



Part 7

5524

2401 E. Baseline
118/119/120 Sign

ARIZONA BUILDING & DEVELOPMENT

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"EXHIBIT F"

SIGN CRITERIA

These criteria have been established for the purpose of ensuring an outstanding shopping center, and for the mutual benefit of all Owners and Occupants. Conformance will be strictly enforced.

A. GENERAL REQUIREMENTS

1. Restrictions on Location and Type of Signs. An Owner or Occupant may place signs in, on and about its Parcel, Pad or premises in accordance with the Site Plan of the Shopping Center. An Owner or Occupant shall not install any other sign(s) nor shall an Occupant or Owner place on the roof or any exterior walls of the Building(s) located on its Parcel, Pad or premises any sign, symbol, advertisement, neon or other light, shape or any other object or thing visible to the public outside of the Building without first obtaining Developer's written approval. An Owner or Occupant shall not affix or maintain any advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material upon the glass panes and supports of the show windows and doors or within 24" of any window, except as may be required by applicable governmental authorities or as otherwise permitted by Developer or these criteria. An Owner or Occupant shall not place any signs upon the parking area, sidewalks or other Common Areas in the Shopping Center.

2. Compliance. The size, shape, layout, material, location, design, color and installation of all signs shall comply with requirements of applicable governmental authorities, including all local building, zoning and electrical codes, and these criteria. All signs shall be installed and maintained in good condition and repair (including prompt replacement of any burnt-out lightbulbs and fixtures) at the sole cost and expense of the Owner on whose Parcel or Pad such sign is located. Any installed nonconforming or unapproved signs shall be brought into conformance with these criteria at the expense of the Owner on whose Parcel or Pad such sign is located. Each Owner shall be responsible for obtaining all governmental permits and approvals before installing a sign on its Parcel or Pad.

3. Committee Approval; General Criteria. Before fabrication of any sign has begun, each Owner or Occupant shall submit or cause to be submitted to Developer for approval detailed drawings indicating the location, size, shape, layout, design, material and color of the proposed signs including all lettering and/or graphics. The following general criteria shall apply: (a) script lettering shall not be

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permitted unless it is part of an established trademark of an Owner or an Occupant; (b) no signs shall be installed perpendicular to the face of a building or storefront; and (c) the wording of signs shall not include the product sold unless the product sold is part of the Occupant's or Owner-Occupant's trade name or logo. No sign shall be installed or altered after installation without the prior written approval of Developer.

4. Installation. All costs of constructing and installing signs, including the costs of electrical hook-ups, shall be paid by the Owner of the Pad or Parcel on which the sign is located. Each Owner shall install or shall cause to be installed all signs on its respective Pad or Parcel no later than forty-five (45) days after the Owner of such Pad or Parcel or any Occupant thereof opens for business. Electrical service to all signs on an Owner's Pad or Parcel shall be on such Owner's meter and at the expense of such Owner.

B. SIGN SPECIFICATIONS FOR SIGNS ON PREMISES OF OCCUPANTS OF DEVELOPER'S PARCEL:

1. Location, Area and Width of Sign; Lettering. All signs shall be centered on the storefronts. The allowable sign area is 1-1/4 square foot of signage per each lineal foot of store frontage parallel to the sign band. The allowable sign area shall be determined by multiplying the greatest horizontal dimension by the greatest vertical dimension of each letter or group of letters, whichever allows the greater sign area. Logos shall be counted as part of the sign area. The width of any fascia sign shall not exceed seventy-five percent (75%) of the width of the premises on which such sign is located. All signs shall have a maximum of two (2) lines of copy. The maximum height of each letter on any sign shall be 24" high and the minimum height of each letter on any sign shall be 12".

2. Manufacturing specifications. Each individual letter shall be constructed of 22 gauge stretcher leveled paintlok sheet metal. All interior surfaces shall be primed with rust inhibiting primer and two (2) coats of special light reflecting white. All exterior reveal shall be painted dark bronze. The face of sign shall be 3/16" acrylic plexiglass face acrylite. All copy shall be flat cut out with trim-cap. Trim-cap shall be gold.

3. Installation specifications. The sign contractor shall stub conduit through the fascia sign to accommodate connections to primary electrical feeds. All conduit shall be located directly behind each letter and contained within the outer perimeter of each individual letter. All conductors, transformers and other equipment shall be

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concealed within individual letters or behind the sign fascia. No clips, mounting devices or labels (except U.L. Label) shall be visible. All signs must bear the U.L. Label (in an inconspicuous location) and the installation must comply with all applicable building and electrical codes. All penetrations of the building structure (including penetrations for the fascia sign) required for sign installation shall be sealed in a water tight condition. If water is found to be leaking into the building structure via penetrations from the Owner's or the Occupant's sign, such Owner or Occupant shall cause its sign contractor to make the necessary repairs to stop water leakage, said work to be at such Owner's or Occupant's sole expense.

4. Illumination. All signs shall be illuminated by neon lights. All colors and corresponding neon on signs in the shopping center shall match the following:

- a. Red #209.0 Acrylite with clear red neon illumination.
- b. Blue #605.0 Acrylite with powder blue neon illumination.
- c. Ivory #047.2 Acrylite with clear white neon illumination.
- d. Orange #303.0 Acrylite with clear white neon illumination.
- e. Green #506.0 Acrylite with clear white neon illumination.
- f. Yellow #407.2 Acrylite with clear white neon illumination.

C. MISCELLANEOUS SIGNAGE REQUIREMENTS

1. Entrance lettering. Each Owner-Occupant and Occupant shall be permitted to place upon each entrance of its premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers, etc.

2. Service Doors. Each Owner-Occupant and Occupant that has a non-customer door for receiving merchandise may have uniformly applied on said door, in a location designated by Developer, its name and address in two inch (2") high block letters. If more than one Occupant or Owner-Occupant uses the same door, the name of each Owner-Occupant and Occupant using such door shall be applied on such door. Developer shall select the color of all such lettering.

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3. Address number. Each Owner-Occupant and Occupant may install on the storefront, if required by the U.S. Post Office, the numbers for the street address in the exact location designated by Developer. Developer shall designate the size, type and color of numbers.

4. Photocell. Tenant to include photocell.

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