

# Las Tiendas Village

## General Requirements Building Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Las Tiendas Village for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the shopping center, regulations of the Chandler sign ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the City of Chandler as part of a PDP / Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the city, the latter shall prevail.

### I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Landlord, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord or Landlord's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Landlord may undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of Landlord's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

### II. SPECIFICATIONS - TENANT SIGNS

- A. General Specifications
  1. No animated, flashing or audible signs shall be permitted.
  2. All signs and their installation shall comply with all local building and electrical codes.
  3. No exposed raceways, crossovers or conduit shall be permitted.
  4. All cabinets, conductors, transformers and other equipment shall be concealed.
  5. Painted lettering shall not be permitted except as approved by the Landlord and the City of Chandler.

6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
  7. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant or by Landlord at Tenant's cost.
- B. Location of Signs
1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord.

### III. DESIGN REQUIREMENTS

Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be flush mounted onto the building fascia. Electrical connections shall be concealed to remote transformers. All signage shall be installed in compliance to City of Chandler's electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

- A. Sign Area
1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying two (2.00) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. Each tenant shall be permitted a minimum of seventy (70 SF) square feet of sign area. No individual sign shall exceed two hundred fifty (250 SF) square feet in sign area.
- B. Letter Height and Placement Restrictions
1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location designated by the Landlord and/or Landlord's agents.
  2. Tenants occupying less than 9,000 SF shall be limited to a maximum letter height of thirty-six (36") inches. Tenants occupying 9,000 SF through 25,000 SF shall be limited to a maximum letter height of sixty (60") inches. All tenants occupying greater than 25,000 SF shall be limited to a maximum letter height of seventy-two (72") inches. All tenants shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Las Tiendas Village.
  3. Length of Sign on Wall Surface: In no event shall any sign exceed seventy-five (75%) percent of the building elevation and/or wall surface upon which it is placed. The available surface area of the sign band shall regulate letter height.

4. Shop tenant signage shall not exceed 75% of Tenant's leased storefront length.
- C. Letter Style or Logo Restrictions
1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Landlord and/or Landlord's agents and the City of Chandler.
- D. Illumination
1. Tenant building signage may be internally illuminated face lit, backlit to create a silhouette, and/or combination of lighting methods mentioned herein.
- E. Under Canopy Blade Sign
1. Each Shop Tenant shall be required to install graphic copy, at Tenant's cost, on the under canopy blade sign furnished by the Developer in accordance to the specifications contained in this Comprehensive Sign Plan. Anchor, Majors and Pad Tenants shall have the option to do so. For cost efficiencies and design/construction uniformity, all under canopy blade signs will be manufactured by the Developer's project sign contractor and purchased in bulk by Developer. Each Tenant that is required to have a blade sign shall reimburse the Developer for the cost of the display and its installation thereof.
  2. All under canopy blade sign copy shall consist of flat cut out graphics and shall be surface applied to both sides of the display. The Developer and/or Developer's Agents shall approve in writing all copy and layout prior to its installation. Each Shop Tenant shall furnish and install the approved copy for said display at Tenant's sole and separate expense. For convenience, Tenant can furnish the copy to Developer's project sign contractor for mounting and/or can provide the project's sign contractor with electronic art suitable for production. Tenant shall pay for all costs associated with the production and mounting of Tenant's blade sign copy.
  3. The blade sign shall be suspended and/or projected using a mechanism consistent with other under canopy blade signs throughout the Las Tiendas Village as specified.

### IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Landlord harmless for, from and against damages or liabilities on account thereof.

# Las Tiendas Village

## Building Sign Matrix Mini-Major Tenants

<b>SIGN</b>	<b>SIGN TYPE</b>	<b>FUNCTION</b>	<b>LOCATION</b>	<b>HEIGHT</b>	<b>SIZE</b>	<b>ILLUMINATION</b>	<b>MATERIALS</b>
<b>Mini-Major with occupancy greater than 25,000 SF</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	72" Maximum Letter Height	2.00 SF / Linear Foot of Building Street Frontage (Typical) 250 SF Maximum Sign Size	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Mini-Major with occupancy greater than 9,000 SF but less than 25,000 SF</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	60" Maximum Letter Height	2.00 SF / Linear Foot of Building Street Frontage (Typical) 250 SF Maximum Sign Size	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Mini-Major with occupancy less than 9,000 SF</b>	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	36" Maximum Letter Height	2.00 SF / Linear Foot of Building Street Frontage (Typical) 250 SF Maximum Sign Size	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>All Mini-Major Tenants</b>	Under Canopy Blade Sign	Tenant Identification	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

