



THE STREETS AT SOUTHGLENN

Centennial, Colorado

TENANT SIGN CRITERIA

June 16, 2021



ALBERTA
DEVELOPMENT
PARTNERS, LLC

8480 East Orchard Road, Suite 2400
Greenwood Village, CO 80111

commarts @

1112 Pearl Street
Boulder, CO 80302

SIGN CRITERIA



October 3, 2010

MDP Amendment, No. 7, Minor Amendment - amending only the Tenant Sign Criteria

Amendment History: The existing approved SouthGlenn Tenant Sign Criteria document is dated April 13, 2006 (3rd Submittal). The attached SouthGlenn Tenant Sign Criteria document represents the current proposed amendment, amended and restated on _____, 20____.

AMENDMENT NO. 1

- REVISED TENANT SIGNAGE CRITERIA. CURRENT CRITERIA DATE IS MAY 1, 2007. (SEPARATE DOCUMENT)

AMENDMENT NO. 2

- REVISED STRUCTURE DATA TABLE (SHEET 3)
- MOVED BANK FROM S. UNIVERSITY BLVD. TO E. ARAPAHOE RD.
- ELIMINATED BUILDING AT NORTHEAST CORNER OF S. YORK ST AND E. ARAPAHOE RD.
- ELIMINATED BUILDINGS ON EAST SIDE OF S. YORK ST. AT E. COMMONS DR.

AMENDMENT NO. 3

- REVISED BUILDING SETBACK FROM 25 FEET TO 20 FEET ALONG RACE ST. FOR THE PARKING STRUCTURE TO ACCOMMODATE THE WIDTH OF PARKING GARAGE AND MAINTAIN WIDTH OF LANDSCAPING ON EAST SIDE OF STRUCTURE.
- CORRECTED MDP OVERALL SITE AREA ON SHEET 2.

AMENDMENT NO. 4

- INCLUSION TO THE MASTER DEVELOPMENT PLAN FOR THE STREETS AT SOUTHGLENN OF LOTS 1 AND 2, TRACTS A, B, AND C STREETS AT SOUTHGLENN FILING NO. 6, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD, WITH DEVELOPMENT AS DEPICTED ON SHEET 3. SAID LOT BEING CONCURRENTLY REPLATTED AS STREETS AT SOUTHGLENN FILING NO. 6
- REZONING OF THE INCLUDED LOT FROM “B-3” AND “O” TO MU-PUD IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE SOUTHGLENN MASTER DEVELOPMENT PLAN (LU-0512-001)
- REVISIONS TO SHEET 2:
 1. REVISED ALLOWABLE USES FOR 24 HOUR FITNESS CLUB
 2. REVISED TOTAL SITE AREA UNDER GROSS FLOOR HEADING FOR INCLUDED LOT.
 3. ADDED SETBACKS FROM S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD FOR BUILDINGS F, W1, W2, AND W3.
 4. ADDED BUILDING HEIGHT LIMITATIONS FOR INCLUDED LOT.
 5. DELETED DRAINAGE MASTER PLAN NOTE.
 6. REVISED BUILDING HEIGHT TO REFLECT CURRENT PLATTED LOTTING AND INCLUDED LOT.
- REVISIONS TO SHEETS 3, 4, AND 6.
 1. ADDED SITE PLAN FOR INCLUDED WELLS FARGO LOT
- REVISION TO SHEET 7
 1. REVISED LOTTING TO REFLECT PLATTING SUBSEQUENT TO INITIAL STREETS AT SOUTHGLENN FILING NO. 1 PLAT.



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AMENDMENT NO. 5

- REVISION TO SHEET 2
 - 1. REVISED SITE LIGHTING CRITERIA TO ALLOW LIGHT LEVELS TO EXCEED 0.5 FOOT-CANDLES AT SITE PERIMETER ALONG EAST ARAPAHOE ROAD AND SOUTH UNIVERSITY BOULEVARD
- REVISION TO SHEET 3
 - 1. REVISED SITE LIGHTING PLAN PER CURRENT FIXTURES AND ADDED PHOTOMETRIC VALUES
- REVISION TO SHEET 4 AND 5
 - 1. REVISED LIGHTING DETAILS PER CURRENT FIXTURES

AMENDMENT NO. 6

- GENERAL: CHANGE DATES ON ALL PAGES INCLUDING COVER. PAGE RENUMBERING.
- PAGE A, B: REVISE AMENDMENT HISTORY
- PAGE 0.1: REVISE TABLE OF CONTENTS
- PAGE 0.4: REVISE MAP
- PAGE 0.5 REVISE LANDLORD ADDRESS AND CONTACT INFORMATION
- PAGE 1.1: REMOVE REFERENCES TO SECONDARY MONUMENTS
- PAGE 2.1, 2.2, 3.1, 4.1, 5.1: ADD THE “ILLUMINATED GRAPHIC DISPLAY PANEL” TYPE TO THE SIGN MATRIX
- PAGE 2.9, 2.10, 4.8: RECOMMENDED SIGN TYPES. REVISE BLADE SIGN LANGUAGE TO REMOVE LIGHTING REQUIREMENT.
- PAGE 2.12, 3.8, 4.10, 5.9: PROHIBITED SIGN TYPES. REVISE ITEM 13 TO READ “SIGNS WITH ANIMATED COMPONENTS OR FLASHING LIGHTS EXCEPT THOSE THAT ARE NOT VISIBLE FROM THE PUBLIC ROW.”
- PAGE 6.1 REVISE QUANTITY OF POSTERS ALLOWED FROM 8 TO 12
- PAGE 8.0, 8.1, 8.2: NEW PAGES CONTAINING KIOSK CRITERIA
- PAGE 9.0, 9.1: NEW PAGES CONTAINING ILLUMINATED GRAPHIC PANEL CRITERIA

AMENDMENT NO. 7

- GENERAL: CHANGE DATES ON ALL PAGES INCLUDING COVER
- PAGE A, B: REVISE AMENDMENT HISTORY; ADD NEW PAGE C
- PAGE 4.1: ADD ILLUMINATED IDENTIFICATION DISPLAY IN HIGH VISIBILITY SIGN CRITERIA CHART UNDER AUXILIARY SIGNS
- PAGE 4.9: ADD ILLUMINATED IDENTIFICATION DISPLAY DESCRIPTION UNDER AUXILIARY SIGNS

AMENDMENT NO. 8

- GENERAL: CHANGE DATES ON ALL PAGES INCLUDING COVER
- PAGE B: REVISE AMENDMENT HISTORY
- PAGE 0.4: REVISE DISTRICT & SITE SIGNAGE PLAN
- PAGE 0.5: REVISE LANDLORD APPROVALS AND CONTACT INFORMATION
- PAGE 2.2: ADDED FEATURE SIGN INFORMATION



October 3, 2010

Planning and Development Director Approval

ADMINISTRATIVE AMENDMENT FOR THE STREETS AT SOUTHGLENN MDP LU-0512-001 AMENDING TENANT SIGN CRITERIA,
AS DEPICTED HEREON PURSUANT TO SECTION 11.1.5300 OF THE LAND DEVELOPMENT CODE AND THE MASTER DEVELOPMENT
AGREEMENT DATED JUNE 5, 2006.

APPROVED THE ____ DAY OF _____, 2010 BY THE PLANNING AND DEVELOPMENT DIRECTOR OR DESIGNEE, AS AGENT
FOR THE CITY OF CENTENNIAL, COLORADO OR DESIGNEE. THIS ADMINISTRATIVE AMENDMENT NO.7 AFFECTS ONLY (TENANT SIGN CRITERIA)
AS DESCRIBED IN FILE NO. (_____).

PLANNING AND DEVELOPMENT DIRECTOR

NOTES:

1. All other original terms, conditions and notes of the Streets at Southglenn MDP approved on June 5, 2006 will remain
in full force and effect as previously executed by the Owner and the City of Centennial.



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Design Brief

The Streets at SouthGlenn site signage will be a coordinated and controlled sign program that will act as a thread of continuity connecting to internal and external elements throughout the development.

The signs will provide a balance of distinction and personality with traditional materials to blend seamlessly into their context.

The sign program will reflect the quality and vitality of a mixed-use urban environment.

Project site signs will be influenced by the precedents of the metropolitan areas' gracious neighborhoods.

The sign criteria will be submitted as a comprehensive sign program which will establish the sign code for the project.

The Streets at SouthGlenn allows for maximum tenant signage flexibility within the constraints of the criteria in sign type options and design.



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Signage Approach

Development Concept

The Streets at SouthGlenn is being redeveloped to create a mixed-use lifestyle district in the city of Centennial, one of metropolitan Denver's most desirable areas. The Streets at SouthGlenn will add hundreds of urban homes above retail stores, restaurants, bistros and cafes.

The intent of this criteria is to ensure that tenant signage within The Streets at SouthGlenn development will contribute to the intent of the project architecture as well as create a lively and provocative atmosphere, establishing the identities of tenants, and providing clear, functional information.

Signing at The Streets at SouthGlenn was designed by CommArts working closely with the landlord. Special considerations were taken to ensure signing becomes an extension of the architecture and the landscape.

*All elevations, photographs, signs and storefronts shown in this criteria document are included for illustrative purposes only in describing design intent. The tenant is solely responsible for designing and documenting their own signage program and for incorporating the actual elevations and details of the specific lease space in required submittals.

Project Character

Mature urban parks, gardens, fountains and courtyards will grace the neighborhood. Cinemas, quality men's and women's apparel, gifts, home furnishings, food, entertainment and services will all be within walking distance. Having most people's wants and needs nearby, with convenience, comfort, and beauty creates a true shopping, dining, entertainment and working experience. The Streets at SouthGlenn will become one of the most unique and desirable neighborhoods in Colorado. It combines the quality and vitality of Cherry Creek North with the urban sophistication and amenities of America's most desirable addresses.

Project Site Signs

The Streets at SouthGlenn is no longer just an internal shopping center; it is now becoming a mature, established and desirable residential area. Perimeter signs will be influenced by the precedents of the metropolitan areas' gracious neighborhoods. Areas such as Park Hill, Cherry Hills, and the neighborhoods of the Denver Country Club are traditionally marked by stone monuments that are more pedestrian oriented. The Streets at SouthGlenn delivers these strong urban markers.

Retail Signage

Tenants are encouraged to maximize their exposure to the street within constraints of materials, color, and illumination that fits the new mixed-use, residential neighborhood character of The Streets at SouthGlenn. Fascia signs shall not be illuminated for signs facing west on Race street or south on Easter Street adjacent to residential areas excepting existing signs to remain.

Top of building signs will be allowed in limited applications excepting building facades facing Race Street or Easter Avenue where they are not allowed.

Criteria Application

The following specific signage criteria will govern signage at The Streets at SouthGlenn. Other criteria of the City of Centennial Municipal Code not modified in this document shall remain applicable to the project.

This document is a part of The Streets at SouthGlenn Master Development Plan, application #LU-0512-001.



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District & Site Signage Plan

The criteria for tenant signage is divided into sections which align with the scale and variety of leasable districts on the site.

Town Center

The core design character for the project emphasizing classic characteristics of a downtown urban neighborhood.

Anchor

Larger tenants surrounding the perimeter of the Town Center.

