

EXHIBIT "F"
SIGN CRITERIA
(Retail Shops)

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Shopping Center for the mutual benefit of all tenants, and to comply with the regulations of the local municipal sign and electrical codes. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs must be brought into conformance at the sole cost and expense of the Tenant.

I. GENERAL SPECIFICATIONS

1. All signage shall be constructed and installed at the individual sign user's expense.
2. Sign user and the user's sign contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
3. 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.
4. 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.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
6. All exposed metals shall be painted to render them inconspicuous.
7. No exposed tubing conduit or raceways will be permitted. All conductors, transformers and other equipment shall be concealed.
8. All electrical signs shall bear the UL label.
9. All signs shall conform to Uniform Building Code Standards.
10. All electrical signs shall conform to National Electrical Code Standards.
11. Sign user shall be liable for the operations of their sign contractor.
12. Painted lettering will not be permitted.
13. Flashing, moving or audible signs will not be permitted.
14. Individual freestanding detached signs will not be permitted for user's use, unless specifically provided for in the Shopping Center Comprehensive Sign Plan and approved by Landlord.
15. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by Landlord and the City of Surprise.
16. All sign plans must be approved in writing by Landlord.
17. All signage shall be erected and maintained in strict accordance with this sign criteria.
18. Each 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.
19. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
20. All signs shall be reviewed for conformance with these criteria and overall design quality.
21. Advertising devices such as flags and pennants shall not be permitted. Banners only shall be permitted for the grand opening and special events with prior

Tenant's
Initials

Date

approval by the Landlord and subject to issuance of a permit by the City of Surprise.

22. Each tenant shall be responsible for submitting proof of Landlord approval to the City of Surprise for permit review and approval.
23. Shop tenants may use their standard corporate identification signage up to the permissible sign area approved per this comprehensive sign program. Signage for shop tenants shall consist of individual letters flush mounted onto the building fascia. Metal raceways, if required to accommodate the wiring and transformers for illuminating the individual letters, shall be concealed and mounted on the inside of the building fascia. In no way shall raceways be exposed.
24. The maximum allowable sign area for a shop tenant shall be computed based upon the formula of (1.5 sf) one and one-half square feet of sign area per lineal foot of leased storefront occupied by the tenant. A minimum of (70 sf) seventy feet of sign area shall be provided.
25. Tenant letter or logo style shall be tenant's choice, subject to the approval of Landlord and/or his designated agent.
26. The maximum letter or logo height shall not exceed the envelope established to contain the tenant's signage on an elevation. This envelope will vary in accordance to the building's architectural features.
27. The overall length of any individual tenant's sign shall not exceed (80%) eighty percent of the width of the tenant's storefront upon which the sign is displayed. This percentage is established to control spacing between individual shop tenant's signage.
28. All shop tenant signage shall be installed in locations designated by the Landlord.
29. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord.

II. SPECIFICATIONS – ATTACHED WALL SIGNS

1. No animated, flashing or audible signs shall be permitted.
2. No exposed lamps or tubing shall be permitted.
3. All signs and their installation shall comply with all local building and electrical codes.
4. No exposed raceways, crossovers, or conduit shall be permitted.
5. All cabinets, conductors, transformers and other equipment shall be concealed.
6. Painted lettering shall not be permitted.
7. Any damage to the sign band face or roof deck resulting from tenant's sign installation shall be repaired at tenant's sole cost.
8. Upon removal of any sign by tenant, any damage to the sign band face shall be repaired by tenant or by Owner/Developer at tenant's cost.

III. MISCELLANEOUS

Tenant shall be responsible for selecting a sign company that carries workers' compensation and commercial general liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs with a combined single limit in an amount not less than One Million and No/100 Dollars (\$1,000,000.00), per occurrence.

Tenant's
Initials

Date

SURPRISE TOWNE CENTER
Sign Matrix – Wall Signage – Shop Tenants

TENANT SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT MAX.	SIZE	ILLUMINA TION	MATERIALS
Shops A	Wall Mounted Sign	Store I.D.	Above store entry as designated by Developer	Within established sign envelope	1.5 SF per 1 LF of Lease front Typical 70 SF Min. per Shop	Fluorescent/ Neon Internally Illuminated	Individual Letters Painted Metal Plexiglas Face
Shops B	Wall Mounted Sign	Store I.D.	Above store entry as designated by Developer	Within established sign envelope	1.5 SF per 1 LF of Lease front Typical 70 SF Min. per Shop	Fluorescent/ Neon Internally Illuminated	Individual Letters Painted Metal Plexiglas Face
Shops C	Wall Mounted Sign	Store I.D.	Above store entry as designated by Developer	Within established sign envelope	1.5 SF per 1 LF of Lease front Typical 70 SF Min. per Shop	Fluorescent/ Neon Internally Illuminated	Individual Letters Painted Metal Plexiglas Face

