

EXHIBIT “F” SIGN CRITERIA

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 non-conforming or unapproved signs must be brought into conformance at the sole cost and expense of the Tenant. Tenant may place signage on the rear elevation of the Premises in accordance with these criteria.

2.10 Signage Introduction and Intent

Tenant signing is expected to enhance and extend the spirit of the architectural character of The Orchard Town Center, expressing clearly the retail name and function, while also serving as an expression of the high quality of the commercial and dining environments within. The Orchard Town Center’s architectural style is that of the Midwestern Prairie style, with trellised canopies, intimate pedestrian spaces and an emphasis on landscape and water features.

Graphic design shall be imaginative, simple and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing visitor experience. Signage shall be limited to the logo and/or trade name of the Tenant. Additional icon/imagery will be considered, at the sole discretion of the Landlord, provided it contributes to the overall identity and design of the store. Tenants shall retain the services of a professionally trained graphic designer to create their identity and sign program. The design of signs shall be harmonious with the materials, color, texture size, scale, shape, height, placement and design of Tenant premises and the Landlord buildings. Strict adherence to these sign design criteria shall insure that the main street character of the shopping center is maintained and that a lively and evocative village environment is created.

This Signage Design Criteria is provided to guide designers, architects and Tenants in the development of Tenant identity signs at The Orchard at Westminster.

The objectives are:

- To generate varied and creative Tenant Signage through application of imaginative design treatments and distinctive logos and typestyles.
- To establish signage as a design element that contributes to a “shopping center” environment unique to The Orchard at Westminster.
- To provide standards of acceptability for signs in order to facilitate the review and approval process.

A map of designated areas is located on the Tenant Signage Zoning Plan. Tenants and their designers are to refer to that map and select a combination of at least two sign types, from the designated district assigned to their store.

Any signs fabricated and installed without prior approval in writing from the Landlord may be removed by the Landlord. All costs for removal, including but not limited to patch and repair of the building, will be at the Tenant’s expense.

2.11 Tenant Signage Zones

The Tenant signage for The Orchard at Westminster is divided into four distinct “zones” to assist the Tenant in choosing appropriate signage type, location, and quantity for their identity. All stores and their corresponding elevations fit within a particular district. Please refer to the included map for the location. These areas are defined by architectural character and/or site orientation.

The Orchard at Westminster is divided into the following signage areas:

- Entertainment Zone
- Main Street Zone
- Town Square Zone
- Freestanding Zone

The Tenants in each district must have a minimum of two of the following sign types indicated. In addition to these two signs, Tenants are allowed to have additional signs, selected from the “optional” signage in the indicated areas, as long as the maximum permitted sign area is not executed.

Signage located on the rear elevation is prohibited, unless the Tenant designs an entrance exclusively for public use in that elevation. Service entries or fire exits are not considered public entries, therefore are prohibited from having primary signage.

Variations away from these designated areas need approval from the Landlord prior to submitting to the City for permit. The maximum allowable square footage area of each sign is to be determined based on the lineal frontage of the store front, its location in The Orchard at Westminster and the City of Westminster signage ordinances.

Tenant Signage Zoning Plan

Main Street Zone

Entertainment Zone

Town Square Zone

Freestanding Zone



Residential
300 Units

Future
Office Building
30,000 SF

W 147TH AVENUE

P0002
6,000 SF

AMC THEATRES
12 Screens
52,244 SF

Monkey Business
Available
Your Way Home

ORCHARD PARKWAY

TOWN CENTER DRIVE

DELAWARE STREET

W 146TH AVENUE

Red Robin

Marshalls
23,000 SF

ULTA
10,082 SF

OLD NAVY
15,000 SF

TARGET

SEPHORA
S0920
GNC
Sprint
verizon

S0125
S0230
S0400
S0415
S0420
TORRID
S0440
20,537 SF

S0185
S0270
S0280
S0550
S0670
S0665
S0770
S0790
S0795

S0710
S0720
VICTORIA'S SECRET
ZALES
Party Cize
Auditorial
S0770
S0790
S0795
macy's
DXL
MEN'S APPAREL

