

TENANT
SIGN CRITERIA
FOR
DESIGN AND CONSTRUCTION



TENANT SIGNAGE CRITERIA:

The intention of the Tenant Sign Criteria is to outline requirements, hereby established, that control the design, fabrication, and installation of all externally visible tenant signage within commercial developments. It is the sole responsibility of the Tenant, in addition to complying with these guidelines, to comply with all current local governmental codes and ordinances and, when applicable, HOA sign requirements.

DEFINITIONS:

Electrical sign shall mean any sign containing electrical wiring or utilizing electric current to illuminate; this does not include signs illuminated by an exterior light source.

Wall mounted sign shall mean any sign affixed to the wall of any building.

Arcade sign shall mean any sign that is shopping center specific tenant sign under canopy or wall blade sign.

PROHIBITED SIGNAGE:

Signs constituting a traffic hazard: Tenant shall not install any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or any other symbols, or characters in such a manner that would interfere with, mislead or confuse traffic.

Immoral or unlawful advertising: Any signage to be exhibited, posted or displayed that is considered obscene, indecent, immoral or which suggests an unlawful activity.

Signs on doors or windows: No exterior sign shall be placed on the exterior premises except as permitted in writing by the Landlord. No sign of any kind shall be attached to a standpipe except those signs as required by code or ordinance.

Animated, audible, or moving signs: Signs consisting of any moving, swinging, rotating, flashing, or otherwise animated light, as well as signs that produce any type of audible sound.

Vehicle signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its making of deliveries of merchandise or rendering of services from such vehicles.

Freestanding signs: Landlord specifically prohibits Tenants from placing or installing any freestanding signs anywhere in the Shopping Center without the Landlord's prior written consent.

Off-premise signs: Portable, trailer, changeable copy signs are prohibited. Any unauthorized off-premises sign may be removed without notice by the Landlord at Tenant's expense.

Banners, flags, or pennants: Any signage temporary or permanent, paper, cardboard, or fabric that is used for any type of advertisement without the prior written consent of the Landlord.

Portable, trailer, changeable copy signs: Any signs that are portable, with or without wheels, wall, base, or pole mounted reader boards.

Temporary and provisional signs: Sign used for advertisement in any form, short term or long term, as wall signs, pennants, banners, and inflatable displays that are a non-permanent application.

Box signs: Any illuminated sign that deviates from an individually constructed and mounted channel letter, including but not limited to lighted sign boxes, lighted sign cans, illuminated sign cabinets, and the like.

Any additional signage types not listed here, or addressed within these criteria are subject to review and written approval by the Landlord.

GENERAL SIGN REQUIREMENTS:

Tenants must utilize the Landlord designated sign construction types for its wall or eyebrow signage. All signage must be illuminated by a light source fully integrated with the architecture of the building façade.

The maximum span of Tenant's signage shall not exceed 80% of its storefront. However, sign letters must be scaled to appropriately complement the concept, design and store location. Therefore, the Landlord may increase or decrease the size of Tenant's sign to appropriately fit the overall appearance of the Shopping Center.

All signs and their installation shall comply with all applicable building and electrical codes. All signage materials shall be UL labeled as required by the authority having jurisdiction. Visible UL labeling shall be kept to the absolute minimum required. Unnecessary labeling found on Tenant signs is prohibited (including sign manufacturers name and/or logos). Should the Landlord be caused to remove any aspect of unapproved signage or logos, such will be done at Tenant's sole expense and subject to the fines contained in the Lease.

All signs shall be designed, constructed, installed at the Tenant's sole expense. Permits for signs and their installation shall be submitted for, obtained and paid for by the Tenant or the Tenant's chosen representative.

Should the Landlord require under canopy signage, each tenant shall be required to purchase the designated under canopy signage from Landlord's sign vendor. The cost and maintenance of such signage will be at Tenant's sole expense.

All sign companies must be licensed by the required County or City, or any other authority having jurisdiction and licensing requirements.

Sign companies shall carry property and liability insurance pursuant to the Lease. A copy of the insurance certificate naming Landlord as a certificate holder must be included with the initial sign package submittal as part of the Landlord's approval process.

Tenant shall be held liable, and bear all costs for, the removal or correction of its sign installation or any damage caused to the building during the installation.

Should a Tenant's lease be terminated, Tenant shall be held liable, and bear all costs for, the removal of its signage, as well as any necessary repair to the building after the sign's removal.

Text on signs shall not include the product sold, description of services or merchandise trade names except as part of the Tenant trade name or DBA. Logos will be permitted at the sole discretion of the Landlord.

Non-anchor tenants are to use 2" x 8" wire-ways to match the color of the facade. Raceways are prohibited. Anchor tenants with letters 4' high or greater are not allowed to have wire-ways or raceways, they must have individually mounted channel letters. Variance requests for the acceptance of such sign installation methods will be rejected.

WALL SIGN CONFIGURATION:

1. The maximum span of Tenant's signage shall not exceed 80% of their storefront width. However, symmetry with respect to the architectural design elements must also be maintained. Special conditions will be reviewed and considered by the Landlord on an individual basis.
2. One horizontal line of copy is allowed unless Tenant name is too long to fit into 80% of the store width. In this case two lines are acceptable to form "stacked" copy. Symmetry with respect to the architectural elements must be maintained.
3. Signage shall be a minimum 3" in depth and a maximum of 5" in depth.
4. Letter size shall be proportionate to the building facade, not exceeding the maximum percentage of storefront.
5. Non-illuminated signage must be approved by the Landlord on an individual basis.
6. Letter/font style to be of tenants choice, with approval of the Landlord

WALL SIGN HEIGHT:

Signs with one (1) line of copy:

Maximum letter height shall not exceed 36"
Minimum letter height shall not be less than 14"

Signs with two (2) lines of copy:

Top line:

Maximum letter height shall not exceed 24", Minimum letter height 12"

Bottom Line:

Maximum letter height shall not exceed 12", Minimum letter height 10" with 6" space in between lines of copy.

ACCEPTABLE WALL SIGN TYPES:

Front-Lit Channel Letters (White letters with Black returns)

Individual letters to have 3/16" white acrylic faces with .040" prefinished matte black aluminum returns and backs with 1" black Jewelite trim caps. Interior of letter boxes to have high-reflective white finish. Corners and seams shall be caulked to prevent light and water leaks. Each letter shall have 1/4" weep holes at the base to provide drainage. Illumination shall be white LED. Each letter to be grounded individually using Greenfield connectors. Letters to be mounted flush to building façade.

Front-Lit Channel Letters (Black letters with Black returns)

Individually mounted letters to have 3/16" white acrylic faces with 3M Dual Color Film 3635-222 Black with .040" prefinished matte black aluminum returns and backs with 1" black Jewelite trim caps. Interior of letter boxes to have high-reflective white finish. Corners and seams shall be caulked to prevent light and water leaks. Each letter shall have 1/4" weep holes at the base to provide drainage. Illumination shall be white LED. Each letter to be grounded individually using Greenfield connectors. Letters to be mounted flush to building façade.

Reverse-Lit Channel Letters (Black face and black returns)

Individual letters to be .090" aluminum returns continuously welded to .125" aluminum faces with 3/16" clear acrylic backs. All edges and seams to be ground and sanded for smooth finish. Exterior of letters to have matte black finish. Interior of letter boxes to have high-reflective white finish. Each letter shall have 1/4" weep holes at the base to provide drainage. Illumination to be white LED. Each letter to be grounded individually using Greenfield connectors. All letters to be mounted using 2" non-ferrous standoffs painted to match façade.