# Las Tiendas Village

## Building Sign Matrix Shop Tenants

<b>SIGN</b>	<b>SIGN TYPE</b>	<b>FUNCTION</b>	<b>LOCATION</b>	<b>HEIGHT</b>	<b>SIZE</b>	<b>ILLUMINATION</b>	<b>MATERIALS</b>
Shop Tenants	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage not to exceed seventy five (75%) percent of storefront.	Within Building Silhouette	2.00 SF / Linear Foot of Building Street Frontage (Typical) 70 SF Minimum (Typical) 36" Maximum Letter Height	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Shop Tenants	Under Canopy Blade Sign	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

# Las Tiendas Village

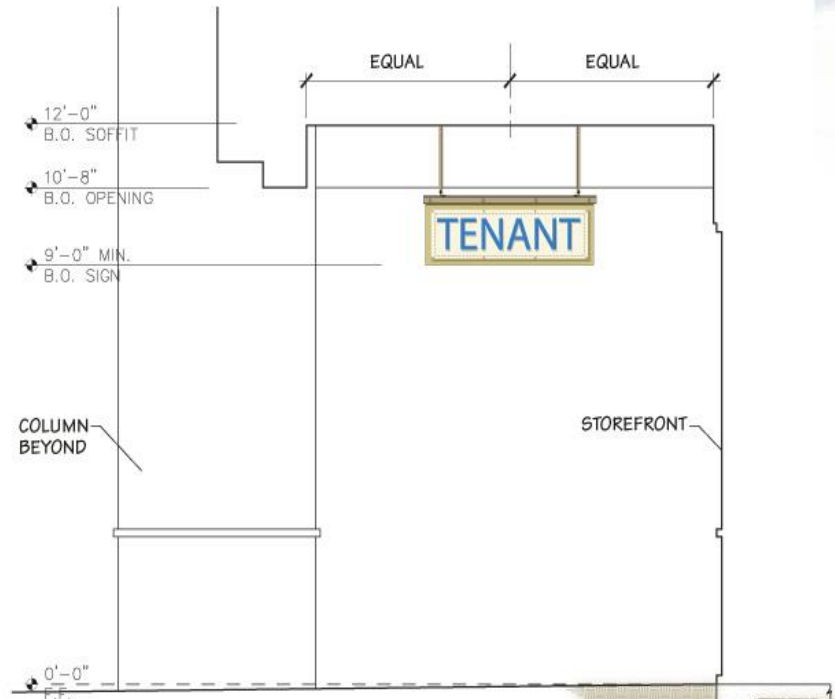
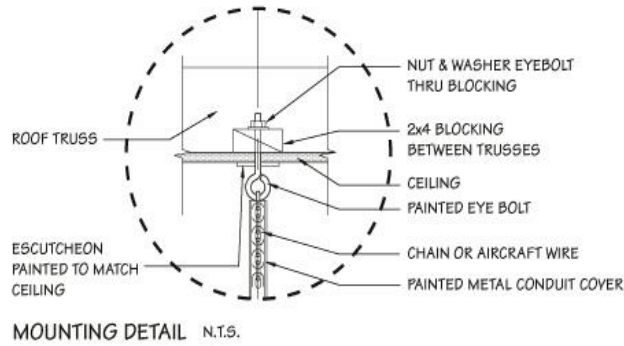
## Sign Matrix Pad Tenants

<b>SIGN</b>	<b>SIGN TYPE</b>	<b>FUNCTION</b>	<b>LOCATION</b>	<b>HEIGHT</b>	<b>SIZE</b>	<b>ILLUMINATION</b>	<b>MATERIALS</b>
<b>Pad Tenant</b>	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	Within Building Silhouette	2.00 SF / Linear Foot of Building Street Frontage (Typical) 70 SF Minimum (Typical) 250 SF Maximum (Typical) 36" Maximum Letter Height	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Pad Tenant</b>	Under Canopy Blade Sign	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
<b>Pad Tenant</b>	Menu Signs	Menu Display and Pricing	Drive Thru	Per Chandler Sign Ordinance	Per Chandler Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Pad Tenant</b>	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required	Per Chandler Sign Ordinance	Per Chandler Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
<b>Pad Tenant</b>	ATM	ATM	Wall or Freestanding	Per Chandler Sign Ordinance	Per Chandler Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