High Visibility

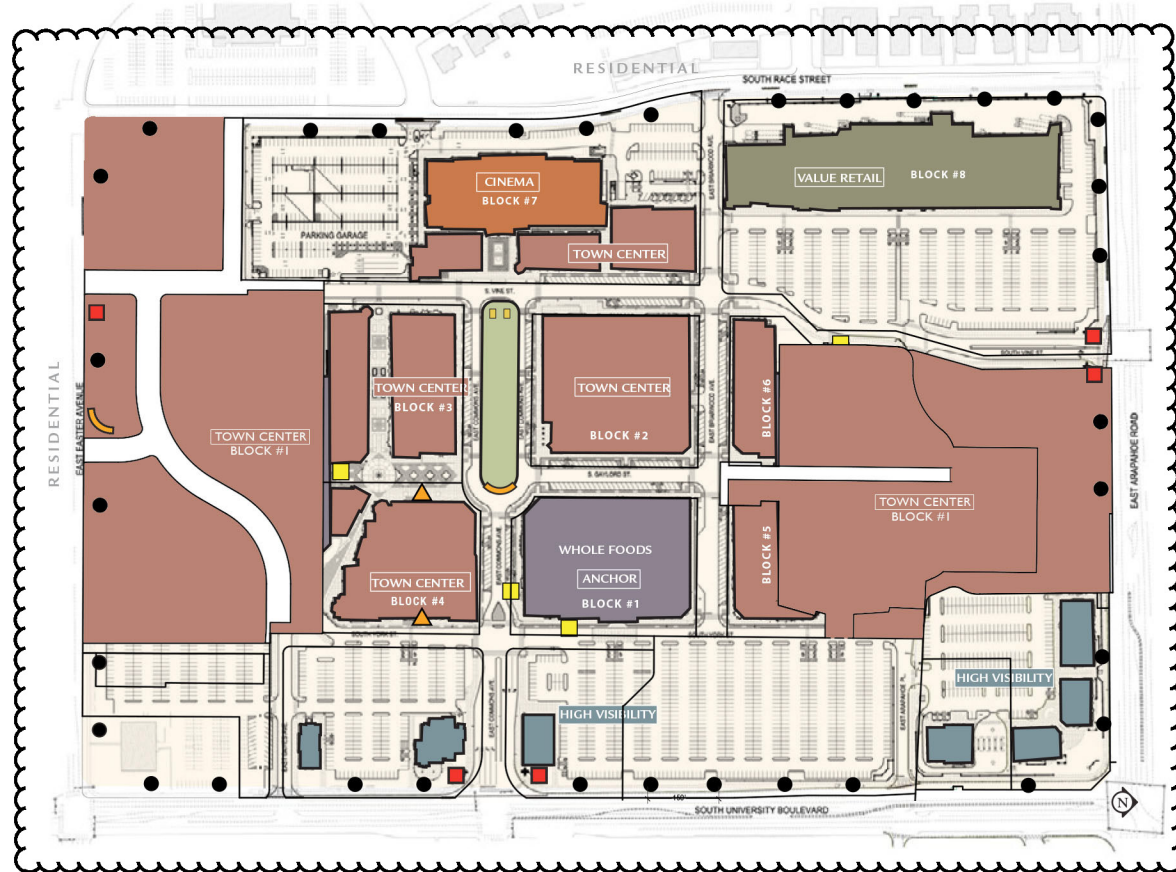
Smaller tenants on the perimeter facing University Boulevard and Arapahoe Road.

Value Retail


Large format retail tenants grouped along Race Street.

Cinema

Kiosk



Site Sign Locations

-  Primary Entry Monuments
-  Anchor Tenant Primary Identification Signs
-  Feature Site Signs
-  Town Center (35K sq.ft. min.) Primary Identification Signs
-  Perimeter Lanterns

NOTE: Lease Plan Subject to Change.



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Tenant Submission and Landlord Approval

Tenant signage is expected to enhance and extend the spirit of the architecture for the retail, expressing clearly the retail name, while also serving as an expression of the high quality of merchandise and services within.

Graphic Design shall be imaginative, simple and clear. Signage shall be limited to the logo and/or name of the tenant. Additional icon/imagery for tenants will be considered (at the sole discretion of the landlord) as long as it contributes to the overall identity of the store. Tenants are expected to retain the services of a professionally trained graphic designer to create their identity and sign program.

The developers of The Streets at SouthGlenn encourage tenants within all districts to submit their individual, imaginative schemes for signage. Allowances for approval will be made for professionally designed, high quality programs that are appropriately distinctive. In these cases, the sign types listed in the following criteria may not apply.

Graphic Design, materials, construction and installation of all tenant signs will be subject to landlord's approval and will be done solely at tenant's expense (including approval process). The design submission must be completed as outlined. Each application is considered on its individual

merit. No design will be approved until all documents are received. Proposed signs shall be shown on tenant's elevation in all tenant submissions. Fabricator shop drawings shall be submitted for final approval.

A. Tenant Submission Requirements:

The tenant shall submit for review and written approval four (4) complete sets of sign drawings to the landlord and prior to any submission to the City of Centennial for a sign permit for sign fabrication. The tenant shall submit all drawings and details required for City of Centennial Sign Permit and shall include:

1. **Elevation** of storefront showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction details including electrical connections and conduits.
2. **Plan** view of sign on the building drawn to scale indicating dimensions.
3. **Section** through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the method of illumination as well as attachment devices and construction details including electrical connections and conduits.

4. **Sample board** showing actual materials and Matthews Paint Specification or PMS identified color(s).

5. **Letter** from the landlord that states the application has been reviewed and approved by the landlord.

B. Landlord's Approval:

The Landlord shall approve tenant's submittals for submission to the City of Centennial. If the city requests any modification to the Landlord approved sign set, landlord shall have the opportunity to review and approve any the modifications prior to City of Centennial's issuance of a sign permit.

Obtain approval from either the Landlord or Managing Entity for all sign modifications.

Note: The landlord reserves the right to veto any sign submittal that it deems does not fit the design or fabrication quality required for The Streets at SouthGlenn.

Make all submissions to:

Alberta Development Partners, LLC
8480 East Orchard Road
Suite 2400
Greenwood Village, Colorado 80111
p: 303.771.4004

Northwood Raven Development
1819 Wazee Street.
Denver, CO 80202
p: 303.293.7140



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Sign Fabrication Performance Requirements

Tenant shall have its signs fabricated in accordance with the landlord's and City of Centennial's approved Sign Set. Signs shall be constructed in accordance with the following requirements:

1. Tenant shall have its sign contractor submit the landlord's required insurance certificate prior to commencement of any work on the property.
2. Tenant shall have its sign contractor meet with the landlord for a pre-construction meeting prior to the placement of Tenant's sign.
3. Tenant shall be responsible for having sign contractor immediately repair any damage caused by its work on the property.
4. All signs shall be fabricated and installed in compliance with all applicable building and electrical codes and bear a U.L. label concealed from public view. Electrical signs shall be marked with input amperes at full load.
5. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.

6. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronzed; or carbon-bearing steel with painted finish.

7. Separate all ferrous and non-ferrous materials with non-conductive gaskets to prevent electrolysis. In addition to gaskets, provide stainless steel fasteners to secure ferrous to non-ferrous metals.

8. Sign fabricator's labels shall not be visible and shall list fabricator's name, installation date and permit number.

Sign Fabricator Submittal Requirements

1. Two (2) sets of shop/fabrication drawings to include the following:
 - a. Elevation of storefront with proposed sign(s).
 - b. Larger scale detail elevation of proposed storefront sign(s) with size, color indications, fabrication and attachment details.
 - c. Detail(s) showing method of illumination (if appropriate) with ballast or transformer location.

2. Elevations, details, and layouts of additional sign types, including storefront window identification.
3. Color copy of current logotype used in proposed sign.
4. Suitable material for letter forms:
 1. Fabricated letter form with finished back faces.
 - a. Aluminum
 - b. Sheet Metal
 - c. Acrylic
 - d. Polycarbonate
5. Non-suitable material for letter forms:
 - a. Expanded and/or extruded PVC sheet (Komacel and Sintra)
 - b. Wood

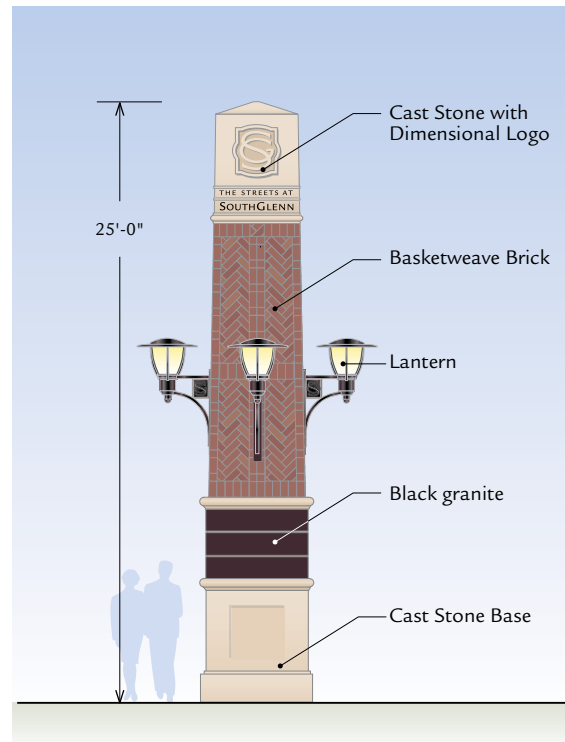


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Project Sign Types

Primary Entrance Monumentation

Two primary entrances will be identified by a pair of 25 foot tall brick and stone monuments. These monuments will have an established urban feel with a distinct neighborhood character. Primary entrance monuments will carry a minimum of graphic identification that will include the project logo and name. Luminaires found internally at The Streets at SouthGlenn will be used on four sides of the primary monument to establish the connection of internal and external character.



Primary Entrance Monument



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Project Sign Types

Perimeter Lanterns

Project boundaries will be identified by a series of unique, perimeter project light fixtures on stone plinths. These will be pedestrian scaled to create a connected string of elements that define the boundary of The Streets at SouthGlenn. The same luminaires found internally will be used on these perimeter fixtures to establish the connection of internal and external character. Fixture size will be in the 12' to 18' range. Each of these fixtures will be marked by the project logo.

Feature Signage

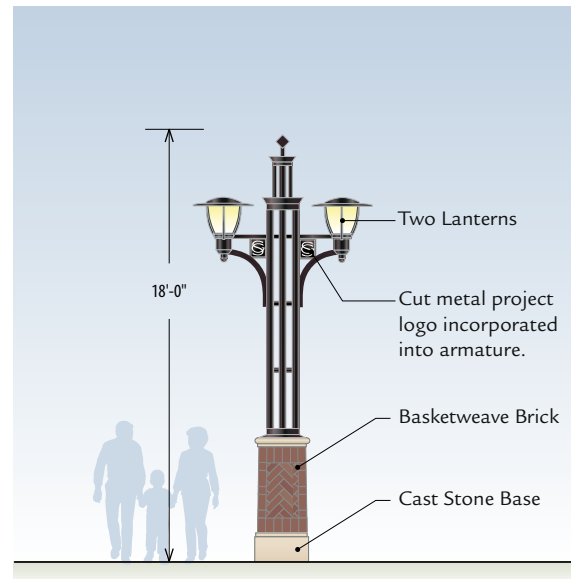
Feature areas such as the corner of University and Arapahoe would be marked by feature landscape elements such as fountains. These amenities are designed primarily to enhance the beauty of the neighborhood and announce the project. Subtle but visible project identification will be incorporated into these features.

Flags and Banners

Seasonal and event flags and banners may be used for project enhancement and do not count as signage.

Parking Structure

No banners/signage attached to any parking structure shall be allowed except signage related to use of the structure and directional signage for vehicles.



Perimeter Lanterns

Landlord Provided Temporary Signage

The landlord may install illuminated or non-illuminated temporary project signage in any district on the SouthGlenn site for the duration of the project construction. These may include the following: banners and poles, billboards, construction signs, informational signs, directional signs and seasonal signs.



