

Albertsons Superstition Springs Center

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DR96-34

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to DR on 7/18/94

I. TENANT SIGN CRITERIA

Introduction

The intent of this sign criteria is to establish and maintain guidelines consistent with the signage policies of the Landlord and the Town of Gilbert. Further, the purpose is to assure a standard conformance for the design, size, fabrication techniques and materials for the signage of the project and for tenant identification.

a. Major Tenants (Over 25,000 Square Feet)

Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage, with no individual sign exceeding 225 square feet in area per building face. Signs shall be permitted on more than one side of the building. Total allowable sign area may be allocated between primary and additional secondary signs. Signs shall be neon, reverse channel neon or individual, internally illuminated, metal channel letters with plex-glass faces; maximum height of individual letters for primary wall signs is 5 feet and maximum of secondary signs is 2 feet.

b. Major Tenants (10,001 - 25,000 Square Feet)

Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage per building face. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width.

Freestanding building sign area may be divided between more than one side of the building. If multiple signs are used, no more than 50% of allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letter sizes shall be based upon square footage of shop area, as indicated in the chart following Paragraph C.

c. Shop Tenant Signs

Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width.

Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letter sizes shall be based upon square footage of shop area, as indicated below:

<u>Building/Shop Area</u>	<u>Maximum Letter Size</u>
5,000 S.F. or Less	24"
5,001 S.F. - 10,000 S.F.	36"
10,001 S.F. - 25,000 S.F.	48"

d. Freestanding Pad Buildings

Freestanding building sign area may be divided between more than one side of the building. If multiple signs are used, no more than 50% of allowable area may be placed on any one side. Signs shall be mounted on the wall of fascia above the shop and shall be neon, reverse channel

13. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required must be installed in an inconspicuous location.
14. No window signs are permitted without the express approval of Landlord.
15. No portable signs to be displaced on site.
16. Sign permit must be obtained from the Town of Gilbert prior to installation of signage.
17. Neon strips/stripes will not be allowed in this project, however, neon lettering, as outlined in this criteria package, will be allowed.
18. Neon signs shall be reviewed and approved by the design review board prior to issuance of a sign permit.

B. Miscellaneous Signs

a. Sale or Lease Signs

Temporary signs advertising the sale, lease or hire of the site will be allowed. One freestanding sign per 400 feet of street frontage will be allowed. These signs shall not exceed eight (8) feet in height and a total of 32 square feet per side in sign area.

b. Construction Signs

A sign denoting the developer, architects, Engineers, Contractor, and other related subjects will be allowed at the commencement of construction. Said signs will be removed within 30 days after building occupancy. One sign for each separate construction project will be allowed. Each sign shall not exceed eight (8) feet in height and a total of forty (40) S.F. per side in sign area. These signs shall be removed upon completion of project construction.

c. Future Tenant Signs

Signs listing the name of a future major tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed eight (8) feet in height and a total of forty (40) S.F. per side area in sign area.

d. Directional Signs

Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

1. Maximum area of 6 square feet.
2. Maximum height of 3 feet.
3. No business identification permitted.
4. Signs shall be permanently affixed to the ground or a building.

