

## GILBERT CROSSING SIGN CRITERIA

These sign criteria (these "Criteria") have been developed to insure design compatibility among all signs at Gilbert Crossing, a retail shopping center located at the NWC of Gilbert and Guadalupe Roads in the Town of Gilbert, AZ (the "Town"). Conformance to these Criteria will be strictly enforced. Any sign installed that is non-conforming to these Criteria not approved by Landlord must be removed or brought into conformance by the Tenant and/or its sign contractor.

Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for compliance with Town code. Sign permits must be obtained by the Tenant from the Town and all signs must otherwise be in compliance with all Town requirements and regulations.

The following is a description of the design criteria:

### GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to include any owner of any pad or land within Gilbert Crossing or any ground lessor.

1. Tenant shall submit shop drawings and specifications (2 sets) for all signs proposed to be installed. Landlord shall review the shop drawings and specifications and return one (1) set to Tenant marked "Approved," "Approved as Noted," or "Revise and Re-Submit".

2. "Revise and Re-Submit" drawings will be returned to Tenant with comments. These drawings shall be revised by Tenant and re-submitted to Landlord for its approval.

3. Upon receipt of Landlord approval, Tenant shall proceed with the Town permit process.

4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Landlord.

5. Tenant or its representatives shall obtain all permits for its exterior sign and its installation.

6. Tenant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the Premises by or on behalf of the Tenant. Subsequent to Town approval, Tenant may proceed with installation of signs.

7. Landlord's approval of Tenant's plans specifications, calculations, or work shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statutes, codes, ordinances or other regulations.

8. All signage is subject to Town approval and these Criteria.
9. All signage shall be constructed and installed at Tenant's sole expense.
10. Tenant and the Tenant's contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metals shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their sign contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted with the exception of drive thru menu boards & speakers.
22. Individual free-standing signs will not be permitted except as noted below regarding Free Standing Pad Tenants.
23. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by Landlord and Town.
24. No logos shall be permitted without prior written approval of Landlord. Copy content of the signage shall not include the product sold by any Tenant.
25. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. Such die cut copy shall not exceed one hundred forty-four (144")

square inches in area. All window graphics and displays shall be subject to the prior written approval of Landlord prior to fabrication or implementation.

26. Wall signs shall consist of individual interior neon illuminated pan channel letters. These letters shall be mounted to the building fascia in the area allocated for signs by the Landlord.

27. Wall signs shall use integral 1/8" plexiglas inserts with standard 3/4" trim cap. Trim cap shall be the same color as the return. Returns to be five inches (5") deep.

28. Letter style and color shall be subject to the written approval of the Landlord.

29. Each sign package shall be subject to review and written approval of the Landlord and the Town.

30. Any changes to previously approved signage or other window or store front lettering or graphics will require that Tenant submit shop drawings and specifications for Landlord's prior written approval and shall be subject to Town approval.

#### MAJOR TENANT

A Major Tenant is defined as a Tenant with a single building area exceeding 20,000 gross rentable square feet.

1. A Major Tenant will be allowed sign space on a street monument sign as designated by Landlord.

2. Refer to general signage requirements.

#### SHOP TENANT

A Shop Tenant is defined as those Tenants with a single building area of 6,000 gross rentable square feet or less.

1. A Shop Tenant shall have one wall sign per street front of individual interior illuminated pan channel letters mounted on the fascia of the canopy.

2. Wall signs shall use integral color 1/8" plexiglas inserts with standard 3/4" trim cap. Returns shall be dark Duranodic Bronze color. Trim cap shall be the same color as the returns. Returns to be a maximum of five inches (5") deep.

3. The area of the copy on the main sign fascia shall be no greater than 1.5 square foot of signage for each linear foot of leased frontage. No sign may occupy an area greater than 80% of their leased frontage. End suite Shop Tenants may have 1.5 square foot of sign per building foot front for the second frontage. Each Shop Tenant is allowed a minimum of 16 square feet of sign area.

4. Letter style and color shall be subject to prior written approval of Landlord.
5. Each sign package shall be subject to review and approval by the Landlord and the Town.

#### MAJOR SHOP TENANTS

A Major Shop Tenant is defined as those Tenants with a single building area exceeding 6,000 gross rentable square feet.

1. Same as above for Shop Tenants.

#### FREE-STANDING PAD TENANTS

1. Free Standing Pad Tenants ("Pad Tenants") are defined as Tenants occupying a single free-standing building located within Gilbert Crossing.

2. Pad Tenants shall not be allowed individual monument signage.

3. Each Pad Tenant shall be allowed wall-mounted identification signs as per the Town code. One elevation may have 1.5 square foot of sign per building foot frontage. The remaining building elevations will be allowed 1.5 square foot of sign area per building foot front on that elevation.

4. Signage shall not exceed 50% of the width of the building frontage.

5. Tenant shall be permitted to install signs designed and located solely for the purpose of relieving traffic congestion and promoting the safe flow of traffic. Such signs shall contain no advertising or identification copy. Six (6) square feet per directional and no higher than 3'0". Locations must be clearly marked for submittals.

6. All menu boards shall be internally illuminated and will be in keeping with the building's colors and materials, matching those of the free-standing directional.

7. Wall signs shall use integral color 1/8" plexiglas inserts with standard 3/4" trim cap.

8. Letter style and color shall be subject to the prior written approval of Landlord.

9. Each pad sign package shall be subject to review and approval by the Landlord and the Town.

10. Refer to general signage requirements.

#### GROUND MONUMENT SIGNS

The following ground signs are the only ground signs permitted by Town code and shall conform to the following criteria.

1. Major Tenant / Shop Tenant / Center Monument ID.  
Two major identification signs shall be allowed as follows:
  - a) One 8' tall 75 square foot sign on Guadalupe Road
  - b) One 8' tall 75 square foot sign on Gilbert Road.
2. Pad Tenant Monument Signs
  - a) Pad monument sign approved by Landlord, is subject to Town regulations.
3. Drive Thru Menu Signs
  - a). Drive thru menu signs shall be no larger than 36 square feet and 8' tall. Drive thru menu signs are not included in the overall allowable square footage for ground signs or building signs. There shall be no commercial logos or lettering visible from the street.
4. Directory signs for traffic control shall not exceed 3' tall and 6 square feet. No commercial logos will be placed on these signs.