Feature Signage



THE STREETS AT
SOUTHGLENN

TOWN CENTER SIGN CRITERIA

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THE STREETS AT SOUTHGLENN

Centennial, Colorado

TOWN CENTER



A.1 Maximum Allowable Tenant Sign Area- Town Center

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Refer to sheet 2.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS	TENANTS BELOW 5,000 sf			TENANTS 5,000 sf to 34,999 sf			TENANTS 35,000 sf AND GREATER		
Primary Identity Sign Types <i>Building mounted and located at Tenant's primary entry.</i>	One (1) sign per tenant only.			One (1) sign per tenant only.			Two (2) signs per tenant only.		
	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	70 sf	30"	8"	90 sf	36"	8"	200 sf	42"	8"
2. Freestanding Letter Sign (Canopy)	70 sf	30"	8"	90 sf	36"	8"	200 sf	42"	8"
3. Grand Projecting Sign	70 sf	30"	-	90 sf	36"	-	-	-	-
4. Awning Sign	60 sf	16"	-	60 sf	18"	-	-	-	-
5. Hybrid Sign	70 sf	30"	-	90 sf	36"	-	-	-	-
Secondary Identity Sign Types <i>Building mounted and located at Tenant's secondary entry. (See* below)</i>	Limited to one (1) secondary identity sign per secondary facade. A maximum of two (2) secondary facades can be signed.			One (1) sign per secondary facade. A maximum of two (2) facades can be signed.			One (1) sign per secondary facade or building corner.		
	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	60 sf	20"	8"	80 sf	24"	8"	80 sf	24"	8"
2. Freestanding Letter Sign (Canopy)	60 sf	20"	8"	80 sf	24"	8"	80 sf	24"	8"
3. Grand Projection Sign	-	-	-	-	-	-	50 sf	14"	-
4. Awning Sign	60 sf	16"	-	60 sf	18"	-	60 sf	-	-
5. Hybrid Signs	60 sf	20"	-	80 sf	24"	-	80 sf	18"	-
Projecting / Suspended Blade Sign	One (1) sign per tenant only.			One (1) sign per tenant facade for a maximum of two (2) signs.			One (1) sign per tenant facade for a maximum of two (2) signs.		
	Max. Allowable Area Per Sign	Max. Letter Ht.		Max. Allowable Area Per Sign	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.	
	10 sf (per face)	1'-6"		10 sf (per face)	1'-6"		10 sf (per face)	1'-6"	
Auxilliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include:</i>	See table below for quantities.			See table below for quantities.			See table below for quantities.		
	Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.	
1. Window Sign	10 sf of glass, not to exceed 25% of total area.	8"		10 sf of glass, not to exceed 25% of total area.	8"		10 sf of glass, not to exceed 25% of total area.	8"	
2. Awning Valance Sign	16 sf per awning	8"		16 sf per awning	8"		16 sf per awning	8"	
3. Menu Poster Case	6 sf	-		6 sf	-		7 sf	-	
4. Plaque Signs	4 sf	-		4 sf	-		4 sf	-	
5. Illuminated Identification Sign	-	-		-	-		7 1/2 sf	-	
6. Illuminated Graphic Display	25 sf	-		25 sf	-		25 sf	-	

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.



A.1 Maximum Allowable Tenant Sign Area- Town Center (continued)

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Refer to sheet 2.2 for area and letter height measuring method.

AUXILLIARY SIGNS ALLOWABLE QUANTITIES	TENANTS BELOW 5,000 sf	TENANTS 5,000 sf to 34,999 sf	TENANTS 35,000 sf AND GREATER
1. Window Sign	One (1) per window panel and glazed entry door.	One (1) per window panel and glazed entry door.	One (1) per window panel and glazed entry door.
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.	One (1) per window bay and/or entry door bay.	One (1) per window bay and/or entry door bay.
3. Menu Poster Case	One (1) per primary public entry.	One (1) per primary public entry.	One (1) per public entry.
4. Plaque Signs	One (1) per primary public entry.	One (1) per primary public entry.	One (1) per public entry.
5. Illuminated Identification Signs	Two (2) per public entry.	Two (2) per public entry.	Two (2) per public entry.
6. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.*	Up to ten (10). Total not to exceed 200 sq ft.*	Up to ten (10). Total not to exceed 200 sq ft.*

* REF. Section 9.0



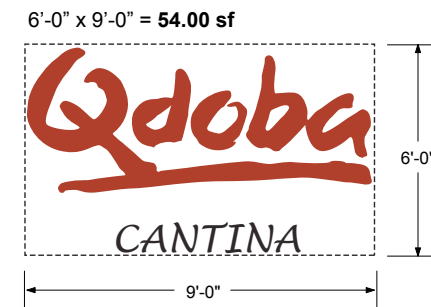
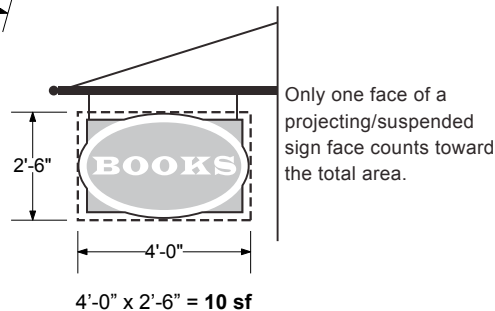
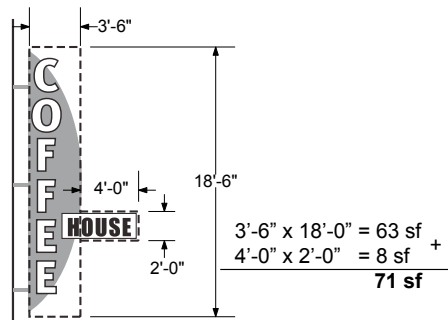
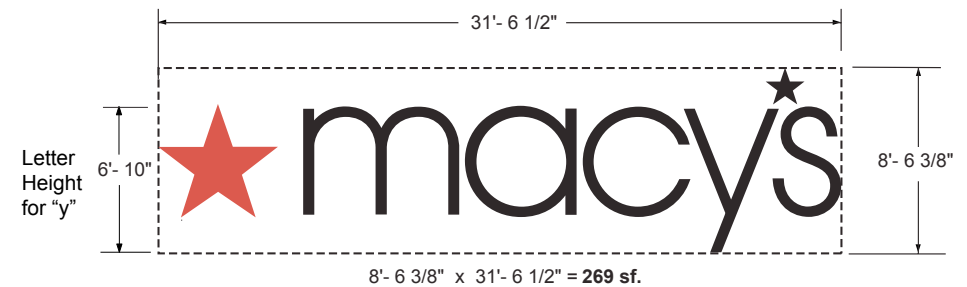
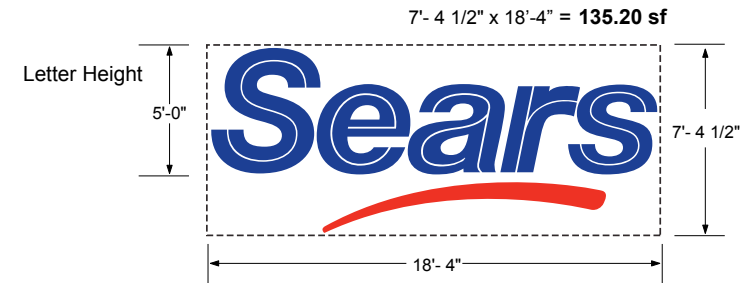
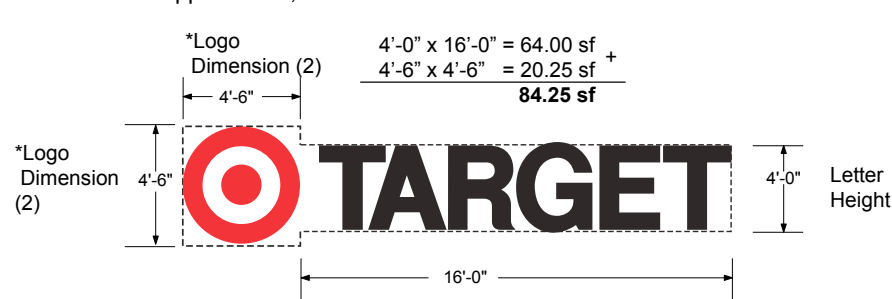
E. Easter Avenue Feature Signage



Typical Sign Area Calculation Method

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Note: Dimensions are approximate, not actual.



Additional Notes:

1. The maximum allowable area per sign is equal to the total area of the logo and type inclusive of all design imagery.
2. Logos have no height or width restrictions but must fit within the allowable area, see chart.
3. Dimensions and areas shown this sheet are for illustrative purposes only and are not intended to represent allowable heights and/or areas. See sheet 2.1 for actual allowable maximums.
4. To be considered separate from the tenant name, a logo must be a stand-alone image, trademark or icon recognizable as the tenants' identifier.
5. Underlines, decorative borders, scroll work etc. associated with the font or letterforms are not considered logos for the purpose of this criteria document.



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B. Recommended Sign Types

Wall Fascia Mounted Signs

Fascia mounted signs within the Town Center district should express characteristics which represent a classic, artisan type, handcrafted storefront sign. The following construction methods are encouraged:

1. Externally illuminated 3 dimensional painted or gilded letters.
2. Externally illuminated v-carved type into architectural substrate (stone, faux stone).
3. Externally illuminated sign panels incorporating multiple layers (3 or more) to give depth to letters and/or logo.
4. Externally illuminated fascia panel with professionally designed, gilded and/or painted graphics and typography.
5. Halo illuminated reverse pan channel letters.
6. Open pan channel letters with exposed neon.

Fascia signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

Wall mounted letters with remote transformers shall not exceed 5" in depth and shall not exceed 8" in depth for self contained letters. Total projection shall not exceed 8".

Where non-internally-illuminated sign types are considered, the following restrictions shall apply:

1. Individual dimensional letters mounted directly to wall surfaces shall be at least 1/2" thick on 1/2" spacers, or 1" thick if directly applied.
2. Letters formed from thin metal plate or similar materials shall be pin mounted at least 1" from the signing surface.
3. The landlord requires external (spot) illumination for non-illuminated signs.

Lighting Constraints: Illuminated fascia signs are not allowed for signs facing west on Race Street or south on Easter Avenue adjacent to residential areas. Only externally illuminated awning and blade signs will be allowed to identify secondary entrances.



Maintain a minimum of 6" clearance above and below the fascia mounted sign.



Externally illuminated painted fascia panel



Halo illuminated reverse pan channel letter forms



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B. Recommended Sign Types

Freestanding Letter Forms on the Roof, Parapet or Canopies

This sign type shall occur at specific locations where the tenant has the appropriate architectural elements. Signs shall include the tenant name and/or logo. Three dimensional character for this signage is strongly recommended. The sign may be internally or externally illuminated. The tenant must submit a proposal for freestanding letter forms that should include but is not limited to the following elements:

1. Spot illuminated, 3 dimensional painted or gilded letters.
2. Internally illuminated or open pan channel letters with exposed neon (colors subject to approval).

The tenant is responsible for providing adequate structural connection for signs mounted to architectural canopies, parapets or the roof. Freestanding signs are not permitted to rest on or penetrate the roof without the landlord's review and approval. Furthermore, all penetrations into the building roof structure must be handled by the landlord's roofing contractor in order to maintain the landlord's roofing warranty.



Canopy mounted, internally illuminated, channel letters



Externally illuminated, canopy mounted, dimensional Letters



Canopy mounted, back-lit, prismatic letters





October 3, 2010

B. Recommended Sign Types

Grand Projecting Signs/Corner Feature Signs

Grand projecting signs are intended for use at specific building corners to identify and emphasize prominent Tenants. The Landlord encourages this sign type. Due to the visual impact that can be created with this sign type, the Tenant is required to provide a high quality design submission that will undergo review by the Landlord.

In addition, the Tenant is responsible for engineering the sign design and working closely with the Landlord to ensure a secure structural condition at the location chosen. The Tenant will be responsible for the costs associated with the design and engineering as well as the upgrades to the base building structure.

Grand Projection Signs may include the following elements:

1. Exposed neon letters, symbols and line work.
2. Open pan channel letters with exposed neon.
3. Three dimensional painted or gilded letters.
4. Internally illuminated pan channel letters.

The grand projecting sign may be mounted at the corner of the building on a diagonal, providing visibility from two directions. The view to the sign must not be obstructed by building mounted awnings or other architectural elements.

Mounting Height: Bottom of the sign must be a minimum of 10 feet to the finished grade.



Three-sided sign with exposed neon



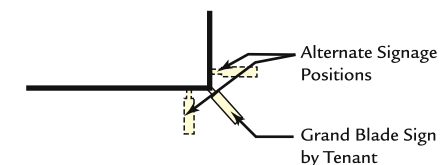
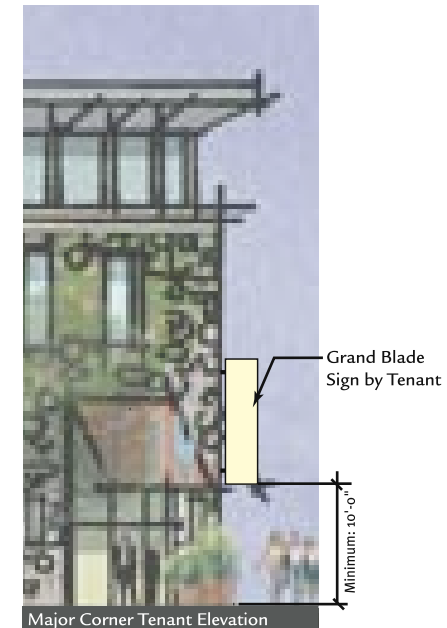
Two-sided sign with exposed neon



Internally illuminated three-dimensional letters



Internally illuminated





October 3, 2010

B. Recommended Sign Types

Awning Signs

Tenants may elect to include store name or logo on the primary panels and/or valance panels of approved architectural awnings.

Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.



Descriptive type on valance panel



Descriptive type on valance panel



Fixed awning with graphic



Tenant logo on primary awning panel



October 3, 2010

B. Recommended Sign Types

Hybrid Sign

Hybrid signs, such as the wall painted sign shown at right, are those which do not fit neatly into any of the other recommended sign types listed. Hybrid signs will be allowed at the landlord's sole discretion and should express the characteristics which elude to a classic, artisan type and handcrafted storefront. The tenant is required to provide a high quality design submission due to the varied applications of this sign type.



A. Wall painted graphic with Tenant name or logo.
To be included in total square footage.



B. Historical reference sign. Not included in total square footage.



Freestanding dimensional sign.



October 3, 2010

B. Recommended Sign Types

Projecting Blade Signs

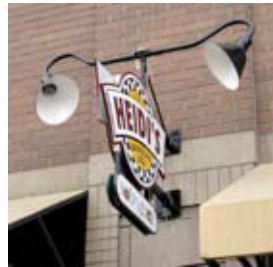
The body of the projecting sign may be a custom shape or combination of 3 dimensional objects and forms to be determined by the tenant. The tenant shall submit the design of the proposed sign and sign armature for review. Projecting blade signs may project from the face of a building or structural component more than 18 inches. Projecting signs do not count toward the combined allowed signage area.

Height: Minimum clear distance from the bottom of a projecting sign to a pedestrian or vehicular surface shall be 10'-0". When projecting awnings or entry canopies are present on the storefront, the mounting height of the sign should be selected to avoid being obscured by the awning or canopy frame.

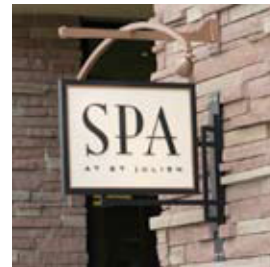
Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers, internally illuminated or non-illuminated. Light boxes with acrylic faces are not permitted.

Quantity: Tenants with landlord provided architectural canopies shall install a minimum of one (1) suspended blade sign at the storefront of the building. Tenants with a corner location may elect to install one sign on each building façades for optimum exposure. Tenants choosing to mount a suspended blade sign may not install a projecting blade sign.

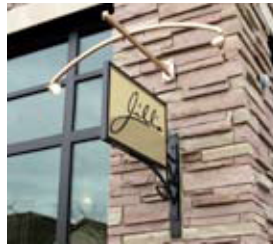
Sign Thickness: The overall thickness of the sign panel can vary according to whether the sign is intended to be a 2 sided panel or a 3 dimensional sign panel.



*Externally illuminated
painted-screen printed*



*Externally illuminated
dimensional letters*



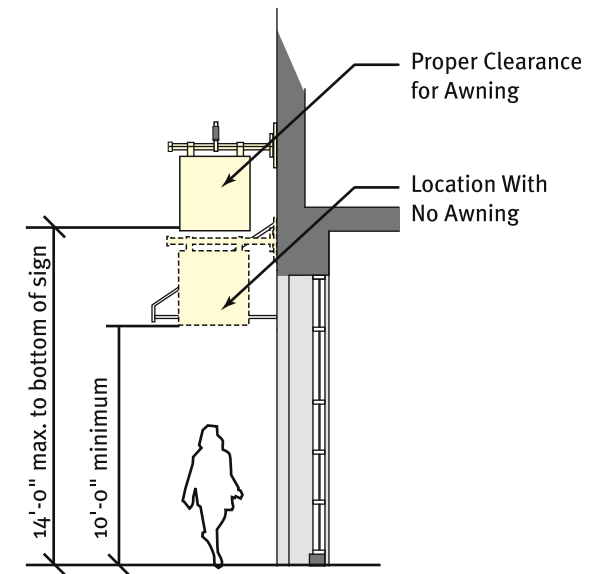
*Externally illuminated
faux painted sign panel*



*Externally illuminated
with incised and gilded type*



Sign panel with exposed neon





October 3, 2010

B. Recommended Sign Types

Suspended Canopy Blade Signs

Suspended canopy signs may occur in locations where the landlord has provided architectural canopies as part of the base building. Generally, one suspended blade sign is permitted for each tenant with the exception of a corner location, where one sign would be permitted for each face of storefront.

Position: The sign shall be positioned at the centerline of the canopy.

Height: Minimum clear distance from the bottom of a suspended canopy sign to the pedestrian surface shall be 8'-0".

Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers, internally illuminated or non-illuminated. Light boxes with acrylic faces are not permitted.

Quantity: Tenants with landlord provided architectural canopies install a minimum of one (1) suspended blade sign at the storefront of the building. Tenants with a corner location may elect to install one sign on each building façade for optimum exposure. Tenants choosing to mount a suspended blade sign may not install a projecting blade sign.

Sign Thickness: The overall thickness of the sign panel can vary according to whether the sign is intended to be a 2 sided panel or a 3 dimensional sign panel.



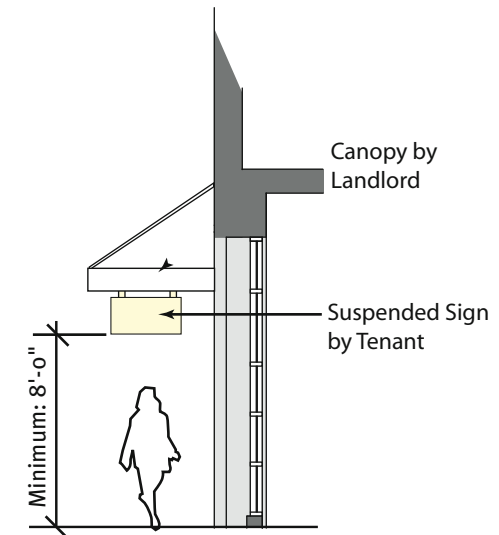
Externally Illuminated suspended blade sign



Sign panel with dimensional letters



Prismatic gilded letters mounted to a glass substrate





October 3, 2010

C. Auxilliary Signs

Window Sign

The tenant may apply a logo to second surface of storefront glazing with traditional storefront graphic material. The logo/tenant ID should be centered within the window. All vinyl graphics are to be applied to the storefront glazing by professional installers.

Awning Valance Sign

Tenants may elect to include store name or logo on the valance panels of approved architectural awnings. For text on valance panels, the letter height shall not exceed 8 inches. Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.

Printed Menus-Displays - For Restaurants Only

The tenant has the option of displaying the printed table menu in a tamper resistant enclosure fabricated in materials appropriate to the restaurant design. Menus adhered to the backside of storefront glazing are prohibited.

Plaque Signs

The tenant may propose additional identity features which emphasize the tenant logo or information about merchandise. Such plaques may be etched or cast metallic material attached to the building surface. All such proposals shall be submitted to the landlord for review according to the procedures outlined in the General Criteria.

Address

Landlord will provide building addresses.



Printed menu display



Store logo on window



Awning valance sign



Layered, cut metal plaque



Store logo and temporary graphics on glass



October 3, 2010

D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.

E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



THE STREETS AT
SOUTHGLENN

ANCHOR TENANTS SIGN CRITERIA

October 3, 2010



THE STREETS AT SOUTHGLENN

Centennial, Colorado

ANCHORS



October 3, 2010

A.1 Maximum Allowable Tenant Sign Area - Anchors

Refer to sheet 3.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS	TENANTS 50,000 up to 100,000 sf			TENANTS 100,000 sf and Above		
Primary Identity Sign Types <i>Building mounted and located at Tenant's primary entry.</i>	One (1) sign per tenant only.			Four (4) signs per tenant only. A maximum of four (4) facades can be signed.		
	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	300 sf	48"	8"	275 sf	84"	9"
2. Freestanding Letter Sign (Canopy)	300 sf	48"	8"	275 sf	48"	9"
3. Grand Projecting Sign	90 sf	48"	-	90 sf	48"	-
4. Awning Sign	90 sf	30"	-	90 sf	30"	-
5. Hybrid	200 sf	48"	-	275 sf	48"	-
Secondary Identity Sign Types <i>Building mounted and located at Tenant's secondary entry. (See * below.)</i>	One (1) sign per secondary facade. A maximum of two (2) facades can be signed .			One (1) sign per facade. A maximum of four (4) facades can be signed.		
	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	200 sf	48"	8"	80 sf	37"	9"
2. Freestanding Letter Sign (Canopy)	200 sf	48"	8"	200 sf	24"	9"
3. Awning Sign	90 sf	30"	-	90 sf	30"	-
4. Hybrid	200 sf	48"	-	200 sf	48"	-
Auxilliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include :</i>	See table below for quantities.			See table below for quantities.		
	Max. Allowable Area Per Sign	Max. Letter Ht.		Max. Allowable Area Per Sign	Max. Letter Ht.	
1. Window Sign	10 sf of glass, not to exceed 25% of total area .	8"		10 sf of glass, not to exceed 25% of total area .	8"	
2. Awning Valance Sign	16 sf per awning	8"		16 sf per awning	8"	
3. Menu Poster Case	6 sf	-		6 sf	-	
4. Plaque Signs	4 sf	-		4 sf	-	
5. Wall Sign	100 sf	8"		135 sf	14"	
6. Illuminated Graphic Display	25 sf	-		25 sf	-	
AUXILLIARY SIGNS ALLOWABLE QUANTITIES						
1. Window Sign	One (1) per window panel and glazed entry door.					
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.					
3. Menu Poster Case	One (1) per primary public entry.					
4. Plaque Signs	One (1) per primary public entry.					
5. Wall Sign	One (1)					
6. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.**					

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.

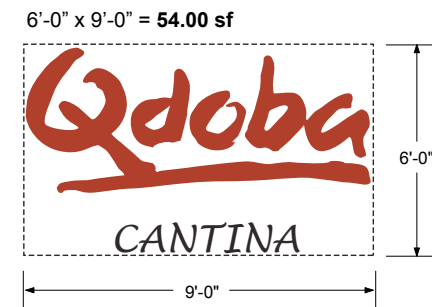
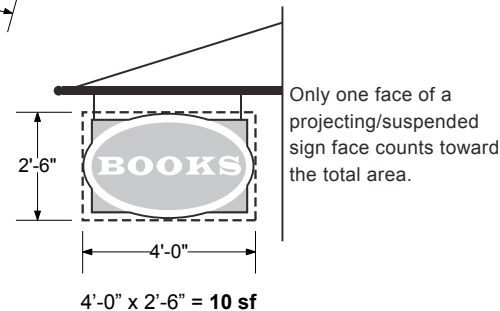
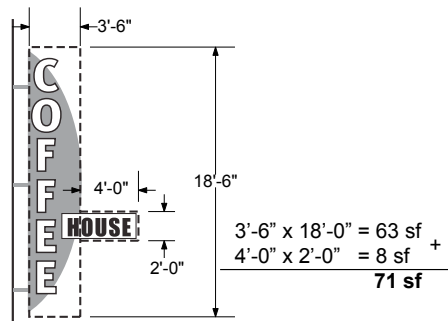
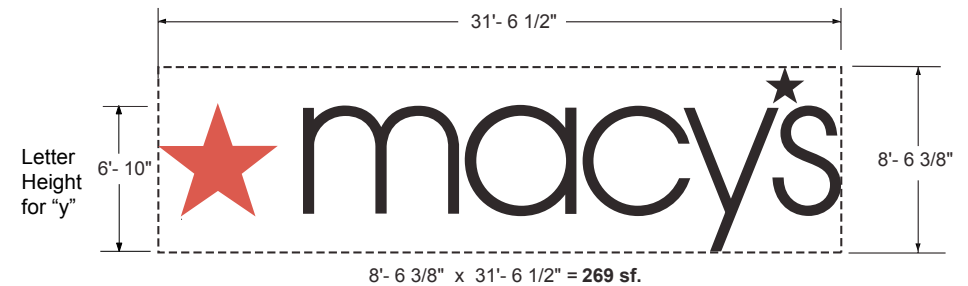
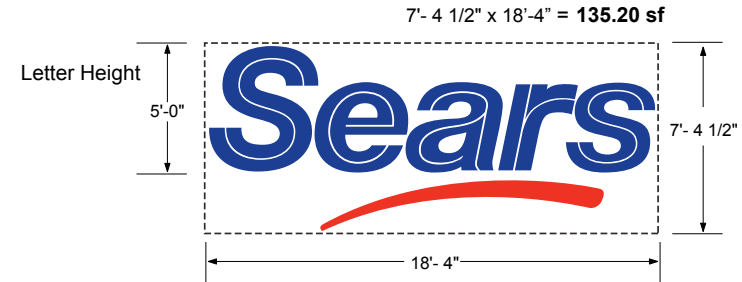
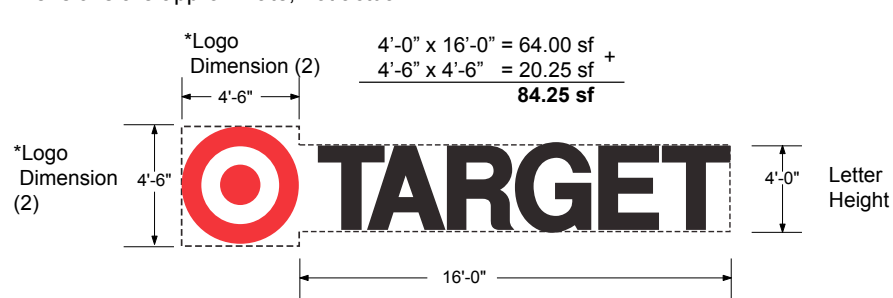
** REF Section 9.0



