

EXHIBIT F

SHOPPING CENTER SIGN CRITERIA

A. **GENERAL.** These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Santan Gateway center for the mutual benefit of all Tenants and to comply with the approved Comprehensive Sign Plan for the Shopping Center and regulations of the Chandler Sign Code. 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. All signage shall be reviewed and approved by the Developer and shall be appropriate to the surrounding building features, environment, and thematic design of Santan Gateway is subject to final approval by the City of Chandler.

B. **SIGNAGE REQUIREMENTS**

1. General Specifications
 - a. No animated, flashing or audible signs shall be permitted.
 - b. All signs and their installation shall comply with all local building and electrical codes.
 - c. No exposed raceways, crossovers or conduit shall be permitted.
 - d. All electrical enclosures, conductors, transformers and other equipment shall be concealed in a watertight condition.
 - e. Painted lettering shall not be permitted on building or monument signs.
 - f. Advertising methods such as attraction boards, posters, banners, hand-held signs and flags shall not be permitted.

C. **SPECIFICATIONS – TENANT SIGNS**

1. Sign Area
 - a. The maximum aggregate sign area per building elevation for each Tenant shall be two (2) square feet for each linear foot of business frontage occupied by the Tenant.
 - b. As a minimum, each Tenant shall be permitted seventy (70) square feet of sign area. Sign area for any single sign element may not exceed a maximum of two hundred fifty (250) square feet per sign. The total of all signs for a Tenant can not exceed the total square footage allotted based on two (2) square feet per linear foot of business frontage. (i.e. Tenant has 300 feet of Business frontage then their sign allowance is 600 square feet of signage for the entire building including, this is to include all signage placed on the tenant's building elevations.)
2. Letter Height and Placement Restrictions
 - a. Letter Height
 - Tenants occupying less than 12,999 square feet shall be limited to a maximum letter height exclusive of logos, of thirty-six (36") inches.
 - Tenants occupying between 13,000 and 15,099 square feet shall be limited to a maximum letter height exclusive of logos, of fifty (50") inches.
 - Tenants occupying 15,100 square feet or more shall be limited to a maximum letter height, exclusive of logos, of sixty (60") inches. Major Tenants shall be permitted to utilize their standard corporate identification program subject to aggregate sign area limitations contained in the approved Comprehensive Sign Plan submittal.
 - Anchor Tenants A & B are excluded from a maximum height requirement. Anchor Tenants shall be permitted to utilize their standard corporate identification program subject to aggregate sign area

limitations contained in the approved Comprehensive Sign Plan submittal.

- Minimum spacing above and below a Tenant's sign shall be one-third of the sign height.
 - b. Length of Sign on Wall Surface. In no event shall any sign exceed seventy-five (75%) percent of the width of the Tenant's storefront and/or wall surface upon which it is placed. The available length of the sign band may override the allowed maximum letter height.
3. Location of Signs
- a. All signs or devices advertising an individual use, business or building shall be attached to the building at the location indicated by the criteria set forth or as otherwise approved by the City of Chandler.

D. **DESIGN REQUIREMENTS.** Letters and logos may include illuminated pan channel letters with acrylic faces, reverse pan channel "backlit" illuminated letters, open channel, flat cut out letters or any combination of these sign types along with the use of precious metals or any combination thereof. All signage is to be surface 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 requirements. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at the Tenant's sole expense.

1. Letter Style and Logo Restrictions
- a. Copy and/or logos utilized shall be the Tenant's choice, subject to the approval of Developer and/or Developer's representative and the City of Chandler. Logos shall be restricted to 25% of the overall area of the sign unless copyrighted or trademarked at another size.
2. Construction of Signage
- a. Creativeness shall be encouraged throughout the Tenant's sign program with Developer and City approval.
 - b. The use of quality materials is essential including but not limited to aluminum, brass or copper. Paint-loc sheet metal will not be an approved material for this Center.
 - c. Powder coated, pre-coated, clear-coated, high quality enamel paints, and/or patina finishes will be acceptable with Developer and City approval.
 - d. No Gold, Silver, or painted trim cap will be accepted.
 - e. No exposed raceways will be allowed unless they are intentionally created to be a three-dimensional over sized color backdrop for a Tenant's Signage, with Developer and City approval.
3. Illumination
- a. Tenant building signage may be internally illuminated or backlit to create a silhouette effect, exposed neon, and/or combination of lighting methods mentioned here shall be allowed with Developer and City approval. LED lighting is also an acceptable form of illumination.
4. Under-Canopy Signs
- a. Tenants shall provide a double-faced non-illuminated under-canopy sign for each shop space, designs are open to creativity with Developer and City approval. Maximum size is 24" x 36".

- b. Copy shall be surface applied painted graphic. Vinyl graphics and/or flat cut out graphics. Three-dimensional signs with artistic rod-iron hangers are encouraged. The Developer and/or Developer's representative shall approve all materials, colors, graphic and layouts.
- c. The sign shall be suspended with a minimum clearance of 8'-6" from the sidewalk below.

E. SIGNAGE CONSTRUCTION REQUIREMENTS

- 1. All exterior signs shall be secured by concealed fasteners that are stainless steel, nickel or cadmium plated.
- 2. All signs shall be fabricated using full welded construction.
- 3. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- 4. 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.