

Signage Design Criteria

San Jacinto Marketplace | Baytown, Texas

Last Revised: January 10, 2025






Note: All work to be performed in accordance with Landlord's work letter exhibit. Coordinate with Tenant Coordinator.

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Shopping Center Key Map

LEGEND

-  JUNIOR ANCHOR TENANT
-  MULTI-TENANT BUILDING
-  OUTPARCEL BUILDING



Design Criteria Objective and Definitions

The objective of the signage design criteria is to provide standards and specifications that assure consistent quality, size variety and placement for tenant signs throughout the shopping center. The guidelines are intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. We encourage open and frequent dialogue between Tenant and Landlord. Excellent signage at the shopping center is an integral part of the overall experience, of the Center's image and visual appeal. Signs will be evaluated for appropriateness in terms of their placement and scale relationship to the architectural facade on which they are placed. Quality design, fabrication, materials and installation will enhance the overall customer experience and contribute to the overall project success.

The Landlord is Responsible For:

- Providing a standard base building design and construction package to the Tenant's Design Consultant.
- Convey and communicate the criteria that will be used to evaluate Tenant storefront and identity signs.
- The review, revision, and approval of the Tenant sign submittals.

The Tenant is Responsible For:

- Providing a wall sign for the front and back of the building, a blade sign (if applicable), or a eyebrow canopy (if applicable).
- Design, submittal for approval, fabrication, permitting and installation of signs, including any electrical service and/or structural support. Any special installation conditions requiring modification to the shell building must be approved by the Landlord. The Tenant must provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation and section through sign indicating sign makeup, dimensions, materials and colors.
- The Tenant shall employ sign fabricators and installers licensed to work in the State of Texas. Demonstrated experience and qualifications in the techniques and procedures required to implement the sign's approved design intent are mandatory. All Landlord requirements for damage deposit and certificates must be met by sign contractors.
- The Tenant and Tenant's Design Consultant will abide by all provisions, guidelines and criteria contained within the shopping center site plan and these sign criteria and local codes.
- Only those sign types, and approved quantities, provided for and specifically approved by the Landlord in Tenant sign submission documents will be allowed. The Landlord may, at the Landlord's discretion and at the Tenant's expense, correct, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission.
- The Tenant must supply the Landlord with a copy of all sign fabrication and installation permits prior to installation, including those temporary in nature.

DEFINITIONS

Attached Sign:

A sign that is attached to a building and relies on the building for support.

Building-Mounted Sign:

The broad category for signs that are attached to a building; within this category are a number of other signs, which more specifically label where the signs is mounted (fascia, wall, roof, etc.)

Bulkhead:

The element above the Tenant's storefront. It defines the height of a Tenant's storefront. Tenants will not be permitted to use a storefront system that does not extend up to the Landlord's bulkhead.

Clearance:

The distance from the bottom of a sign to the grade below.

Common Area:

Shopping Center streetscape, green space, sidewalks, parking lots, service halls, restrooms, landscaping, children's play areas, etc. and all other areas of the Shopping Center not part of a defined lease premises.

Construction Coordinator:

The Landlord's field representative(s) responsible for overseeing the Tenant construction and compliance.

Curtain Wall:

A non-bearing exterior building wall, between piers or columns, that is not supported by the beams or girders of a skeleton frame.

Detached Sign:

A sign that is self-supporting and structurally independent from any building.

Display Window:

Transparent portion of storefront used for merchandise display. Tenants must maintain an innovative, merchandising display within each display window at all times.



AWNING SIGN



BLADE SIGN



EYEBROW CANOPY SIGN

Fascia:

The vertical surface that runs from the grade to the roofline and horizontally across the width of the building.

Frontage:

The length of a property line of any one premise abutting and parallel to a public street, private way or court.

Graphics:

Lettering, symbols and logos used for signage at the storefront and/or throughout the store interior.

Lease Line:

The line shown on the Tenant Lease Outline Diagram (LOD), which defines the confines of the Tenant's Demised Premises. Lease lines are from center of demising wall to center of demising wall or center of demising wall to exterior face of building and from face of glazing system to exterior face of rear building facade. Measurements based on BOMA standards.

Maximum Permitted Sign Area:

The maximum permitted combined area of all signs allowed on a specific property.

Neutral Pier:

Architectural element separating two adjacent storefronts, or a storefront and a service corridor are installed and maintained by the Landlord.

Premises:

A tract of one or more lots or sites that are contiguous and under common ownership or control.

Reveal:

Recessed separator strip between two different architectural planes. Also used to separate Tenant's storefront from Landlord's neutral piers and bulkheads.

Sign Band:

Rectangular areas on building elevations, which define the allowable sign areas. All Tenant signage shall be in conformance with local sign ordinances.


DETACHED SIGN

EYEBROW CANOPY SIGN

BLADE SIGN

Sign Types:
Awning Sign:

Graphic, logo or text applied to Tenant provided awning structures that is printed on the awning for visibility to pedestrians. All signage is to be provided by the Tenant and approved by the Landlord.

Blade Sign (Mandatory on Buildings 7A, 7B, 7C, 7D):

Supplemental signage that is installed perpendicular to the storefront for visibility to pedestrians. Blade signs can be mounted on building pilasters, below awnings, or suspended from canopies, otherwise known as Suspended Pendant Sign. All signage is to be provided by the Tenant and approved by the Landlord.

Eyebrow Canopy Sign (Mandatory on Buildings 7A, 7B, 7C, 7D):

A sign located on top of the eyebrow canopy, attached to a raceway and cloud. All signage is to be provided by the Tenant and approved by the Landlord.

Storefront/Window Graphics Sign:

A sign provided on storefront elevation showing tenant name/logo, hours, emergency phone number, and credit card identification stickers.

Signage:

A system of signs used to convey information, provide directions, or promote products and services.

Suspended Pendant Sign:

Supplemental signage that is suspended from a structure such as a canopy or soffit.

Wall Sign:

A sign installed on a building's facade. Sign to be located within the allowable Sign Band as allocated on the Landlord building elevations.

Simulated:

Materials artificially produced to look or seem like a natural building material.

Soffit:

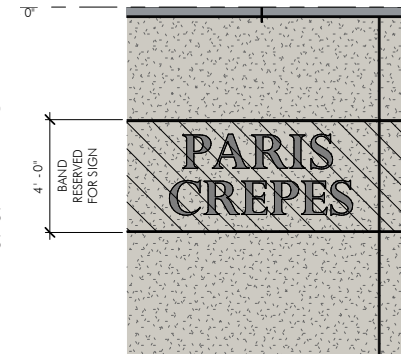
The exposed undersurface of any overhead component of a building, such as an arch, canopy, balcony, beam, cornice, lintel or vault.

Storefront:

Open area under Landlord facade below bulkhead and between neutral piers or columns in which Tenant shall install framing and glazing to allow for innovative sales display and customer entry.

Trade Name:

Official name of the store as written in the lease documents.


SIGN BAND

STOREFRONT/WINDOW GRAPHIC SIGN

WALL SIGN

Requirements for Sign Review Submittal and Approval

All signage is to be submitted as a complete package for review and approval. Incomplete submittals lacking required blade sign or glazing graphics shall not be approved. Submittals for ground signs adjacent to the highway and Garth Road are required.

- Facade sign or eyebrow canopy sign: Provide a storefront elevation of each sign proposed, as well as, detailed shop drawings elevation and section through sign indicating sign makeup, dimensions, materials and colors.
- Blade signage (Small Tenants Requirement): Provide a storefront elevation and section of each proposed sign indicating mounting location and height. Provide a detailed shop drawing section and elevation indicating sign makeup, dimensions, materials and colors for sign.
- Awning signage (Small Tenants Requirement): Provide awning shop drawings indicating any proposed graphics or signage to be applied to Tenant installed awning structures.
- Storefront Glazing Graphics (interior glass signs): Provide graphics design, location and sizes as part of overall signage package for review and approval.

General Signage Design Criteria

Project and retail signage are paramount in developing the overall design quality and character of the shopping center. The following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.

Locations and Sizes of Signs

The Landlord encourages the use of facade signs, blade signs, awning signs, eyebrow canopy signs, and interior glass signs. The Landlord provides a sign band area for sign installation.

Service doors to tenant areas throughout the project shall have a standard identification (Tenant name and suite number only). This signage shall be designed and installed by the Tenant. Signs shall not exceed four (4) square feet in area, shall not contain letters exceeding six (6) inches in height and shall not be illuminated. Where multiple tenants share the same rear door, the sign may display the names and address of each tenant.

Signage shall be limited to Trade Name (or logo as approved). Minimum letter height shall not be less than 80% of the maximum allowable letter height without prior written approval.

General Sign Requirements:

Tenants must utilize the Landlord designated sign construction types for its wall or eyebrow canopy signage. All signage must be illuminated by a light source fully integrated with the architecture of the building facade.

Tenants shall use Landlord's designated sign contractor for all signage installation, repair, modification and removal. Upon Landlord approval, tenant may use preferred contractor.

The maximum span of Tenant's signage shall not exceed 80% of its storefront. However, sign letters must be scaled to appropriately complement the concept, design and store location. Therefore, the Landlord may increase or decrease the size of Tenant's sign to appropriately fit the overall appearance of the Shopping Center.



Premium quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, conduit and other mechanisms are to be concealed from public view.

Electrical wire ways to be maximum 2"x6" in size, allowed only for signs 3' or less with all mounting brackets to be internal. Exposed mounting brackets or similar hardware is prohibited. All wire-ways must match color of the existing fascia and must be approved by the Landlord prior to construction and installation.

All signs and their installation shall comply with all applicable sign ordinances, deed restrictions and building and electrical codes. All signage materials shall be UL labeled as required by the authority having jurisdiction. Visible UL labeling shall be kept to the absolute minimum required. Unnecessary labeling found on Tenant signs is prohibited (including sign manufacturers name and/or logos). Should the Landlord be caused to remove any aspect of unapproved signage or logos, Tenant shall pay Landlord upon demand the cost of such removal plus ten percent (10%) of such costs to cover Landlord's administrative and overhead expenses. If such amount is not paid to Landlord within ten (10) days of Landlord's demand, Tenant shall additionally pay to Landlord interest on such amounts owing at the maximum allowable rate.

All signs shall be designed, constructed, installed at the Tenant's sole expense. Permits for signs and their installation shall be submitted for, obtained and paid for by the Tenant or the Tenant's chosen representative.

Should the Landlord require under canopy signage, each Tenant shall be required to purchase the designated under canopy signage from Landlord's sign vendor or provide tenant signage for approval by Landlord. The cost and maintenance of such signage will be at Tenant's sole expense.

Tenant shall be held liable, and bear all costs for, the removal or correction of its sign installation or any damage caused to the building during the installation.

Should a Tenant's lease expire or be earlier terminated, Tenant shall be held liable, and bear all costs for, the removal of its signage, as well as any necessary repair to the building or structures (i.e. awnings) after the sign's removal.

Text on signs shall not include the product sold, description of services or merchandise trade names except as part of the Tenant trade name or DBA. Logos will be permitted at the sole discretion of the Landlord.

Prohibited Signage:

Tenant shall not install any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or any other symbols, or characters in such a manner that would interfere with, mislead, or confuse traffic.

Immoral or unlawful advertising: Any signage to be exhibited, posted or displayed that is considered obscene, indecent, immoral or which suggests an unlawful activity.

Signs on doors or windows: exterior sign shall be placed on the exterior or interior glass doors/windows of premises as permitted in writing by the Landlord. No sign of any kind shall be attached to a standpipe except those signs as required by code or ordinance.

Animated, audible, or moving signs: Signs consisting of any moving, swinging, rotating, flashing or otherwise animated light, as well as signs that produce any type of audible sound.

Vehicle signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its making of deliveries of merchandise or rendering of services from such vehicles. Abandoned vehicles in parking lots/common areas with advertising will be towed at owner's expense.