October 3, 2010

Typical Sign Area Calculation Method

Note: Dimensions are approximate, not actual.



Additional Notes:

1. The maximum allowable area per sign is equal to the total area of the logo and type inclusive of all design imagery.
2. Logos have no height or width restrictions but must fit within the allowable area, see chart.
3. Dimensions and areas shown this sheet are for illustrative purposes only and are not intended to represent allowable heights and/or areas. See sheet 3.1 for actual allowable maximums.
4. To be considered separate from the tenant name, a logo must be a stand-alone image, trademark or icon recognizable as the tenants' identifier.
5. Underlines, decorative borders, scroll work etc. associated with the font or letterforms are not considered logos for the purpose of this criteria document.



October 3, 2010

B. Recommended Sign Types

Wall Fascia Mounted Sign

The following construction methods are encouraged:

1. Internally illuminated channel letters.
2. Halo illuminated channel letters.
3. Open pan channel with exposed neon.
4. Internally illuminated push-through letters.

Wall mounted letters shall not exceed 9" in depth. Total projection shall not exceed 9".

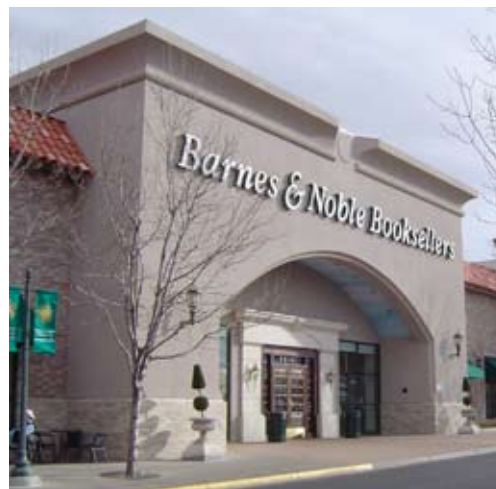
Signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

Lighting Constraints: Illuminated fascia signs are not allowed for signs facing west on Race Street or south on Easter Avenue adjacent to residential areas (excepting existing signs to remain). Externally illuminated awning and projecting signs will be allowed to identify secondary entrances.



Sign must be centered between architectural features.

Maintain minimum of 1'-0" clearance above and below the fascia mounted sign.



Internally illuminated channel letters



Internally illuminated channel letters



October 3, 2010

B. Recommended Sign Types

Freestanding Letter Forms on the Roof, Parapet or Canopies

This sign type shall occur at specific locations where the tenant has the appropriate architectural elements. Signs shall include the tenant name and/or logo. Three dimensional character for this signage is strongly recommended. The sign may be internally or externally illuminated. The tenant must submit a proposal for freestanding letter forms that should include but is not limited to the following elements:

1. Spot illuminated, 3 dimensional painted or gilded letters.
2. Internally illuminated or open pan channel letters with exposed neon (colors subject to approval).

The tenant is responsible for providing adequate structural connection for signs mounted to architectural canopies, parapets or the roof. Freestanding signs are not permitted to rest on or penetrate the roof without the landlord's review and approval. Furthermore, all penetrations into the building roof structure must be handled by the landlord's roofing contractor in order to maintain the landlord's roofing warranty.



Externally illuminated, canopy mounted, dimensional letters



Canopy mounted, internally illuminated, channel letters



Canopy mounted, back-lit, prismatic letters





October 3, 2010

B. Recommended Sign Types

Grand Projecting Signs/Corner Feature Signs

Grand projecting signs are intended for use at specific building corners to identify and emphasize prominent Tenants. The Landlord encourages this sign type. Due to the visual impact that can be created with this sign type, the Tenant is required to provide a high quality design submission that will undergo review by the Landlord.

In addition, the Tenant is responsible for engineering the sign design and working closely with the Landlord to ensure a secure structural condition at the location chosen. The Tenant will be responsible for the costs associated with the design and engineering as well as the upgrades to the base building structure.

Grand Projection Signs may include the following elements:

1. Exposed neon letters, symbols and line work.
2. Open pan channel letters with exposed neon.
3. Three dimensional painted or gilded letters.
4. Internally illuminated pan channel letters.

The grand projecting sign may be mounted at the corner of the building on a diagonal, providing visibility from two directions. The view to the sign must not be obstructed by building mounted awnings or other architectural elements.

Mounting Height: Bottom of the sign must be at a minimum of 10 feet to the finished grade.



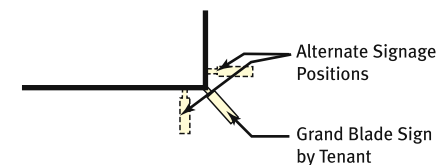
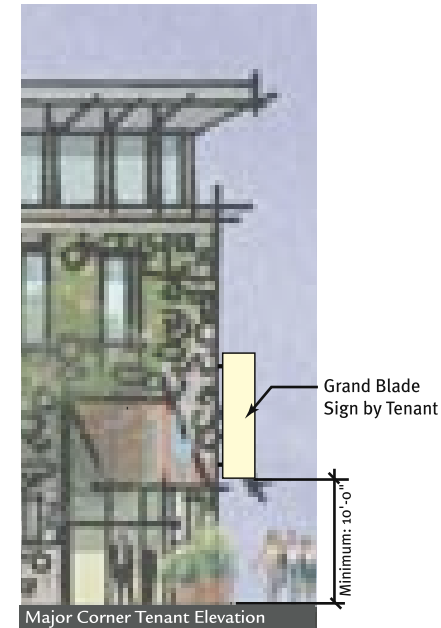
Three-sided sign with exposed neon



Two-sided sign with exposed neon



Internally illuminated three-dimensional letters





October 3, 2010

C. Auxilliary Signs

Window Sign

The tenant may apply a logo to second surface of storefront glazing with traditional storefront graphic material. The logo/tenant ID should be centered within the window. All vinyl graphics are to be applied to the storefront glazing by professional installers.

Awning Valance Sign

Tenants may elect to include store name or logo on the valance panels of approved architectural awnings. For text on valance panels, the letter height shall not exceed 8 inches. Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.

Printed Menus-Displays - For Restaurants Only

The tenant has the option of displaying the printed table menu in a tamper resistant enclosure fabricated in materials appropriate to the restaurant design. Menus adhered to the backside of storefront glazing are prohibited.

Plaque Signs

The tenant may propose additional identity features which emphasize the tenant logo or information about merchandise. Such plaques may be etched or cast metallic material attached to the building surface. All such proposals shall be submitted to the landlord for review according to the procedures outlined in the General Criteria.

Address

Landlord will provide building addresses.



Printed menu display



Layered, cut metal plaque



Store logo on window



Store logo and temporary graphics on glass



Awning valance sign



October 3, 2010

B. Recommended Sign Types

Hybrid Sign

Hybrid signs, such as the wall painted sign shown at right, are those which do not fit neatly into any of the other recommended sign types listed. Hybrid signs will be allowed at the landlord's sole discretion and should express the characteristics which elude to a classic, artisan type and handcrafted storefront. The tenant is required to provide a high quality design submission due to the varied applications of this sign type.



A. Wall painted graphic with Tenant name or logo.
To be included in total square footage.



B. Historical reference sign. Not included in total square footage.



Freestanding dimensional sign.



October 3, 2010

D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.

E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



October 3, 2010



THE STREETS AT SOUTHGLENN

Centennial, Colorado

HIGH VISIBILITY



A.1 Maximum Allowable Tenant Sign Area - High Visibility

October 3, 2010

Refer to sheet 4.2 for area and letter height measuring method .

SIGN TYPES & LOCATIONS		TENANTS UP TO 5,000 sf			TENANTS 5,000 sf AND ABOVE		
Primary Identity Sign <i>Building mounted and located at Tenant's primary entry.</i>		Limited to one primary identity (1) sign per tenant primary facade.			One (1) sign per tenant only.		
		Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign		70 sf	30"	8"	90 sf	36"	8"
2. Freestanding Letter Sign (Canopy)		70 sf	30"	8"	90 sf	36"	8"
3. Grand Projecting Sign		70 sf	30"	8"	90 sf	36"	8"
4. Awning Sign		60 sf	16"	-	60 sf	18"	-
5. Hybrid Sign		70 sf	30"	-	90 sf	36"	-
Secondary Identity Sign <i>Building mounted and located at Tenant's secondary entry .</i>		Limited to one (1) secondary identity sign per secondary facade. A maximum of two (2) secondary facades can be signed.			One (1) sign per secondary facade . A maximum of two (2) facades can be signed.		
		Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign		60 sf	20"	8"	80 sf	24"	8"
2. Freestanding Letter Sign (Canopy)		60 sf	20"	8"	80 sf	24"	8"
3. Awning Sign		60 sf	16"	-	60 sf	18"	-
4. Hybrid Sign		60 sf	20"	-	80 sf	24"	-
Projecting / Suspended Blade Sign		One (1) sign per tenant only.			One (1) sign per tenant facade for a maximum of two (2) signs.		
		Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area Per Sign	Max. Letter Ht.	
		10 sf (per face)	1'-6"		10 sf (per face)	1'-6"	
Auxilliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include :</i>		See table below for quantities .			See table below for quantities .		
		Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.	
1. Window Sign		10 sf of glass, not to exceed 25% of total area .	8"		10 sf of glass, not to exceed 25% of total area .	8"	
2. Awning Valance Sign		16 sf per awning	8"		16 sf per awning	8"	
3. Menu Poster Case		6 sf	-		6 sf	-	
4. Plaque Signs		4 sf	-		4 sf	-	
5. Illuminated Graphic Display		25 sf	-		25 sf	-	
6. Illuminated Identification Sign		Not Allowed	-		36 sf	-	
AUXILLIARY SIGNS ALLOWABLE QUANTITIES							
1. Window Sign	One (1) per window panel and glazed entry door.						
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.						
3. Menu Poster Case	One (1) per primary public entry.						
4. Plaque Signs	One (1) per primary public entry.						
5. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.**						
6. Illuminated Identification Signs	One (1) per primary tower facade						

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.

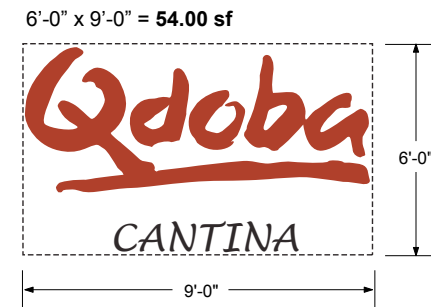
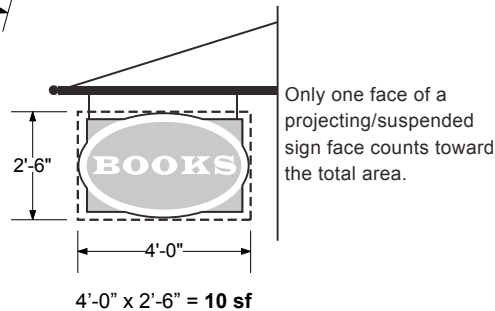
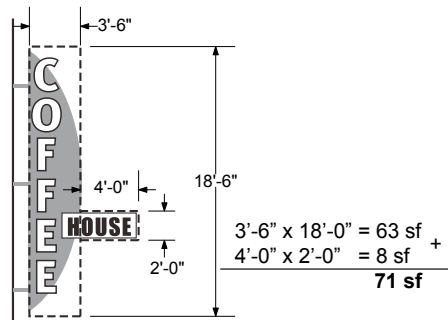
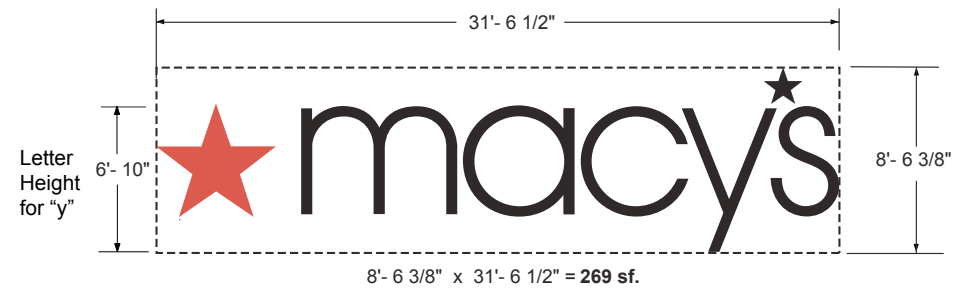
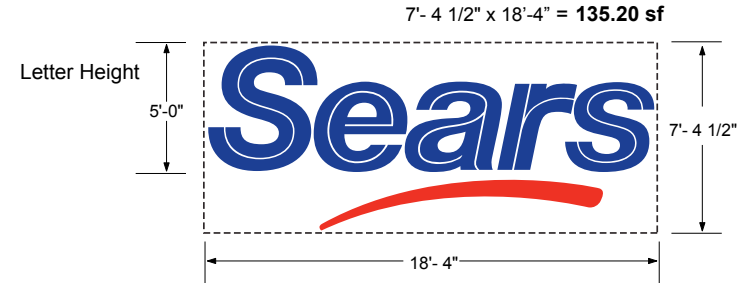
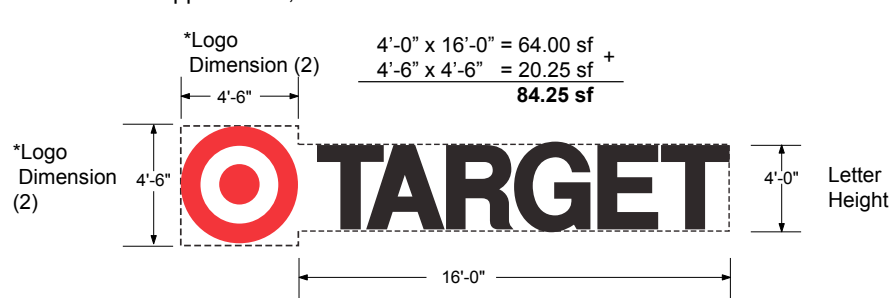
** REF Section 9.0



October 3, 2010

Typical Sign Area Calculation Method

Note: Dimensions are approximate, not actual.



Additional Notes:

1. The maximum allowable area per sign is equal to the total area of the logo and type inclusive of all design imagery.
2. Logos have no height or width restrictions but must fit within the allowable area, see chart.
3. Dimensions and areas shown this sheet are for illustrative purposes only and are not intended to represent allowable heights and/or areas. See sheet 4.1 for actual allowable maximums.
4. To be considered separate from the tenant name, a logo must be a stand-alone image, trademark or icon recognizable as the tenants' identifier.
5. Underlines, decorative borders, scroll work etc. associated with the font or letterforms are not considered logos for the purpose of this criteria document.



October 3, 2010

B. Recommended Sign Types

Wall Fascia Mounted Signs

Fascia mounted signs within the High Visibility district should express characteristics which elude to a classic, artisan type, handcrafted storefront sign. The following construction methods are encouraged:

1. Externally illuminated 3 dimensional painted or gilded letters.
2. Externally illuminated v-carved type into architectural substrate (stone, faux stone).
3. Externally illuminated sign panels incorporating multiple layers (3 or more) to give depth to letters and/or logo.
4. Externally illuminated fascia panel with professionally designed, gilded and/or painted graphics and typography.
5. Halo illuminated channel letters.
6. Open pan channel letters with exposed neon.

Signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

Wall mounted letters with remote transformers shall not exceed 5" in depth and shall not exceed 8" in depth for self contained letters. Total projection shall not exceed 8".

Where non-internally-illuminated sign types are considered, the following restrictions shall apply:

1. Individual dimensional letters mounted directly to wall surfaces shall be at least 1/2" thick on 1/2" spacers, or 1" thick if directly applied.
2. Letters formed from thin metal plate or similar materials shall be pin mounted at least 1" from the signing surface.
3. The landlord requires external (spot) illumination for non-illuminated signs.

Lighting Constraints: Fascia signs shall not be illuminated for signs facing west on Race Street or south on Easter Avenue adjacent to residential areas excepting existing signs to remain.



Open pan channel letters with exposed neon



Exposed neon with halo illuminated background



Internally illuminated pan channel letters



October 3, 2010

B. Recommended Sign types

Freestanding Letter Forms on the Roof, Parapet or Canopies

This sign type shall occur at specific locations where the tenant has the appropriate architectural elements. Signs shall include the tenant name and/or logo. Three dimensional character for this signage is strongly recommended. The sign may be internally or externally illuminated. The tenant must submit a proposal for freestanding letter forms that should include but is not limited to the following elements:

1. Spot illuminated, 3 dimensional painted or gilded letters.
2. Internally illuminated or open pan channel letters with exposed neon (colors subject to approval).

The tenant is responsible for providing adequate structural connection for signs mounted to architectural canopies, parapets or the roof. Freestanding signs are not permitted to rest on or penetrate the roof without the landlord's review and approval. Furthermore, all penetrations into the building roof structure must be handled by the landlord's roofing contractor in order to maintain the landlord's roofing warranty.



Internally Illuminated, canopy mounted, dimensional letters



Internally Illuminated, canopy mounted, dimensional letters



Canopy mounted, back lit, prismatic letters



October 3, 2010

B. Recommended Sign Types

Grand Projecting Signs/Corner Feature Signs

Grand projecting signs are intended for use at specific building corners to identify and emphasize prominent Tenants. The Landlord encourages this sign type. Due to the visual impact that can be created with this sign type, the Tenant is required to provide a high quality design submission that will undergo review by the Landlord.

In addition, the Tenant is responsible for engineering the sign design and working closely with the Landlord to ensure a secure structural condition at the location chosen. The Tenant will be responsible for the costs associated with the design and engineering as well as the upgrades to the base building structure.

Grand Projection Signs may include the following elements:

1. Exposed neon letters, symbols and line work.
2. Open pan channel letters with exposed neon.
3. Three dimensional painted or gilded letters.
4. Internally illuminated pan channel letters.

The grand projecting sign may be mounted at the corner of the building on a diagonal, providing visibility from two directions. The view to the sign must not be obstructed by building mounted awnings or other architectural elements.

Mounting Height: Bottom of the sign must be at a minimum of 10 feet to the finished grade.



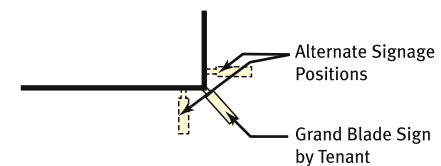
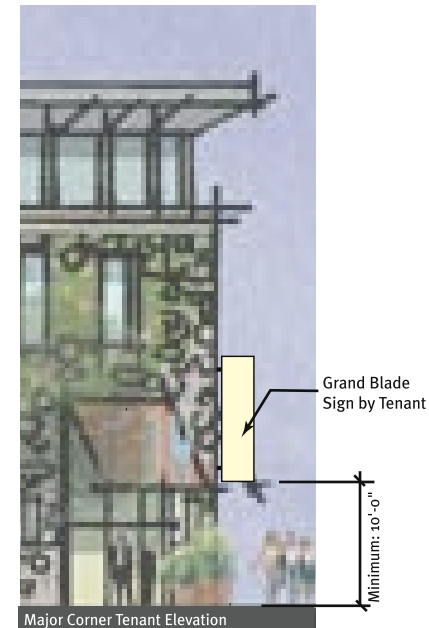
Three-sided sign with exposed neon



Two-sided sign with exposed neon



Internally illuminated three-dimensional letters



October 3, 2010

B. Recommended Sign Types

Awning Signs

Tenants may elect to include store name or logo on the primary panels and/or valence panels of approved architectural awnings.

Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.



Descriptive type on valance panel



Descriptive type on valance panel



Fixed awning with graphic



Tenant logo on primary awning panel

October 3, 2010

B. Recommended Sign Types

Hybrid Sign

Hybrid signs, such as the wall painted sign shown at right, are those which do not fit neatly into any of the other recommended sign types listed. Hybrid signs will be allowed at the landlord's sole discretion and should express the characteristics which elude to a classic, artisan type and handcrafted storefront. The tenant is required to provide a high quality design submission due to the varied applications of this sign type.



*A. Wall painted graphic with Tenant name or logo.
To be included in total square footage.*



B. Historical reference sign. Not included in total square footage.



Freestanding dimensional sign.



October 3, 2010

B. Recommended Sign Types

Building Mounted Projecting (blade) Signs

The body of the projecting sign may be a custom shape or combination of 3 dimensional objects and forms to be determined by the Tenant. The Tenant shall submit the design of the proposed sign and sign armature for review according to the procedures outlined in Section III.

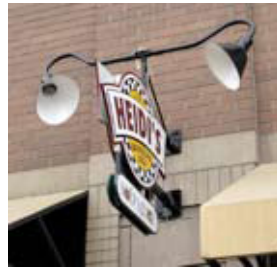
Height: Minimum clear distance from the bottom of a projecting sign to a pedestrian or vehicular surface shall be 10'-0".

When projecting awnings or entry canopies are present on the storefront, the mounting height of the sign should be selected to avoid being obscured by the awning or canopy frame.

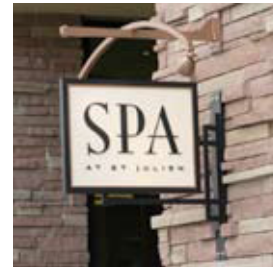
Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers, internally illuminated or non-illuminated. Light boxes with acrylic faces are not permitted.

Quantity: It is suggested that Tenants install one (1) projecting blade sign at the storefront of the building. Tenants with a corner location may elect to install one sign on two building facades for optimum exposure. Tenants choosing to mount a projecting blade sign may not install a suspended blade sign where canopies exist.

Sign Thickness: The overall thickness of the sign panel can vary according to whether the sign is intended to be a 2 sided panel or a 3 dimensional projection. Maximum depth allowed is 8 inches.