Tenant's
Initials

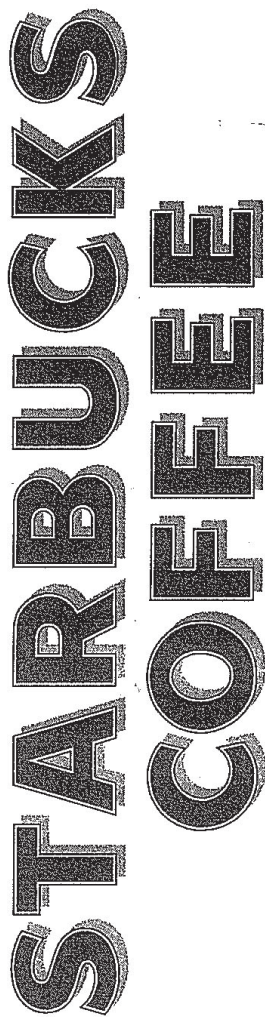
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Tenant's
Initials

Date



BELL & GRAND - SURPRISE, ARIZONA



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www.superforeign.com
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Project: **STARBUCKS COFFEE**

Address:
13706 W. Bell Rd.
Surprise, AZ 85374

Account Manager:
Jim Stark

Designer:

John Nauta 3.25

Scale:

AS NOTED

Design No.:

01-11-2276-00

Date: _____

11.12

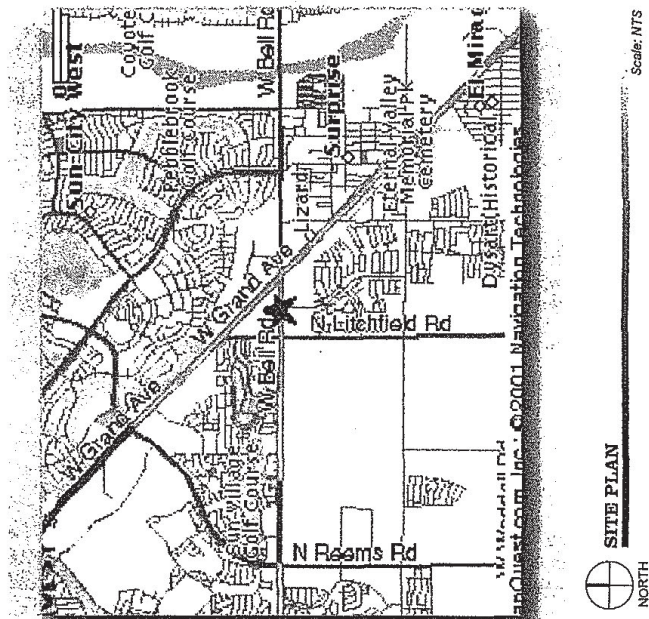
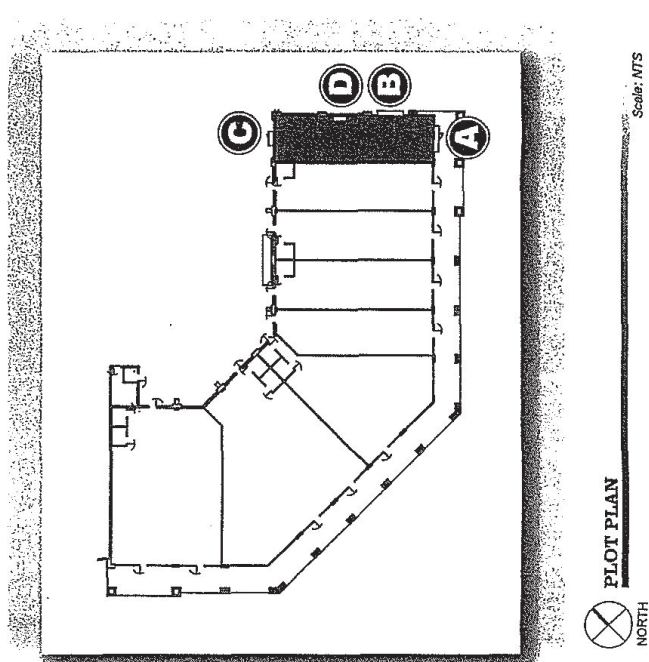
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Date:
11.12.01