SIGN MOUNTING / INSTALLATION:

1. All Tenant sign copy will be centered horizontally in the sign area corresponding to each Tenant.
2. All bolts, fastenings, and clips shall be stainless steel or hot-dipped galvanized.
3. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition by means of continuous backer rod and sealant to match finish material color. Any sign attachments on the masonry facade must be made through the mortar only. Under no circumstance will attachments be permitted through the physical masonry. All mounting hardware shall be non-corrosive and neatly concealed from public view.
4. Sign contractor shall repair any damage to the fascia or any other facility part of the Shopping Center caused by his work, at their sole expense. If sign contractor defaults in any way, the Tenant will be responsible for timely sign contractor replacement and will bear the costs of any liquidated damages imposed by the Landlord.
5. For ease of installation of signage, access panels and in certain buildings, catwalks will be provided.
6. Conduit for signs shall pass through the fascia into respective Tenant's ceiling plenum. Locate all transformers in Tenant's ceiling plenum. Penetrations are to be sealed to be water tight with silicone sealant to match adjacent wall color. The penetrations for conduit shall be made below the level of the roof, and under no circumstances shall roof flashing be penetrated.
7. No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be installed in an inconspicuous location.
8. No exposed crossovers or conduit will be permitted.
9. All conductors, transformers, and other components shall be concealed from view. Location and/or concealment methods will be subject to approval in the submitted drawings by the Landlord.
10. Electrical service to all signage shall be connected to its Tenant's meter. Final electrical hook-up shall be performed by a licensed electrician.

11. All work to be done in a neat, workman-like manner.

SIGN OPERATION:

The Landlord shall have the right to establish, and change upon written notice, the required hours of illumination of any building sign. Such hours for the purpose of these criteria shall be from dusk to 12:00am.

Maintenance and proper operation of signs shall be the responsibility of the individual Tenant. Upon notification of improperly functioning signs, the tenant shall be responsible for completing all necessary repairs within three (3) business days. Thereafter, Landlord shall have the right to repair improperly functioning signs at the expense of the Tenant and subject to the fines outlined within Tenant's lease agreement.

STOREFRONT / DELIVERY DOOR:

Each Tenant will be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl decal application lettering, not to exceed 4" in height, indicating hours of business, emergency telephone numbers, address, and entry/exit information.

Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, in a location as directed by the Landlord, and in 3" high block letters, the tenant name and address in the style and size stipulated by the Landlord.

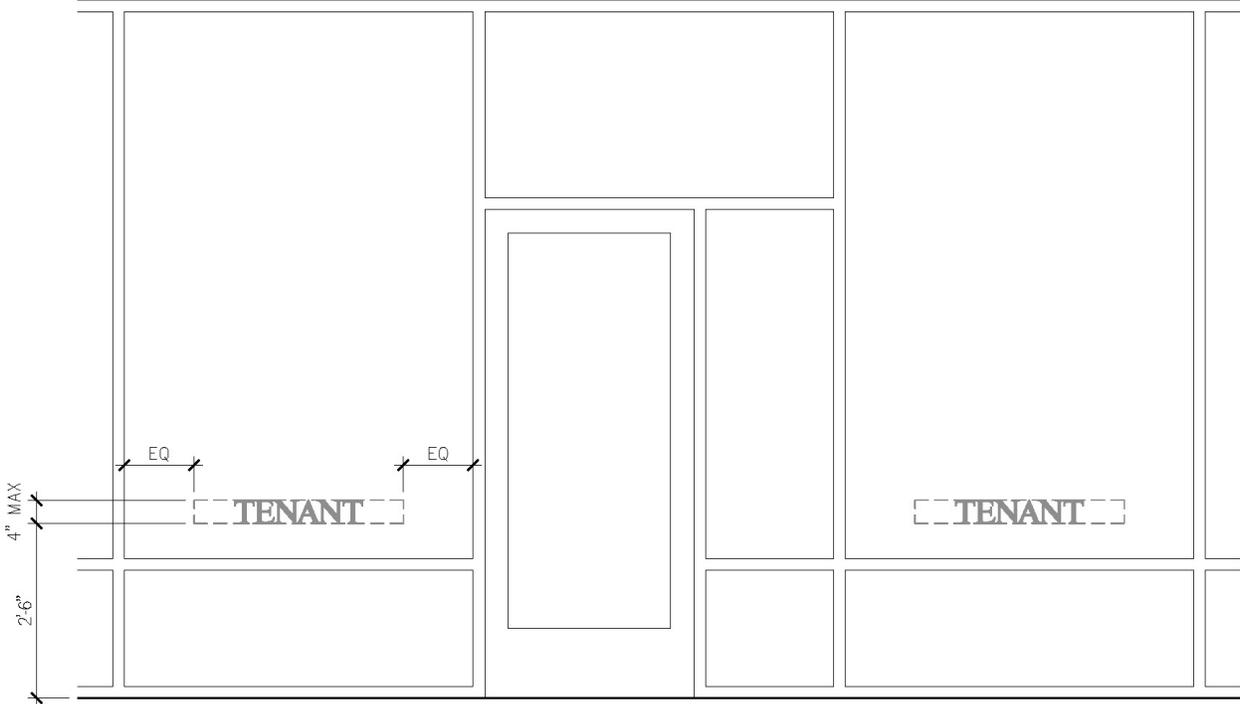
Tenant may install on the storefront, if required by the U. S. Post Office, the numbers only for the street address in exact location, letter style and size stipulated by the Landlord.

Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors or upon the exterior walls of the building or storefront. No window mounted neon signs are permitted.

All tenant storefront entrance and store identification shall be subject to the written approval of the Landlord. Such signage will be reviewed by the Landlord only with secured variances to the applicable code. Painted lettering will not be permitted. Special conditions will be reviewed and considered by the Landlord on an individual basis.

VINYL WINDOW GRAPHICS:

- 1. **Materials and Color**
White vinyl die-cut letters and/or graphics supplied and installed by the Tenant.
- 2. **Size & Location**
The graphics shall be determined by the Tenant and must occur on the interior surface of the glass adjacent to the main Tenant entry door as shown in the accompanying illustration. Size shall be a maximum of 24" sq. in per window.
- 3. **Type of Lettering**
Tenants Logo and/or Logotype.
- 4. **Sign Message**
This shall be limited to the registered name of the Tenant.



SERVICE ENTRY GRAPHICS

1. **Materials**

High quality exterior grade vinyl die-cut letters supplied and installed by the Tenant.

2. **Size & Location**

The size and location on the exterior surface of the service entry door as shown in the accompanying illustration.