Freestanding signs: Landlord specifically prohibits Tenants from placing or installing any freestanding signs anywhere in the Shopping Center without the Landlord's prior written consent.

Off-premise signs: Portable, trailer, changeable copy signs are prohibited. Any unauthorized off-premises sign may be removed without notice by the Landlord at Tenant's expense.

Banners, flags, or pennants: Any signage temporary or permanent, paper, cardboard, of fabric that is prohibited without Landlord approval.

Facade Signage

Facade signs are intended for immediate recognition of the Tenant's Premise by the public. It is recommended that the signage be designed for day and night time visibility.

Signs are mounted on the facade of the store, above Tenant's awnings or Landlord's canopy.

The signage is limited to the Trade Name or Logo (as approved by Landlord) only. One sign is permitted for each exterior face of the building.

Mounting of Signs

Signs attached to buildings shall be integral with the storefronts.

All sign bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze. They should be concealed, if possible. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved, painted and concealed.

All metal letters shall be fabricated using full-welded construction, with no visible welds. Arcryap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.

All reverse channel letter signage shall be pin mounted on building facade. Reverse channel letter signage shall be pin mounted a minimum of 2" from building facade. Direct or internally illuminated signage shall be pin mounted a minimum of 1/2" and maximum of 1" from building face.

All main signs shall be centered in the sign block and between Tenant's lease lines.

Tenants are required to provide a concealed access panel from within the Tenant's leasable area to service and install exterior building signage. Transformers to be concealed.

Lighting of Signs

The lighting to Tenant's signage shall be controlled by a 24-hour time clock set and with photo eye light sensor in accordance to the Landlord's specified hours. Sign illumination shall be internal and self contained. All electric signs and installation methods must meet UL standards and contain a UL label. UL labels are required by code but shall be as concealed as possible from pedestrians.

Sign Area Calculations:

1. Letter Size - Shall be proportionate to the building facade, not exceeding the maximum percentage of storefront. Below are the guidelines for sign size, with each sign to be approved by the Landlord.
2. For any rear signage allowed by Landlord, its placement may not reflect lease width. Placement of any rear signs is to be approved by landlord.
3. Each tenant shall not have more than five (5) on-premises signs. Two (2) on-premises signs can be monument/pylon signs.
(a) Small Tenants (under 3,500 sq. ft.) Signs with one (1) line of copy:

1. Maximum letter height shall not exceed 3'-6".
2. Minimum letter height shall not be less than 12".

Signs with two (2) lines of copy:

1. Individual letters shall be maximum 3' and a minimum 1' on each line (with a combined height not to exceed 5') with a minimum 6" space in between.

(b) Medium Tenants (3,500 sq. ft. to 9,999 sq. ft.) Signs with one (1) line of copy:

1. Maximum letter height shall not exceed 5'.
2. Minimum letter height shall not be less than 2'.

Signs with two (2) lines of copy:

1. Individual letters shall be maximum 3' and a minimum 1' in height on each line (with a combined height not to exceed 6') with a minimum 6" space in between.

(c) Large Tenants (10,000 sq. ft. to 19,999 sq. ft.) Signs with one (1) line of copy:

1. Maximum letter height shall not exceed 6'.
2. Minimum letter height shall not be less than 3'.

Signs with two (2) lines of copy:

1. Individual letters shall be a maximum 4' and a minimum 1' in height (with a combined height not to exceed 6') with a minimum 6" space in between.

(d) Junior Anchor Tenants (20,000 sq. ft. to 39,999 sq. ft.) Signs with one (1) line of copy:

1. Maximum letter height shall not exceed 7'.
2. Minimum letter height shall not be less than 3'.

Signs with two (2) lines of copy:

1. Individual letters shall be a maximum of 7' and minimum of 3' on each line (with a combined height not to exceed 10') with a minimum 6" space in between.

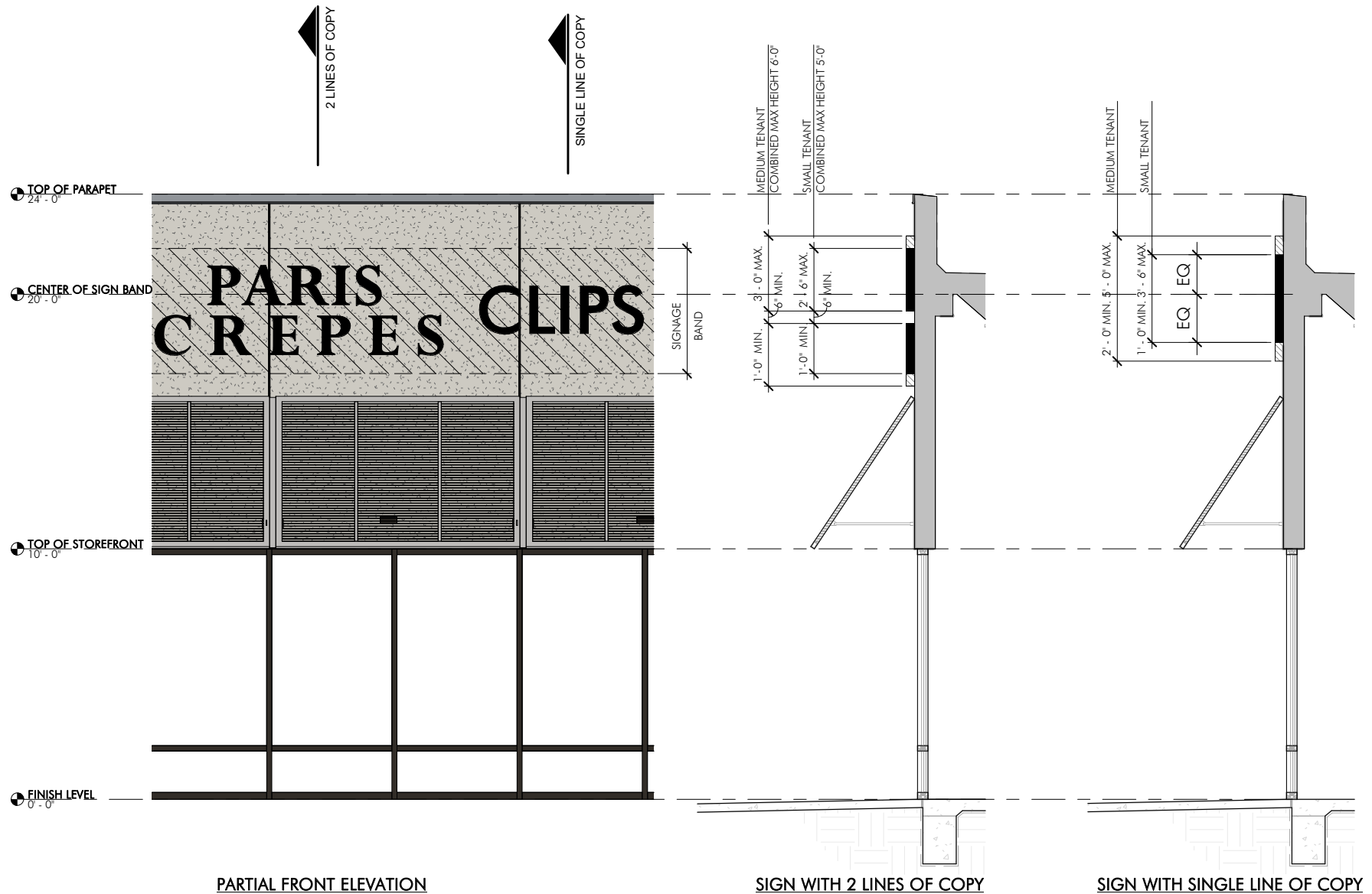
(e) Anchor Tenants (40,000 sq. ft. and Larger) Signs with one (1) line of copy:

1. Maximum letter height shall not exceed 8'.
2. Minimum letter height shall not be less than 4'.

Signs with two (2) lines of copy:

1. Individual letters shall be a maximum of 8' and minimum of 3' on each line (with a combined height not to exceed 12') with a minimum 6" space in between.

2. Letter style to be of Tenant's choice with approval of Landlord.
3. All logos must be reviewed on a case by case basis and approved by Landlord.



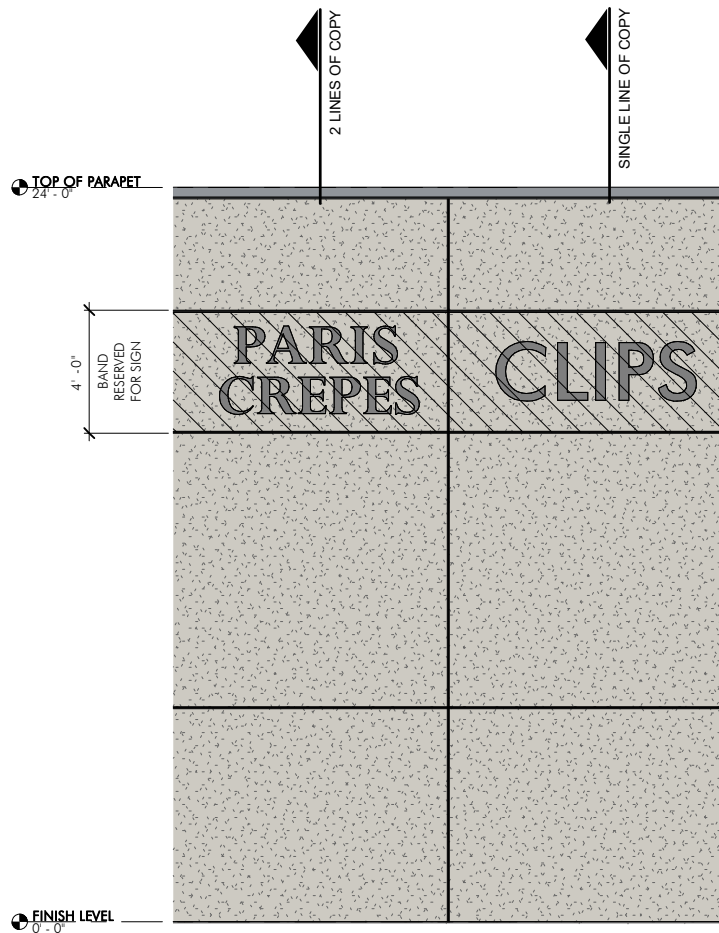
FRONT OF BUILDING WALL SIGNS (BUILDINGS 6, 9A & 10A)



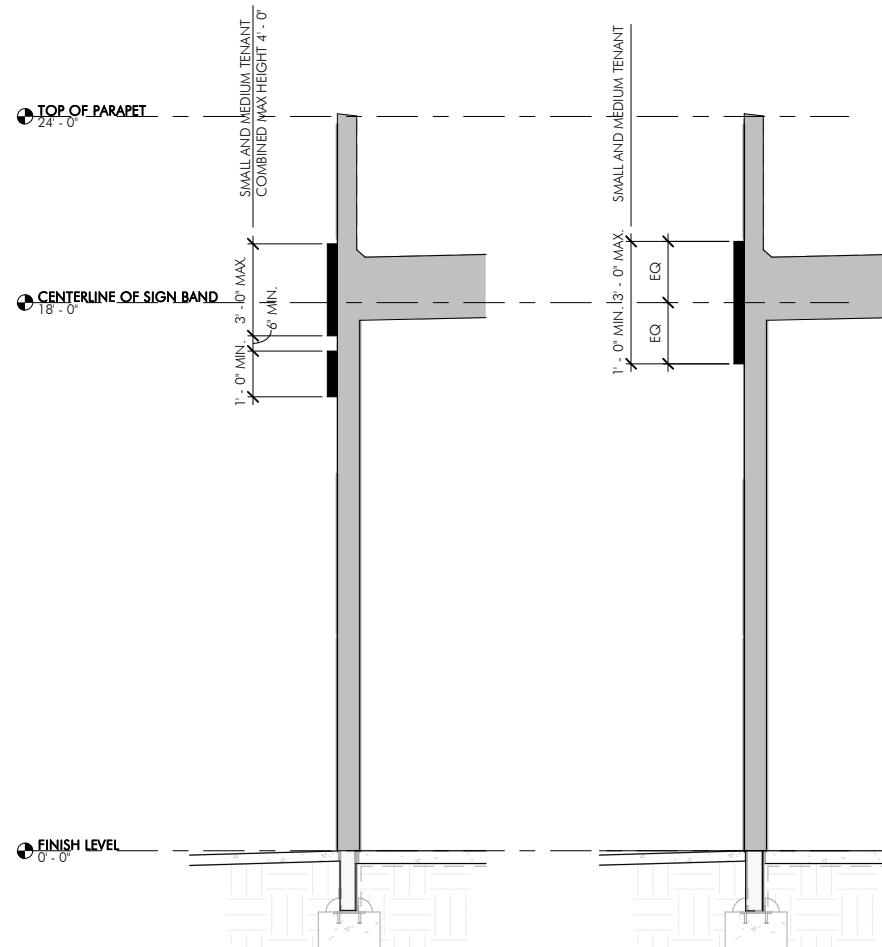
CORNER ELEVATIONS SIGN WITH SINGLE LINE OF COPY

SIGN WITH 2 LINES OF COPY SIGN WITH SINGLE LINE OF COPY

CORNER OF BUILDING WALL SIGNS (BUILDINGS 6, 9A & 10A)