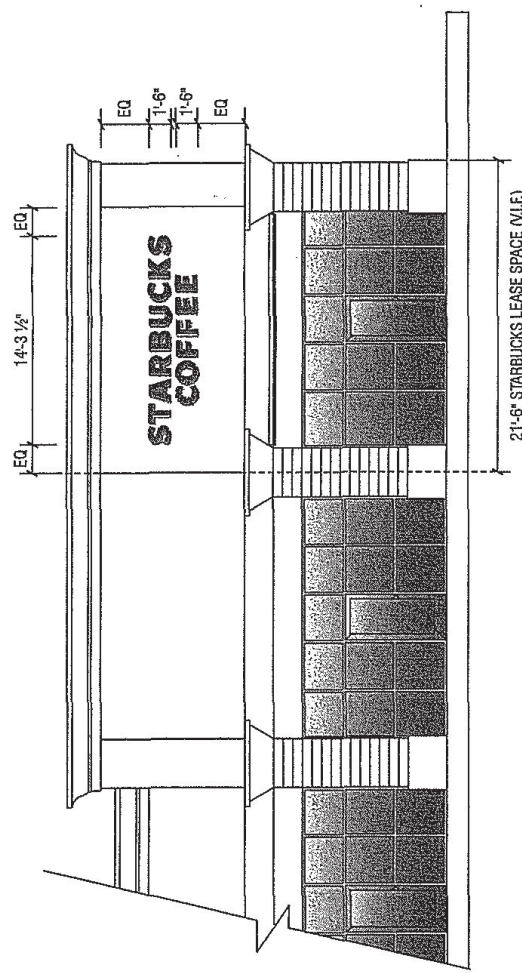
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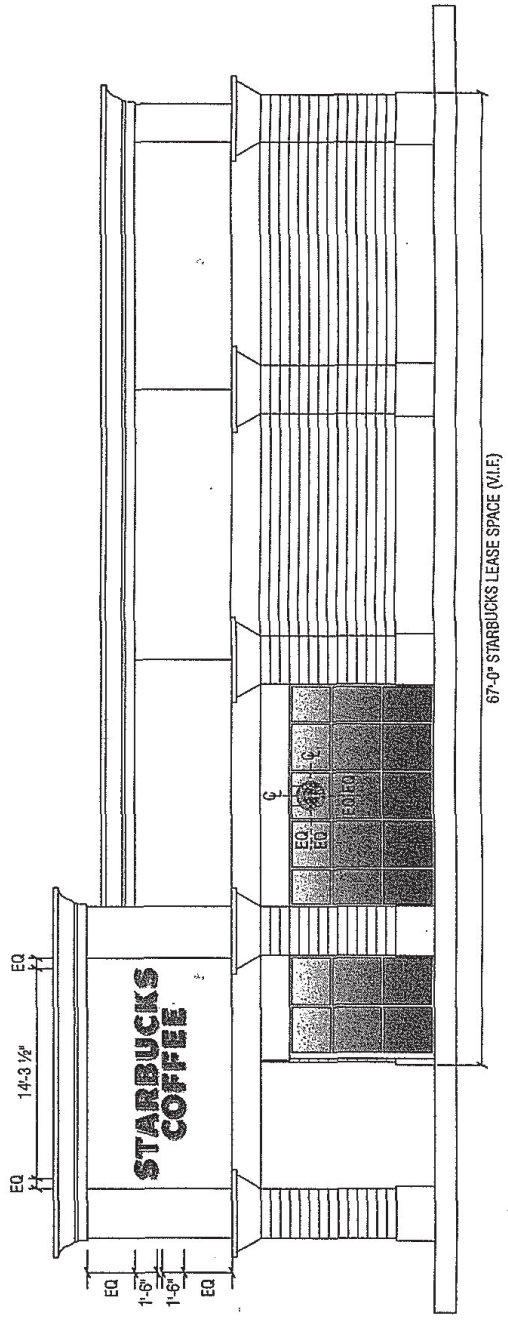
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REAL DINE



A SOUTHEAST ELEVATION
ONE 18" STACKED GREEN FACE LIT CHANNEL LETTERS
Scale: 1/8" = 1'-0"



B D NORTHEAST ELEVATION
ONE 18" STACKED GREEN FACE LIT CHANNEL LETTERS
ONE 24" DOUBLE ILLUMINATED WINDOW LOGO
Scale: 1/8" = 1'-0"