3. **Type of Lettering**

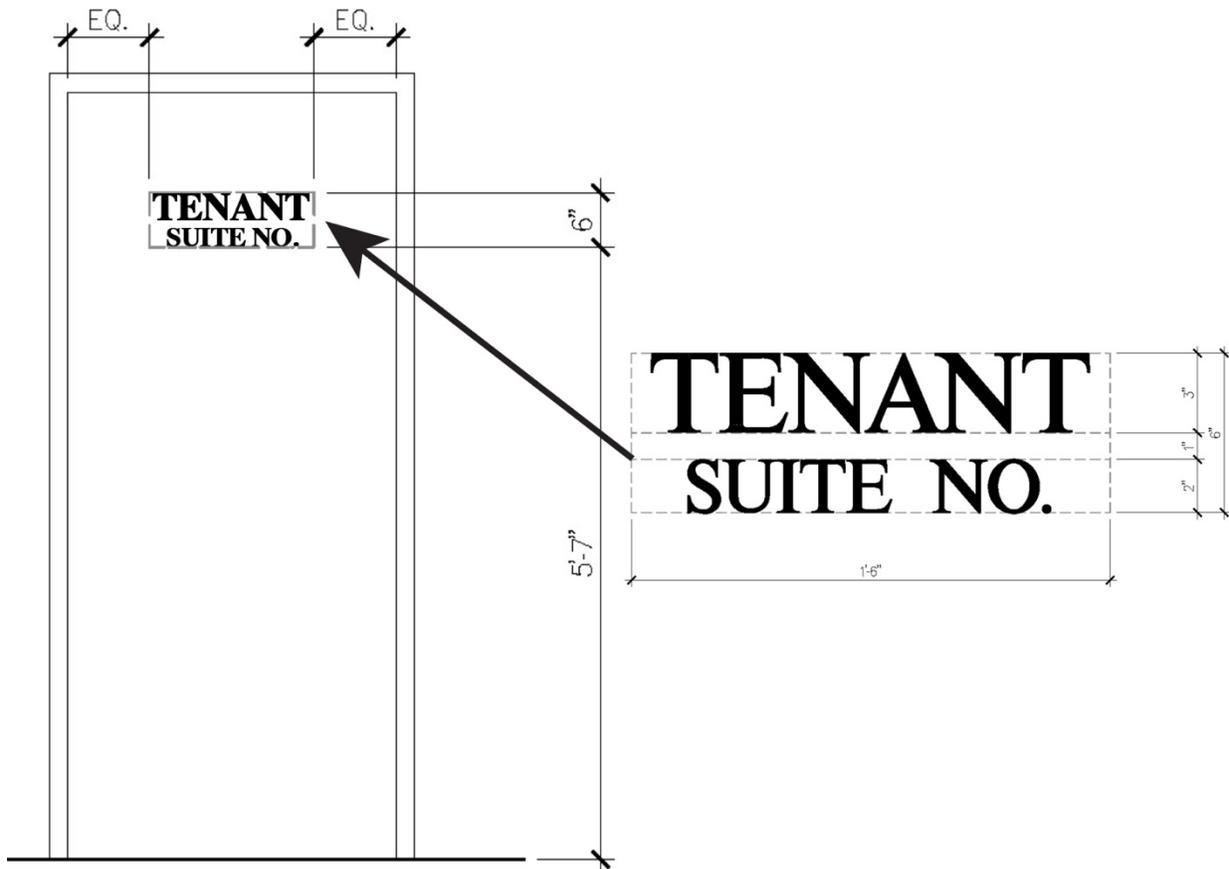
All copy must be in the Times Bold typestyle.

4. **Sign Message**

The copy is limited to the suite number only.

5. **Color**

Letters shall be white.



HOURS & EMERGENCY GRAPHICS/CREDIT IDENTIFICATION:

1. Materials

White vinyl die-cut letters and/or graphics supplied and installed by the Tenant.

2. Size & Location

The size shall be contained within a dimension of twelve inches (12") horizontally and twelve (12") inches vertically, and shall be located on the interior surface of the sidelight of the main customer entry door 2 inches above the bottom edge of the sidelight glass.

3. Type of Lettering

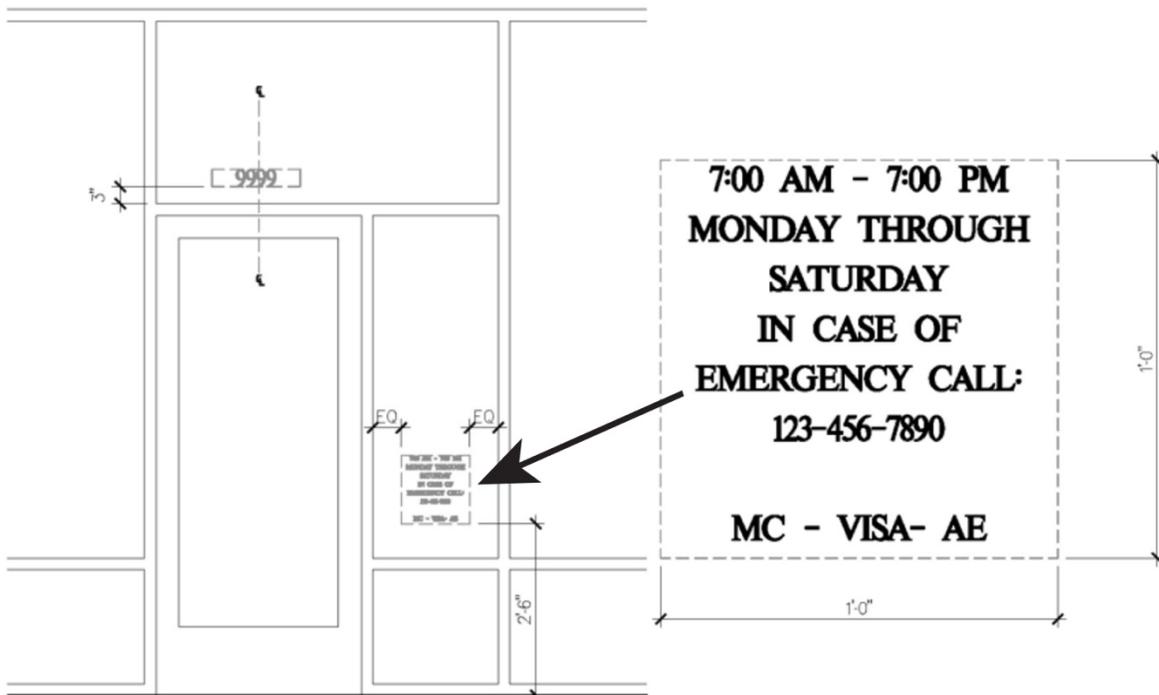
All copy must be in the Times Bold typestyle with a 3/4" cap height.

4. Sign Message

This sign is limited to the hours of operation and emergency phone numbers. Credit card identification stickers must also be within this area.

5. Color

Letters shall be white. Credit card identifications must be small and unobtrusive in color.



RAYZOR RANCH
MARKETPLACE SIGN DISTRICT

Article 1 **Definitions**

The definitions set forth in Subchapter 15 of the Denton Development Code govern in the Rayzor Ranch Special Sign District, except as modified below:

- A. **Awning sign.** A sign with its copy on a shelter made of any material, such as fabric, flexible plastic or metal, that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.
- B. **Banner.** A sign attached to or applied on a strip of cloth, vinyl, or similar material and attached to a pole.
- C. **Blade.** A sign attached to a wall which perpendicularly projects out by more than four inches (4”) which is mounted with at least eighty inches (80”) clearance from the bottom of the sign to grade (sidewalk or ground).
- D. **Canopy sign.** A sign that is mounted, painted, or otherwise applied on or attached to a canopy or structural protective cover over an outdoor area.
- E. **Changeable Message Sign.** A sign displaying static images that may display different designs, messages, or advertisements and that may include LED/LCD elements; slide lettering, or other changeable message technology. The message or image cannot flash or change more often than once every 30 seconds.
- F. **Effective Area.** Effective area means the area enclosed by the smallest imaginary regular shape (e.g., parallelogram, triangle, circle, trapezoid), or combination of regular shapes that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Effective area does not include such features as decorative or ornamental elements or features, borders, trims or any supporting structure which is used solely for support of the sign, such as poles, columns and cable or decorative fence, screening device or wall. An example of Effective area can be found as Appendix 6.
- G. **Exterior Building Wall.** A wall that fronts on a street, drive, parking lot or public area.
- H. **Illuminated sign.** Any sign that is directly lighted by any electrical light source, internal or external. This definition does not include signs that are illuminated by street lights or other light sources owned by any public agency or light sources that are specifically operated for the purpose of lighting the area in which the sign is located rather than the sign itself.
- I. **Project Announcement Signs.** A temporary sign that is used to announce upcoming events such as “Grand Opening” or “Coming Soon” or upcoming tenant.