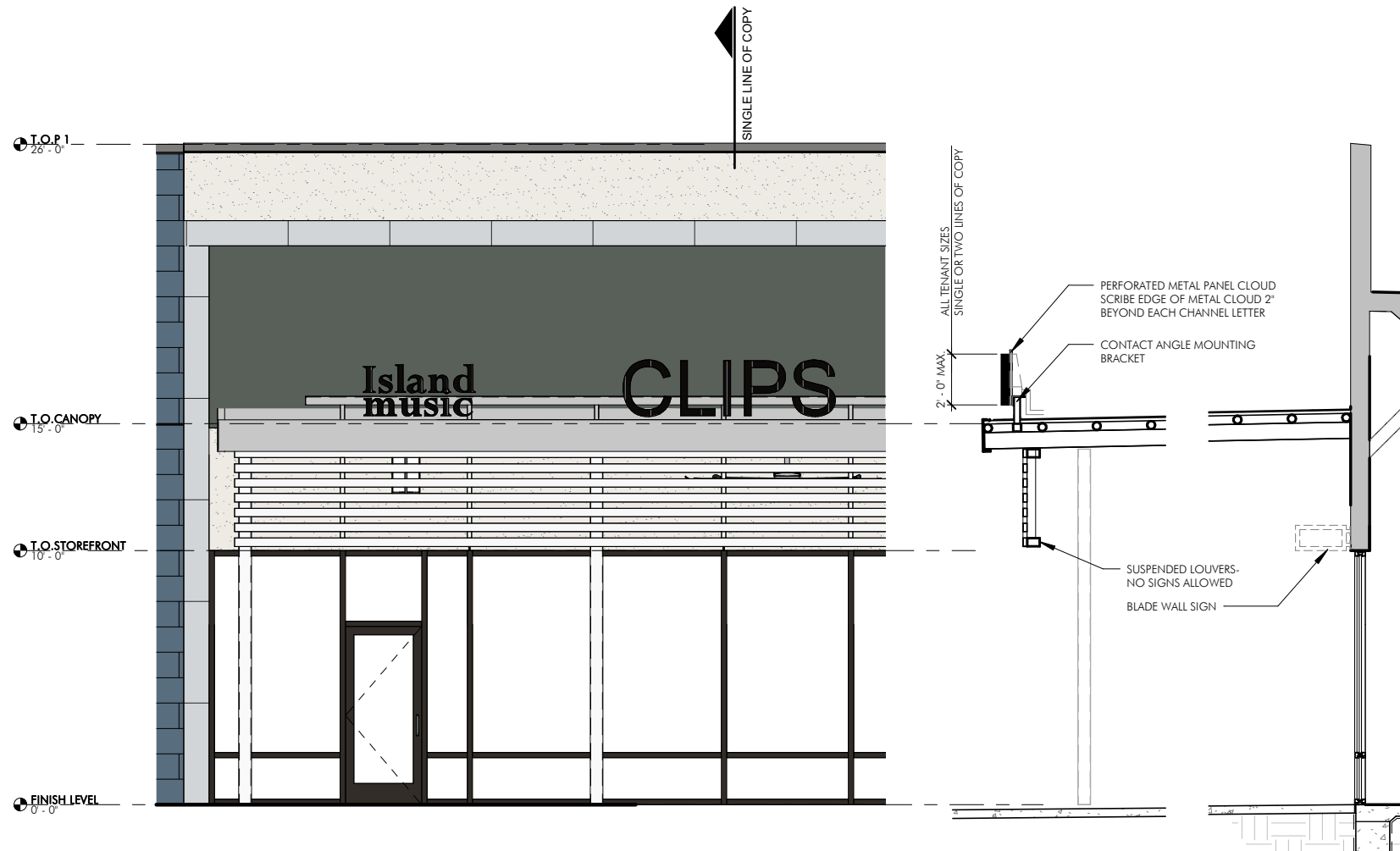
PARTIAL REAR ELEVATION



SIGN WITH 2 LINES OF COPY

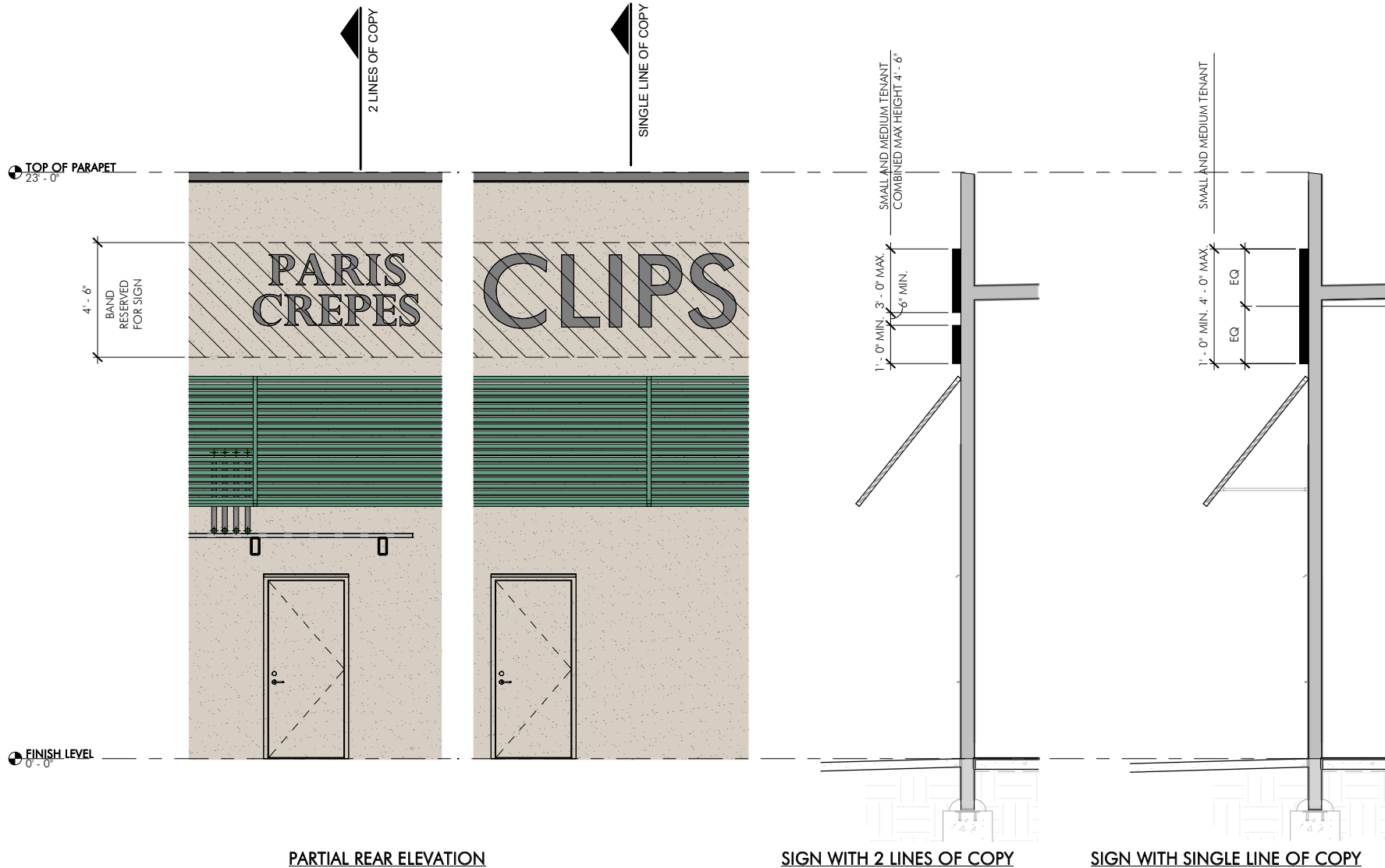
SIGN WITH SINGLE LINE OF COPY

REAR OF BUILDING WALL SIGNS (BUILDINGS 6, 9A & 10A)



PARTIAL FRONT ELEVATION

EYEBROW CANOPY SIGN (BUILDINGS 7A, 7B, 7C, & 7D)



REAR OF BUILDING WALL SIGNS (BUILDINGS 7A, 7B, 7C & 7D)

Acceptable Wall Sign Types:Front-Lit Channel Letters

Individual letters to have 3/16" white acrylic faces or colored with .040" prefinished dark bronze or white aluminum returns and backs with 1" dark bronze Jewelite trim caps. Interior of letter boxes to have high-reflective white finish. Corners and seams shall be caulked to prevent light and water leaks. Each letter shall have 1/4" weep holes at the base to provide drainage. Illumination shall be white LED. Each letter to be grounded individually using Greenfield connectors. Color acrylic faces will be considered in context and proportion to the existing fascia, to be approved by Landlord.

Reverse-Lit Channel Letters

Individual letters to be .090" aluminum returns continuously welded to .125" aluminum faces with 3/16" clear acrylic backs. All edges and seams to be ground and sanded for smooth finish. Interior of letter boxes to have high-reflective white finish. Each letter shall have 1/4" weep holes at the base to provide drainage. Illumination to be white LED. Each letter to be grounded individually using Greenfield connectors. Reverse-lit channel letters shall be mounted on a 0.125 aluminum backplate in order to satisfy the wire-way requirement. The edge of backplate shall outline face of each letters by 3". All letters to be mounted using 2' non-ferrous standoffs painted to match facade.

Sign Mounting / Installation

1. All Tenant sign copy will be centered horizontally in the sign area corresponding to each Tenant.
2. All bolts, fastenings, and clips shall be stainless steel or hot-dipped galvanized.
3. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition by means of continuous backer rod and sealant to match finish material color. Any sign attachments on the masonry facade must be made through the mortar only. Under no circumstance will attachments be permitted through the physical masonry. All mounting hardware shall be non-corrosive and neatly concealed from public view.
4. Sign contractor shall repair any damage to the fascia or any other facility part of the Shopping Center caused by his work, at their sole expense. If sign contractor defaults in any way, the Tenant will be responsible for timely sign contractor replacement and will bear the costs of any liquidated damages imposed by the Landlord.
5. For ease of installation of signage, access panels and in certain buildings, catwalks will be provided. Access panels in the tenant's ceilings required to service the tenant's signage equipment must be provided per applicable building and electrical codes at the tenant's own expense. Access panels that may be required for remotely located transformers/power supplies must be located at the back side of entry soffits. Underside and highly visible access panels are not permitted.
6. Conduit for signs shall pass through the fascia into respective Tenant's ceiling plenum, and all transformers shall be in Tenant's ceiling plenum. Penetrations are to be sealed to be water tight with silicone sealant to match adjacent wall color. The penetrations for conduit shall be made below the level of the roof, and under no circumstances shall roof flashing be penetrated.
7. No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be installed in an inconspicuous location.