xfinity
BISHOP'S
SMOOTH KING
CHIPOTEL

PACIFIC

KeyBank

MATTRESS FIRM

Therapy

P0012

W 144TH AVENUE

Ent
26,989 SF

JCPenney
94,452 SF

P0017
8,000 SF

P0016
8,000 SF

Lady D

ellabliss

NORDSTROM
rack
23,264 SF

STAPLES
20,163 SF

ROSS
DRESS FOR LESS
27,689 SF

OFF BROADWAY
SHOE
WAREHOUSE
18,127 SF

American Express
Famous Footwear

DOLLAR TREE
14,172 SF

Entertainment Zone General Signage Guidelines:

The signage in the Entertainment District should have bright colors, and be vibrant and dynamic in appearance, with some exposed neon. Signage will need to be in layers and preferably 3-D in form. Tenant logos will be encouraged and are recommended. Signage is to be over-scaled and visually vibrant. The 3-D aspect and scale of signage will create a fun and exciting ambience during the day, and the area will come alive at night.

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - a. Channel Letters with exposed neon on building façade or canopy; exposed neon cannot be visible from Huron Street.
2. Secondary Signage: REQUIRED
 - a. Blade sign
 - i. May be externally illuminated
 - ii. Layered or 3-Dimensional
3. Optional Signage:
 - a. Vertical Marquee Sign
 - b. Inlaid Entry Vestibule Floor Signs
 - c. Applied window graphics
 - d. Wall-mounted plaques
 - e. Identity on valence of awning
 - f. Canopy sign

Signage Calculation Guidelines:

The maximum sign area for each Tenant shall be 2.0 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage sizes listed in matrix or 300 square feet maximum.

Main Street Zone General Signage Guidelines:

The primary viewing of the Tenant signage will be from the pedestrian areas and streets. As such, Tenant signage should respond to the appropriate scale. Tenant logos will be encouraged and are recommended.

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - a. Reverse pan channel halo lighted individual dimensional letters
 - b. Dimensional letters, externally illuminated
2. Secondary Signage: REQUIRED
 - a. Blade sign
 - i. May be externally illuminated
3. Optional Signage:
 - a. Inlaid Entry Vestibule Floor Signs
 - b. Applied window graphics
 - c. Wall-mounted plaques
 - d. Identity on valance of awning
 - e. Canopy sign

Signage Calculation Guidelines:

The maximum sign area for each Tenant shall be 1.5 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage size matrix.

Town Square Zone General Signage Guidelines:

The signage in Town Square Zone will be a variety of different sign types. The district will show growth and evolution, and will enhance and enrich the overall shopping experience. The District will encourage uniqueness and diversity specific to the Tenant usage.

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - a. Reverse pan channel halo lighted individual dimensional letters
2. Secondary Signage: REQUIRED
 - a. Blade sign
 - i. May be externally illuminated
3. Optional Signage:
 - a. Inlaid Entry Vestibule Floor Signs
 - b. Applied window graphics
 - c. Wall-mounted plaques
 - d. Identity on valance of awning (if awnings are permitted in this zone)
 - e. Canopy sign

Signage Calculation Guidelines:

The maximum sign area for each Tenant shall be 1.0 square feet of sign face for each lineal foot of store frontage, but limited by the maximum size matrix.

Freestanding Zone General Signage Guidelines:

The primary viewing of the Tenant signage will be from vehicular areas and streets. As such, Tenant signage should respond to the appropriate scale. Tenant logos will be encouraged and are recommended.

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - a. Reverse pan channel halo lighted individual dimensional letters
 - b. Channel Letters with exposed neon on building façade; exposed neon cannot be visible from Huron Street.
2. Secondary Signage: REQUIRED
 - a. Blade sign
 - i. May be externally illuminated
3. Optional Signage:
 - a. Inlaid Entry Vestibule Floor Signs
 - b. Applied window graphics
 - c. Wall-mounted plaques
 - d. Identity on valence of awning
 - e. Canopy sign

Signage Calculation Guidelines:

The maximum sign area for each Tenant shall be 2.0 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage size matrix.

Primary Signage Options

- Inline Tenants: One primary sign
- Corner Tenants: Two primary signs
- Freestanding Tenants: Three primary signs

2.12 Signage Details and Specifications

Fascia Signs:

Individual letters - Reverse pan channel – halo illumination

- Reverse channel letters are to be fabricated of aluminum, with a minimum metal thickness of 0.060 with a painted finish.
- All seams are to be welded and ground smooth.
- Channel depth is to be no more than 4”
- Letter channels are to be stud-mounted 2” maximum from face of wall.
- Stud mounts are to be threaded anchor bolts with round sleeves, and are to be painted the color of the fascia.

Individual letters – Open pan channel – exposed neon illumination (Entertainment District Only)

- Open pan channel letter forms are to be fabricated out of aluminum, with a minimum metal thickness of 0.060 with painted finish.
- All seams are to be welded and ground smooth.
- Inside of channel letter forms are to be painted a contrasting color from the building color.
- Neon tubes are to be double-row, or adequate number of rows to illuminate channel form.
- All neon fasteners, tube stands, mounts, and crossovers are to be painted to match the inside of the channel form.
- Letter channel returns are to be a maximum of 4” deep.
- Top surface of neon is to be mounted flush with front edges of returns.
- Due to extreme weather conditions including hail, sign fabricators are to fortify the sign or cover letter face with clear acrylic/Lexan to protect neon from damage, if required by local code.

Individual letters – External illumination

- External illumination to be provided by a separate light fixture(s) of a design that is complimentary to the overall sign design concept and the building architecture.
- Fixtures with arm extensions or gooseneck extensions are encouraged.
- Exposed “Light-bars” are prohibited.
- Pre-manufactured light boxes are not allowed.
- Individual letters to be at least ½” thick metal. Letter thickness is subject to Landlord approval, and is based on thickness-to-height proportion.
- If stud mounted, the individual letters are to be stud mounted a minimum of 1 ½” from the face of wall.
- All light fixture designs are to be submitted to the Landlord for approval prior to purchase and installation.

Tenants Located in Multiple Zones

- When a Tenant’s façade is located in multiple signage “zones,” each particular façade is dictated by the regulations for that zone.

Corner Treatments:

- When the Tenant occupies a corner store location, and there is a corner entry/architectural feature, Tenant must locate primary identity over the corner entry.
- Vertical Marquees are encouraged if allowed in the zone.

Blade Signs:

A double-sided sign mounted perpendicular to the building façade, suspended on a decorative metal bracket, usually near the store front entrances.

- Each Tenant is required to have one double-faced hanging sign per building façade.
- The creative use of logo shapes is encouraged in the design of the blade sign.
- Tenants are encouraged to utilize a variety of colors and graphic elements, along with typestyle, to create a whimsical and energetic signing solution. Painted flat forms layered to give a 3-Dimensional effect are encouraged in designated districts.
- Flat blade signs are to be fabricated of painted metal.
- Signs are to be wall-mounted from a metal bracket or suspended from the trellis with metal supports.
- External illumination of blade signs is permitted, if properly done.
- Signs to be mounted with a minimum of 8" clearance from finished floor.
- Signs are to project a maximum of 4", including the bracket.
- Trade name or logo only; no taglines, slogans, or advertising allowed.
- When calculating total sign area, one side of blade side, including the bracket is to be included in the calculation.

Vertical Marquee Signs:

Used only at specific locations to identify and emphasize visually prominent Tenants. In light of the significant visual impact that can be achieved through such signs, the Tenant is required to provide a very high quality design and presentation to the Landlord for review and approval. Any additional structural requirements need to be coordinated with Landlord at Tenant's expense.

Vertical Marquee Signs may be mounted at a prominent corner of a Tenant building on the diagonal to provide visibility from several directions, and shall be integral to the building architecture. Views of the signs shall not be obstructed by awnings or other architectural elements. Such signs shall be at least 13 feet above finished grade and may extend as high as the top edge of the building parapet. The Landlord strongly encourages such sign types as:

- Letter and logo forms painted, gilded, or screen printed onto a sign panel;
- Reverse pan channel letters and logos with halo illumination;
- Open pan channel letters and logos with exposed neon illumination;
- 3-Dimensional artistically sculpted object signs
- Two-sided sign with exposed neon
- Three-sided sign with exposed neon
- When calculation total sign area, one side of marquee sign, inclusive of bracket is to be included in the calculation.

Canopy Signs

Made from metal, the canopy projects perpendicular from the storefront façade above the entrance doors and/or display windows and acts as a protection against the elements. The name and/or logo of the Tenant is applied to the canopy with individual dimensional letters typically resting on top of the canopy.

- Letters to be non-illuminated.
- Letters to be made of cut out metals and must be at least ½' thick.
- Canopy signs that are intended to be the Tenant primary sign may be sized pursuant to fascia sign criteria, and may be externally illuminated by a concealed light source.
- Stacked letters are not allowed

Wall Mounted Plaques:

- Wall mounted plaques with concealed fasteners or exposed fasteners designed as a feature treatment approved by Landlord.
- Allowable materials are cast metal, glass, or double hard surface material.
- Non-illuminated or externally illuminated only.
- Size to be submitted for approval.
- Location to be adjacent to entry doors and submitted for approval.
- No taglines, slogans, service or product descriptions allowed in text.

Window Graphics (Excluding “Operational Signs”, which are addressed below.)

- Only trade name or graphic logo may be used. Store description, advertisements, or taglines not allowed.
- Metallic or colored “etch-look” vinyl graphics are to be used.
- The entire graphic to be mounted below 48” from finished floor.
- Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.
- Applied window graphics are to have consistent text from window to window.

Awnings Signs (Where Permitted):

Made of canvas, the awning projects perpendicular from the storefront façade above the entrance doors and acts as a protection against the elements or as a decorative feature. The name of the Tenant is applied to the awning valance, or on the lower, vertical portion of the canopy only. Awnings and awning signage will not have any internal illumination.

- Letters – To be silkscreen, printed or sewn on the vertical surface of the awning valance only and contrast with awning color.
- Trade name and/or logo may be on awning valance only. No tag lines, merchandise descriptions, services or advertisements allowed.
- Light fixtures to illuminate the awning from within are prohibited.

Operational Signs:

Operational signage indication hours of operation, telephone numbers, specialty rules and regulations is a specific to each Tenant. No tag lines or slogans allowed.

- Maximum letter height of ¾"
- Mounted to the interior surface of glass, on or adjacent to entrance door and mounted no higher than 60".
- Total area of sign shall not exceed 6 square feet.

Inlaid Entry Vestibule Floor Signs:

A pattern, medallion, individual letters, or sign recessed into the floor, located solely within the Tenant lease line at the entry vestibule of the store and integrated flush into the surrounding flooring system.

- Signage is required to be within the Tenant's lease line and may not be extended beyond the storefront.
- Sign must be fabricated of durable, non slip materials.

Additional signage

Exit/Service doors to Tenant spaces throughout the center shall have standard identification only, consisting of the Tenant name and the Tenant space address number. Such signs shall be furnished and installed by the Landlord at the Tenant's expense. The Tenant shall not apply any other signage or wording to Exit/Service doors.

Tenants shall be required to have an address indication at the storefront. Such signage shall be furnished and installed by the Landlord, at the Tenants expense, to ensure consistency throughout the center.

2.13 Tenant Fascia Sign Examples



2.14 Tenant Blade Sign Examples



2.15 Tenant Optional Sign Examples



Awning Signage



Applied Window Graphics



Wall Mounted Plaques

2.16 Prohibited Signs

The Following are sign types and finished that shall be prohibited at The Orchard Westminster:

- Illuminated sign boxes.
- Signs with tag lines, slogans, phone numbers, service description, or advertising.
- Monument style signage.
- Temporary signage.
- Signs located on the rear elevation. (Except those signs required for delivery.)
- Internally illuminated canopies.
- Signs with exposed raceways, conduit, junction boxes, transformers visible lamps, tubing or neon crossovers of any type.
- Rotating, animated and flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
- Pennants, banners, or flags identifying individual tenants.
- A-frame sandwich boards
- Signs attached, painted or otherwise affixed to awnings, tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the landlord.
- Balloons and inflatable signs.
- Any signs including free standing signs advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Rooftop signs.
- Signs made with plastic, Plexiglas, lexan or acrylic, translucent or opaque. Clear faces only allowed if used to protect neon and required by code.
- Back plates behind signage are typically prohibited, but maybe consider on a case by case basis. Not to exceed 20% larger than the overall max sign dimension.

2.17 Formula for Determining Sign Areas

Copy area shall be computed by surrounding each graphic element with an oval, rectangle or triangle calculating the area contained within the shape, and then computing the sum of the areas. Elements such as swashes, simple lines, back plates or other decorative touches must be included within limits of the geometric shape shall be included as part of the copy area.

Letter height shall be determined by measuring the most consistent element of a tenant's identity, inclusive of swashes, ascenders and descenders.

THE ORCHARD AT WESTMINSTER
TENANT SIGNAGE SIZE MATRIX

SIGN TYPE	Entertainment Zone	Main Street Zone	Town Square Zone	Freestanding Zone
Fasca Signs				
Sign Letter Max Height	32"	24"	24"	30"
Sign Logo Max Height	36"	28"	28"	34"
Max Sign Height if letters stacked	48"	36"	36"	40"
Backer plate Max Sq ft	30% larger overall max	20% larger overall max	20% larger overall max	30% larger overall max
Blade Signs	10 sq ft	8 sq ft	8 sq ft	8 sq ft
Vertical Marquee Signs	40 sq ft	20 sq ft	20 sq ft	not allowed
Canopy Signs				
Sign Letter Max Height (stacking letters not allowed)	12"	8"	8"	12"
Wall Mounted Plaques	4 sq ft	3 sq ft	3 sq ft	3 sq ft
Window Graphics				
Sign Letter & Logo Max Height	6"	4"	4"	6"
Awning Signs				
Sign Letter Max Height	8"	6"	6"	6"
Operational Signs	6 st ft total			
Inlaid Entry Vestibule Floor Signs**	20 sq ft	20 sq ft	20 sq ft	20 sq ft
Max. Sign Area Calculations (sign Area/Linear Store Front)	2.0 sq ft / 1 linear ft	1.5 sq ft / 1 linear ft	1.0 sq ft / 1 linear ft	2.0 sq ft / 1 linear ft

** Excludesd from area calculation formula

2.18 General Signage Design Guidelines

Design Objective

- The primary objective of the sign design criteria is to generate high quality, creative tenant signage. Tenants are encouraged to combine a variety of materials, lighting methods, colors, typestyles and graphic elements for unique storefront signage at The Orchard Westminster.
- Signs may be located above or adjacent to entries or storefronts only; exceptions will be considered for corner tenants.
- All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to concept development of any sign.
- Signs that incorporate creative logos or graphic elements along with the business identity are encouraged.
- Store name to consist of “Trade Name” only. Tag lines, bylines, merchandise or service descriptions are not allowed.
- Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall not be larger than 2/3 of the available display areas, and, shall maintain a margin at least 6” from any edge of the sign face area.
- Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Landlord.

Typestyles

Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them, provided that said images are architecturally compatible and approved by the Landlord. Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters.

Lighting

The use of creative signage lighting is expected and encouraged with the following criteria:

- Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials.
- Only letters and logos shall transmit light while the back plate or background remains solid opaque. No illuminated backgrounds or boxes are allowed.
- Lighting for all tenant signs shall be turned off after closing or reduced between the hours will be determined by Landlord
- Exposed fixtures, shades or other elements are to contribute to the design of the sign.
- All exposed or skeletal neon must be backed with an opaque coating, and be approved in writing by the Landlord. All housing and posts for exposed neon signs must be painted out to match the sign background immediately behind.
- Exposed raceways (unless design elements) conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type are prohibited.