- J. **Project Banner.** A sign attached to or applied on a strip of cloth, vinyl, or similar material and attached to a pole or light standard. An example of a Project Banner sign is included as Exhibit 3. Project Banners may have an area up to 15 square feet. A permit is not required to install a Project Banner sign.
- K. **Pylon Sign.** A tall ground sign (20 feet or more in height) identifying a district or marking an entrance, which can incorporate multiple tenant listings.
- L. **Sandwich Board.** Two large boards bearing a sign display on each side, hinged at the top with one board in front and the other behind creating an “A” frame, used for advertising.
- M. **Secondary Sign.** A sign that does not identify the tenant, but references goods sold or services performed in the facility. Please see an example of the secondary signage in Appendix 4.

Article 2 Administrations and Enforcement

All signs shall be erected, displayed, altered and reconstructed in conformance with the Rayzor Ranch Sign District and applicable City regulations.

Article 3 RR-2 and RR-3 Districts

The following regulations shall apply to the RR-2 and RR-3 Subareas of Rayzor Ranch north of U.S. 380 as shown on the Concept Plan for Rayzor Ranch. No permits for signs shall be issued for the areas south of U.S. 380 in Rayzor Ranch until standards are reviewed and approved by City Council at a later date.

- A. **Type.** Pylon, gateway, monument, wall, attached, changeable message, sandwich board (“A” frame signs), blade, banner and temporary signs are permitted in nonresidential districts as follows:
 - 1. **Pylon signs.** (Reference Appendix 1 for sign location, Appendix 2 for sign details and dimensions and Appendix 6 showing how to measure sign area)
 - a. One (1) pylon sign is allowed on the road frontage of IH35N located north of Highway 380 in the Rayzor Ranch Market Place with a maximum allowable height of sixty feet (60’) and an allowable sign area of nine hundred square feet per sign side and maximum effective sign area of seven hundred (700) square feet per sign side.
 - b. Two (2) pylon signs are allowed on the Rayzor Ranch Market Place side of Highway 380 with a maximum allowable height of forty feet (40’) and an allowable sign area of eight hundred (800) square feet per sign side and a maximum effective sign area of seven hundred (700) square feet per sign side.
 - c. One (1) pylon sign is allowed on the Rayzor Ranch Market Place side of Bonnie Brae with a maximum allowable height of twenty feet (20’) and an allowable sign area of four hundred (400) square feet per sign side and a maximum effective sign area of three hundred (300) square feet per sign side.
 - d. All pylon signs are allowed to display the names of any other tenants in Rayzor Ranch.
 - e. Pylon signs are subject to the minimum setbacks of Section 35.15.14.2.C of the Denton Development Code unless its proximity to

a single-family residence would dictate a larger setback according to Section 35.15.14.1.E of the Denton Development Code.

2. Monument signs.

- a. Monument signs may only be located as shown on Appendix 1 and must be constructed in accordance with the Monument Sign Elevations shown in Appendix 2.
- b. The maximum height of a monument sign is eight (8) feet and the maximum effective area is 100 square feet per sign side.
- c. All monument signs must comply with the visibility obstruction requirements detailed in Section 35.15.4.H.

3. Attached signs.

Attached signs include wall, canopy and awning signs.

- a. One (1) canopy sign is permitted per tenant for each storefront opening.
- b. One (1) fixed awning sign is permitted per awning located within the Rayzor Ranch Sign District. Awning signs are allowed in addition to canopy signs.
- c. An attached canopy sign shall not extend upward to a height greater than the highest part of the roof or any exterior wall on which it is mounted.
- d. The total square footage of all attached signs shall not exceed twenty (20) percent of the entire wall area on which such signs are located.
- e. A freestanding building is allowed one (1) wall sign per tenant for each public street or circulation drive or parking lot frontage, except as noted below for secondary signage. Multiple secondary wall signs are allowed. Wall signs shall not exceed 70% of length of the building side to which it is attached. The signage on the frontage of the store or building can be as follows:
 - i) Tenants in buildings adjacent to Hwy 380, and tenants of outparcels fronting Hwy 380 are allowed a maximum letter height of 30-inches. If two lines of signage are used, each letter shall not exceed 24-inches. Tenant national logo/badge may exceed this height by up to 20%.
 - ii) Tenants less than 10,000 s.f in the remaining buildings can have wall signs with a maximum letter height of 36-inches. If two lines of signage are used, each letter shall not exceed 28-inches. Tenant national logo/badge may exceed this height by up to 20%.
 - iii) Tenants 10,000 s.f to 15,000 s.f. are allowed a maximum letter height of 48-inches and 36-inches on a second line or secondary signage. Tenant national logo/badge/lettering may exceed this height by up to 20%.

- iv) Tenants 15,000 s.f to 25,000 s.f are allowed a maximum letter height of 60-inches on one line and 42” on a second line or secondary signage. Tenant national logo/badge/lettering may exceed this height by up to 20%.
- v) Tenants 25,000 s.f to 80,000 s.f. are allowed a maximum letter height of 72-inches on one line and 48-inches on a second line or secondary signage. Tenant national logo/badge/lettering may exceed this height by up to 20%.
- vi) Tenants in excess of 80,000 s.f. are allowed a maximum letter height of 78-inches on one line and 48-inches on a second line or secondary signage. Logos/badges/lettering up to a maximum dimension of 120” on a side.
- vii) If tenant is a corner tenant, with an Exterior Building Wall, signage will be allowed on each side of the Exterior Building Wall. If tenant is on a freestanding pad, signage will be allowed on each side with frontage to the public
- viii) Wall signs depicting a commercial message on the rear of buildings are not permitted if they are facing residential areas. Wall signs depicting informational or directional messages signs are allowed on the rear of buildings facing residential areas. However, no rear wall signs, except for directional or informational signs, are allowed on the north wall of the buildings located in the RR-3 District.
- f. On multi-tenant buildings adjacent to Hwy 380 or the main drive, rear wall signs are permitted. They shall be grouped and shall be exterior illuminated from ground or wall in the designated sign areas.
- g. Signs shall be composed of individual, freestanding letters unless this conflicts with a part of the tenant’s national identity. The freestanding letters may be placed on a backing plate. Signs that propose non freestanding letters are allowed. All necessary sign supports and electrical connections shall be concealed.
- h. Illuminated signs must derive light from a concealed source, except exposed neon signs must be enclosed within a can and have a clear cover of Plexiglas. No exposed lamps, or tubes will be permitted. The minimum depth for illuminated signs shall be four (4) inches. Illuminated signs may be “pegged out” from mounting surface for silhouette effects.
- i. Flat wall signs shall not extend more than 12 inches beyond the surface to which the sign is mounted.

5. Sandwich board signs or “A” frame signs

- a. Maximum sign height shall be three (3) feet.
- b. Maximum sign width shall be two (2) feet and sign shall not be placed in front of adjoining.
- c. Signs must be properly anchored (temporarily) or weighted against the wind.

- d. Chalkboards or changeable letters may be used for daily changing messages.
- e. Signs shall be designed and constructed so as to promote and not visually obscure the significant architectural features of the Rayzor Ranch Development.
- f. Signs must be removed after business hours.
- g. Sidewalks must be at least ten (10) feet wide in order to erect or maintain a sandwich board or “A” frame sign.

6. **Blade Signs.**

One (1) blade sign, with a maximum area of 10 square feet, is permitted per tenant located within the Rayzor Ranch Sign District. Corner tenants are permitted two (2) blade signs

(one on each storefront opening or entry). Refer to Appendix 3 for an example of a Blade Sign.

7. **Temporary Signs.**

The following types of temporary signs shall be permitted within the Rayzor Ranch Sign District, subject to the limits of Section 35.15.16 of the Denton Development Code:

- a. **Project Announcement Signs.** Rayzor Ranch Development Project Announcement Signs are allowed not exceeding 100 square feet per maximum effective sign area for the purposes of selling or leasing parcels. All project announcements signs must be at least 200 feet apart. Project Announcement Signs shall be removed within 30 days after an occupancy permit is issued. All Project Announcement Signs must be constructed with a metal frame and have acrylic or metal panels and comply with the Rayzor Ranch Color Palette adopted as part of the Rayzor Ranch Architectural Standards. A typical Project Announcement Sign can be found in Appendix 5.
- b. **Land available and Real Estate Signs.** Signs offering land available for sale or lease shall be limited to 96 square feet per sale or lease parcel provided that no more than one sign be installed for each 300 feet of frontage. All Land Available and Real Estate Signs must be constructed with a metal frame and have acrylic or metal panels
- c. **Wind Device Signs.** On premise, banners, and windblown signs such as pennants, flags, and streamers for special events and grand openings shall be permitted provided they do not exceed 20 square feet in area. There shall be no limit to the number of wind device signs along main circulation routes within the Rayzor Ranch overlay districts where said signs are not visible from Highway 380, I-35 or Bonnie Brae.

8. **Informational / Incidental Signs.**

Minor signs such as drive-thru directional signs, gas pricing signs or traffic control signs shall be permitted as allowed under the applicable City of Denton codes.

9. **Project Banners.**

Banners are allowed on lampposts in Rayzor Ranch. Each lamppost may have a total of two (2) banners. Project Banner signs must comply with Appendix 3.

10. **Setbacks.**

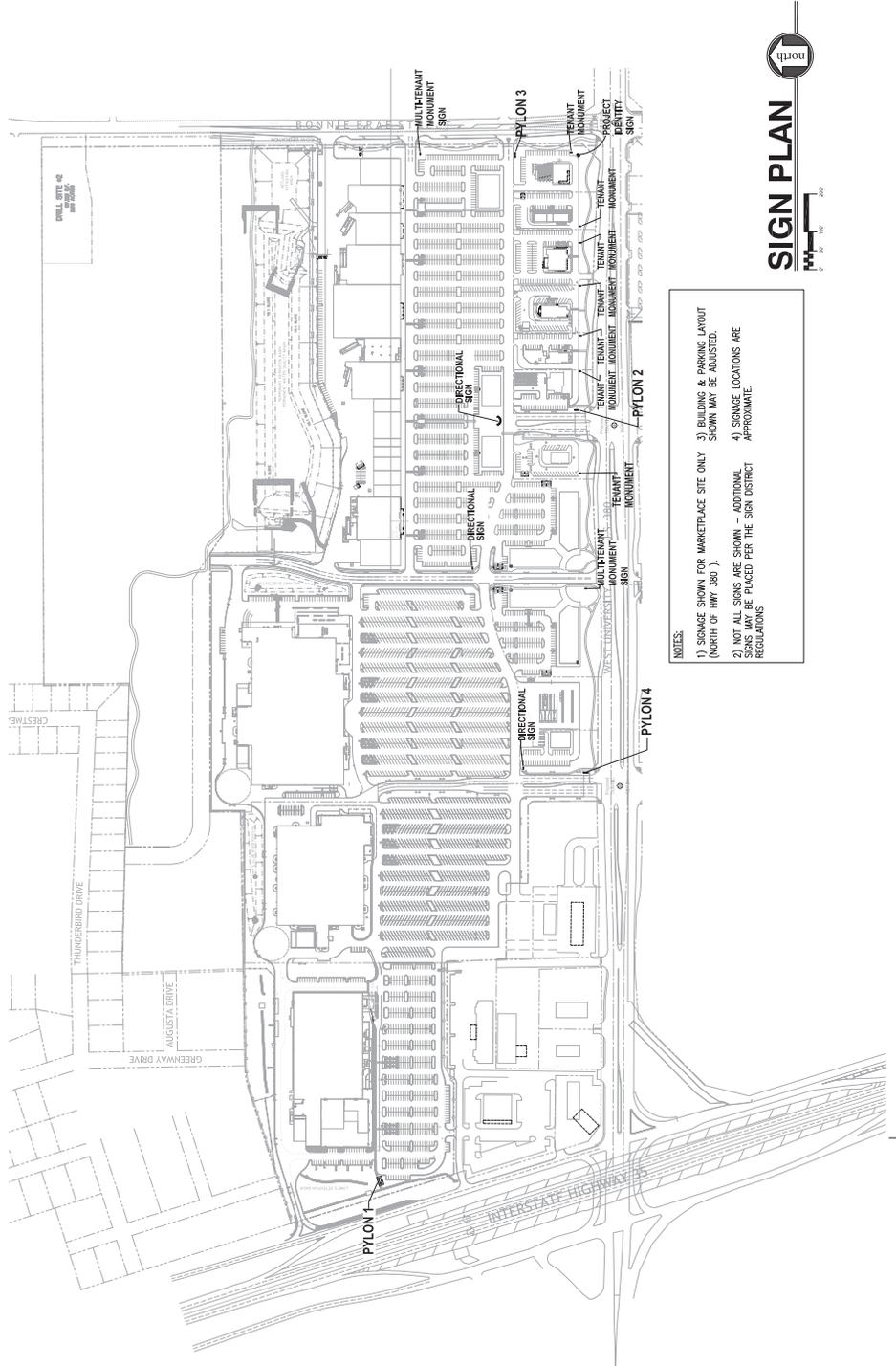
Interior lot lines do not trigger setbacks for sign purposes in the RR-2 and RR-3 Districts.

11. **Project Graphics.**

Scanner murals and other graphic elements with backing frame or support, and not containing a commercial message or part of National Trade Dress are allowed on all buildings and no permit is required to install these elements provided that the original installation of the Project Graphic was included as part of the building permit for the structure to which it is attached.

APPENDIX 1

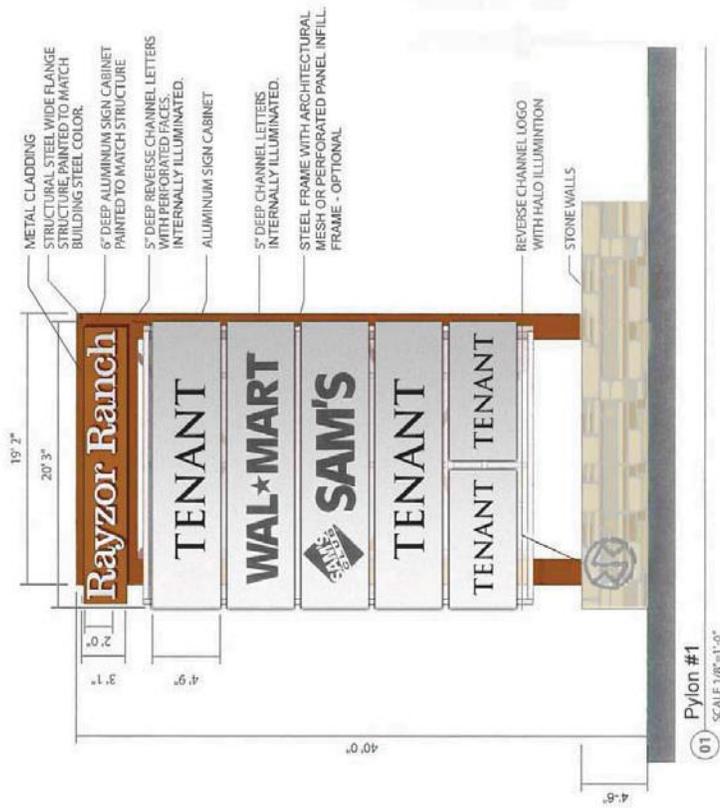
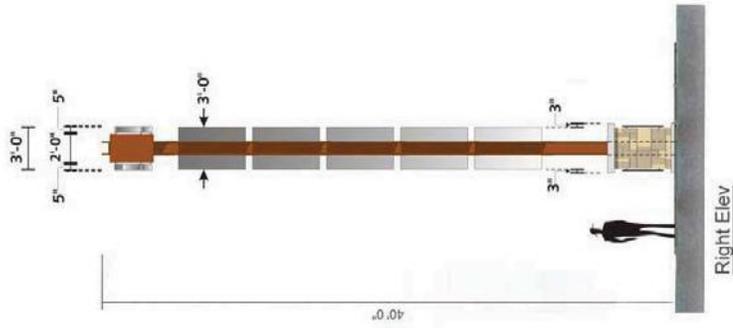
Partial Sign Location Plan

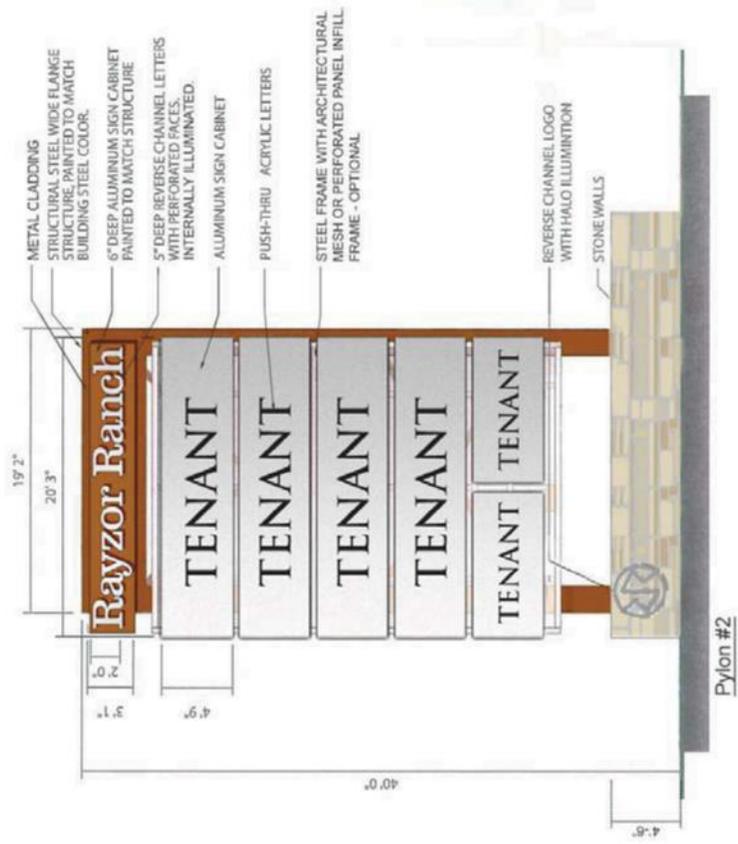
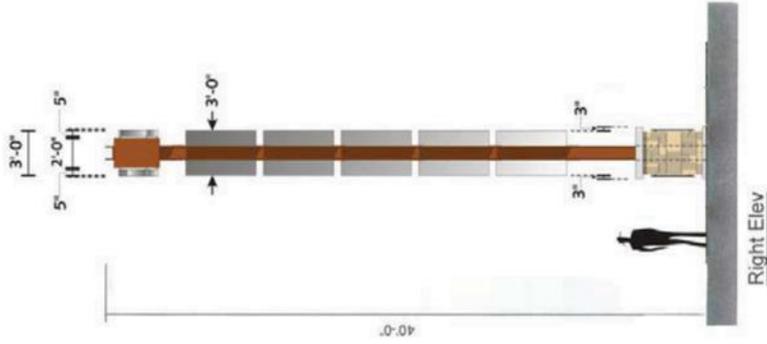


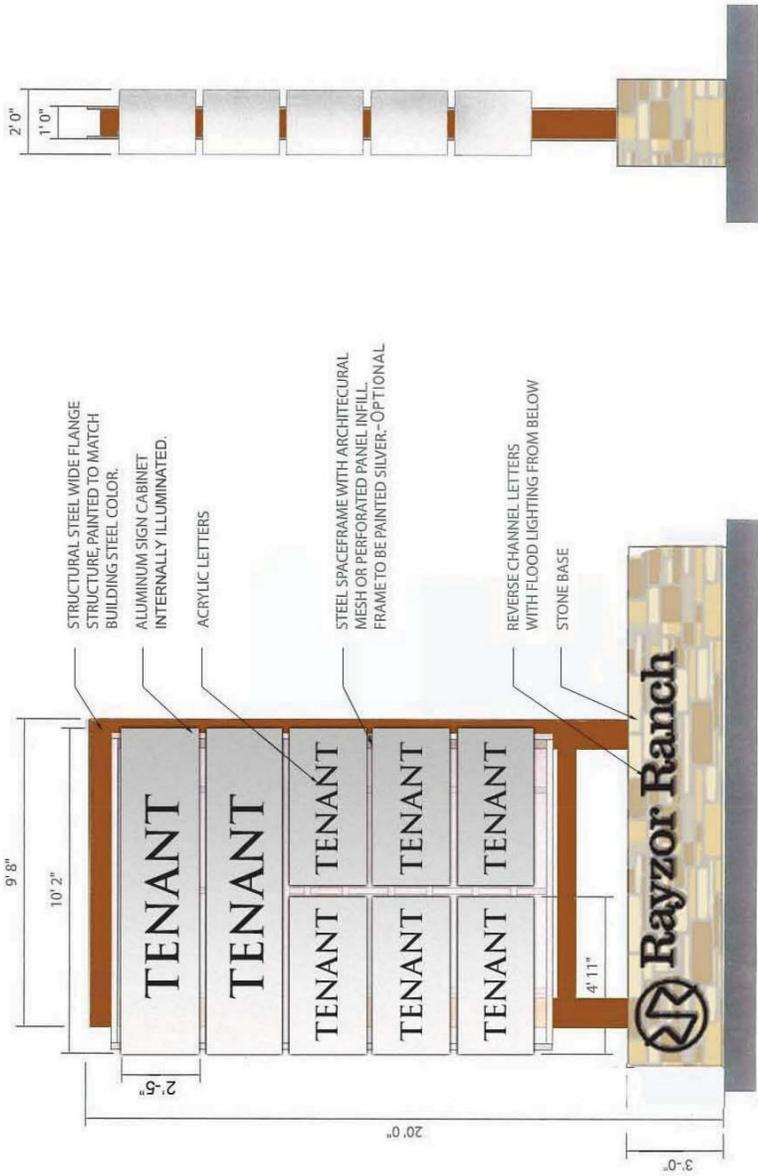
- NOTES:
- 1) SIGNAGE SHOWN FOR MARKETPLACE SITE ONLY (NORTH OF HWY 380).
 - 2) NOT ALL SIGNS ARE SHOWN - ADDITIONAL SIGNS MAY BE PLACED PER THE SIGN DISTRICT REGULATIONS
 - 3) BUILDING & PARKING LAYOUT SHOWN MAY BE ADJUSTED.
 - 4) SIGNAGE LOCATIONS ARE APPROXIMATE.