8. No exposed crossovers or conduit will be permitted.
9. All conductors and other components shall be concealed from view. Location and/or concealment methods will be subject to approval in the submitted drawings by the Landlord.
10. Electrical service to all signage shall be connected to its Tenant's meter. Final electrical hook-up shall be performed by a licensed electrician.
11. All work to be done in a neat, workman-like manner.

Sign Operation

The Landlord shall have the right to establish, and change upon written notice, the required hours of illumination of any building sign.

Such hours for this criteria shall be from dusk to 12:00am. Illuminated signage must be controlled by a timer and on a separate circuit from other lighting.

All storefront signage must be on the tenant's own electrical circuit. The circuit for the signage must be dedicated for only the signage that has an photo eye light sensor and an electrical time clock set to the established common area business hours. All lighting and lighting luminosity must be maintained in a consistent fashion to the overall lighting plan and must be controlled by a lockable dimmer switch and dedicated circuit.

Maintenance and proper operation of signs shall be the responsibility of the individual Tenant. Upon notification of improperly functioning signs, the Tenant shall be responsible for completing all necessary repairs within three (3) business days. Thereafter, Landlord shall have the right to repair improperly functioning signs and Tenant shall pay Landlord upon demand the cost of such repairs plus ten percent (10%) of such costs to cover Landlord's administrative and overhead expenses. If such amount is not paid to Landlord with ten (10) days of Landlord's demand, Tenant shall additionally pay to Landlord interest on such amounts owing at the maximum allowable rate.

Eyeblink Canopy Signage

This signage type consists of illuminated signage that sits on top of the Landlord-provided canopy that occurs at specific locations in this project. The finish and color of the lettering is ultimately subject to the Landlord's approval to ensure only the highest quality for the project. Letters to be mounted on perforated metal panel cloud that is scribed around the top and side of channel letters to create a 2" border. Perforated metal panel pref percentage, color, and thickness to be approved by Landlord. Refer to the exhibit on page 10.16. One (1) eyeblink canopy signage is mandatory for Building 7A, 7B, 7C, and 7D. Corner spaces will be allowed up to two (2) signs, one on each side.

The maximum allowable height for each sign shall be as outlined for facade signage.

Blade Signage

The Tenant is required to erect one blade sign at the facade of the Premises. Tenants at corner locations are permitted to install a sign at each face of the building. The blade sign may not be the primary store identification sign.

Blade signs are intended as much for their decorative value to the buildings and streetscape as for their advertisement of the Tenant's Premises. Letter height shall be 6" max.

Though they are referred to as blade signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3-dimensional objects and shapes. They must be double sided. Maximum size of sign panel is 2 square feet. The mounting height of the building sign should be selected to avoid being obscured by the awning or awning frame. Final placement of blade sign shall be coordinated with center management and tenant coordinator prior to installation.

Suspended Pendant Signage

In locations where the Landlord has provided sidewalk canopies, the Tenant is permitted to suspend blade signs. The image on the sign is limited to the Tenant's Trade Name and logo only.

Generally, one suspended sign is permitted for each Tenant, but where a Tenant has a corner location, one sign for each face of the storefront is permitted.

The minimum dimension from the sidewalk to the bottom of the sign is 8' - 10". The maximum size of the signage panel is 2 square feet. The sign shall be centered on the centerline of the canopy. The edge of the sign may not project beyond the outer edge of the Landlord's canopy overhead.

Signs may be internally and externally illuminated but illumination is not required. See exhibit on page 10.22.

Blade Awning Signage - Wall Mounted Criteria

Tenants are required to provide awnings at their storefronts, except where the Landlord's canopies are already provided.

Awnings are generally metal or glass. Generally, consistent shape, color, and pattern of the awnings is at the discretion of the Tenant, but are subject to approval by the Landlord.

Minimum projection of awning from facade of building is 5', except where otherwise noted. Minimum height from sidewalk to bottom of awning is 10' - 0".

Awnings may not be supported from the sidewalk. The Tenant is responsible for structural stability of the awnings, and must ensure that storefronts, transoms, and other fixings are required.

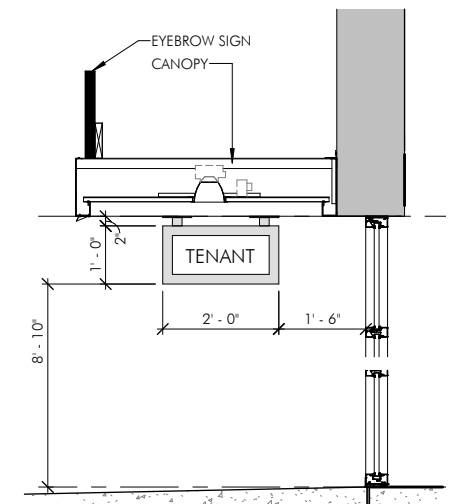
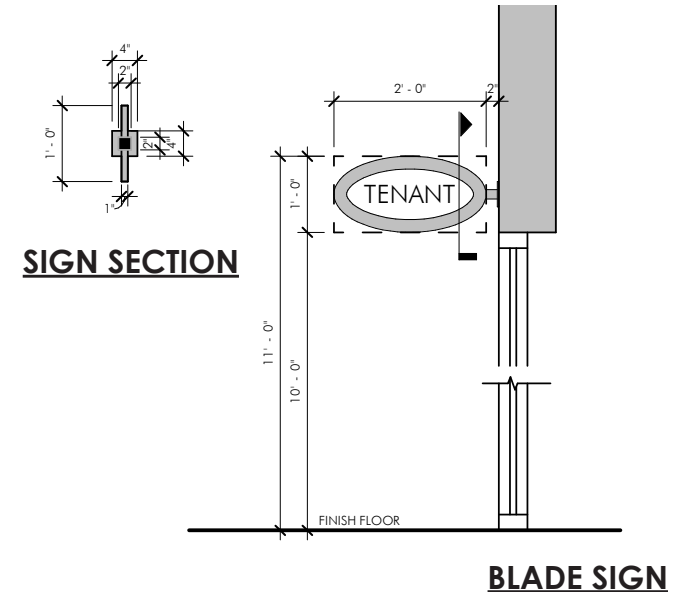
The widespread occurrence of awnings in this project, and their required projection, means that all shoppers will be aware of the underside of the awnings. Therefore, the structure of the awnings should be attractive, as well as functional, and it must have a suitable finish (unfinished galvanized pipe is unacceptable).

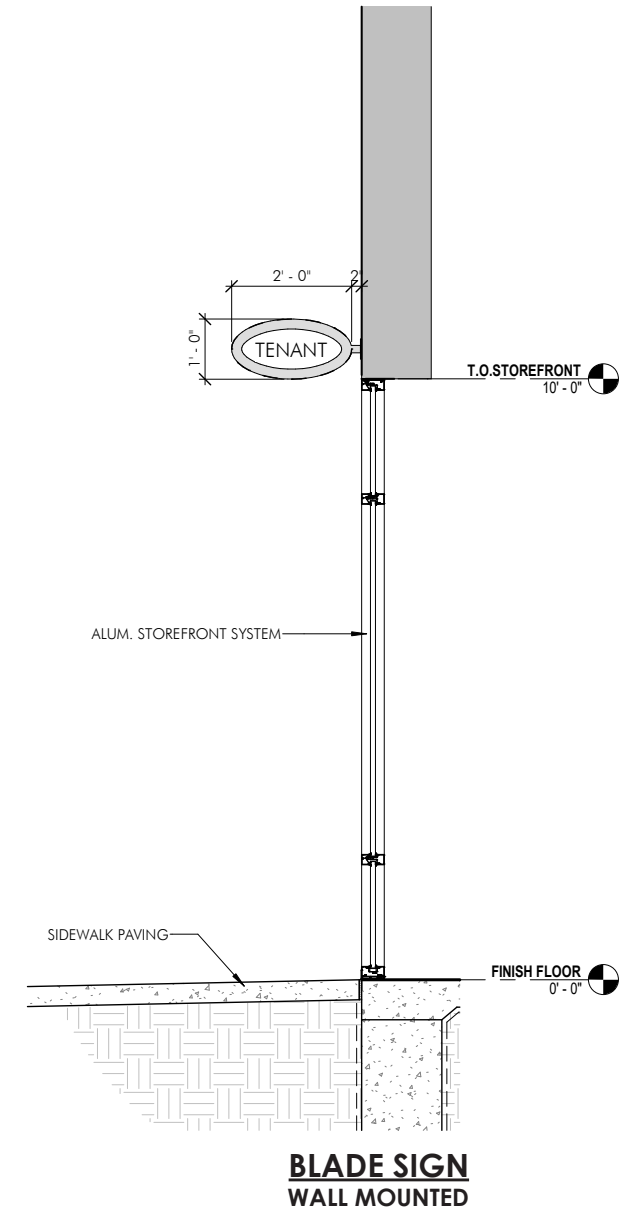
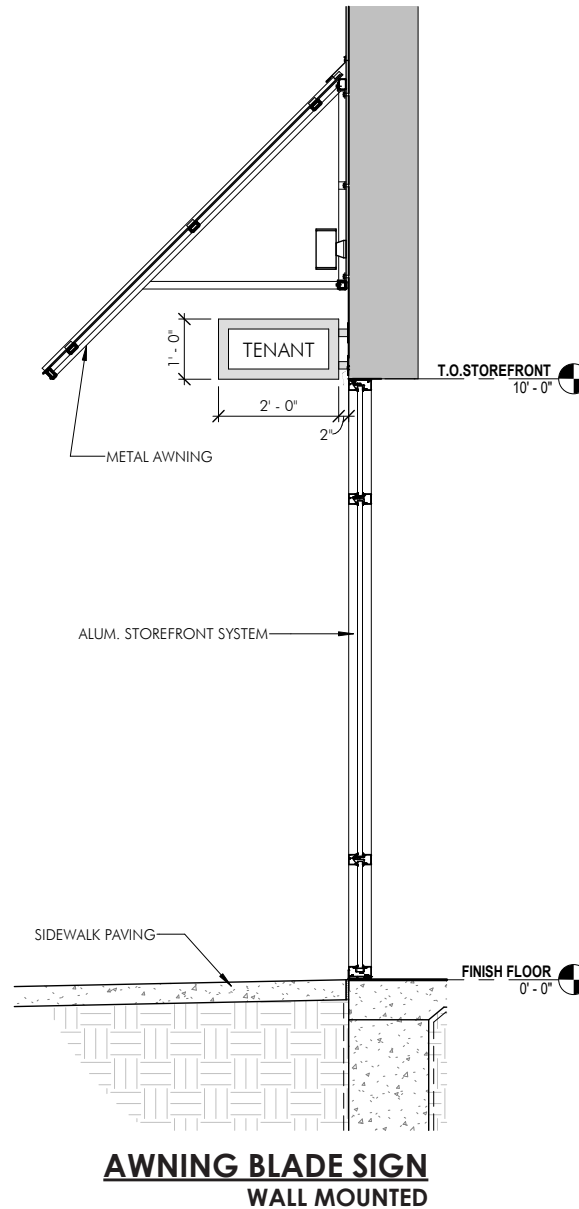
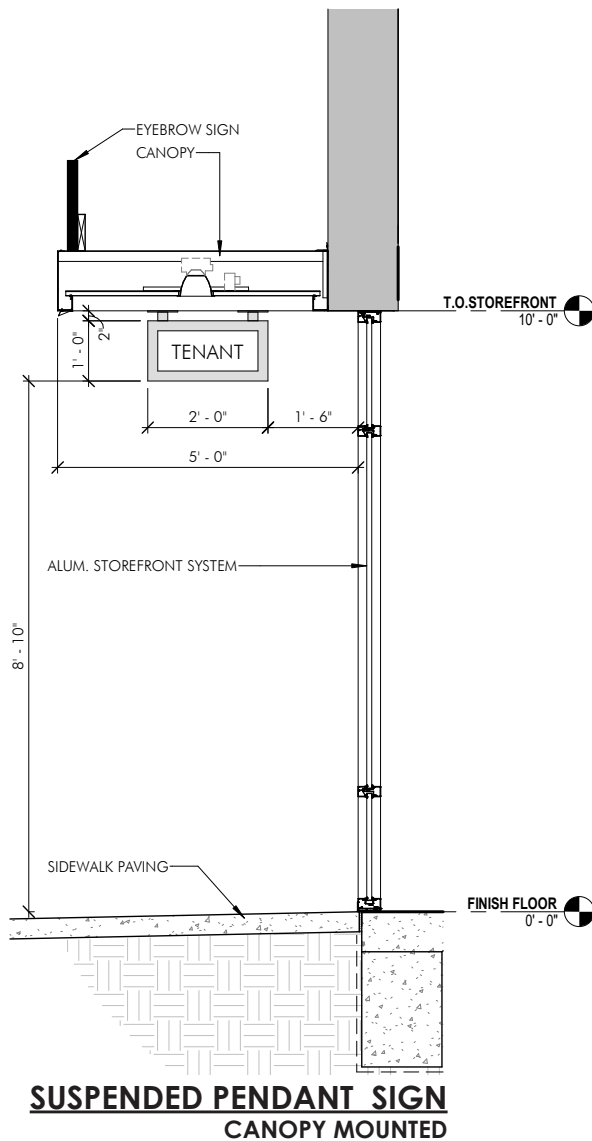
Lighting the topside of awnings is encouraged. Under side lighting that creates an awning glow effect is prohibited. Awning lighting shall be controlled by a 24-hour time clock with light sensor backup set in accordance to the hours specified in the lease.

