

## TENANT SIGN CRITERIA

### Signage Overview

Signage is an integral design element of the Tenant store façade and shall be designed to compliment the overall Tenant storefront as well as the Landlord's base building. Although The Shoppes at Grand Prairie encourages creative signage in order for the Tenant to project their unique image, all signage must adhere to the criteria herein.

At the Shoppes at Grand Prairie, the Landlord provides the signage bulkhead. The Tenant's sign shall be installed within the designated sign band on the bulkhead as shown on the base building storefront elevation, which is included in the Landlord issued Lease Outline Drawing for each Tenant space. All signs that are visible from the common area walkway or parking areas are required to be specifically approved in writing by the Landlord and the City of Peoria.

Specific signage requirements will vary depending on the combination of the Criteria Zones occupied by a particular Tenant space, but the General Signage Requirements will apply to all signage throughout the center. The differing Criteria Zones regulate the use of awnings, canopies, blade signs, and rear wall signage. They are specified on Page 6-6 of this manual. Also see SPD Nos. 2A, 2B, and 2C.

Any minor deviations to these criteria will be reviewed on an individual basis and subject to Landlord approval. All signage is subject to the approval of the Landlord's Representative and the local authorities.

### Signage General Requirements

- Building signage shall be provided by each individual Tenant in accordance with these design criteria and as approved by the Landlord.
- The Tenant's sign shall be limited to the Tenant's approved trade name as stated in the lease. The use of a corporate logo or other established corporate insignia shall be permitted only if specifically approved in writing by the Landlord. Taglines or identification of specific products or services are not permitted.
- No portion of any exterior sign will be permitted to extend above any roofline.
- All signage returns shall either match the face color of the sign or blend with the adjacent building color.
- All signage must be shown to scale on the approved storefront elevation.
- The minimum height of all signage lettering shall not be less than 60% of the maximum allowable letter height.
- All metal letters shall be fabricated using full-welded construction, with all welds ground smooth so as not to be visible.
- 5/8" fire rated plywood has been provided by the Landlord at the designated signage areas (See the Lease Outline Drawing). However, the Tenant shall be required to provide

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any additional blocking that may be necessary to fully support Tenant's Landlord approved exterior signage. Tenant shall be responsible for protecting the base building surface finishes during signage installation

- All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required for all signage shall be concealed from view unless an expressed or exposed fastener/bracket is integral to the design of the signage. In the event of an expressed connector, the design shall be reviewed by the Landlord Representative. Light leaks are not permitted. Weep holes are required and must include light baffles and insect screens.
- Manufacturers' labels, underwriters' labels, or any other form of extraneous advertising attachment shall be fully concealed from public view.
- No exposed raceways, crossovers or conduits will be permitted.
- All cabinets, conductors, and other equipment shall be concealed from public areas.
- Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the background panel. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted to match the adjacent bulkhead.
- Access to all transformers, junction boxes, etc. must be provided from within the Tenant Premises. Access panels shall be provided as required by code.
- All exterior signs shall be watertight and comply with all applicable code requirements regarding wiring and appropriate illumination equipment. Surface mounted

raceways will not be allowed and all penetrations through the exterior wall must be sealed and waterproofed.

- Exterior signage that faces a public right of way or parking lot shall be required to comply with the municipal signage requirements applicable for this project.
- All electric signs and installation methods must meet UL standards and contain a UL label.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. visible to the mall common area will be permitted, excepting gooseneck light fixtures, which will be reviewed on an individual basis.
- Sign illumination shall be glare-free to the mall common area.
- All illumination shall be evenly distributed over the signage, with no bright or dark spots.
- All illuminated signs must be turned on at a minimum during the shopping center's normal operating hours. The use of a 7-day/24-hour time clock for sign and show window lighting is required. Lighting of signs shall be at hours as required by the Landlord.
- All additional signage shall be submitted to the Landlord's Representative for review and approval.

#### Tenant Storefront Signage Requirements

- In all cases, the Tenant's storefront signage shall be proportional to the scale of the overall storefront design.
- One primary Tenant sign is allowed at each storefront. Primary signage shall be mounted to the designated sign band.

- The maximum height for letters within the sign band shall be 30".
- All Tenant signage shall not be placed within 3'-0" of either side of the neutral pier.
- Signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.

#### Permitted Sign Types:

##### Halo Type Illuminated Signs

- All lamps must be fully concealed within the letter to not be visible to the public.
- The rear face of the letter shall not be more than one inch from the background surface.
- PK Housings shall be provided to feed the neon to each letter of the sign.
- Halo type signs used in outdoor location shall have clear Lexan backing on the rear of the letters to prevent birds from nesting in the letters.
- Standoff brackets shall be mounted in the least visible location to support the letters.
- Standoff brackets and fasteners visible within the one inch dimension between the background surface and the back of the letter shall be painted to match the background surface.

##### Non-Illuminated Individual Letter Signs

- Included types are dimensional letters or graphics pin mounted to the face of the base building bulkhead with external illumination.

- Dimensional letter signs applied directly to transparent storefront glass will have matching dimensional letters on each side of the glass to create a finished appearance form both sides of the storefront glazing.