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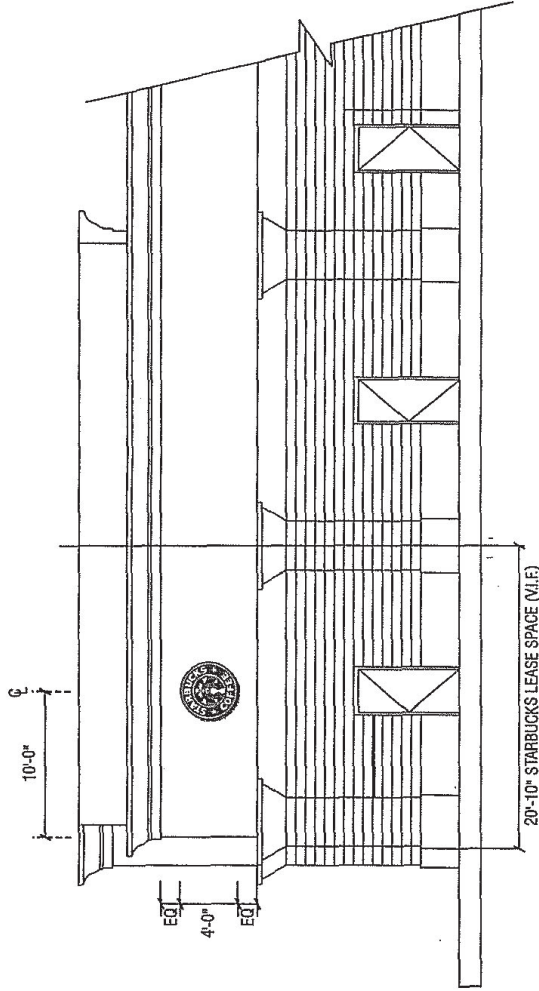
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01-11-2276-00

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Revisions:



NORTHWEST ELEVATION
ONE 48" SINGLE ILLUMINATED LOGO DISK

Scale: 1/8" = 1'-0"

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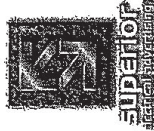
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REAL ESTATE

14'-3 1/2" LETTER SPAN

1'-6" 1'-6"

STARBUCKS COFFEE



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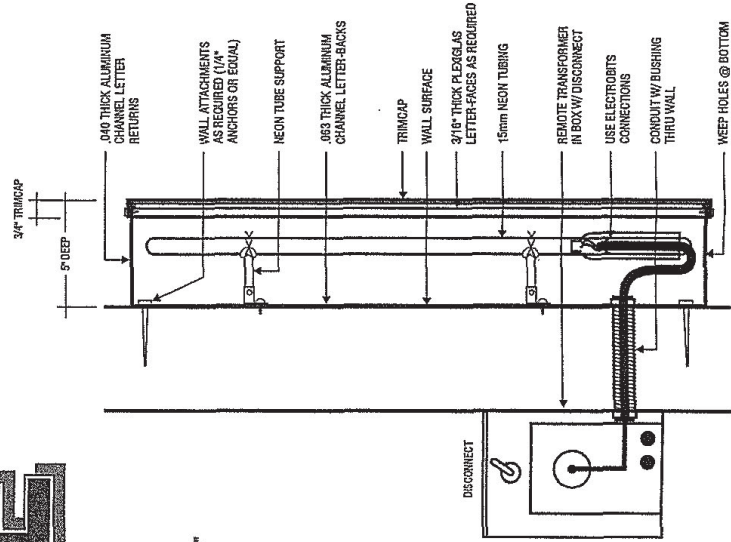
REAL CONCEPT

A B SIGN ELEVATION / INTERNALLY ILLUMINATED GREEN FACE LIT STACKED CHANNEL LETTERS
QUANTITY: TWO (2) SETS REQUIRED

SCALE: 3/4" = 1'-0"

CHANNEL LETTER SPECIFICATIONS

LETTERS: CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS
FACES: #7328 WHITE ACRYLIC PLASTIC FACES W/ TRANSLUCENT 3M #230-76 GREEN VINYL OVERLAY
WITH OUTLINE CUT & PEELED TO SHOW WHITE ACRYLIC OUTLINE
ALL RETURNS: 5" DEEP PAINTED BLACK SEMI-GLOSS FINISH
TRIMCAP COLOR: 3/4" TRIMCAP PAINTED BLACK SEMI-GLOSS FINISH
ILLUMINATION: 15mm #6500 WHITE U.L. LISTED NEON TUBING WITH TRANSFORMERS MOUNTED REMOTELY



FACE-LIGHTED CHANNEL WALL LETTERS END ATTACHMENT DETAIL

SCALE: NTS



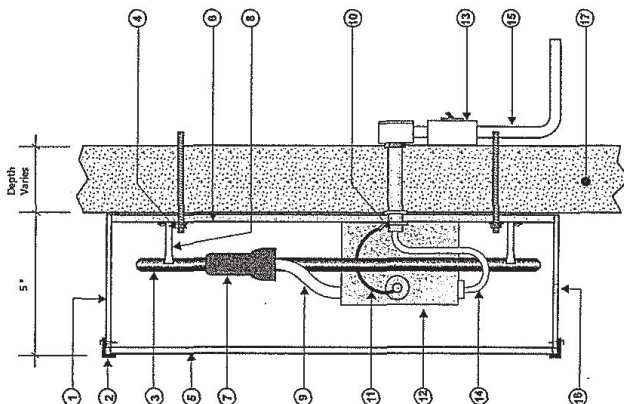
Revision:

Simple. No more fuss. Actual color
7/very. See color specifications.

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Depth
Variable



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|----|---|
| 1 | CUSTOM FABRICATED ALUMINUM RETURN |
| 2 | 3/4" TRIMCAP RETAINER WITH #8 3/4" ALUMINUM SCREWS |
| 3 | NEON TUBE, UL LISTED |
| 4 | 3/16" DIAMETER 3" THREADED FASTENER (2-4 PER LETTER) |
| 5 | TRANSLUCENT ACRYLIC LETTER FACE |
| 6 | .090 ALUMINUM BACKS |
| 7 | ELECTROPLATED HIGH VOLTAGE SS316, UL APPROVED CONNECTOR |
| 8 | GLASS/ALUMINUM NEON TUBE STAND |
| 9 | #300 GTO SLEEVING AROUND GTO WIRE |
| 10 | 1/2" GALVANIZED STEEL PIPE NIPPLE |
| 11 | GROUNDING BOND WIRE |
| 12 | TRANSFORMER, UL LISTED |
| 13 | SAFETY DISCONNECT SWITCH ON WALL OR FIRST TRANSFORMER |
| 14 | #12 TW, WIRE |
| 15 | 1/2" ALUMINUM CONDUIT |
| 16 | 2X10 1/4" WEEP HOLES |
| 17 | WALLFRAMING OR SUPPORT STRUCTURE |



(or other accredited testing laboratory)

SELF-CONTAINED CHANNEL LOGO SECTION DETAIL

SIGN ELEVATION / SELF-CONTAINED CHANNEL LOGO DISK

QUANTITY: ONE (1) SET REQUIRED

SCALE: 1" = 1'-0"

CHANNEL LOGO SPECIFICATIONS

- LOGO: CUSTOM FABRICATED INTERIOR ILLUMINATED SELF-CONTAINED ALUMINUM CHANNEL LOGO
FACES: #7328 WHITE ACRYLIC PLASTIC FACES W/ TRANSLUCENT PM #230-76 GREEN VINYL OVERLAY
WITH OUTLINE CUT & PEEL TO SHOW THROUGH WHITE PEX OUTLINE, & 3M BLACK VINYL DETAILS
ALL RETURNS: 5" DEEP ALUMINUM RETURNS PAINTED BLACK SEMI-GLOSS FINISH
TRIMCAP COLOR: 1" TRIMCAP/PAINTED BLACK SEMI-GLOSS FINISH
TRIMCAP COLOR: 15mm BRILLITE #66500 H.O. OR EQUAL WHITE NEON TUBING GRID IN DISK SIGN