Blade Sign (Optional) - Canopy, Awning, and Pilaster

Blade signs shall be reviewed and approved by Landlord on a case by case basis, with approval to be obtained in writing prior to sign installation. The purchase, fabrication, and installation of in-line tenant blade signs shall be done at the tenant's sole expense.

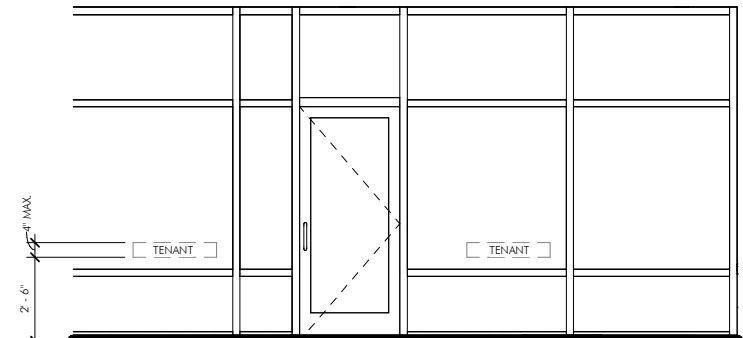
1. Blade Sign Materials
1/4" aluminum mounting plate painted black. 2" diameter aluminum pipe painted black. 1" x 1" aluminum square tube frame with 0.08" aluminum fastened to each side.
2. Size and Location
Blade signs shall be 2'-0" width by 1'-0" height. Located blade signs as indicated on details to the right.
3. Lettering Materials
Painted 1/4" routed acrylic tenants logo and/or logotype.
4. Sign Message
This shall be limited to the registered name of the Tenant.
5. Color
Letter colors and aluminum tube frame color to be approved by Landlord.





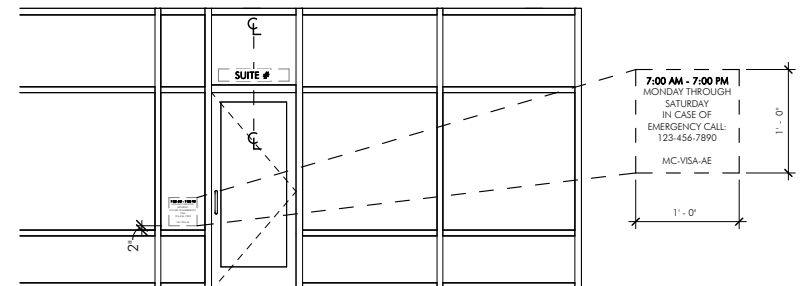
Vinyl Window Graphics

1. Materials and Color
Vinyl die-cut letters and/or graphics supplied and installed by the Tenant.
2. Size and Location
The graphics shall be determined by the Tenant, with the approval of Landlord, and must occur on the interior surface of the glass adjacent to the main Tenant entry door as shown in the accompanying illustration. Size shall be a maximum of 4" maximum in height per window.
3. Type of Lettering
Tenants logo and/or logo type.
4. Sign Message
This shall be limited to the registered name of the Tenant.



Hours and Emergency Graphics / Credit Identification

1. Materials
Vinyl die-cut letters and/or graphics supplied and installed by the Tenant.
2. Size and Location
The size shall be contained within a dimension of twelve inches (12") horizontally and twelve (12") inches vertically, and shall be located on the interior surface of the sidelight of the main customer entry door 2 inches above the bottom edge of the sidelight glass.
3. Type of Lettering
All hour copy must be in the Times Bold type-style with a 3/4" cap height. Suite number must be Times Bold type-style with a 4" cap height.
4. Sign Message
This sign is limited to the hours of operation and emergency phone numbers. Credit card identification stickers must also be within this area.
5. Color
Letter colors to be approved by Landlord. Credit card identification must be small and unobtrusive in color.



Signage on Storefront Glass

Tenants are encouraged to apply signs to the interior glass portion of the storefront. Acceptable materials include: painted gold or silver leaf; silk-screened logo; cut or polished metal veneers applied to glass; etched glass. Unacceptable materials: paper or poster board taped to glass, etc. The maximum height is 6".

Graphics are limited to the business name, business tenant logo, Tenant's address, hours of operation, and emergency telephone numbers. Window signs may include special graphic design elements. Maximum area 25% of any single window area with no more than 15% of the aggregate frontage window area.

Any signs located within four (4') feet of the window will be considered a part of the window signage. Letters and graphics are to be applied directly to interior side of glazed surfaces except for non-exposed neon signs which may be suspended from above with metal rods or wires. Signs taped to windows, suction cupped to windows, or painted on windows are not allowed. Application of aftermarket films on glass voids the glass warranty.

Storefront / Delivery Door

Each Tenant will be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl decal application lettering, not to exceed 4" in height, indicating hours of business, emergency telephone numbers, address, and entry/exit information.

Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, in a location as directed by the Landlord, and in 3" high block letters, the Tenant's name and address in the style and size stipulated by the Landlord.

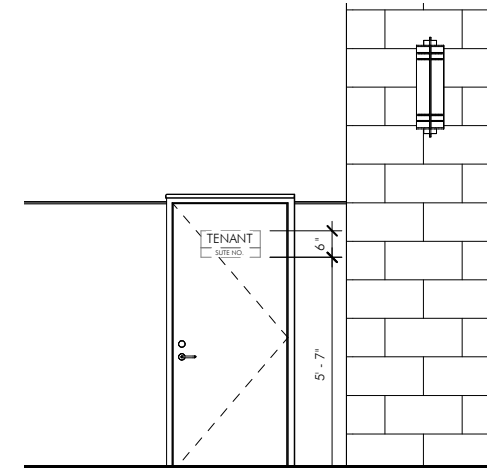
Tenants may install on the storefront, if required by the U.S. Post Office, the numbers only for the street address in exact location, letter style and size stipulated by the Landlord.

Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panels and supports of the show windows and doors or upon the exterior walls of the building or storefront. No window mounted neon signs are permitted.

All externally visible tenant signage shall be subject to the written approval of Landlord as to construction, method of attachment, size, shape, height, lighting, color, and general appearance. Such signage will be reviewed by the Landlord only with secured variances to the applicable code. Painted lettering will not be permitted. Special conditions will be reviewed and considered by the Landlord on an individual basis.

Service Entry Graphics

1. Materials
High quality exterior grade black vinyl die-cut letters supplied and installed by the Tenant.
2. Size & Location
The size and location on the exterior surface of the service entry door as shown in the accompanying illustration.
3. Type of Lettering
All copy must be in the Times Bold type-style.



Temporary/Promotional Signage

All Outparcel, Major and Junior Anchor Tenants will be allowed one panel on project temporary construction sign. No temporary or promotional signage can be taped in the windows. Any additional temporary signs are to be reviewed and approved by the Landlord. Poster/sale cases may be set back 24" in windows as a part of window displays, subject to review and approval. Neon beverage or promotional signage can be set back 40" as a part of a window display; but, it cannot be affixed or directly adjacent to an exposed window or within the Design Control Zone.

Prohibited Materials

In conjunction with materials restricted by local building codes, the following materials are not permitted for use anywhere on any storefront for the primary construction of the sign.

- Plastic and metal laminates, acrylic, polycarbonate, PVC, smoked and/or tinted glass, simulated materials (i.e., imitation brick, wood, etc.)
- Interior wall coverings of any kind, distressed and/or sandblasted signs, rough-sawn woods, plywood paneling, mirror, brick, or fabrics.
- No sandblasted wood signs in a natural wood finish with painted, raised letters and/or logos.
- Signage must not have any flashing lights or animated components.
- Vacuum-formed letters of any kind, whether a stand-alone letter, channel letter faces, or push-through letters, are not allowed.
- Cabinet signs with illuminated, translucent backgrounds and silhouetted letters are not permitted.
- Ballast boxes, transformers, crossovers, or conduits are not tolerable.
- No advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive or promotional material may be affixed or maintained on windows, glass fixtures, equipment, or any other area of the storefront. This includes credit card signs and sale signs.

Prohibited Materials Continued:

- No exposed fasteners or non-ornamental hardware is allowed within the sign cabinets or structures themselves or on the storefront.
- Ornamental fasteners that accentuate the sign's design are permitted.
- Signs manufactured from paper, foam board, cardboard, stickers, applied decals, or located behind the storefront glazing are not acceptable.

Though some labels are required by code, such as the UL serial label and the UL black manufacture label, they are to be placed in an inconspicuous locations near the sign's shut-off switch (per UL48). All other names, stamps, or decals by the sign manufacturer or otherwise are forbidden.