Colors

- The color of the letter face and letter return shall be the same, no multi-colored letters allowed.
- Color of the letter face and returns are to contrast with building colors for good daytime readability.
- The interior of open channel letters is to be painted dark when against light backgrounds.
- All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal.
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Materials

Acceptable sign material treatments are:

- Dimensional geometric shapes coated or burnished for variety in color and texture
- Painted metal
- Screens, grids, or mesh
- Etched or fabricated steel or aluminum
- Dimensional letter forms with seamless edge treatments
- Glass

The following materials are prohibited:

- Fluorescent or reflective materials such as polished mirror
- Simulated materials, i.e. wood-grained plastic laminate and wall covering
- Sintra or cardboard
- Colored plastics or acrylics
- Trim cap retainers

2.19 Construction Requirements

General

- All signs shall be designed, installed, illuminated, located, and maintained in accordance with the provisions set forth in these regulation and all other applicable codes and ordinances.
- All signs must meet all standards set forth by The Orchard Town Center Sign Criteria and must be approved by the Landlord before permit submittal.
- The Landlord does not accept the responsibility of checking for compliance with any codes having jurisdiction over The Orchard Town Center not for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.

Fabrication Requirements

- All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
- Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design of The Orchard Town Center.
- All formed metal, such as letter forms, shall be fabricated using full-weld construction with all joints ground smooth.
- All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
- Paint colors and finishes must be reviewed and approved by the Landlord., Color coatings shall exactly match the colors specified on the approved plans.
- Surfaces with color mixes and hues prone to fading (e.g. [pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte or semi gloss finish.
- Joining of materials (e.g. seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- All lighting must match the exact specifications of the approved working drawings.
- Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- All conduit, raceways, crossovers, wiring, ballot boxes, transformers, switches and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips

- shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials will be allowed.
- Underwriters laboratory-approved labels shall be fixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
 - Penetrations into building walls, where required, shall be made waterproof by the tenant's sign contractor.
 - Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the above shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
 - In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
 - Signs illuminated with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 420 m.a. Fluorescent lamps will be single pin (slimline) with 12" center to center lamp separation maximum.

2.20 Approvals of Tenant Signage

Artwork Submittals

- All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to development of any signage.

Concept Drawing Submittal

- Prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval three sets of Concept drawings reflecting the design of all sign types.
- Sign concept drawings are to be submitted concurrently with storefront design and awning design. Partial submittals will not be accepted.

Shop Drawing Submittal

Upon Approval of concept plans in writing from the Landlord, thee complete sets of shop drawings are to be submitted for Landlord approval, including;

- Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction
- Elevations of storefront showing design, location, size and layout of sing drawn to scale indicating dimensions, attachment devices and construction detail.
- Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
- Section through letter and/or sign panel showing the dimensional projection of the face of the letter and/or sign panel and the illumination.

- Cut-sheets of any external light fixtures.
- Full-size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.

All tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the concept design as approved by the Landlord

After receipt of Tenant's shop drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and direction of the Landlord. The Tenant must continue to resubmit revised plans until approval is obtained. A full set of shop drawings must be approved and stamped by the Landlord prior to permit application or sign fabrication.

Requests to establish signs that vary from the provisions of these sign criteria shall be submitted to the Landlord for approval. The Landlord may approve signs that depart from the specific provisions and constraints of this Sign Plan in order to:

- Encourage exceptional sign design and creativity.
- Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and intent of the sign criteria.

Following Landlord's approval of sign shop drawings, Tenant or his agent shall submit to the City of Westminster sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor. Tenant shall furnish the Landlord with a copy of said permits prior to installation of Tenant's sign.

Signs shall be inspected upon installation to assure conformance. Any work unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.