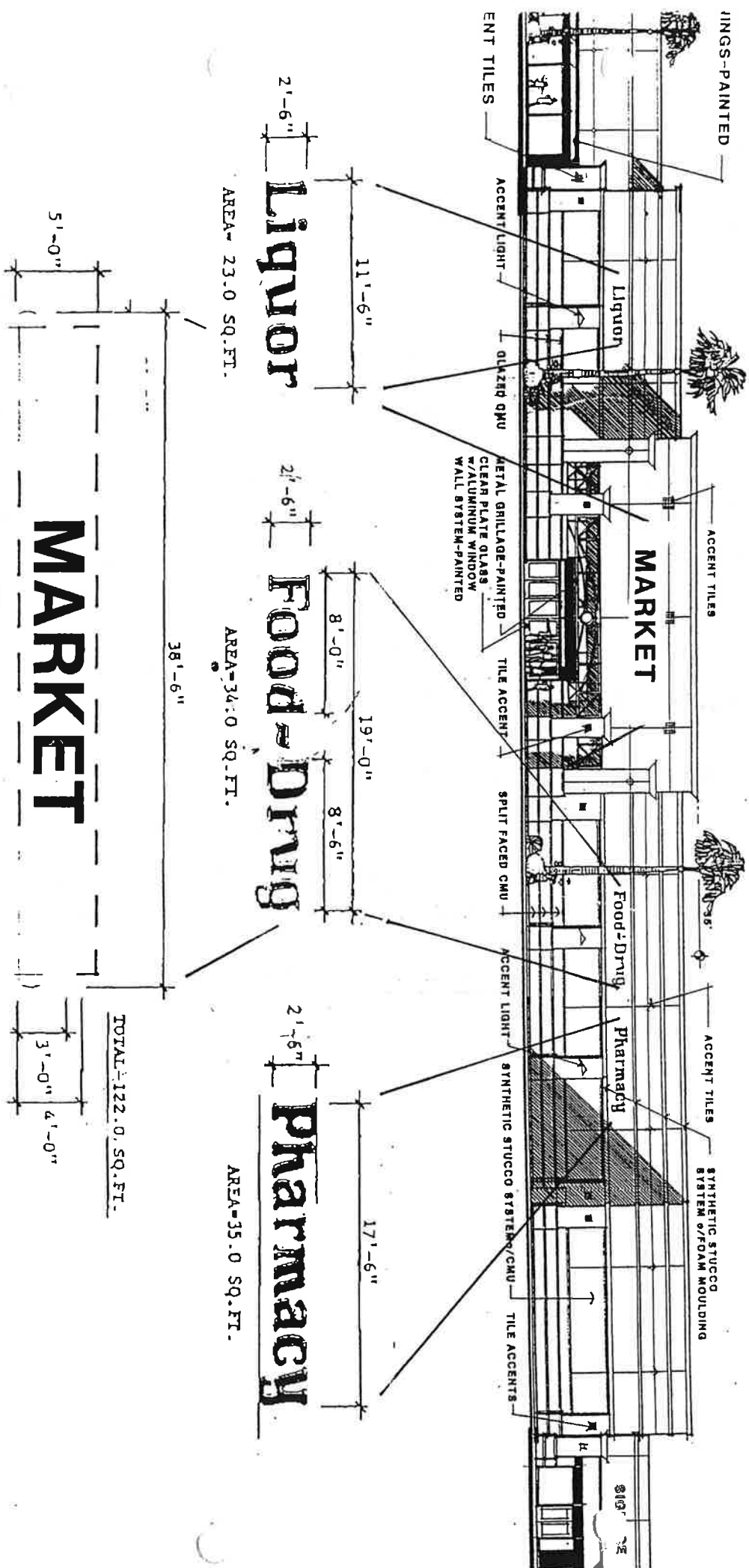
PROJECT

SIGNAGE SITE PLAN LEGEND

	SITE PLAN	EXHIBIT	I
A	FREESTANDING MONUMENT -	EXHIBIT	A
B	FREESTANDING MONUMENT -	EXHIBIT	B
C	WELCOME TO GILBERT MONUMENT WALL -	EXHIBIT	C
D	MARKET - WALL SIGN -	EXHIBIT	D
E	MAJOR - WALL SIGN 10,000 - 25,000 S.F.	EXHIBIT	E
F	MAJOR - WALL SIGN 25,000 S.F. AND OVER	EXHIBIT	F
G	SHOPS - TYPICAL	EXHIBIT	G
H	PAD TENANT - WALL SIGN	EXHIBIT	H
J	NEON EXHIBIT		J