# Las Tiendas Village

## Freestanding Sign Matrix

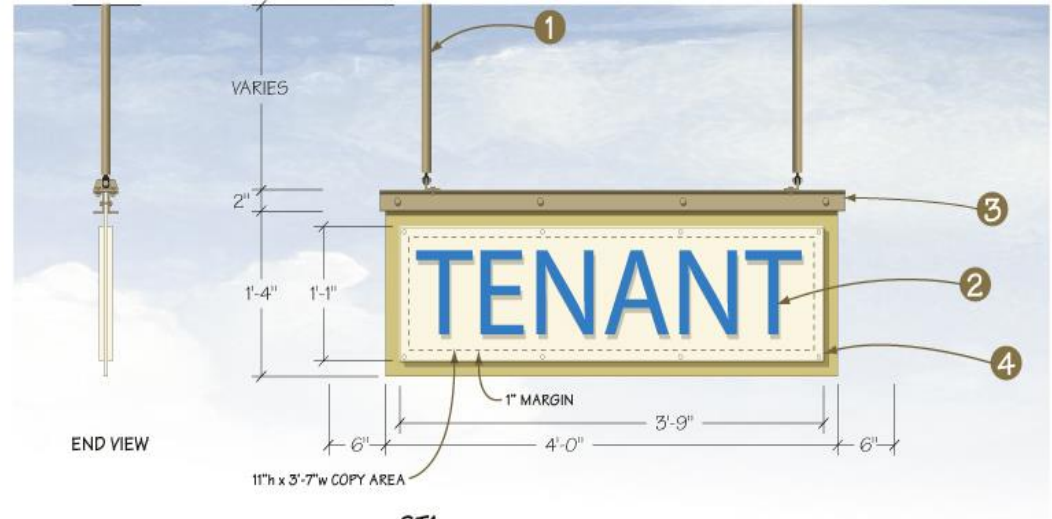
<b>SIGN</b>	<b>SIGN TYPE</b>	<b>FUNCTION</b>	<b>LOCATION</b>	<b>QUANTITY</b>	<b>HEIGHT</b>	<b>SIZE</b>	<b>ILLUMINATION</b>	<b>MATERIALS</b>
<b>ST 1 Multi Tenant Monument</b>	Monument	Center Identification and Multi Tenant Identification	Alma School Rd	Alma School Road (1)	Fourteen (14') Feet	126 SF Sign Area Exclusive of Architectural Embellishments	Combination of Interior and Exterior Illumination	Masonry, Stucco, Stone, Textured Aluminum and Acrylics
<b>ST 2 Multi Tenant and/or Pad Monument</b>	Monument	Multi tenant and/or Pad tenant Identification	Placed along Alma School Road and Queen Creek Road	Alma School Road (2) Queen Creek Road (2)	Six (6') Feet	35 SF Sign Area Exclusive of Architectural Embellishments	Internal illumination and/or Ground Illumination	Masonry, Stucco, Stone, Textured Aluminum and Acrylics
<b>ST 3 Center Identification</b>	Tower Feature	Center Identification	Placed on Tower Feature on West Elevation at Major C	1	Per Architectural Design	100 SF Maximum Exclusive of Architectural Embellishments	Internal illumination and/or Ground Illumination	Masonry, Stucco, Stone, Textured Aluminum and Acrylics



**BS1**  
 DOUBLE SIDED NON-ILLUMINATED BLADE SIGN  
 SCALE: 3/8"=1'-0"

TENANT COPY TO BE FLAT CUT OUT, FLUSH MOUNTED, SINTRATM OR ALUMINUM, 1/4" THICK  
 TENANT COPY TO BE PAINTED PER TENANT'S CORPORATE COLORS

DEVELOPER APPROVAL REQUIRED



**ST1**  
 DOUBLE SIDED NON-ILLUMINATED BLADE SIGN  
 SCALE: 1"=1'-0"

**LAS TIENDAS VILLAGE:**

- 1 SUSPENSION CABLEWIRES SLEEVED IN PAINTED CONDUIT
- 2 FLAT CUT OUT PAINTED LETTERS
- 3 ALUMINUM CHANNEL PAINTED ICI 458 "CANVASBACK"
- 4 1/8" ALUMINUM PLATE PAINTED: ICI 532 "HAYMARKET"
- 4 1/2" SINTRATM PAINTED: ICI 808 "MEETING HOUSE"



PROJECT: LAS TIENDAS VILLAGE NEC Alma School Rd. & Queen Creek Rd. Chandler, AZ	DESIGN NO: 2004-C-011	DATE: 01/12/05
TITLE: Double Sided Blade Sign	SCALE: AS NOTED	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: BS1

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 APPROVED BY:



## Power Center Banner Policies

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- Banners may be hung on your store front for no more than two weeks prior to and two weeks following your store opening.
- Banners may be no larger than 8' wide x 4' tall.
- Banners may read "Coming Soon" or "Now Open" with your store name or logo.
- The background of the banner must be white.
- Banners must be professionally produced on high quality material with a simple and clean design.
- Banners must be installed in a professional manner for a durable and tidy appearance and may not penetrate or puncture the building facade.
- All banners must be approved by Vestar, and Vestar reserves the right to deny posting of banners that do not meet these standards.

### Preferred Vendor:

Blue Media  
1725 West 3<sup>rd</sup> Street  
Tempe, AZ 85281  
Phone: 480-317-1333  
Fax: 480-317-0277

### Example:

