



S I G N C R I T E R I A

WALGREENS/ROSS CENTER
PHOENIX, ARIZONA

A. INTRODUCTION

These criteria have been established for the purpose of assuring an outstanding center for the mutual benefit of all Tenants. Conformance shall be strictly enforced and any installed nonconforming or unapproved signs shall be brought into conformance at the sole expense of the Tenant. All signage must meet City of Phoenix codes.

Landlord shall administer and interpret the criteria. Bootz & Duke Sign Co. is the consulting company for this center.

B. GENERAL REQUIREMENTS

1. Painted lettering directly to the wall shall not be permitted.
2. Flashing or audible signs shall not be permitted.
3. All electrical signs and their installations must comply with all uniform building and electrical codes.
4. No exposed conduit, tubing or transformers shall be permitted.
5. All letters, conductors, transformers and other equipment shall be neatly concealed in a water tight condition.
6. Tenant or his representative must submit two (2) copies of detailed sign drawings to the Landlord for approval fifteen (15) days prior to submitting for permits or manufacturing.
7. No exposed neon shall be allowed.

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C. CONSTRUCTION REQUIREMENTS

1. All exterior bolts, fastenings and clips shall be of hot dipped galvanized iron and no black iron materials of any type shall be permitted.
2. Locations of all openings for conduit and sleeves in building walls shall be indicated by the sign contractor on drawings submitted for approval of Landlord's architect. The contractor shall install the same in accordance with the approved drawings.
3. No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
5. Tenant and his contractor shall repair any damage caused during installation of signage.
6. Tenant shall be fully responsible for the operations of Tenant's sign contractor.

D. DESIGN REQUIREMENTS FOR MAJOR & PAD TENANTS

1. Identification signs shall be designed as an integral part of the storefront in a manner complimentary to adjacent and facing storefronts and the overall design concept of the shopping center.
2. Tenant signs shall be allowed on all walls of their leased premises. Pad tenant signs may occupy three of their building elevations. Each tenant shall be allowed one (1) square foot of sign per each foot of leased building frontage. Their length shall not exceed 80% of the wall upon which it is placed.
3. Each tenant shall have a minimum of one (1) sign and must limit the area of their sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but must not exceed the area allocated for signage. Each tenant shall have a minimum of one sign. Tenants may display their names and logos at a 4 foot high maximum along with modifiers pertaining to their business not to exceed 24" in height.

D. DESIGN REQUIREMENTS FOR MAJOR & PAD TENANTS

4. All Tenants will have wall signs fabricated to meet the following standards:
 - a. Pan channel letters will be 5" deep and fabricated with a 22 gauge paint-loc metal painted dark bronze.
 - b. Tenants will be allowed to use their official color and logos for signage with Landlord approval.
 - c. Plexiglas faces to be a minimum of 1/8" with 3/4" bronze trimcap.

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