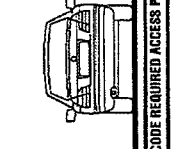
TRAFFIC REGULATORY SIGN-STOP



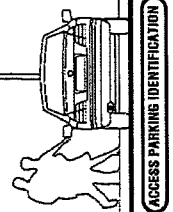
ON - SITE TRAFFIC REGULATORY SIGN-PEDS



ON - SITE TRAFFIC REGULATORY SIGN-PEDS



CODE REQUIRED ACCESS PARKING REGULATIONS



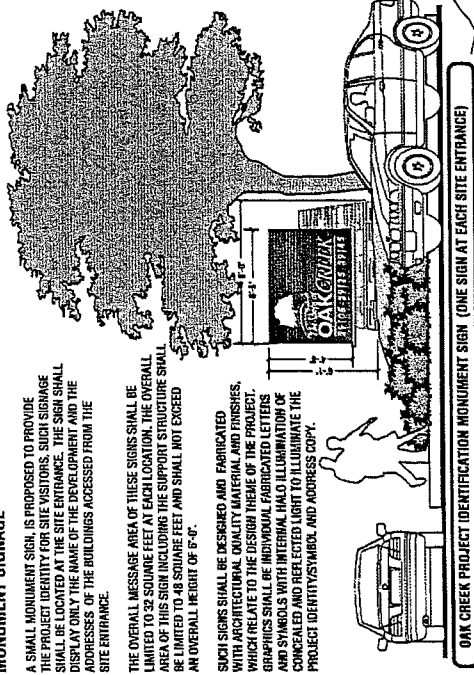
ACCESS PARKING IDENTIFICATION

SITE/ADDRESS IDENTITY MONUMENT SIGNAGE

A SMALL MONUMENT SIGN, IS PROPOSED TO PROVIDE THE PROJECT IDENTITY FOR SITE VISITORS. SUCH SIGNAGE SHALL BE LOCATED AT THE SITE ENTRANCE. THE SIGN SHALL DISPLAY ONLY THE NAME OF THE DEVELOPMENT AND THE ADDRESSES OF THE BUILDINGS ACCESSED FROM THE SITE ENTRANCE.

THE OVERALL MESSAGE AREA OF THESE SIGNS SHALL BE LIMITED TO 20 SQUARE FEET AT EACH LOCATION. THE OVERALL AREA OF THIS SIGN INCLUDING THE SUPPORT STRUCTURE SHALL BE LIMITED TO 48 SQUARE FEET AND SHALL NOT EXCEED AN OVERALL HEIGHT OF 8'-0".

SUCH SIGNS SHALL BE DESIGNED AND FABRICATED WITH ARCHITECTURAL QUALITY MATERIAL AND FINISHES, WHICH RELATE TO THE DESIGN THEME OF THE PROJECT. GRAPHICS SHALL BE INDIVIDUAL FABRICATED LETTERS AND SYMBOLS WITH INTERNAL HALO ILLUMINATION OF CONCEALED AND DIRECTED LIGHT TO ILLUMINATE THE PROJECT IDENTIFICATION AND ADDRESS COPY.



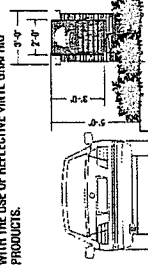
OAK CREEK PROJECT IDENTIFICATION MONUMENT SIGN (ONE SIGN AT EACH SITE ENTRANCE)

ON-SITE DIRECTIONAL INFORMATION SIGNAGE

PROPOSED TO PROVIDE ON-SITE DIRECTIONAL INFORMATION FOR VISITORS ARE SMALL ARCHITECTURAL SIGNS, TO BE LOCATED AS MAY BE REQUIRED, AT THE OWNER'S OPTION.

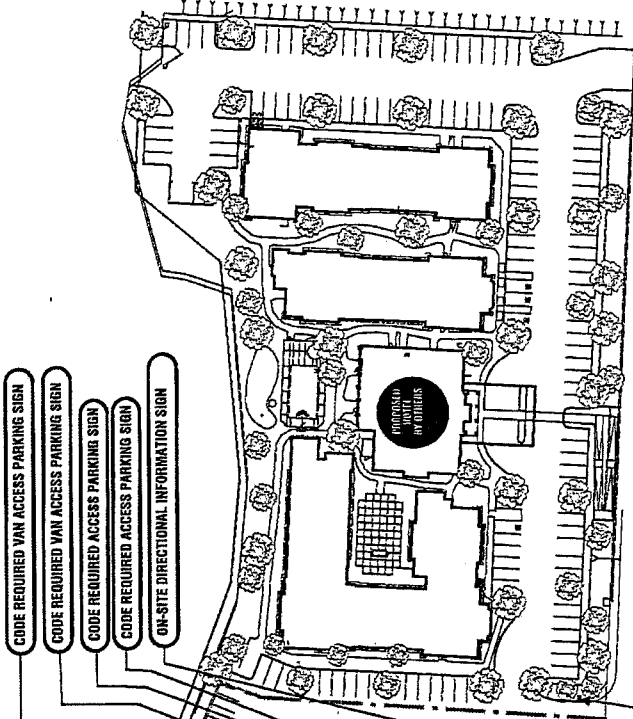
TYPICALLY, THESE SIGNS WILL INCLUDE THE NAME OF THE DEVELOPMENT AND UP TO EIGHT (8) NAMES OF TENANTS WHO MAY BE AT THE SITE. THE OVERALL MESSAGE AREA OF THESE SIGNS SHALL BE LIMITED TO 15 SQUARE FEET AT EACH LOCATION. THE OVERALL SIGN AREA INCLUDING SUPPORT STRUCTURE SHALL BE LIMITED TO 15 SQUARE FEET AND THE SIGN SHALL NOT EXCEED AN OVERALL HEIGHT OF 5'-0".

THESE SIGNS SHALL BE DESIGNED AND FABRICATED WITH ARCHITECTURAL QUALITY MATERIAL AND FINISHES, WHICH RELATE TO THE DESIGN THEME OF THE PROJECT. GRAPHICS SHALL BE INDIVIDUAL FABRICATED LETTERS AND SYMBOLS WITH INTERNAL HALO ILLUMINATION OF CONCEALED AND DIRECTED LIGHT TO ILLUMINATE THE PROJECT IDENTIFICATION AND ADDRESS COPY.



ON-SITE TENANT DIRECTIONAL INFORMATION SIGN (OPTIONAL BY OWNER)

CODE REQUIRED ACCESS PARKING SIGN
CODE REQUIRED ACCESS PARKING SIGN



CODE REQUIRED VAN ACCESS PARKING SIGN
CODE REQUIRED VAN ACCESS PARKING SIGN
CODE REQUIRED ACCESS PARKING SIGN
CODE REQUIRED ACCESS PARKING SIGN
ON-SITE DIRECTIONAL INFORMATION SIGN

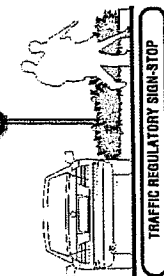
CODE REQUIRED ACCESS PARKING REGULATIONS

OAK CREEK PROJECT SITE/ADDRESS IDENTITY SIGN

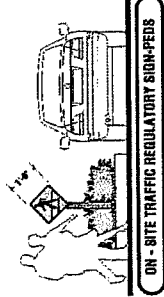
TRAFFIC REGULATORY SIGN-STOP

ON-SITE DIRECTIONAL INFORMATION SIGNAGE

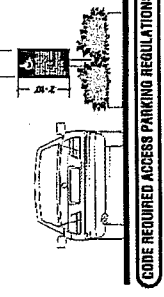
PROPOSED TO PROVIDE ON-SITE TRAFFIC AND PARKING REGULATORY SIGNAGE AND INFORMATION FOR VISITORS ARE POST AND PANEL SIGNS WITH CUSTOM DESIGNED GRAPHICS EXECUTED WITH REFLECTIVE VINYL MATERIALS.