Sign Treatments to Avoid

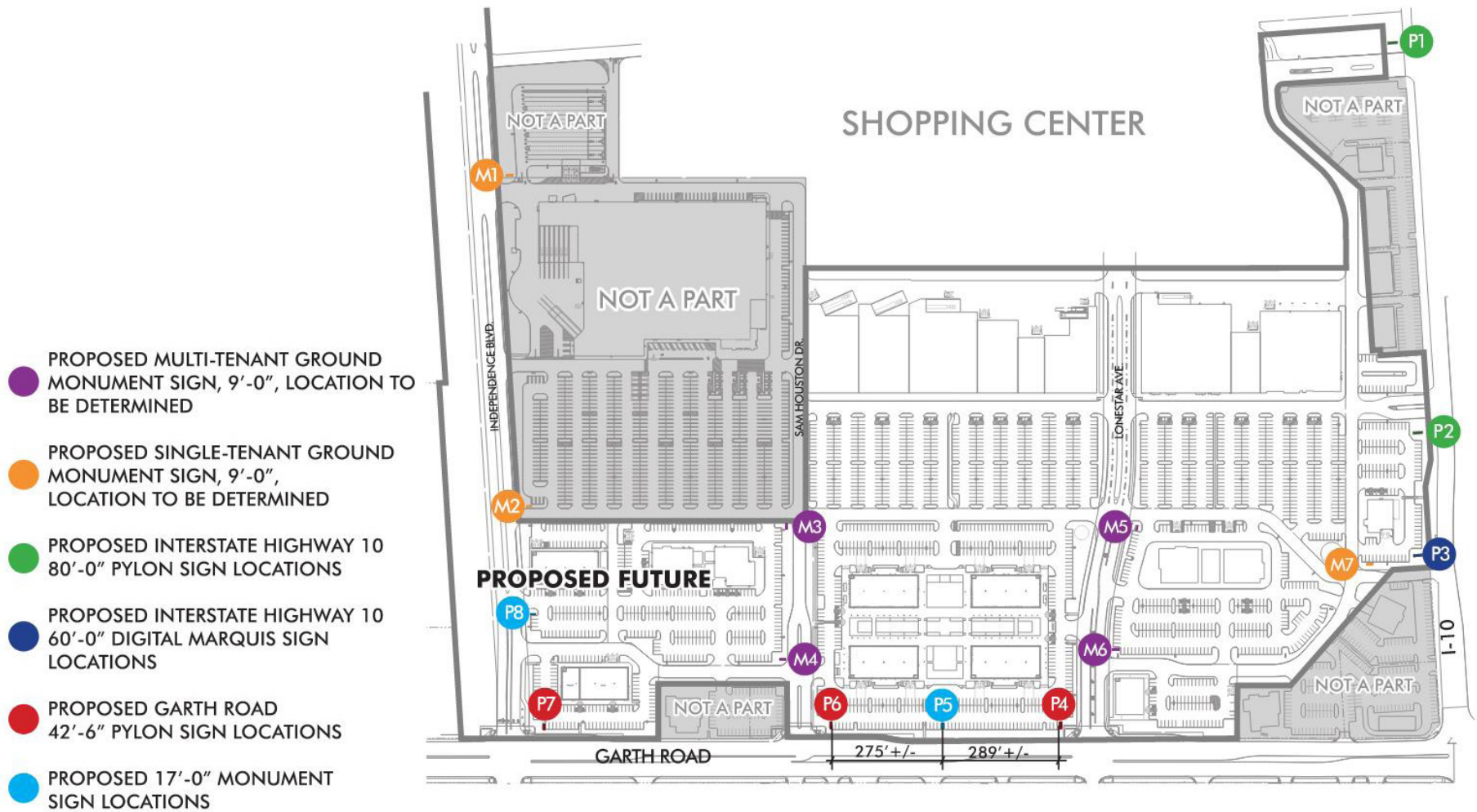
- Poor quality materials, i.e. plastic applique letters, non-fade resistant materials, etc.
- Sign bands and raceways
- Box signs, light boxes, cabinet signs or formed plastic, injection molded signs
- Flashing, moving, audible or odor making signs
- Cluttered signs
- Banners, pennants, inflatable displays or sandwich boards
- Roof top signage
- Advertising or promotional signs on parked vehicles
- Exposed neon or any other exposed light source
- No sign maker labels or other identification shall be permitted on the exposed surface of signs
- No exposed conduit, tubing or raceways, conductors, transformers and other equipment will be permitted.
- No pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria
- No cloth, paper, cardboard or similar stickers or decals around ,or on surfaces on the storefront, or within the design control zone without prior written approval; professionally prepared interior window signs, small door stickers indicating hours of business or emergency telephone will be considered.

Outparcel Tenants

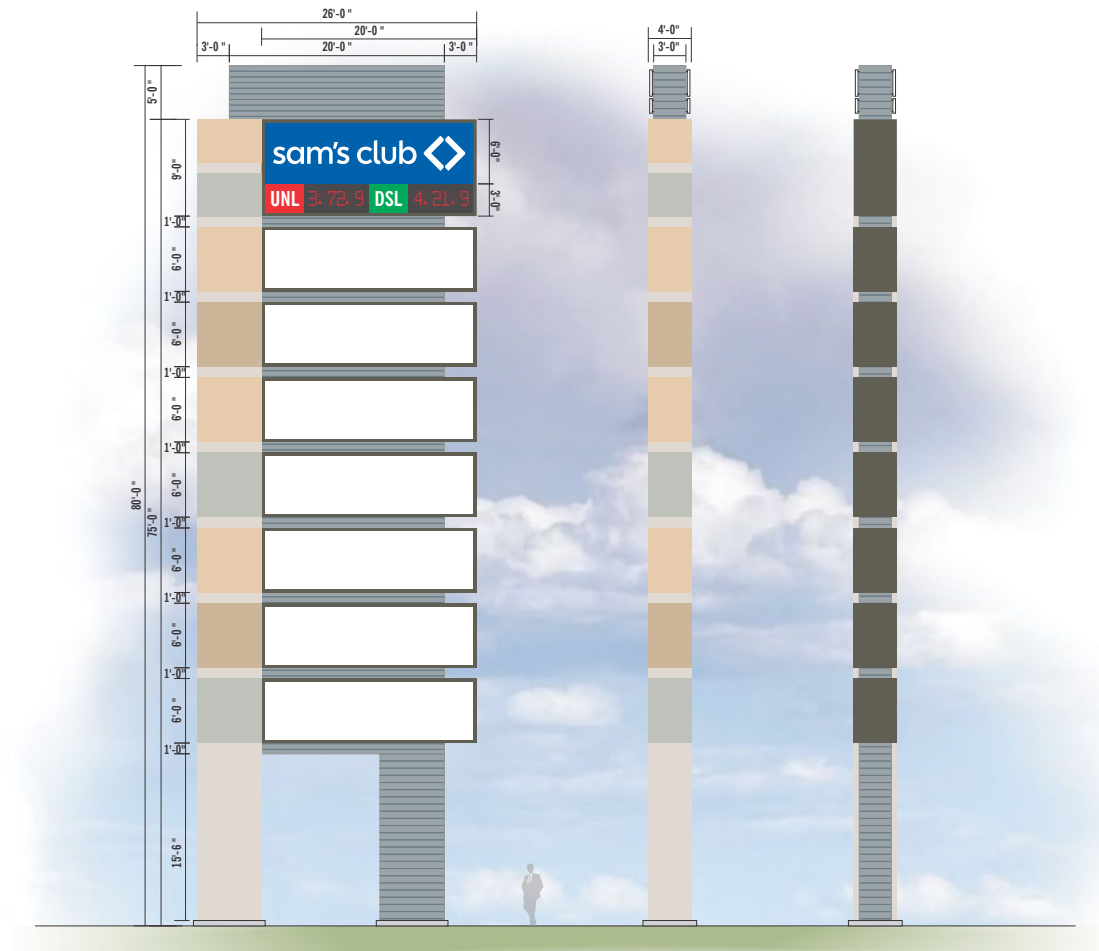
- A maximum of four wall signs and subject to Landlord approval may be offered a pylon sign panel.
- The maximum height for letters in the body of the sign shall not exceed 48" in height or shall not exceed 15% of the surface area.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes etc. will be allowed.
- All signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.
- Tag lines shall be allowed on an individual basis only and height shall not exceed 12" and are subject to the Landlord's approval.
- No logos will be allowed on Tenant store fronts without prior written approval.
- Outparcel tenants will not be permitted a monument sign on their parcel.



Pylon And Monument Signs



SIGN A	P1	JOB SCOPE	QTY: 1
FABRICATE & INSTALL ILLUMINATED MULTI-TENANT PYLON			
TOP/MID SECTION: <ul style="list-style-type: none"> - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE. 			
LED GAS MESSAGE CENTER: <ul style="list-style-type: none"> - TBD LED MESSAGE CENTER 			
POLE COVER 1: <ul style="list-style-type: none"> - ALL ALUMINUM FABRICATION. FINISH: P6 W/ P1, P2, P3, P4 ACCENTS 			
POLE COVER 2: <ul style="list-style-type: none"> - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE W/ P1, P2, P3, P4 ACCENTS 			
TENANT CABINETS: <ul style="list-style-type: none"> - ALL ALUMINUM FABRICATION. FINISH: P5 - 4" ALUMINUM RETAINERS. FINISH: P5 - FACES: .150" POLY CARBONATE - ILLUMINATED W/ WHITE LEDS & POWER SUPPLY 			
PAD <ul style="list-style-type: none"> - CONCRETE PAD: 6" ABOVE & 6" BELOW GRADE 			
SUPPORT <ul style="list-style-type: none"> - (2) 24" TUBE STEEL SUPPORT TO TBC BY ENGINEER - (2) 18" TUBE STEEL SUPPORT TO TBC BY ENGINEER (TRANS) - (2) 12" TUBE STEEL SUPPORT TO TBC BY ENGINEER (TRANS) 			
FOUNDATION <ul style="list-style-type: none"> - (2) 48" DIAMETER x 30'-0" DEEP CONCRETE PIER 			
COLORS			
PAINT COLORS - SATIN FINISH			
P1	TBD GRAY		
P2	MP SILVER		
P3	TBD BEIGE		
P4	TBD DARK BEIGE		
P5	313 DARK BRONZE		
P6	TBD MID BEIGE		
P7	WHITE		