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Account Manager:
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Designer:
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Scale:
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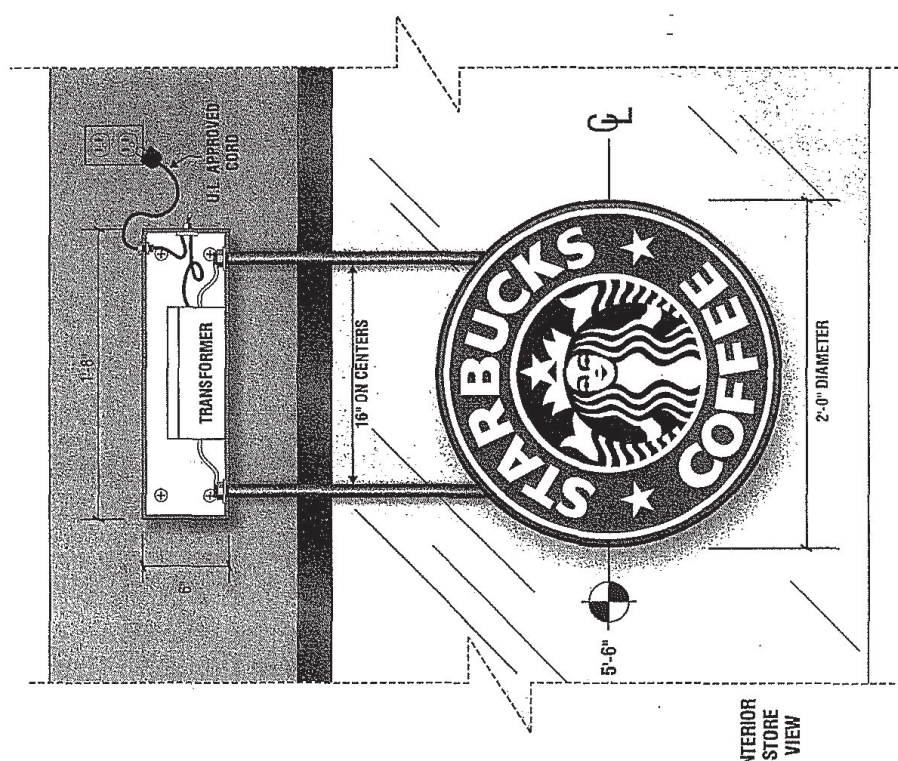
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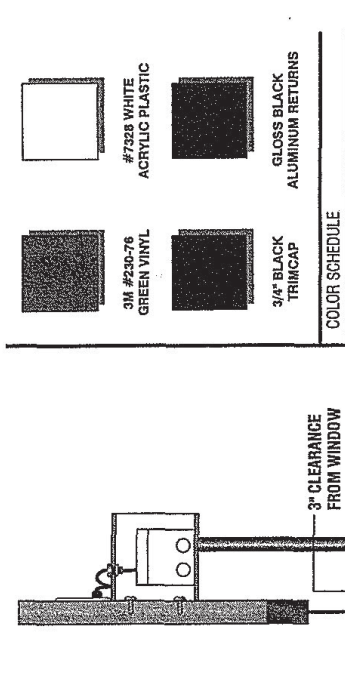
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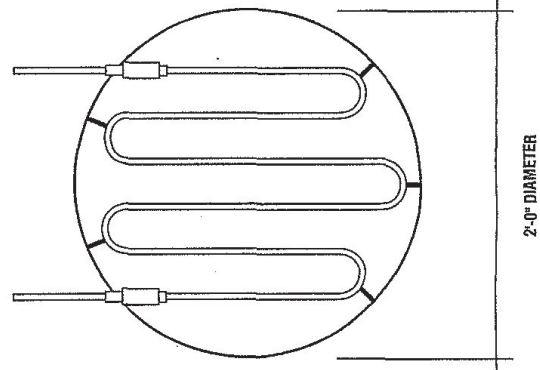


D SIGN ELEVATION / INTERNALLY ILLUMINATED DOUBLE FACE WINDOW LOGO DISK
 QUANTITY: ONE (1) SET REQUIRED
 SCALE: 1 1/2" = 1'-0"

- CHANNEL LOGO SPECIFICATIONS**
- LOGO: CUSTOM FABRICATED DOUBLE FACE ALUMINUM CHANNEL LOGO
 - FACES: # 7328 WHITE ACRYLIC PLASTIC FACES W/ TRANSLUCENT 3M # 230-76 GREEN VINYL OVERLAY WITH OUTLINE CUT & PEELED TO SHOW THROUGH WHITE PLEX OUTLINE. & 3M BLACK VINYL DETAILS
 - ALL RETURNS: 4" DEEP ALUMINUM RETURNS PAINTED BLACK SEMI-GLOSS FINISH
 - TRIMCAP COLOR: 3/4" BLACK TRIMCAPPING
 - ILLUMINATION: 15mm BRILITE #6500 H.O. WHITE NEON TUBING GRID OR EQUIVALENT IN WINDOW DISK SIGNS



COLOR SCHEDULE	
	#7328 WHITE ACRYLIC PLASTIC
	3M #230-76 GREEN VINYL
	3/4" BLACK TRIMCAP
	GLOSS BLACK ALUMINUM RETURNS



← EXTERIOR
 INTERIOR →