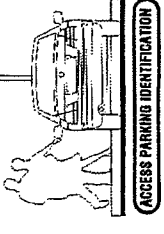
TRAFFIC REGULATORY SIGN-STOP



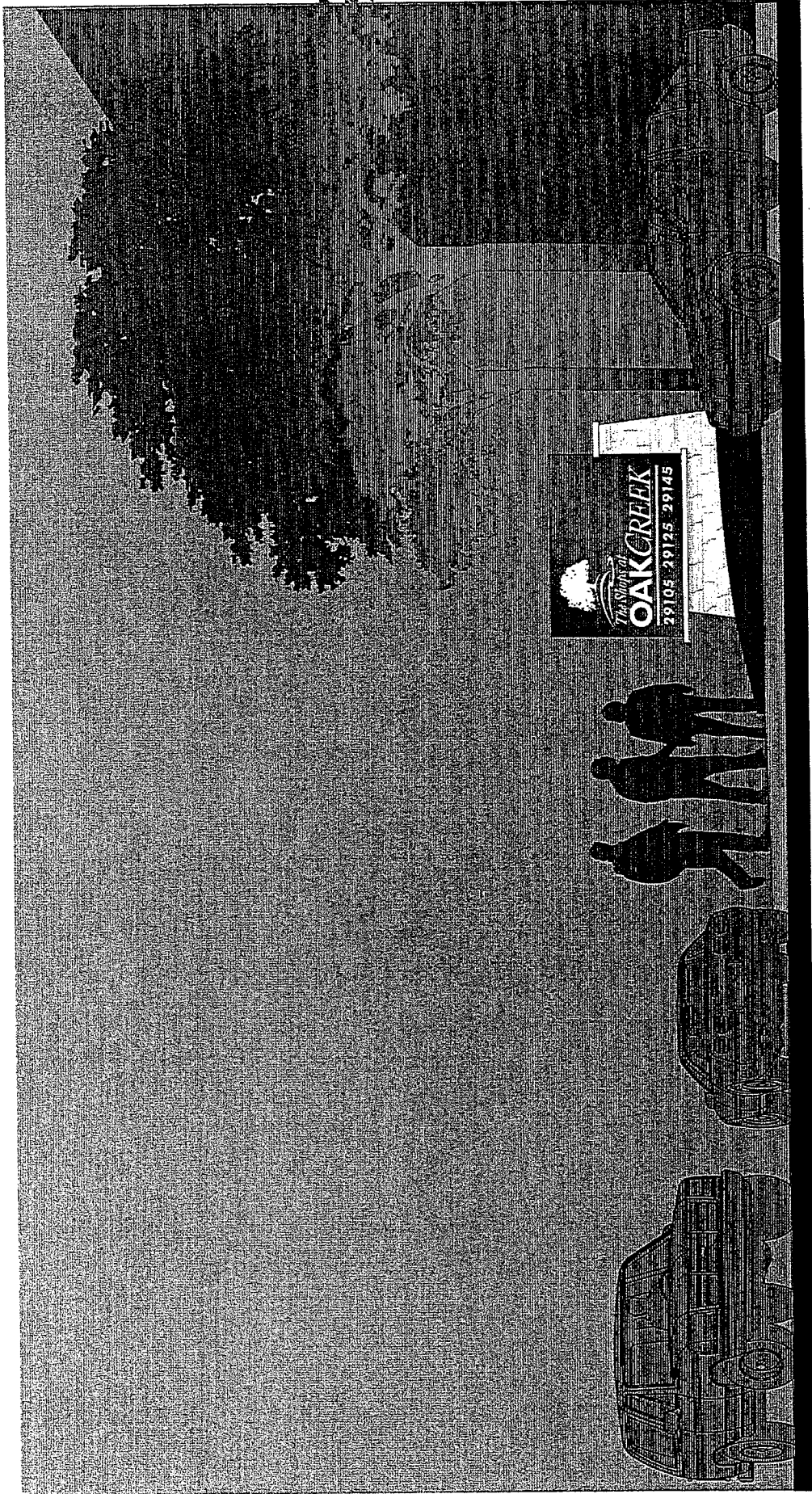
ON-SITE TRAFFIC REGULATORY SIGN-PEDS



CODE REQUIRED ACCESS PARKING REGULATIONS

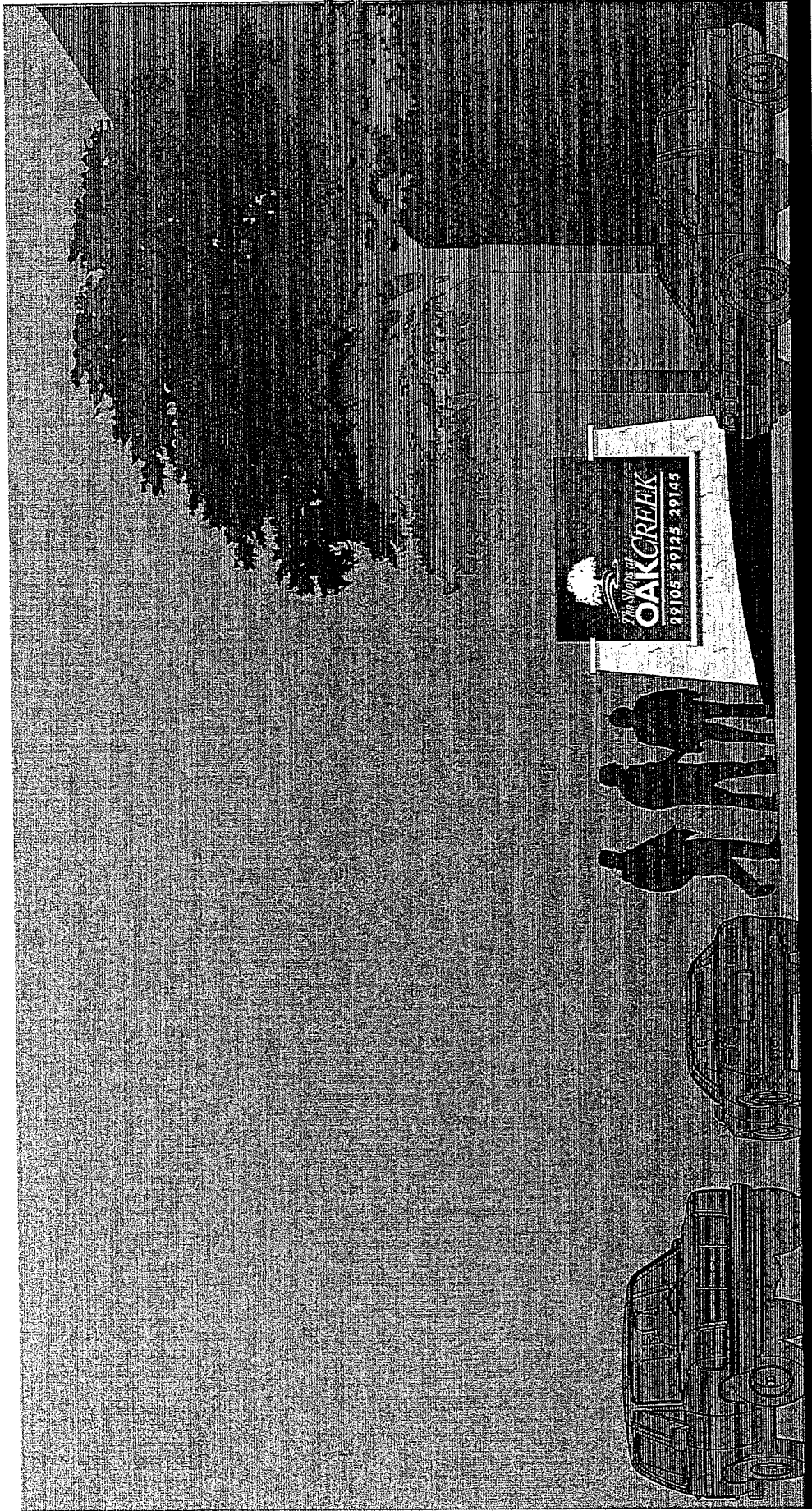


ACCESS PARKING IDENTIFICATION



OAK CREEK

SKA | The Shops at Oak Creek, Agoura Hills
DESIGN | Project Identity Monument Sign Scheme A