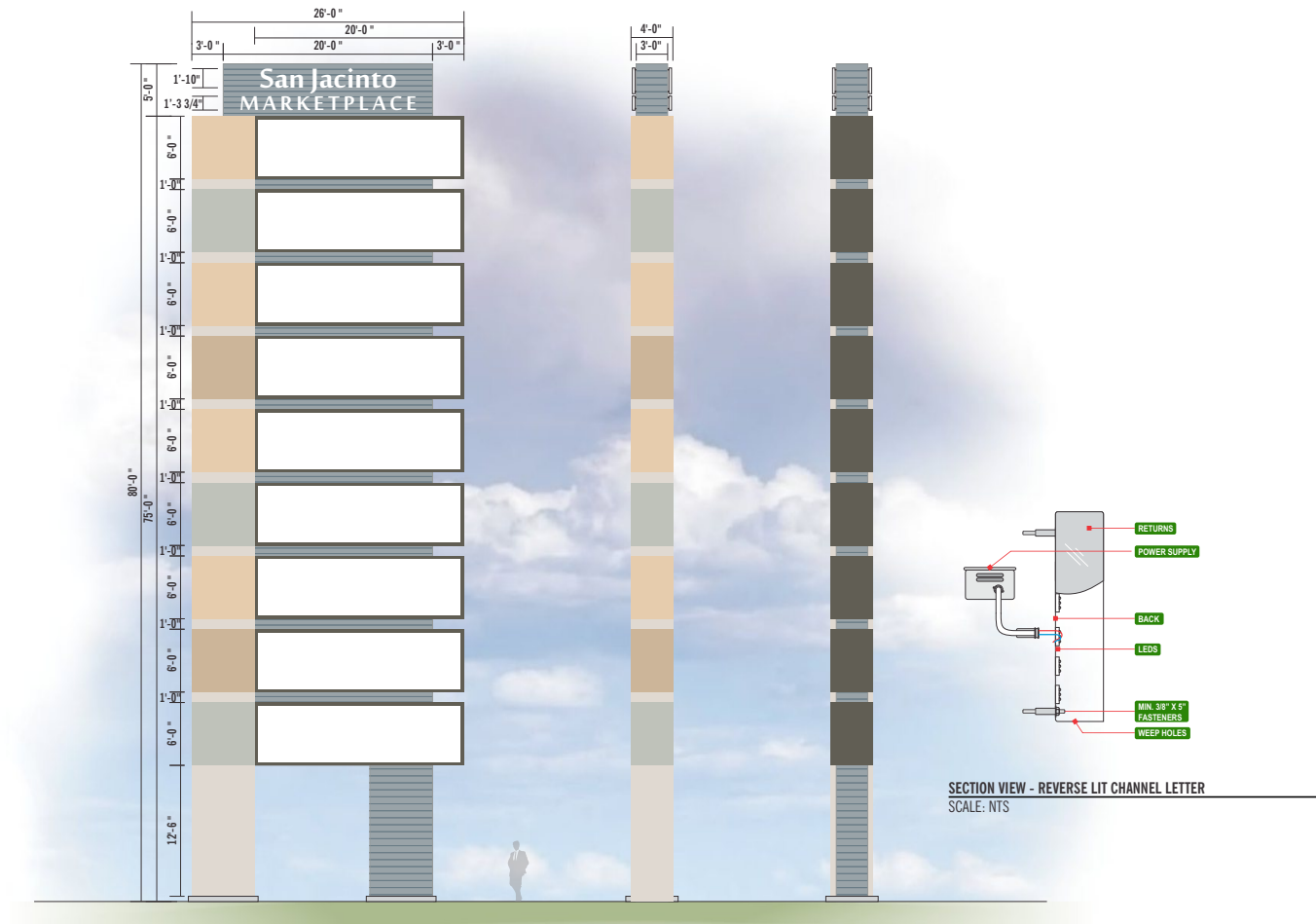
Sign P1, 80'-0" Multi-Tenant Sign

SIGN A	P2	JOB SCOPE	QTY 1
FABRICATE & INSTALL ILLUMINATED MULTI-TENANT PYLON			
TOP/MID SECTION:			
- ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE.			
TOP CABINET REVERSE CHANNEL LETTERS			
- FACES: 125" ALUMINUM, FINISH: P7			
- RETURNS: 3" DEEP .063 ALUMINUM, FINISH: P7			
- BACKS: 150" WHITE POLYCARBONATE			
- ILLUMINATION: INTERNAL WHITE LEDS			
- MOUNTING: 1" STANDOFFS P1 W/ MINIMUM 3/8" X 5"			
POLE COVER 1:			
- ALL ALUMINUM FABRICATION, FINISH: P6 W/ P1, P2, P3, P4 ACCENTS			
POLE COVER 2:			
- ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE W/ P1, P2, P3, P4 ACCENTS			
TENANT CABINETS:			
- ALL ALUMINUM FABRICATION, FINISH: P5			
- 4" ALUMINUM RETAINERS, FINISH: P5			
- FACES: 150" POLY CARBONATE			
- ILLUMINATED W/ WHITE LEDS & POWER SUPPLY			
PAD			
- CONCRETE PAD: 6" ABOVE & 6" BELOW GRADE			
SUPPORT			
- (2) 24" TUBE STEEL SUPPORT TO TBC BY ENGINEER			
- (2) 18" TUBE STEEL SUPPORT TO TBC BY ENGINEER (TRANS)			
- (2) 12" TUBE STEEL SUPPORT TO TBC BY ENGINEER (TRANS)			
FOUNDATION			
- (2) 48" DIAMETER x 30'-0" DEEP CONCRETE PIER			

COLORS

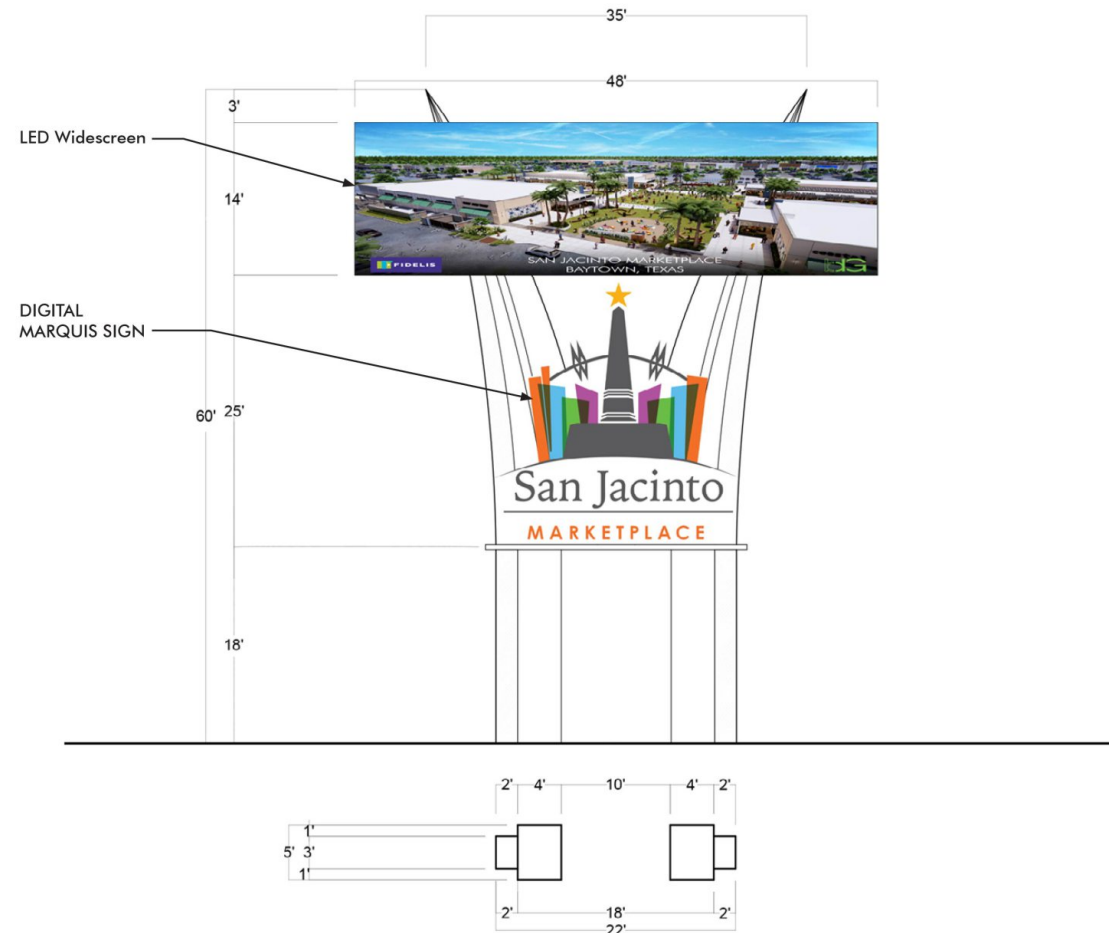
PAINT COLORS - SATIN FINISH

P1	TBD GRAY
P2	MP SILVER
P3	TBD BEIGE
P4	TBD DARK BEIGE
P5	313 DARK BRONZE
P6	TBD MID BEIGE
P7	WHITE



Sign P2, 80'-0" Multi-Tenant Sign

SIGN B	P3	JOB SCOPE	QTY 1
FABRICATE & INSTALL ILLUMINATED PYLON			



Sign P3, 60'-0" Digital Marquis Sign

SIGN C **P4, P7** **JOB SCOPE** **QTY: 2**

FABRICATE & INSTALL ILLUMINATED MULTI-TENANT PYLON

TOP/MID SECTION:

- ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE.

POLE COVER 1:

- ALL ALUMINUM FABRICATION. FINISH: P6 W/ P1, P2, P3, P4 ACCENTS

POLE COVER 2:

- ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE W/ P1, P2, P3, P4 ACCENTS

TENANT CABINETS:

- 10" DEEP ALL ALUMINUM FABRICATION. FINISH: P5
- 2" ALUMINUM RETAINERS. FINISH: P5
- FACES: 3/16" 7328 WHITE ACRYLIC
- ILLUMINATED W/ WHITE LEDS & POWER SUPPLY

PAD

- CONCRETE PAD: 6" ABOVE & 6" BELOW GRADE

SUPPORT

- (2) 18" TUBE STEEL SUPPORT TO TBC BY ENGINEER
- (2) 12" TUBE STEEL SUPPORT TO TBC BY ENGINEER (TRANS)