*Externally illuminated
painted-screen printed*



*Externally illuminated
dimensional letters*



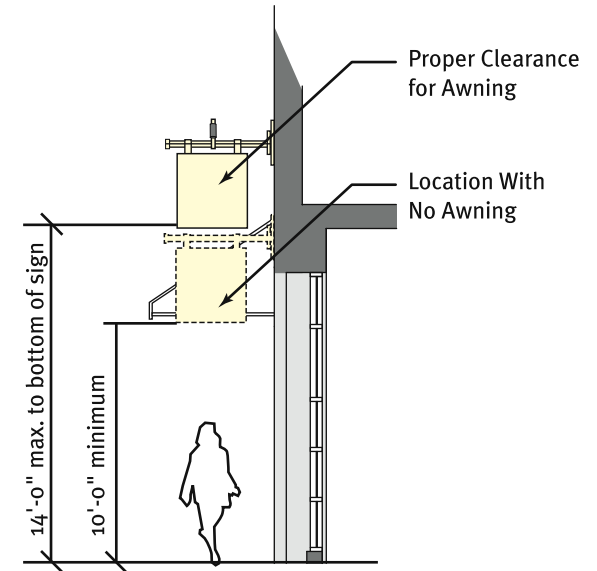
*Externally illuminated
faux painted sign panel*



*Externally illuminated
with incised and gilded type*



Sign panel with exposed neon





October 3, 2010

C. Auxilliary Signs

Window Sign

The tenant may apply a logo to second surface of storefront glazing with traditional storefront graphic material. The logo/tenant ID should be centered within the window. All vinyl graphics are to be applied to the storefront glazing by professional installers.

Awning Valance Sign

Tenants may elect to include store name or logo on the valance panels of approved architectural awnings. For text on valance panels, the letter height shall not exceed 8 inches. Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.

Printed Menus-Displays - For Restaurants Only

The tenant has the option of displaying the printed table menu in a tamper resistant enclosure fabricated in materials appropriate to the restaurant design. Menus adhered to the backside of storefront glazing are prohibited.

Illuminated Identification Signs

The tenant may elect to provide illuminated identification signs to architectural tower façades at an appropriate scale and size subject to review and approval by the Landlord.

Plaque Signs

The tenant may propose additional identity features which emphasize the tenant logo or information about merchandise. Such plaques may be etched or cast metallic material attached to the building surface. All such proposals shall be submitted to the landlord for review according to the procedures outlined in the General Criteria.

Address

Landlord will provide building addresses.



Printed menu display



Layered, cut metal plaque



Store logo on window



Store logo and temporary graphics on glass



Awning valance sign



October 3, 2010

D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.

E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



THE STREETS AT
SOUTHGLENN

VALUE RETAIL TENANTS SIGN CRITERIA

October 3, 2010



THE STREETS AT SOUTHGLENN

Centennial, Colorado

VALUE RETAIL



October 3, 2010

A.1 Maximum Allowable Tenant Sign Area - Value Retail

Refer to sheet 5.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS	TENANTS UP TO 20,000 sf			TENANTS 20,000 sf AND ABOVE		
Primary Identity Sign Types <i>Building mounted and located at Tenant's primary entry.</i>	One (1) sign per tenant only.			One (1) sign per tenant only.		
	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	140 sf	36"	8"	200 sf	48"	8"
2. Freestanding Letter Sign (Canopy)	140 sf	36"	8"	200 sf	42"	8"
3. Grand Projecting Sign	90 sf	36"	-	90 sf	42"	-
4. Awning Sign	90 sf	24"	-	90 sf	30"	-
5. Hybrid	140 sf	36"	-	200 sf	42"	-
Secondary Identity Sign Types <i>Building mounted and located at Tenant's secondary entry. (See * below.)</i>	Limited to one (1) secondary identity sign per secondary facade. A maximum of two (2) secondary facades can be signed.			One (1) sign per secondary facade. A maximum of two (2) facades can be signed.		
	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	120 sf	30"	8"	200 sf	36"	8"
2. Freestanding Letter Sign (Canopy)	120 sf	30"	8"	200 sf	36"	8"
3. Awning Sign	90 sf	24"	-	90 sf	30"	-
4. Hybrid	120 sf	30"	-	200 sf	36"	-
Auxilliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include:</i>	See table below for quantities.			See table below for quantities.		
	Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.	
1. Window Sign	10 sf of glass, not to exceed 25% of total area.	8"		10 sf of glass, not to exceed 25% of total area.	8"	
2. Awning Valance Sign	16 sf per awning	8"		16 sf per awning	8"	
3. Menu Poster Case	6 sf	-		6 sf	-	
4. Plaque Signs	4 sf	-		4 sf	-	
5. Illuminated Graphic Display	25 sf	-		25 sf	-	
AUXILLIARY SIGNS ALLOWABLE QUANTITIES						
1. Window Sign	One (1) per window panel and glazed entry door.					
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.					
3. Menu Poster Case	One (1) per primary public entry.					
4. Plaque Signs	One (1) per primary public entry.					
5. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.**					

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.

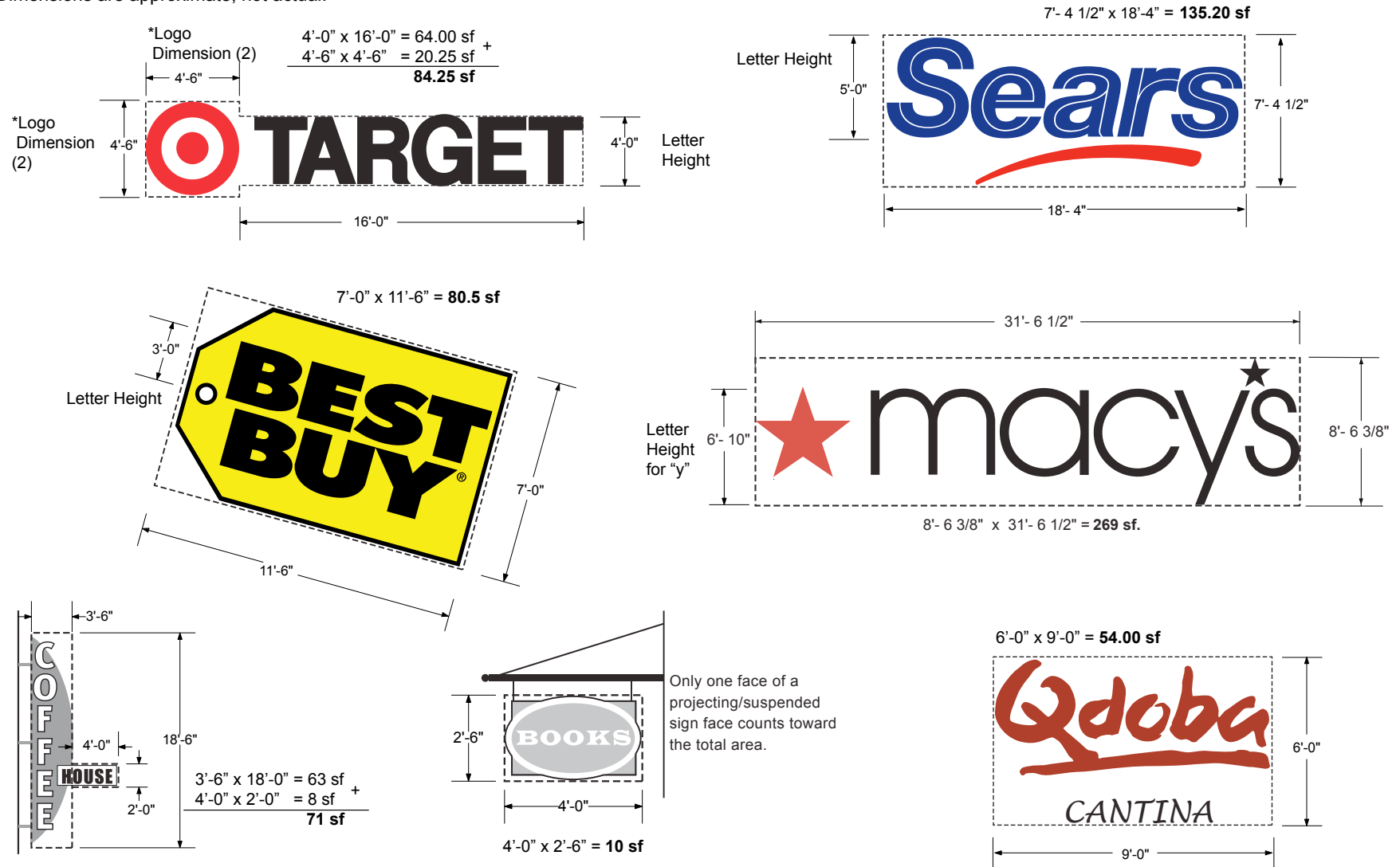
** REF Section 9.0



October 3, 2010

Typical Sign Area Calculation Method

Note: Dimensions are approximate, not actual.



Additional Notes:

1. The maximum allowable area per sign is equal to the total area of the logo and type inclusive of all design imagery.
2. Logos have no height or width restrictions but must fit within the allowable area, see chart.
3. Dimensions and areas shown this sheet are for illustrative purposes only and are not intended to represent allowable heights and/or areas. See sheet 5.1 for actual allowable maximums.
4. To be considered separate from the tenant name, a logo must be a stand-alone image, trademark or icon recognizable as the tenants' identifier.
5. Underlines, decorative borders, scroll work etc. associated with the font or letterforms are not considered logos for the purpose of this criteria document.



October 3, 2010

B. Recommended Sign Types

Wall Fascia Mounted Sign

The following construction methods are encouraged:

1. Internally illuminated channel letters.
2. Halo illuminated channel letters.
3. Open pan channel with exposed neon.
4. Internally illuminated push-through letters.

Wall mounted letters with remote transformers shall not exceed 5" in depth and shall not exceed 8" in depth for self contained letters. Total projection shall not exceed 8".

Signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

Lighting Constraints: Illuminated fascia signs are not allowed for signs facing west on Race Street or south on Easter Avenue adjacent to residential areas (excepting existing signs to remain). Externally illuminated awning and projecting signs will be allowed to identify secondary entrances.



Internally illuminated sign cabinet



Internally illuminated channel letters



Internally illuminated channel letters



October 3, 2010

B. Recommended Sign types

Freestanding Letter Forms on the Roof, Parapet or Canopies

This sign type shall occur at specific locations where the tenant has the appropriate architectural elements. Signs shall include the tenant name and/or logo. Three dimensional character for this signage is strongly recommended. The sign may be internally or externally illuminated. The tenant must submit a proposal for freestanding letter forms that should include but is not limited to the following elements:

1. Spot illuminated, 3 dimensional painted or gilded letters.
2. Internally illuminated or open pan channel letters with exposed neon (colors subject to approval).

The tenant is responsible for providing adequate structural connection for signs mounted to architectural canopies, parapets or the roof. Freestanding signs are not permitted to rest on or penetrate the roof without the landlord's review and approval. Furthermore, all penetrations into the building roof structure must be handled by the landlord's roofing contractor in order to maintain the landlord's roofing warranty.



Internally illuminated, canopy mounted, dimensional letters



Externally illuminated, canopy mounted, dimensional letters





October 3, 2010

B. Recommended Sign Types

Grand Projecting Signs/Corner Feature Signs

Grand projecting signs are intended for use at specific building corners to identify and emphasize prominent Tenants. The Landlord encourages this sign type. Due to the visual impact that can be created with this sign type, the Tenant is required to provide a high quality design submission that will undergo review by the Landlord.

In addition, the Tenant is responsible for engineering the sign design and working closely with the Landlord to ensure a secure structural condition at the location chosen. The Tenant will be responsible for the costs associated with the design and engineering as well as the upgrades to the base building structure.

Grand Projection Signs may include the following elements:

1. Exposed neon letters, symbols and line work.
2. Open pan channel letters with exposed neon.
3. Three dimensional painted or gilded letters.
4. Internally illuminated pan channel letters.

The grand projecting sign may be mounted at the corner of the building on a diagonal, providing visibility from two directions. The view to the sign must not be obstructed by building mounted awnings or other architectural elements.

Mounting Height: Bottom of the sign must be at a minimum of 10 feet to the finished grade.