SKA
S E E I N G

The Shops at Oak Creek, Agoura Hills
Project Identity Monument Sign Scheme B



OAK CREEK

PRIMARY TENANT IDENTITY - BUILDING WALL SIGNS

TENANT IDENTIFICATION WALL SIGNAGE SHALL BE ALLOWED UNDER THE PROVISIONS OF THE DESIGN CRITERIA ESTABLISHED HEREIN, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER, THE CITY OF AGOURA HILLS, PLANNING DEPARTMENT AND THE CITY OF AGOURA HILLS DESIGN COMMISSION.

PRIMARY TENANT IDENTITY WALL SIGNS SHALL BE ALLOWED ON BUILDING ELEVATIONS WITH FRONTAGE ON CANWOOD STREET. END CAP TENANTS THAT HAVE ELEVATIONS WITH FRONTAGE ALONG SITE ACCESS DRIVEWAYS MAY HAVE ONE (1) ADDITIONAL TENANT IDENTITY WALL SIGN LOCATED ON SUCH ELEVATIONS.

TYPICALLY, TENANT IDENTITY SIGNAGE SHALL BE LIMITED TO THE MARKETING OR BRAND IDENTITY ASSOCIATED WITH THE BUSINESS OCCUPYING THE DEMISED SPACE UPON WHICH THE SIGNAGE HAS BEEN INSTALLED.

THE OVERALL SIGN AREA OF A TENANT IDENTITY WALL SIGN SHALL BE LIMITED TO AN AREA EQUIVALENT TO ONE (1) SQUARE FOOT OF SIGN AREA FOR EACH LINEAR FOOT OF THE BUILDING WALL FRONTAGE THAT ENCLOSES A DEMISED TENANT SPACE. HOWEVER, IN NO CASE, SHALL THE COMBINED (PRIMARY AND SECONDARY) SIGN AREA OF ALL SUCH SIGNS ALLOWED FOR EACH TENANT, EXCEED A MAXIMUM OF 50 SQUARE FEET OF TOTAL SIGN AREA.

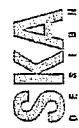
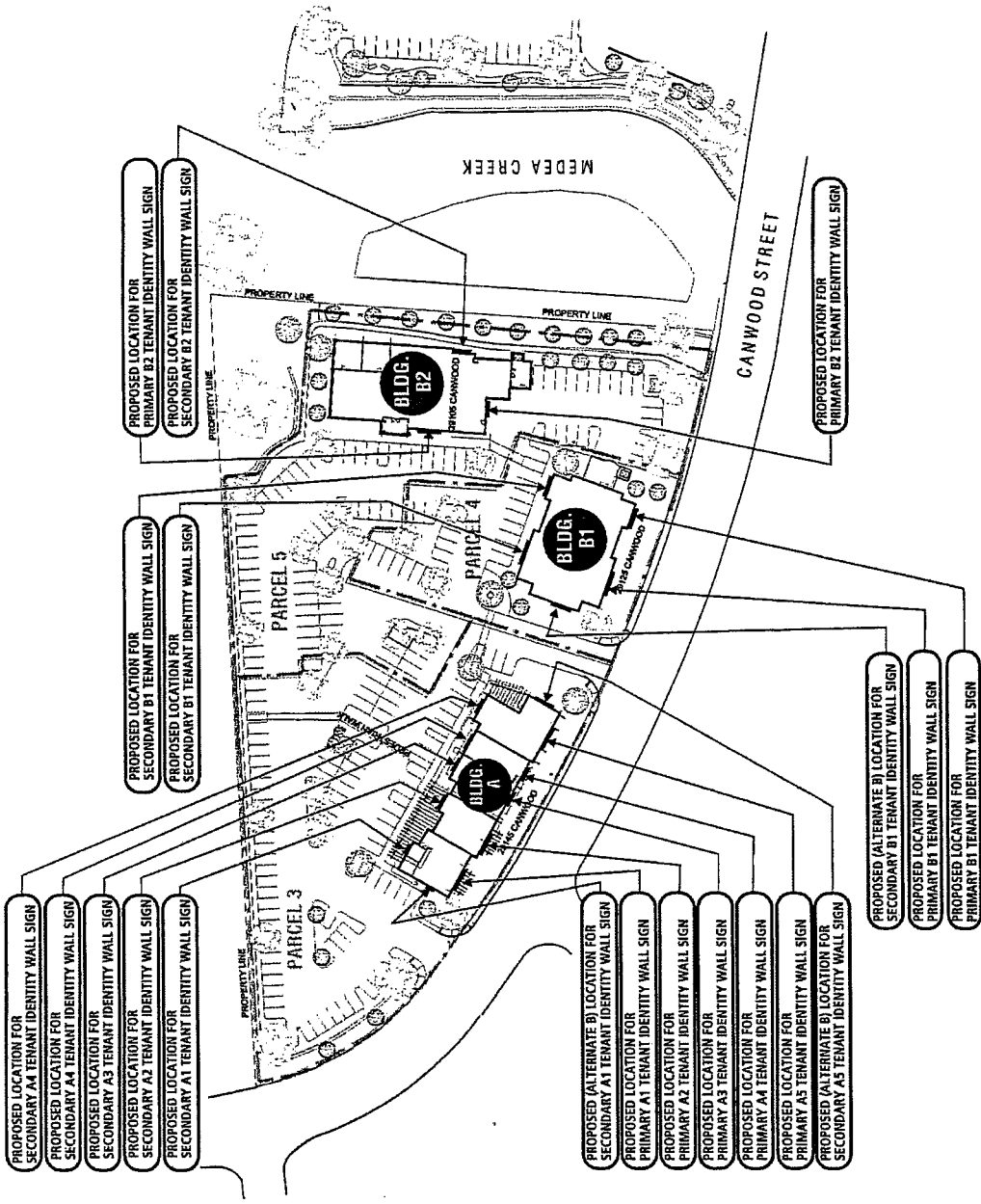
TENANT IDENTITY WALL SIGNS SHALL BE FABRICATED WITH QUALITY MATERIAL AND FINISHES. CREATIVITY IS ENCOURAGED IN THE DESIGN AND EXECUTION OF SUCH SIGNAGE, WITH ELEMENTS INCLUDING SYMBOLS AND LETTERS THAT EXHIBIT DEPTH AND DIMENSIONALITY.

SUCH SIGNS MAY BE INTERNALLY OR EXTERNALLY ILLUMINATED. LIGHTING TECHNIQUES WHICH PROVIDE INTERNALLY TRANSMITTED (THRU THE FACE) ILLUMINATION ARE STRICTLY PROHIBITED. ILLUMINATION OF SUCH SIGNS SHALL BE LIMITED TO HALO ILLUMINATION AFFECTS WITH LETTER AND GRAPHIC FORMS PROVIDING REFLECTED PERIMETER LIGHTING, WHEREIN REVERSE CHANNEL LETTER FORMS ARE OUTLINED BY LIGHTING CONDENSED WITHIN THE LETTER THAT REFLECTS OFF OF THE WALL SURFACE UPON WHICH THE SIGN IS ATTACHED. EXTERNAL ILLUMINATION OF TENANT SIGNS SHALL ALLOWED AND SHALL BE EXECUTED WITH ARCHITECTURAL QUALITY SIGN LIGHTING LIGHTING FIXTURES, WHICH HAVE BEEN APPROVED BY THE OWNER AND THE ARCHITECT FOR THE PROJECT.