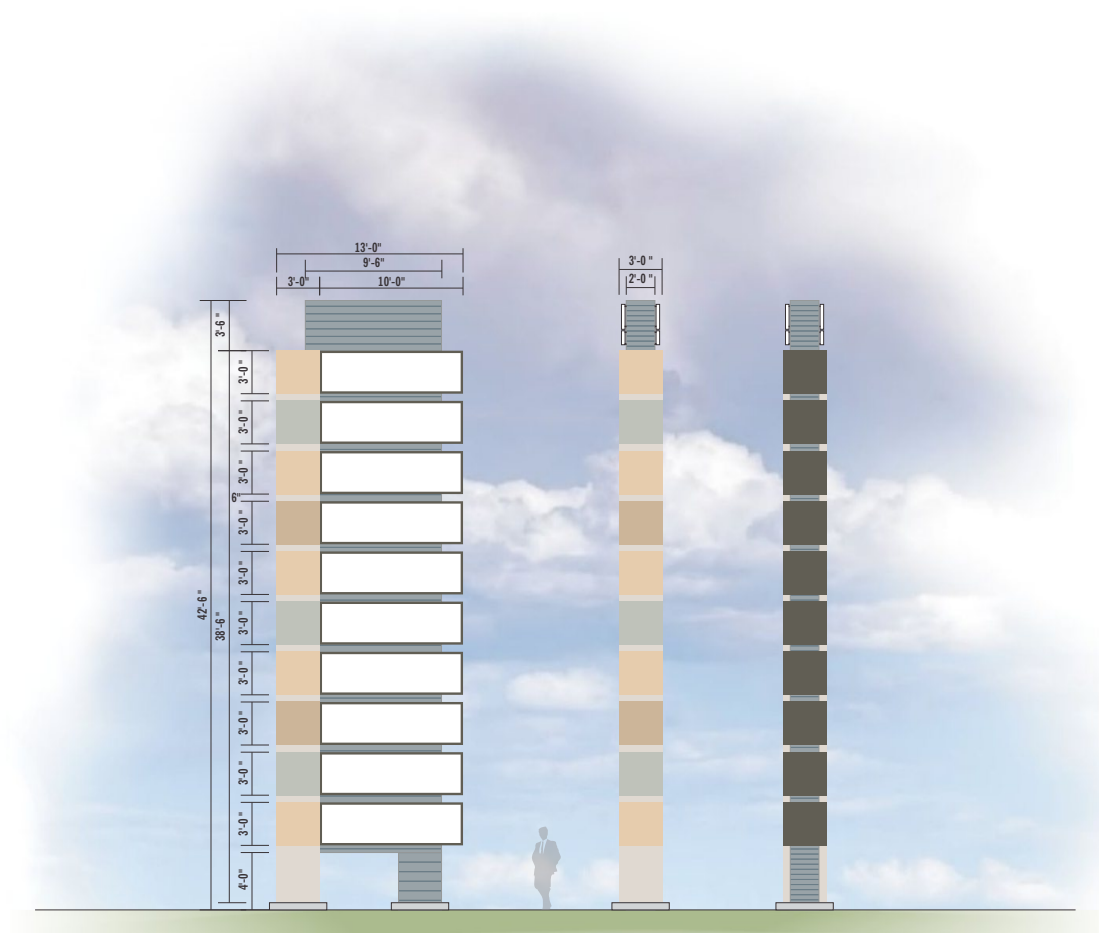
FOUNDATION

- (2) 36" DIAMETER x 20'-0" DEEP CONCRETE PIER

COLORS

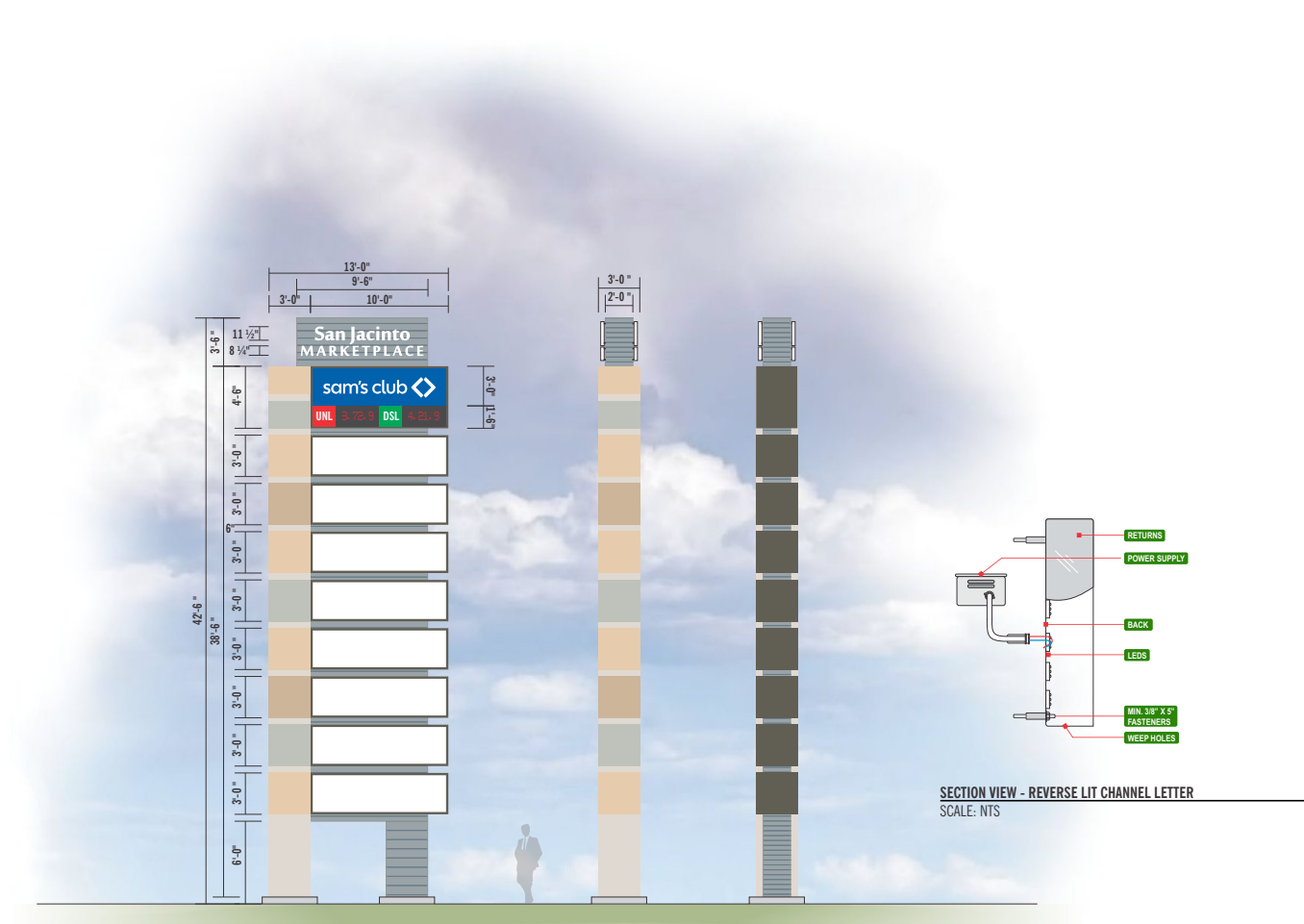
PAINT COLORS - SATIN FINISH

P1	TBD GRAY
P2	MP SILVER
P3	TBD BEIGE
P4	TBD DARK BEIGE
P5	313 DARK BRONZE
P6	TBD MID BEIGE
P7	WHITE



Sign P4, P7, 42'-6" Multi-Tenant Sign

SIGN B	P6	JOB SCOPE	QTY: 1
FABRICATE & INSTALL ILLUMINATED MULTI-TENANT PYLON			
TOP/MID SECTION: - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE.			
TOP CABINET REVERSE CHANNEL LETTERS - FACES: 125" ALUMINUM, FINISH: P7 - RETURNS: 3" DEEP .063 ALUMINUM, FINISH: P7 - BACKS: 150" WHITE POLYCARBONATE - ILLUMINATION: INTERNAL WHITE LEDS - MOUNTING: 1" STANDOFFS P1 W/ MINIMUM 3/8" X 5"			
LED GAS MESSAGE CENTER: - TBD LED MESSAGE CENTER			
POLE COVER 1: - ALL ALUMINUM FABRICATION, FINISH: P6 W/ P1, P2, P3, P4 ACCENTS			
POLE COVER 2: - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE W/ P1, P2, P3, P4 ACCENTS			
TENANT CABINETS: - 10" DEEP ALL ALUMINUM FABRICATION, FINISH: P5 - 2" ALUMINUM RETAINERS, FINISH: P5 - FACES: 3/16" 7328 WHITE ACRYLIC - ILLUMINATED W/ WHITE LEDS & POWER SUPPLY			
PAD - CONCRETE PAD: 6" ABOVE & 6" BELOW GRADE			
SUPPORT - (2) 18" TUBE STEEL SUPPORT TO TBC BY ENGINEER - (2) 12" TUBE STEEL SUPPORT TO TBC BY ENGINEER (TRANS)			
FOUNDATION - (2) 36" DIAMETER x 20'-0" DEEP CONCRETE PIER			
COLORS PAINT COLORS - SATIN FINISH P1 TBD GRAY P2 MP SILVER P3 TBD BEIGE P4 TBD DARK BEIGE P5 313 DARK BRONZE P6 TBD MID BEIGE P7 WHITE			



Sign P6, 42'-6" Multi-Tenant Sign

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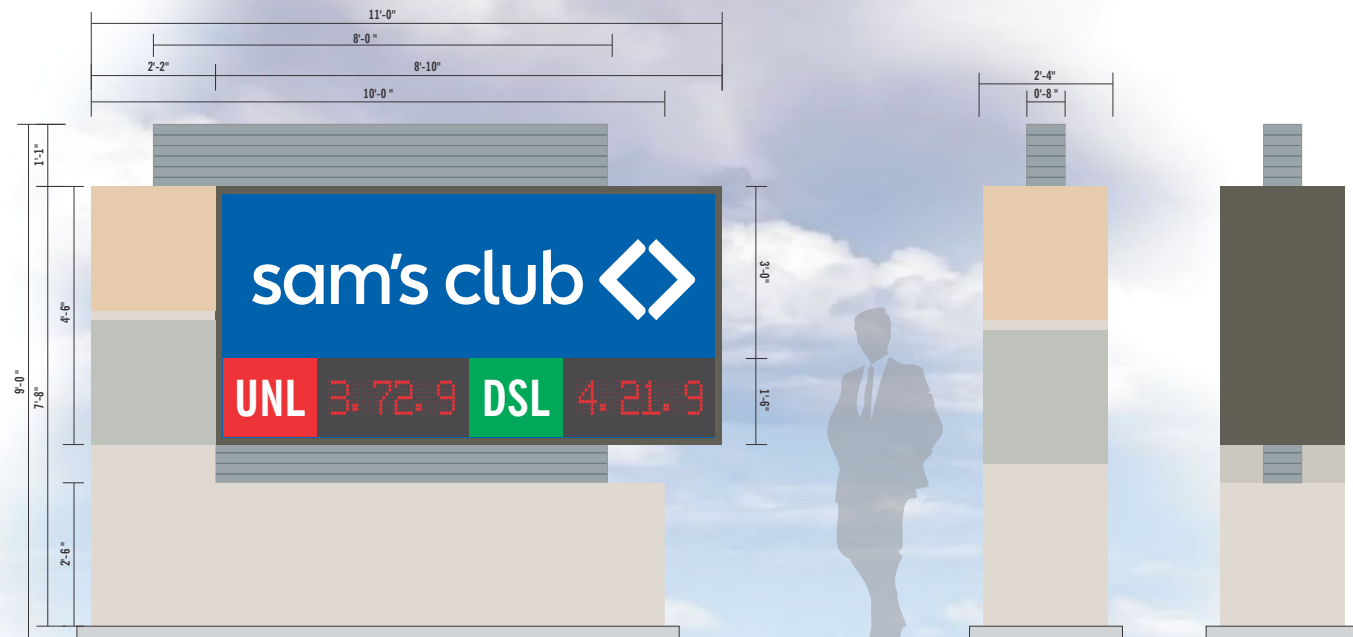
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SIGN D	M3, M4, M5M M6	JOB SCOPE	QTY: 4
FABRICATE & INSTALL ILLUMINATED MULTI-TENANT MONUMENT			
TOP/SIDE ACCENT: - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE.			
POLE COVER / BASE: - ALL ALUMINUM FABRICATION. FINISH: P6 W/ P1, P2, P3, P4 ACCENTS			
TENANT CABINETS: - 30" DEEP ALL ALUMINUM FABRICATION. FINISH: P5 - 1 1/2" ALUMINUM RETAINERS. FINISH: P5 - FACES: 3/16" 7328 WHITE ACRYLIC - ILLUMINATED W/ WHITE LEDS & POWER SUPPLY			
PAD - CONCRETE PAD: 3" ABOVE & 3" BELOW GRADE			
SUPPORT - (1) 8" TUBE STEEL SUPPORT TO TBC BY ENGINEER			
FOUNDATION - (1) 30" DIAMETER x 5'-0" DEEP CONCRETE PIER			
COLORS			
PAINT COLORS - SATIN FINISH			
P1	TBD GRAY		
P2	MP SILVER		
P3	TBD BEIGE		
P4	TBD DARK BEIGE		
P5	313 DARK BRONZE		
P6	TBD MID BEIGE		



Sign M3, M4, M5, M6, 9'-0" Multi-Tenant Sign

SIGN E	M1, M2	JOB SCOPE	QTY: 2
FABRICATE & INSTALL ILLUMINATED MONUMENT			
TOP/SIDE ACCENT: - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE.			
POLE COVER / BASE: - ALL ALUMINUM FABRICATION. FINISH: P6 W/ P1, P2, P3, P4 ACCENTS			
TENANT CABINET: - 30" DEEP ALL ALUMINUM FABRICATION. FINISH: P5 - 1 1/2" ALUMINUM RETAINERS. FINISH: P5 - FACES: 3/16" 7328 WHITE ACRYLIC - ILLUMINATED W/ WHITE LEDS & POWER SUPPLY			
LED GAS MESSAGE CENTER: - TBD LED MESSAGE CENTER			
PAD - CONCRETE PAD: 3" ABOVE & 3" BELOW GRADE			
SUPPORT - (1) 8" TUBE STEEL SUPPORT TO TBC BY ENGINEER			
FOUNDATION - (1) 30" DIAMETER x 5'-0" DEEP CONCRETE PIER			
COLORS			
PAINT COLORS - SATIN FINISH			
P1	TBD GRAY		
P2	MP SILVER		
P3	TBD BEIGE		
P4	TBD DARK BEIGE		
P5	313 DARK BRONZE		
P6	TBD MID BEIGE		



Sign M1, M2, 9'-0" Single Tenant Sign

SIGN F	M7	JOB SCOPE	QTY: 1
FABRICATE & INSTALL ILLUMINATED MONUMENT			
TOP/SIDE ACCENT: - ALL ALUMINUM FABRICATION W/ BERRIDGE HS-12 METAL PANELS COLOR CITYSCAPE.			
POLE COVER / BASE: - ALL ALUMINUM FABRICATION. FINISH: P6 W/ P1, P2, P3, P4 ACCENTS			
TENANT CABINET: - 30" DEEP ALL ALUMINUM FABRICATION. FINISH: P5 - 1 1/2" ALUMINUM RETAINERS. FINISH: P5 - FACES: 3/16" 7328 WHITE ACRYLIC - ILLUMINATED W/ WHITE LEDS & POWER SUPPLY			
PAD: - CONCRETE PAD: 3" ABOVE & 3" BELOW GRADE			
SUPPORT: - (1) 8" TUBE STEEL SUPPORT TO TBC BY ENGINEER			
FOUNDATION: - (1) 30" DIAMETER x 5'-0" DEEP CONCRETE PIER			
COLORS			
PAINT COLORS - SATIN FINISH			
P1	TBD GRAY		
P2	MP SILVER		
P3	TBD BEIGE		
P4	TBD DARK BEIGE		
P5	313 DARK BRONZE		
P6	TBD MID BEIGE		



Sign M7, 9'-0" Single Tenant Sign