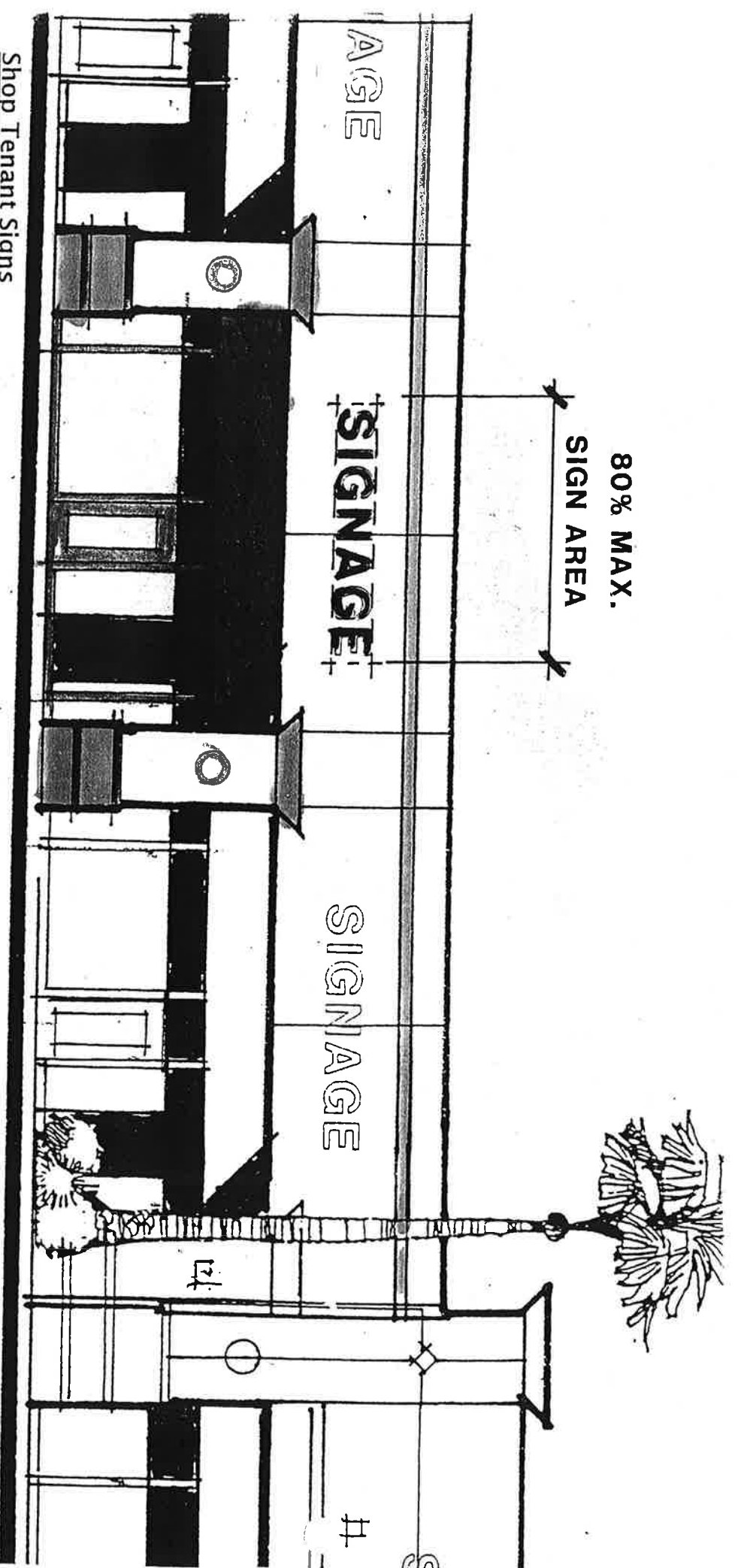
FASCIA LETTERS WITH WHITE OUTLINE

2" DEEP FORMED #7328 WHITE PLEXIGLASS LETTER FACES WITH #3630-167 MED. BLUE & #3630-36 DK. BLUE VINYL OVERLAY LEAVING WHITE OUTLINE
DARK BRONZE SHEET METAL LETTER SIDES WITH BRONZE TRIM CAP EDGES
WHITE NEON 60 M.A. ILLUMINATION



DR96-34 -To Design Review Board on 7.18. '96

EXHIBIT D



Shop Tenant Signs

Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width.

Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letter sizes shall be based upon square footage of shop area, as indicated below:

Building/Shop Area

Maximum Letter Size

5,000 S.F. or Less
 5,001 S.F. - 10,000 S.F.
 10,001 S.F. - 25,000 S.F.

24"
 36"
 48"

DR96-34 - To Design Review Board on 7.18.96

EXHIBIT G