SECONDARY TENANT IDENTITY - BUILDING WALL SIGNS

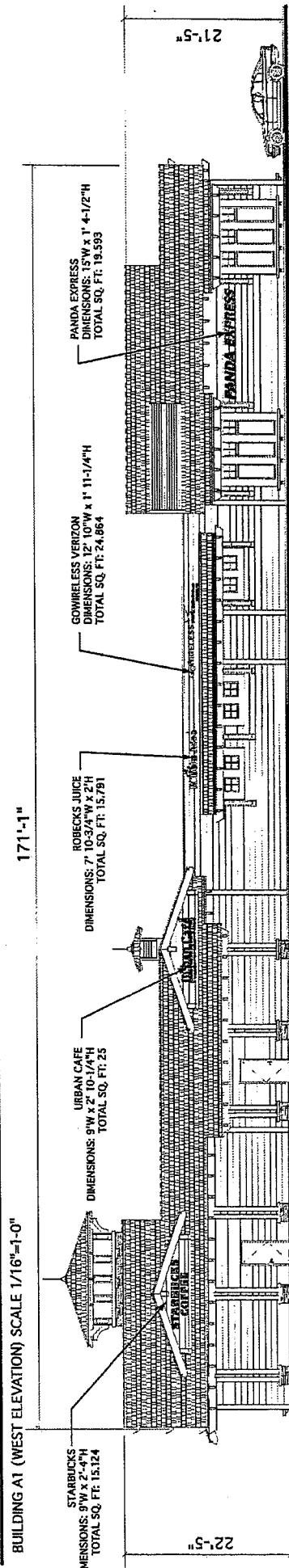
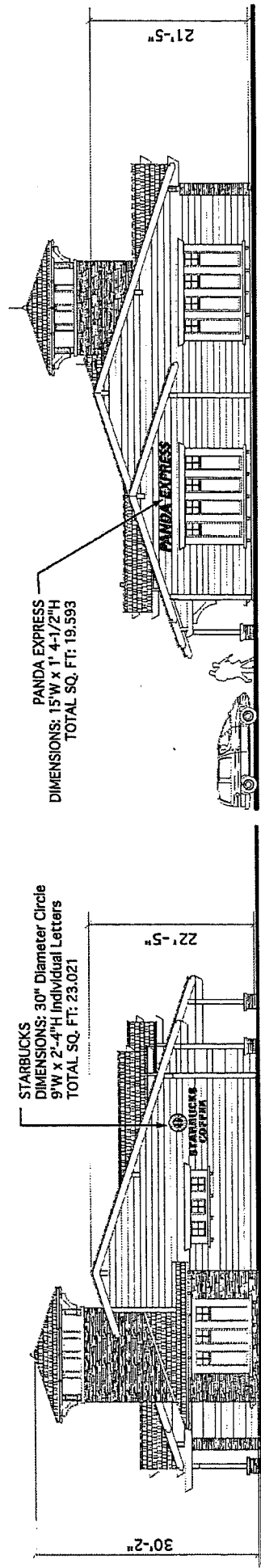
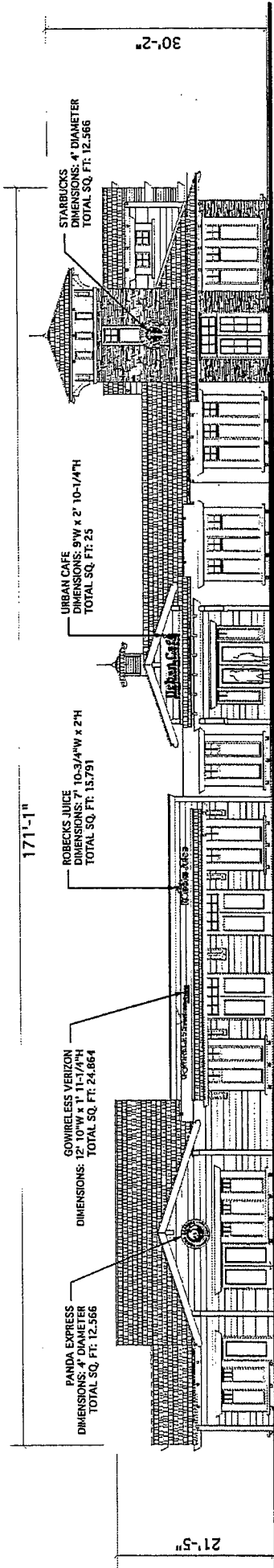
SECONDARY TENANT IDENTITY WALL SIGNS SHALL BE ALLOWED ON BUILDING ELEVATIONS WITH FRONTAGE ALONG SITE PARKING AREAS AND WITH FRONTAGE ALONG MEDA CREEK OR AT THE PUBLIC ENTRANCE TO A DEMISED TENANT SPACE WHERE SUCH ENTRANCES MAY NOT BE OBVIOUSLY SEEN FROM SITE PARKING AREAS. SUCH SIGNAGE SHALL BE LIMITED TO THE BRAND IDENTITY ASSOCIATED WITH THE BUSINESS OCCUPYING THE DEMISED SPACE WHERE THE SIGNAGE HAS BEEN INSTALLED.

THE OVERALL AGGREGATE SIGN AREA OF SUCH TENANT IDENTITY WALL SIGNS SHALL BE LIMITED TO AN AREA WHICH IS EQUIVALENT TO ONE (1) SQUARE FOOT OF SIGN AREA FOR EACH LINEAR FOOT OF THE BUILDING WALL FRONTAGE. HOWEVER, IN NO CASE, SHALL THE COMBINED (PRIMARY AND SECONDARY) SIGN AREA ALLOWED FOR EACH DEMISED TENANT SPACE, EXCEED 50 SQUARE FEET OF TOTAL SIGN AREA FOR ALL BUILDING ELEVATIONS, WHICH ARE PROPOSED TO BE SIGNED BY EACH TENANT.