#### Signs Not Permitted:

The following types of signs shall not be permitted:

- Face (internally) illuminated channel letters
- All box or cabinet type signs.
- Any signage with an exposed raceway or electrical connection.
- Exposed tube neon signs
- Freestanding, animated, moving, rotating, flashing, noise-making or odor-producing signs.
- Signs which are not professional in appearance
- Signs made from such materials as die-cut vinyl, gold or silver leaf, and paint will not be permitted except in the lower portions of the storefront glass
- Formed plastic or injection molded plastic signs
- Banners or pennants of any kind
- Signature signage indicating the good sold or a tag line
- Cloth, paper, cardboard and similar stickers/decals around or on surfaces of the storefront without prior written approval by the Landlord
- Additional signage of any kind within 3'-0" of storefront windows

- Logo signs will be reviewed on an individual basis, but in general logos will not be allowed.
- Any sign, notice, other graphic or video display, particularly self-illuminated signs, located within the store and which is easily visible from the mall common area will not be permitted.
- Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, within 3'-0" of the storefront without prior written approval of the Landlord.
- At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts or within the Design Control Area.

#### Awning/Canopy Signage (Criteria Zone #1)

(See the Design Criteria Zone Plan, page 6-6 and SPD-2A)

- Awnings and/or canopies are required at Criteria Zone #1
- Awnings and/or canopies shall be appropriately designed to resist deterioration due to weathering, and shall be in compliance with the criteria outlined in the storefront design section. Also see SPD-2A.
- Awning signage is encouraged. Silkscreen lettering is preferred. However, vinyl letters and/or graphics are not a permitted awning signage type.

#### Blade Signs (Criteria Zone #2)

(See the Design Criteria Zone Plan, page 6-6 and SPD-2B)

- One blade sign per elevation is allowed and encouraged at each storefront located beneath the covered walkway at Criteria Zone #2. The blade sign shall be attached to the Tenant's storefront construction and shall not be attached to

the Landlord base building construction. Blade signs shall be proprietary in design and construction and they will be reviewed on an individual basis. Flat panels with painted or vinyl graphics are not allowed.

- Decorative elements such as iron brackets or three-dimensional sculptural panels are encouraged to be used.
- Blade signs will not generally be permitted for typical in-line tenants due to potential conflict with the required awning and/or canopy. In rare instances, they will be allowed on an individual basis in Criteria Zone #1.
- All blade signs shall provide a clearance of no less than 9'-0" above the finished exterior concrete walkway. Blade sign maximum projection from the lease line shall match the projection limits set in *Projection Over the Storefront Control Line* in Section 2 of this manual.
- Blade signs shall either be self-illuminating or shall employ surface-mounted bracket lighting. Signage General Requirements shall apply.
- Blade signs and their associated lighting will be reviewed by the Landlord representative on a case by case basis.

#### Rear Wall Tenant Sign Parameters (Criteria Zone #3)

(See the Design Criteria Zone Plan, page 6-6 and SPD-2C)

- All Signage General Requirements apply
- The maximum height for signage within the designated sign band shall be 36" if single-line, 48" if double-line.
- Tenant rear wall signage shall not be placed within 3'-0" of the demising wall lease line at either side of the Tenant premises.
- Tenants are encouraged to choose their own font style.

- Signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.
- Rear wall signage shall be reverse channel individual letters with a maximum 6" depth, painted (specific color to be determined by the Landlord), with white halo-type, silhouette illumination. All letters shall be provided with clear Lexan, attached at the backside of the letter, to prevent nesting by birds.
- All outward facing signage visible from the parking areas and the public right of way shall be in strict compliance with the municipal requirements.

The total square footage for building signs for the mall shall not exceed twenty percent (20%) of each facade.

#### Show Window Graphics

- Small-scale, pedestrian level vinyl adhesive window graphics are desired at the Tenant's show windows. The center line for these graphics shall be located no more than 3'-6" above the finished floor. Letter height shall not exceed 3". The adhesive window graphics shall be mounted to the inside face of the storefront glass.
- Decals or other signage indicating product lines or credit card acceptability shall not be permitted on the storefront glazing other than stores operating hours.

#### Storefront Identification Signage

- Tenant is responsible for providing store address identification per Fire Department requirements and as approved by the Landlord. The size and location of the address signage at the storefront is to be determined by the Landlord.

- Tenant service doors shall have a standard plaque sign for identification purposes only (name and address number). The Tenant shall not apply any signage or other wording to service doors. Coordinate supplier of the plaque sign with the Landlord Representative.

#### Sign Approval

Approval of the Tenant's design or working drawings by the Landlord shall not constitute review and approval of the Tenant's signage. Tenant shall submit one set of sign shop drawings for review and approval by the Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings. The Tenant is responsible to obtain sign and electrical permits as may be required by the local jurisdiction.

#### Sign Shop Drawings

Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design and appearance. Sign shop drawings shall provide an elevation of the store illustrating each sign location; provide a section or sections through the sign; identify the materials, color scheme, fabrication techniques, illumination and mounting system. Photographs of similar signs should be submitted when possible.

#### Municipal Signage Requirements

All signs shall comply with all applicable codes regarding fire ratings of materials, electrical connections and general signage construction. Any permits that may be required by the jurisdictional authority shall be the responsibility of the Tenant.

Signage design for all proposed outward facing signage shall comply with all applicable code requirements regarding wiring and appropriate illumination equipment. Surface mounted raceways will not be allowed and all penetrations through the exterior wall must be sealed. Tenants with outward facing exterior signage shall review applicable restrictions with the Landlord prior to signage design.