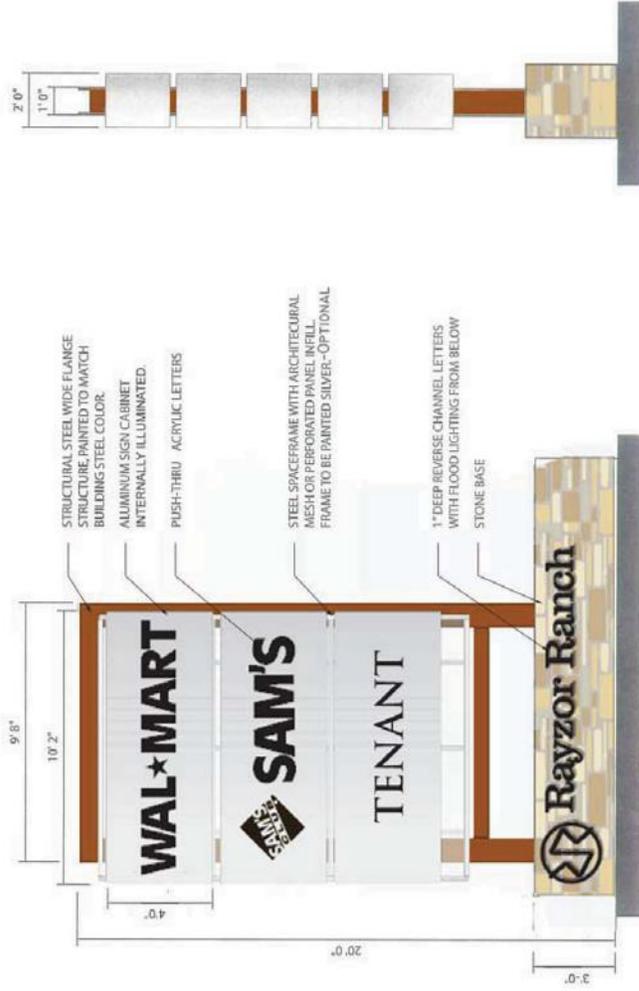


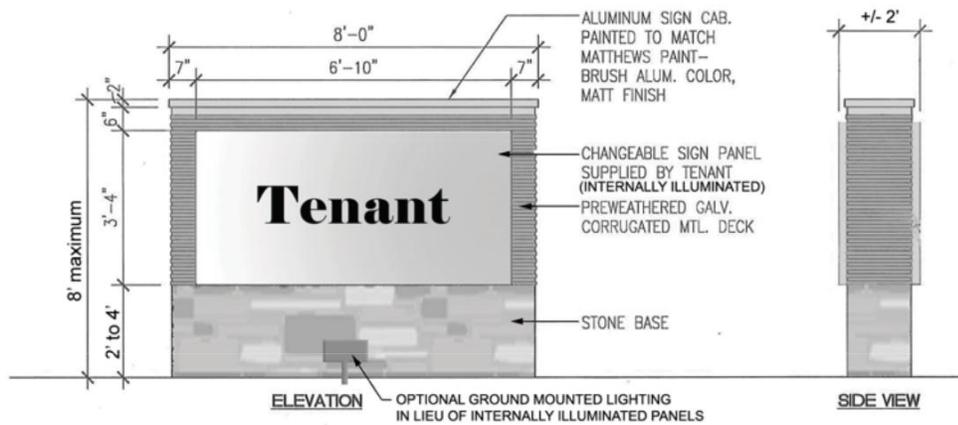
APPENDIX 2 Marketplace Signs







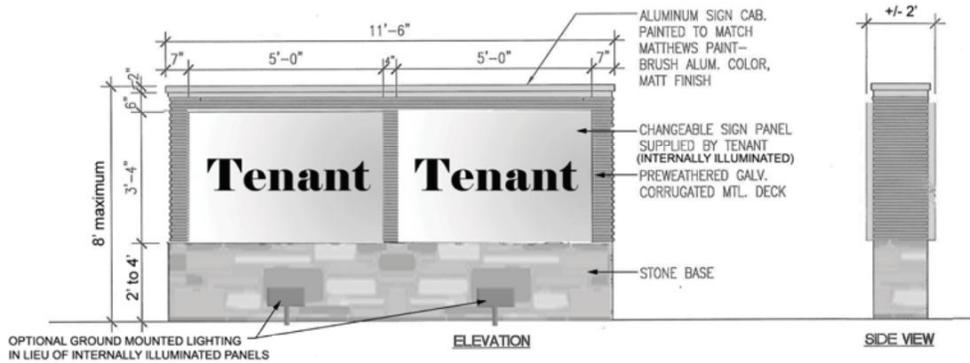




SINGLE TENANT MONUMENT SIGN

(OUTPARCEL PAD)