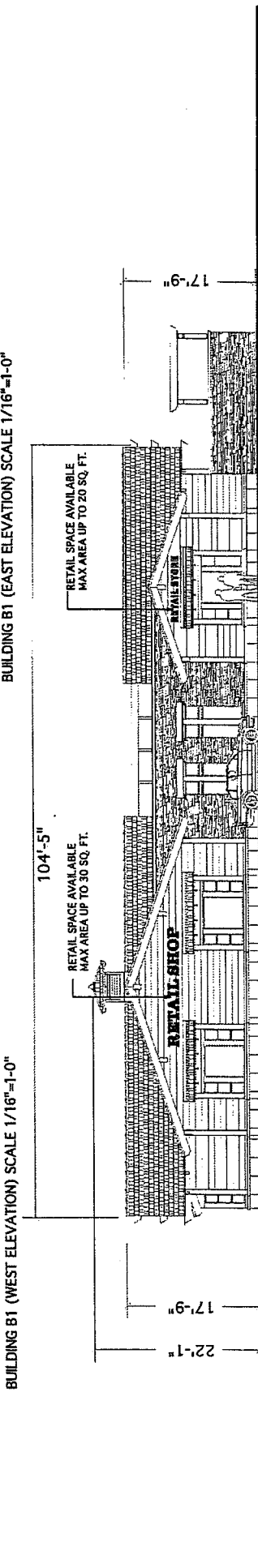
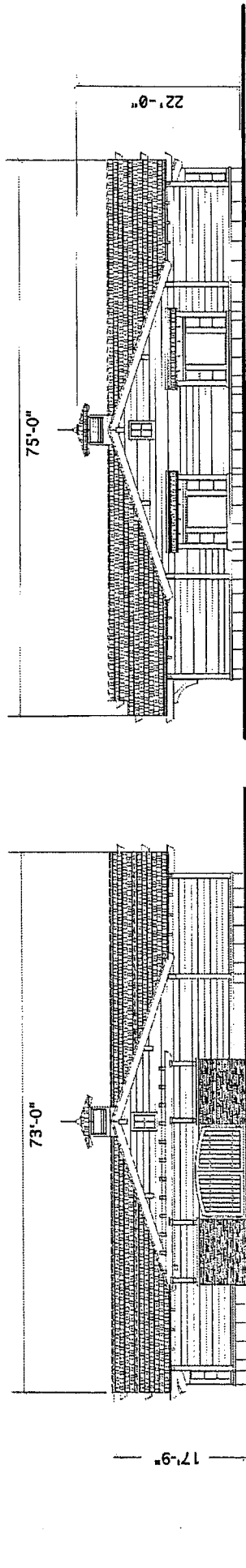
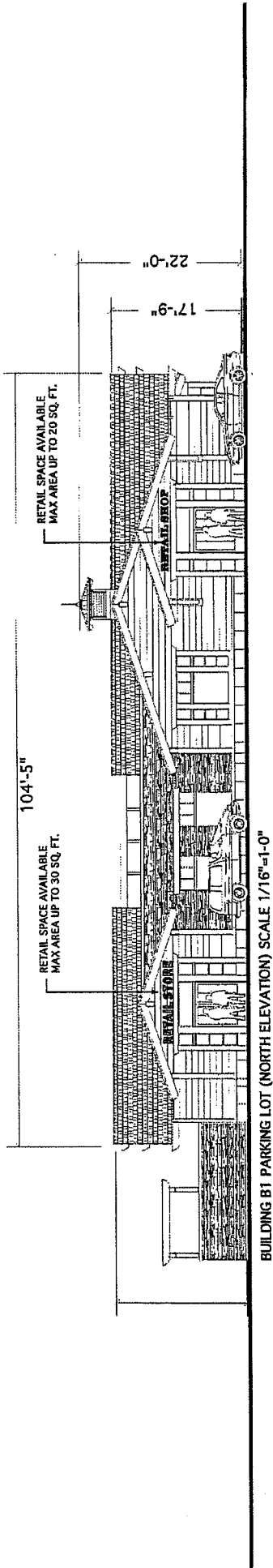
**The Shops at Oak Creek, Agoura Hills
Proposed Tenant Identity Building Sign Location Plan**

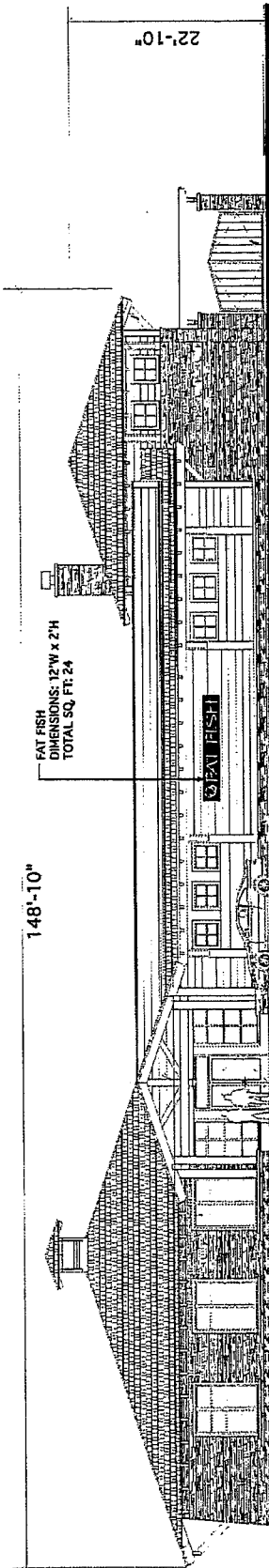




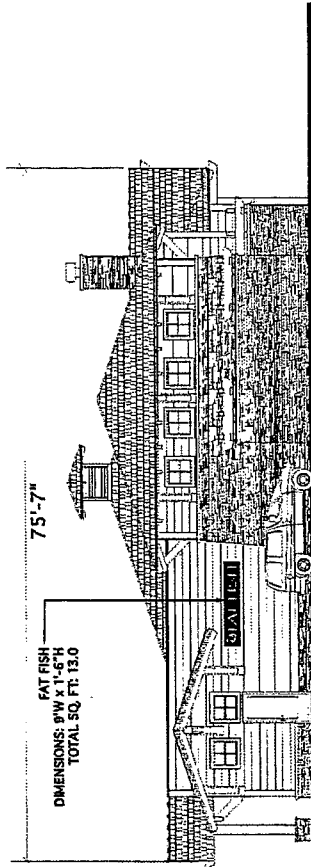
BUILDING A1 (WEST ELEVATION) SCALE 1/16"=1'-0"

BUILDING A1 (SOUTH ELEVATION) SCALE 1/16"=1'-0"

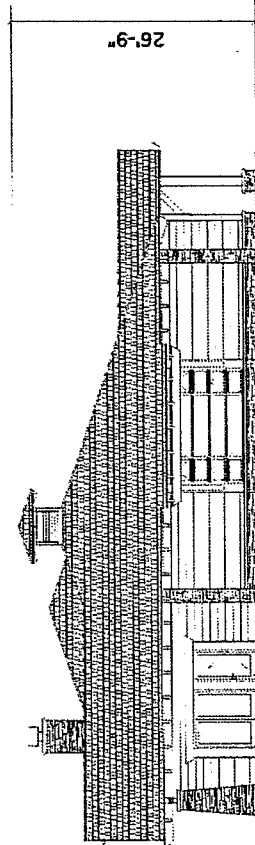




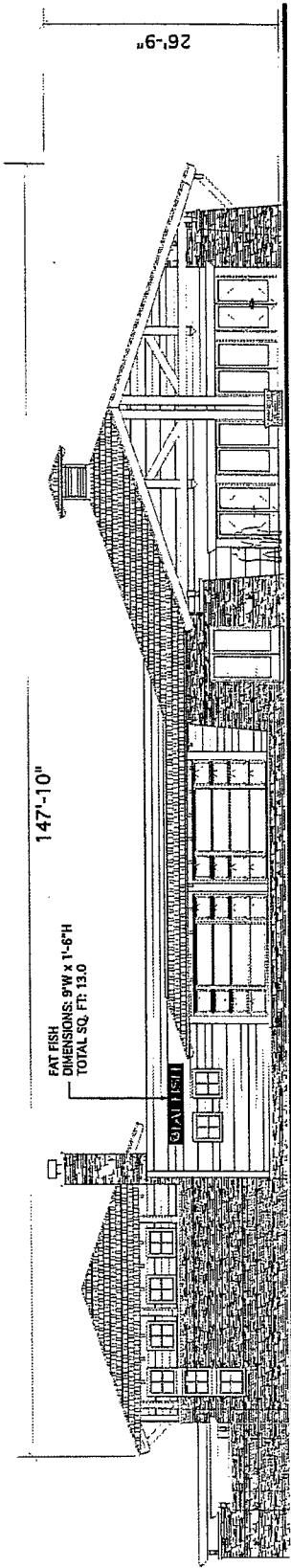
BUILDING B2 PARKING LOT (WEST ELEVATION) SCALE 1/16"=1'-0"



BUILDING B2 PARKING LOT (NORTH ELEVATION) SCALE 1/16"=1'-0"



BUILDING B2 (SOUTH ELEVATION) SCALE 1/16"=1'-0"



BUILDING B2 MEDEA CREEK (EAST ELEVATION) SCALE 1/16"=1'-0"



PRIMARY TENANT IDENTITY- BUILDING WALL SIGNS

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PRIMARY TENANT IDENTITY WALL SIGNS SHALL BE ALLOWED ON BUILDING ELEVATIONS WITH FRONTAGE ON CANWOOD STREET. END CAP TENANTS THAT HAVE ELEVATIONS WITH FRONTAGE ALONG SITE ACCESS DRIVEWAYS MAY HAVE ONE (1) ADDITIONAL TENANT IDENTITY WALL SIGN LOCATED ON SUCH ELEVATIONS.

TYPICALLY, TENANT IDENTITY SIGNAGE SHALL BE LIMITED TO THE MARKETING OR BRAND IDENTITY ASSOCIATED WITH THE BUSINESS OCCUPYING THE DEMISED SPACE UPON WHICH THE SIGNAGE HAS BEEN INSTALLED.

THE OVERALL SIGN AREA OF A TENANT IDENTITY WALL SIGN SHALL BE LIMITED TO AN AREA EQUIVALENT TO ONE (1) SQUARE FOOT OF SIGN AREA FOR EACH LINEAR FOOT OF THE BUILDING WALL FRONTAGE THAT ENCLOSES A DEMISED TENANT SPACE. HOWEVER, IN NO CASE, SHALL THE COMBINED (PRIMARY AND SECONDARY) SIGN AREA OF ALL SUCH SIGNS ALLOWED FOR EACH TENANT, EXCEED A MAXIMUM OF 50 SQUARE FEET OF TOTAL SIGN AREA.

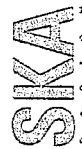
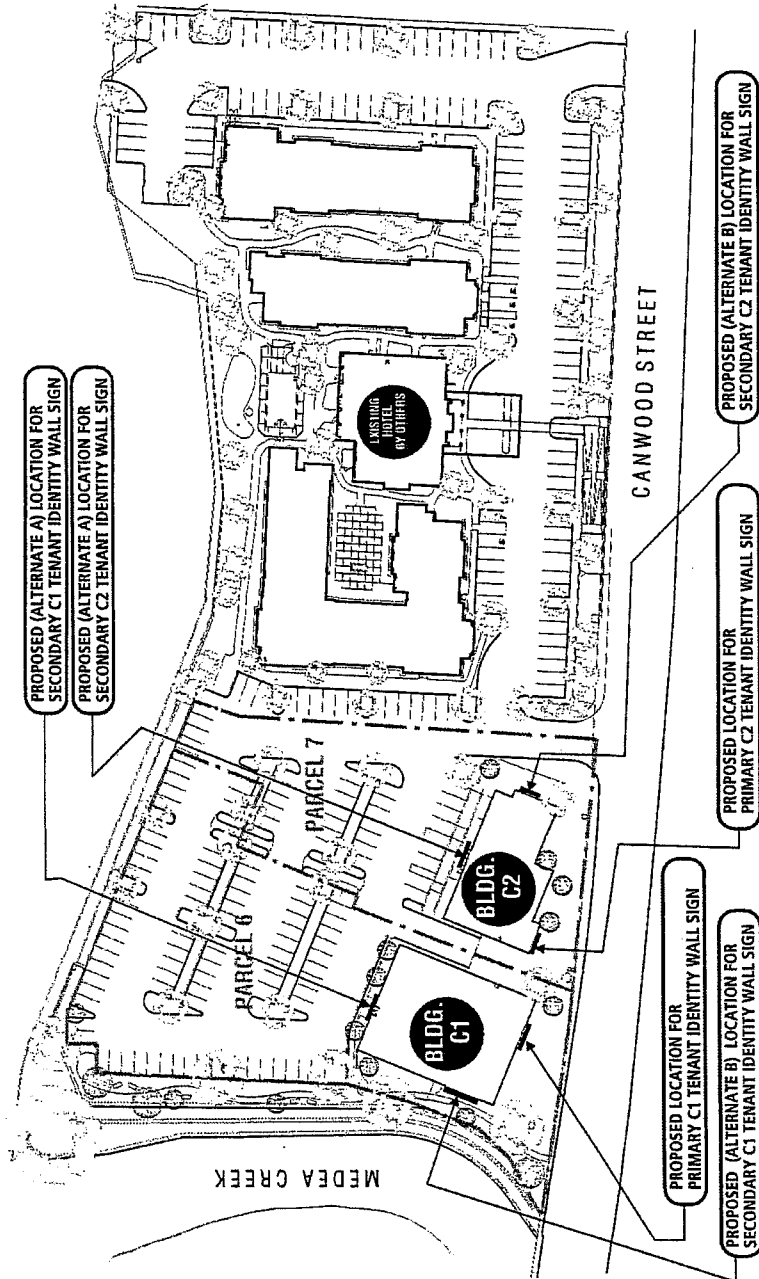
TENANT IDENTITY WALL SIGNS SHALL BE FABRICATED WITH QUALITY MATERIAL AND FINISHES. CREATIVITY IS ENCOURAGED IN THE DESIGN AND EXECUTION OF SUCH SIGNAGE, WITH ELEMENTS INCLUDING SYMBOLS AND LETTERS THAT EXHIBIT DEPTH AND DIMENSIONALITY.

SUCH SIGNS MAY BE INTERNALLY OR EXTERNALLY ILLUMINATED. LIGHTING TECHNIQUES WHICH PROVIDE INTERNALLY TRANSMITTED (THRU THE FACE) ILLUMINATION ARE STRICTLY PROHIBITED. ILLUMINATION OF SUCH SIGNS SHALL BE LIMITED TO HALO ILLUMINATION AFFECTS WITH LETTER AND GRAPHIC FORMS PROVIDING REFLECTED PERIMETER LIGHTING; WHEREIN REVERSE CHANNEL LETTER FORMS ARE OUTLINED BY LIGHTING CONCEALED WITHIN THE LETTER THAT REFLECTS OFF OF THE WALL SURFACE UPON WHICH THE SIGN IS ATTACHED. EXTERNAL ILLUMINATION OF TENANT SIGNS SHALL ALLOWED AND SHALL BE EXECUTED WITH ARCHITECTURAL QUALITY SIGN LIGHTING LIGHTING FIXTURES, WHICH HAVE BEEN APPROVED BY THE OWNER AND THE ARCHITECT FOR THE PROJECT.

SECONDARY TENANT IDENTITY- BUILDING WALL SIGNS

SECONDARY TENANT IDENTITY WALL SIGNS SHALL BE ALLOWED ON BUILDING ELEVATIONS WITH FRONTAGE ALONG SITE PARKING AREAS AND WITH FRONTAGE ALONG MEDEA CREEK OR AT THE PUBLIC ENTRANCE TO A DEMISED TENANT SPACE WHERE SUCH ENTRANCES MAY NOT BE OBVIOUSLY SEEN FROM SITE PARKING AREAS. SUCH SIGNAGE SHALL BE LIMITED TO THE BRAND IDENTITY ASSOCIATED WITH THE BUSINESS OCCUPYING THE DEMISED SPACE WHERE THE SIGNAGE HAS BEEN INSTALLED.

THE OVERALL AGGREGATE SIGN AREA OF SUCH TENANT IDENTITY WALL SIGNS SHALL BE LIMITED TO AN AREA, WHICH IS EQUIVALENT TO ONE (1) SQUARE FOOT OF SIGN AREA FOR EACH LINEAR FOOT OF THE BUILDING WALL FRONTAGE. HOWEVER, IN NO CASE, SHALL THE COMBINED (PRIMARY AND SECONDARY) SIGN AREA ALLOWED FOR EACH DEMISED TENANT SPACE, EXCEED 50 SQUARE FEET OF TOTAL SIGN AREA FOR ALL BUILDING ELEVATIONS, WHICH ARE PROPOSED TO BE SIGNED BY EACH TENANT.