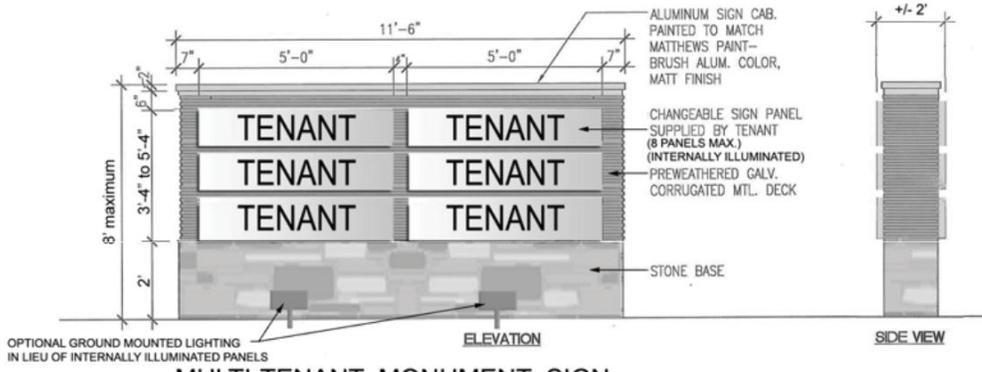
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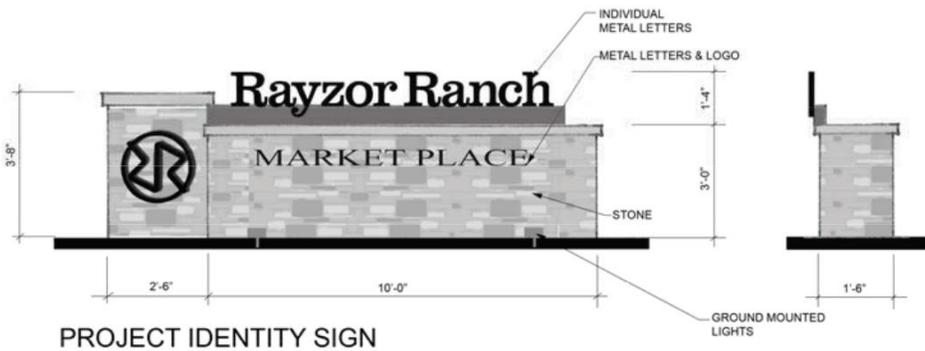
DOUBLE TENANT MONUMENT SIGN

(OUTPARCEL PAD)

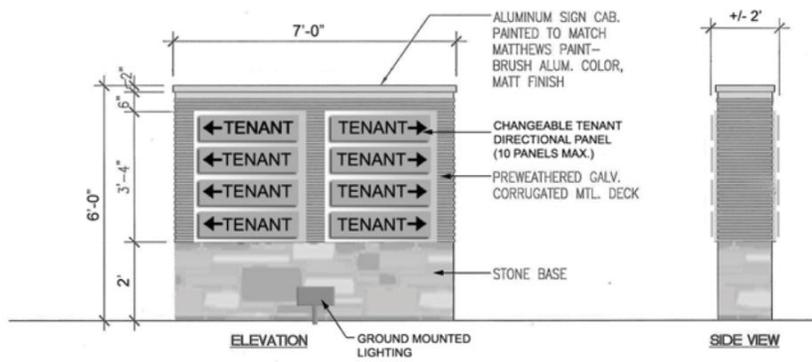
05/18/09



MULTI-TENANT MONUMENT SIGN
05/18/09



PROJECT IDENTITY SIGN
5/18/2009



DIRECTIONAL SIGN

05/18/09

APPENDIX 3

Blade and Project Banner Sign Examples

All signage examples attached are for illustrative purposes only and to further define size calculations required for various sign types. Examples are not indicative of the final graphics for the Rayzor Ranch Sign District.



Blade and Project Banner Sign Examples

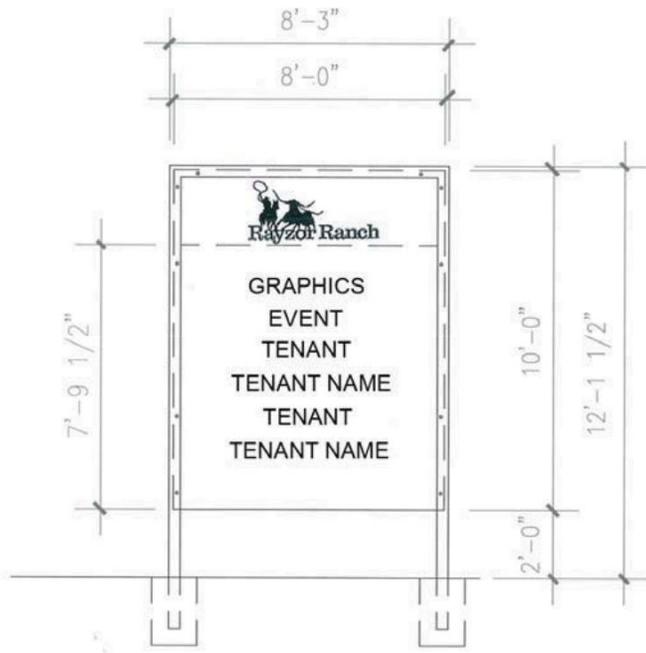
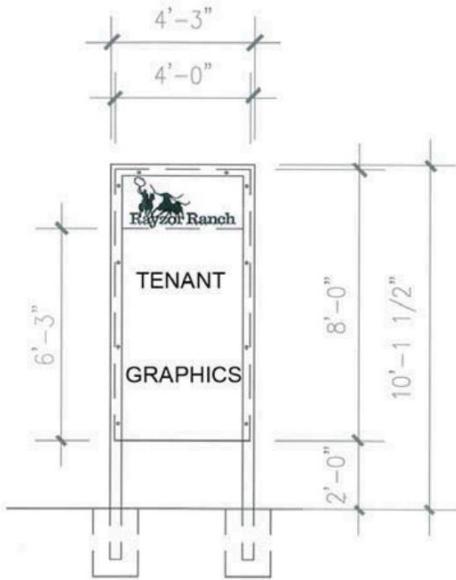


APPENDIX 4
Secondary Sign Example

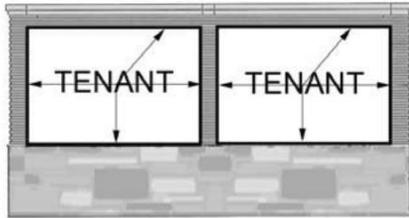


APPENDIX 5

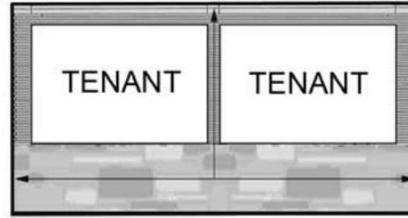
Project Announcement Sign Example



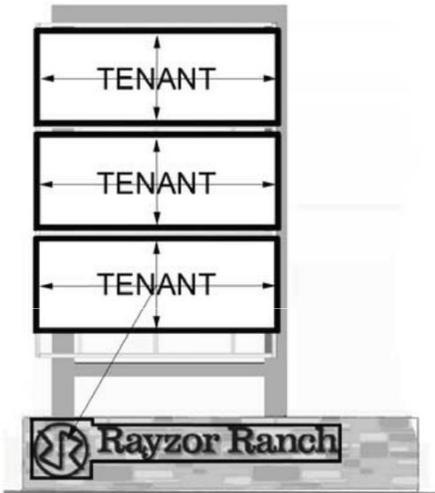
APPENDIX 6
Effective Area Example



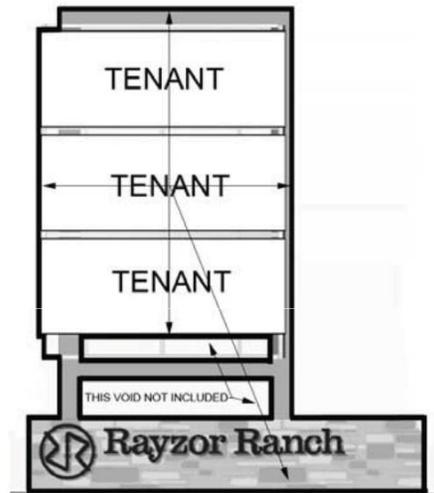
EFFECTIVE SIGN AREA



SIGN AREA



EFFECTIVE SIGN AREA



SIGN AREA