The Shops at Oak Creek, Agoura Hills
Proposed Tenant Identity Building Wall Sign Location Plan



OAK CREEK

PROPOSED SECONDARY TENANT WALL SIGN A: WOOD RANCH GRILLE
MAXIMUM SIGN AREA ALLOWED: 20 SQUARE FEET OR 10 SQUARE FEET
IF INSTALLED IN ADDITION TO SECONDARY TENANT WALL SIGN B

87'-11"

BUILDING C1 PARKING LOT (NORTH ELEVATION) SCALE 1/8"=1'-0"

95'-7"

PROPOSED SECONDARY TENANT WALL SIGN B: WOOD RANCH GRILLE
MAXIMUM SIGN AREA ALLOWED: 20 SQUARE FEET OR 10 SQUARE FEET
IF INSTALLED IN ADDITION TO SECONDARY TENANT WALL SIGN A

99'-8"

WOOD-RANCH

BUILDING C1 (WEST ELEVATION) SCALE 1/8"=1'-0"

BUILDING C1 (EAST ELEVATION) SCALE 1/8"=1'-0"

112'-8"

PRIMARY TENANT WALL SIGN: WOOD RANCH GRILLE
MAXIMUM SIGN AREA ALLOWED: UP TO 30 SQUARE FEET

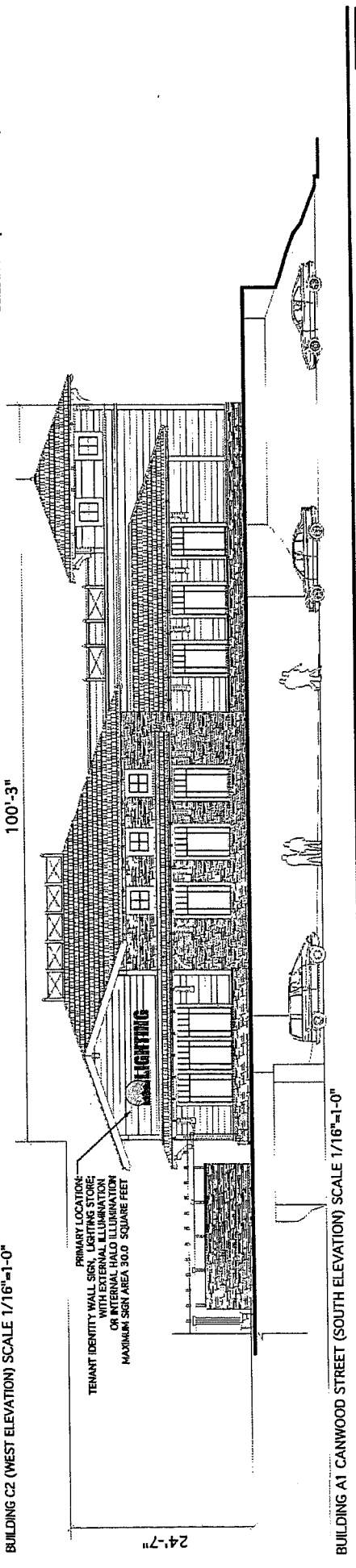
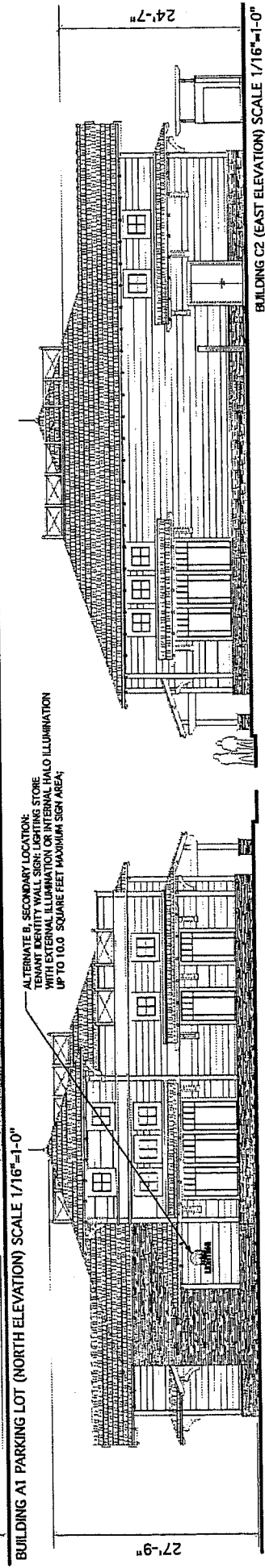
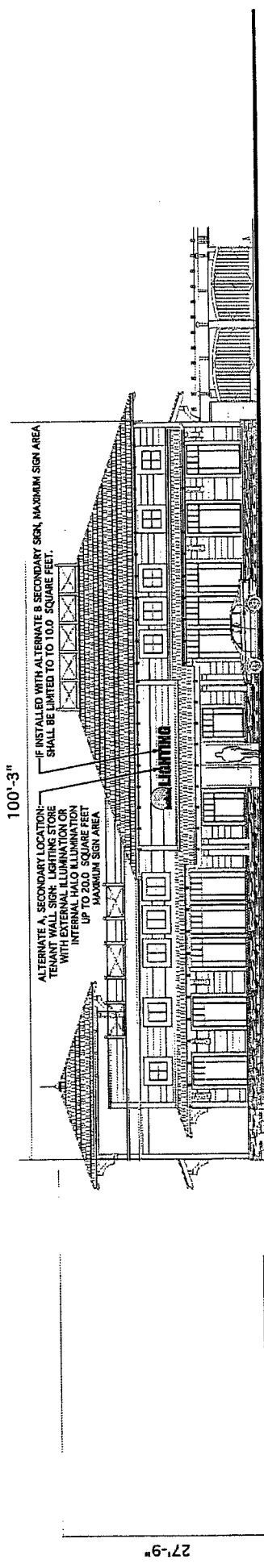
BUILDING C1 CANWOOD STREET (SOUTH ELEVATION) SCALE 1/8"=1'-0"

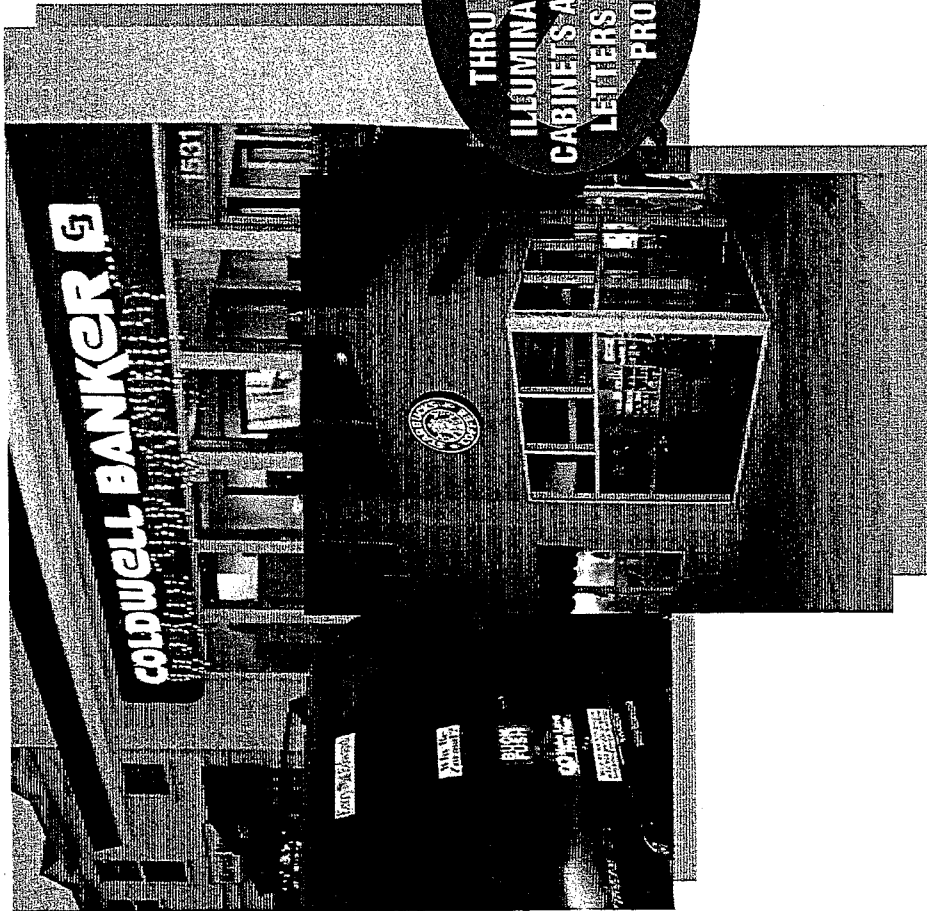


The Shops at Oak Creek, Agoura Hills
Building C1 Elevations, Proposed Wall Sign Location Plans

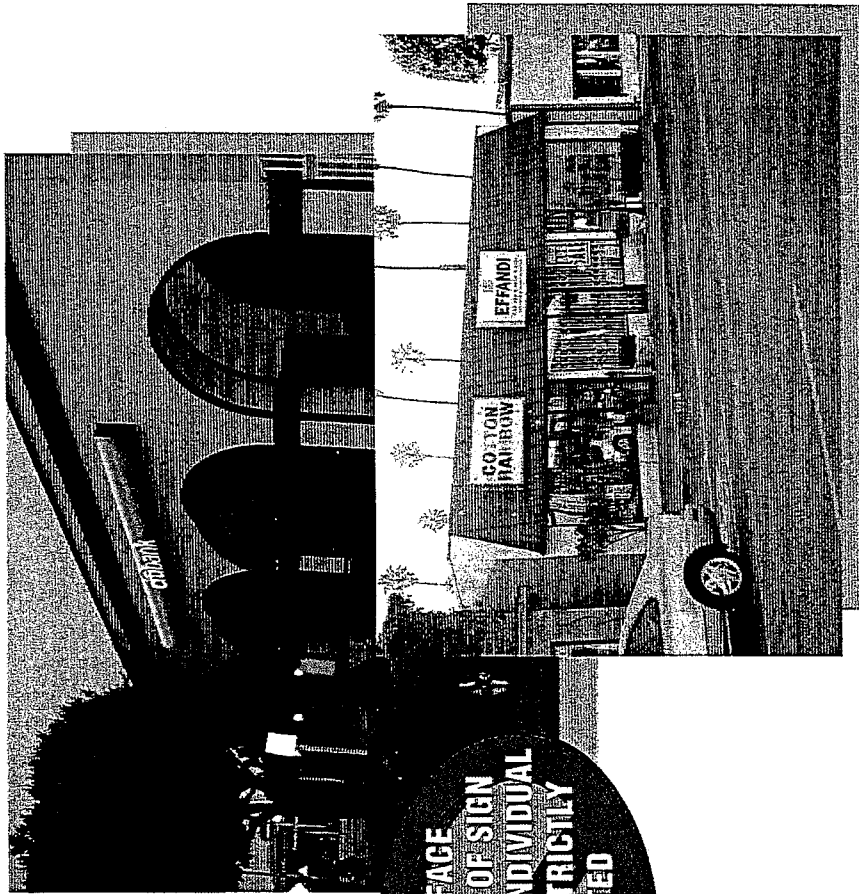


OAKCREEK





THRU THE FACE
ILLUMINATION OF SIGN
CABINETS AND INDIVIDUAL
LETTERS IS STRICTLY
PROHIBITED

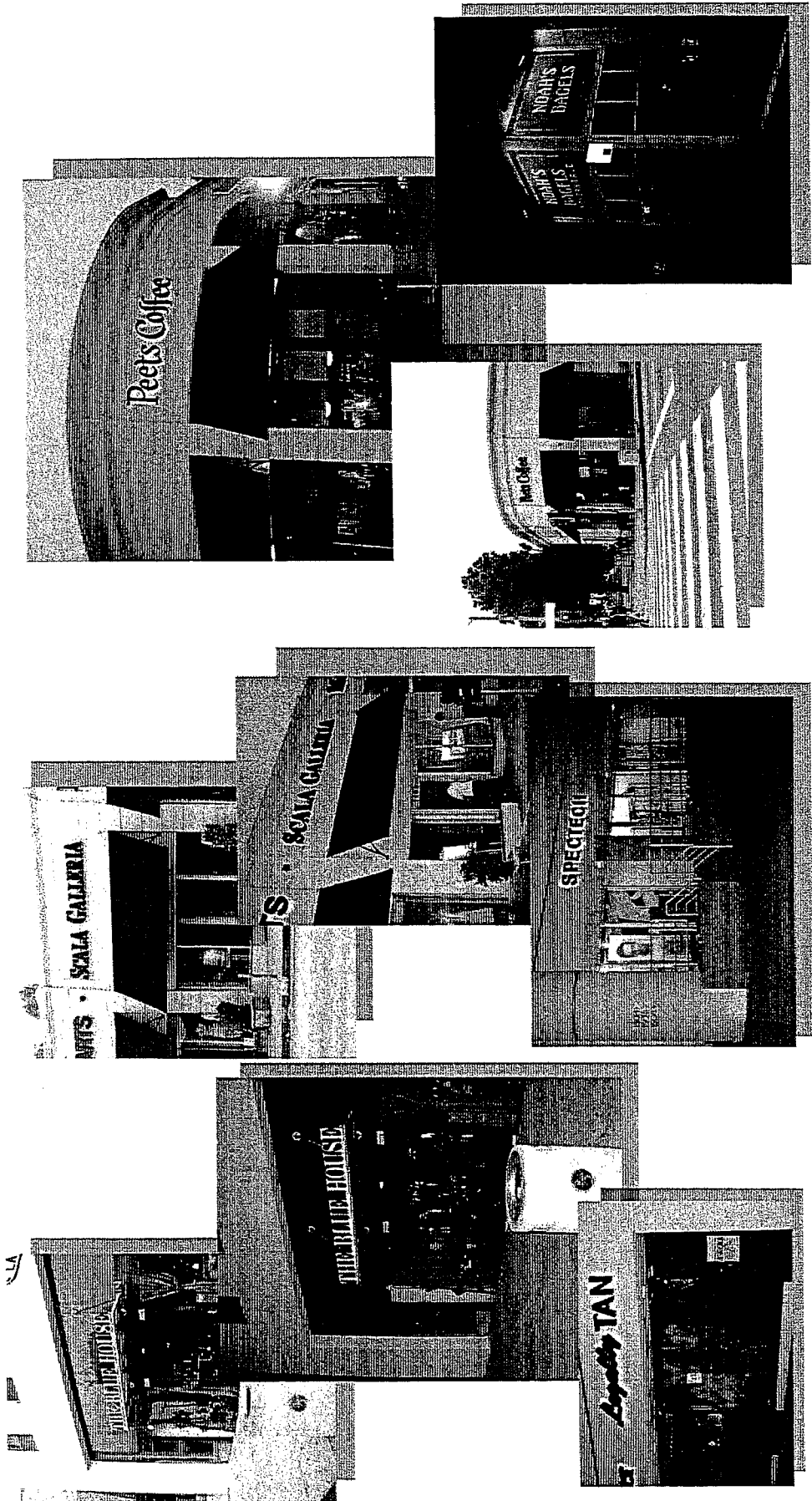


SKA
DESIGN

The Shops at Oak Creek, Agoura Hills
Examples of Prohibited Sign Types and Sign Lighting



OAKCREEK



OAK CREEK

The Shops at Oak Creek, Agoura Hills
 Examples of Acceptable Signs and Sign Lighting

SKA
 DESIGN

Vicinity Map

Shops at Oak Creek