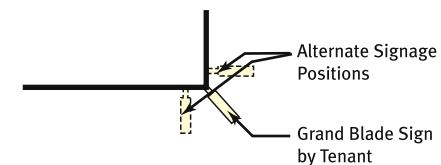
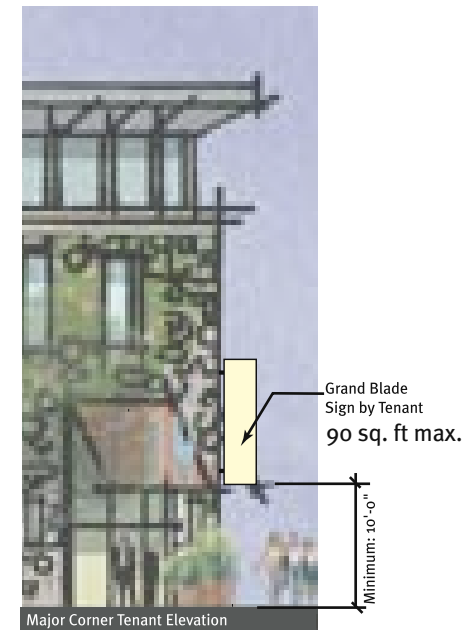
Three-sided sign with exposed neon



Two-sided sign with exposed neon



Internally illuminated three-dimensional letters





October 3, 2010

Awning Signs

Tenants may elect to include store name or logo on the primary panels and/or valence panels of approved architectural awnings.

Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.



Descriptive type on valance panel



Descriptive type on valance panel



Fixed awning with graphic



Tenant logo on primary awning panel



October 3, 2010

C. Auxilliary Signs

Window Sign

The tenant may apply a logo to second surface of storefront glazing with traditional storefront graphic material. The logo/tenant ID should be centered within the window. All vinyl graphics are to be applied to the storefront glazing by professional installers.

Awning Valance Sign

Tenants may elect to include store name or logo on the valence panels of approved architectural awnings. For text on valence panels, the letter height shall not exceed 8 inches. Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.

Printed Menus-Displays - For Restaurants Only

The tenant has the option of displaying the printed table menu in a tamper resistant enclosure fabricated in materials appropriate to the restaurant design. Menus adhered to the backside of storefront glazing are prohibited.

Plaque Signs

The tenant may propose additional identity features which emphasize the tenant logo or information about merchandise. Such plaques may be etched or cast metallic material attached to the building surface. All such proposals shall be submitted to the landlord for review according to the procedures outlined in the General Criteria.

Address

Landlord will provide building addresses.



Printed menu display



Layered, cut metal plaque



Store logo on window



Store logo and temporary graphics on glass



Awning valance sign



October 3, 2010

B. Recommended Sign Types

Hybrid Sign

Hybrid signs, such as the wall painted sign shown at right, are those which do not fit neatly into any of the other recommended sign types listed. Hybrid signs will be allowed at the landlord's sole discretion and should express the characteristics which elude to a classic, artisan type and handcrafted storefront. The tenant is required to provide a high quality design submission due to the varied applications of this sign type.



*A. Wall painted graphic with Tenant name or logo.
To be included in total square footage.*



B. Historical reference sign. Not included in total square footage.



Freestanding dimensional sign.



October 3, 2010

D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.

E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



October 3, 2010



THE STREETS AT SOUTHGLENN

Centennial, Colorado

CINEMA

A.1 Maximum Allowable Tenant Sign Area - Cinema

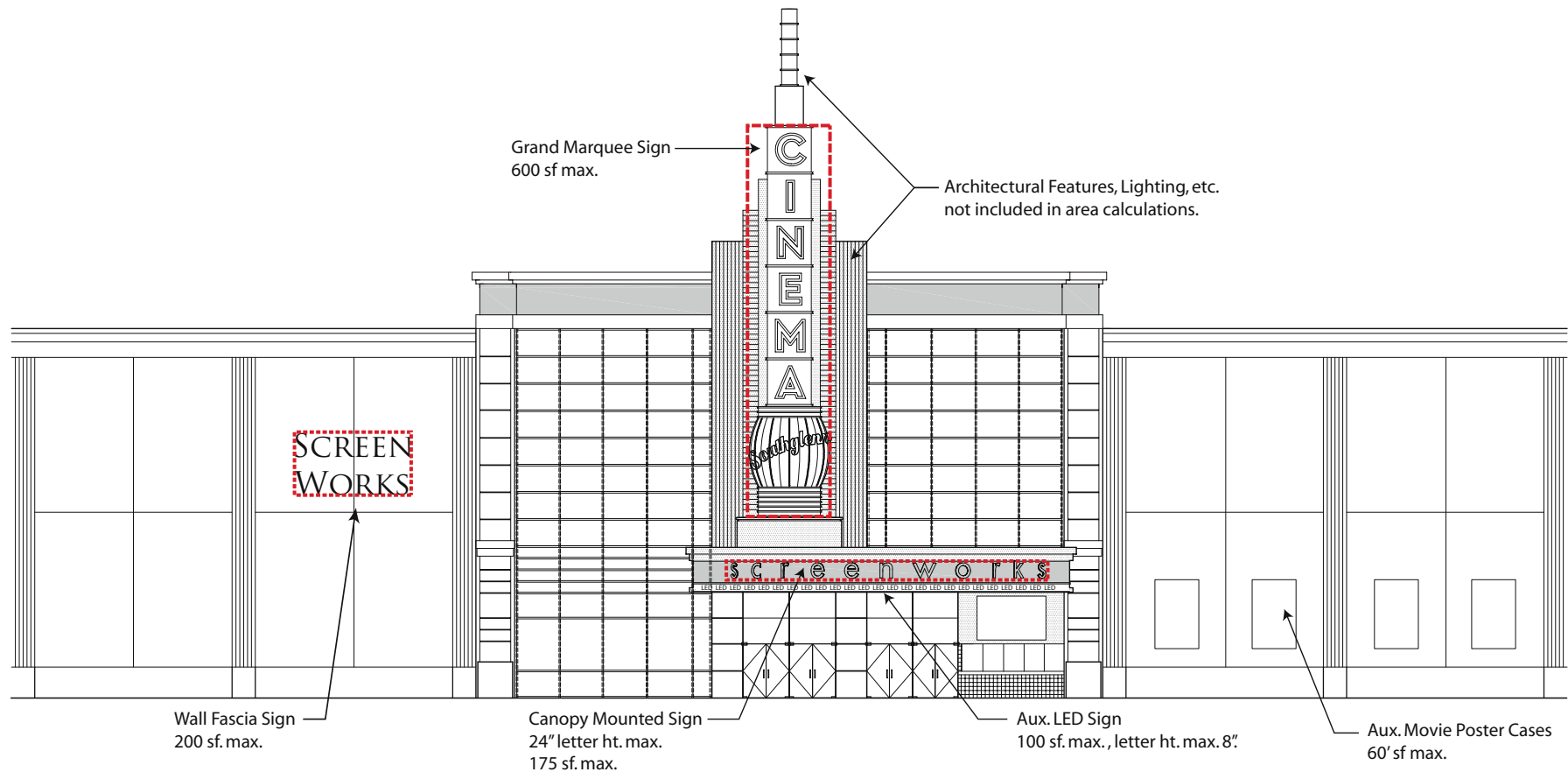
Refer to sheet 6.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS		CINEMA TENANT AT 60,000 sf		
Primary Identity Sign Types	One each of the following signs per tenant only			
<i>Building mounted and located at Tenant's primary entry.</i>	Max. Allowable Area	Max. Letter Ht.	Letter Depth	
1. Grand Marquee Sign	600 sf	48"	8"	
2. Canopy Mounted Sign	175 sf	24"	8"	
3. Wall Fascia Sign	200 sf	48"	8"	
Secondary Identity Signs				
Signs facing neighborhoods: Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.				
Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.				
Auxilliary Signs	See table below for quantities.			
<i>Building mounted and located on any of tenant's facades. Sign types include:</i>	Max. Allowable Area	Max. Letter Ht.		
1. LED Sign	One (1) allowed, 100 sf max. area.	8"		
2. Movie Menu Board	One (1) allowed, 75 sf max.	8"		
3. Poster Case	twelve (12) allowed, 60 sf. max.			
4. Window Signs	1 per window or glazed entry door; 10 sf/ not to exceed 25% of the total glazed area per window or door. Max. letter ht 8"			

October 3, 2010

Typical Sign Area Calculation Method

Note: Dimensions are approximate, not actual.



Additional Notes:

1. The maximum allowable area per sign is equal to the total area of the logo and type inclusive of all design imagery.
2. Logos have no height or width restrictions but must fit within the allowable area, see chart.
3. Dimensions and areas shown this sheet are for illustrative purposes only and are not intended to represent allowable heights and/or areas. See sheet 6.1 for actual allowable maximums.
4. To be considered separate from the tenant name, a logo must be a stand-alone image, trademark or icon recognizable as the tenants' identifier.
5. Underlines, decorative borders, scroll work etc. associated with the font or letterforms are not considered logos for the purpose of this criteria document.

October 3, 2010

B. Recommended Sign Types

Wall Fascia Mounted Sign

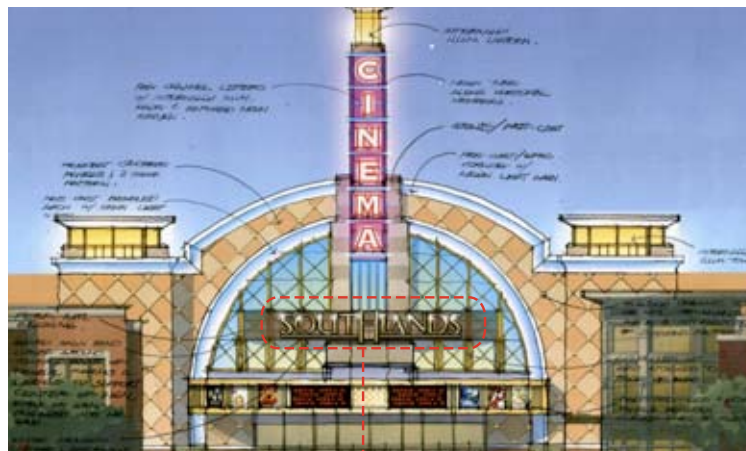
The following construction methods are encouraged:

1. Internally illuminated channel letters.
2. Halo illuminated channel letters.
3. Open pan channel with exposed neon.
4. Internally illuminated push-through letters.

Wall mounted letters with remote transformers shall not exceed 5" in depth and shall not exceed 8" in depth for self contained letters. Total projection shall not exceed 8".

Signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

Lighting Constraints: Fascia signs shall not be illuminated for signs facing west on Race Street or south on Easter Avenue adjacent to residential areas excepting existing signs to remain.



Externally illuminated gilded prismatic letters



Internally illuminated pan channel fascia letters

October 3, 2010

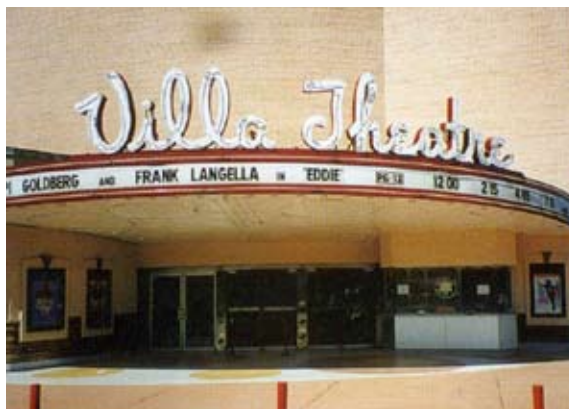
B. Recommended Sign types

Freestanding Letter Forms on the Roof, Parapet or Canopies

This sign type shall occur at specific locations where the tenant has the appropriate architectural elements. Signs shall include the tenant name and/or logo. Three dimensional character for this signage is strongly recommended. The sign may be internally or externally illuminated. The tenant must submit a proposal for freestanding letter forms that should include but is not limited to the following elements:

1. Spot illuminated, 3 dimensional painted or gilded letters.
2. Internally illuminated or open pan channel letters with exposed neon (colors subject to approval).

The tenant is responsible for providing adequate structural connection for signs mounted to architectural canopies, parapets or the roof. Freestanding signs are not permitted to rest on or penetrate the roof without the landlord's review and approval. Furthermore, all penetrations into the building roof structure must be handled by the landlord's roofing contractor in order to maintain the landlord's roofing warranty.



Freestanding exposed neon letters on marquee canopy.

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B. Recommended Sign Types

Grand Marquee Sign

Grand Marquee signs are intended to identify and emphasize prominent tenants. Due to the visual impact that can be created with this sign type, the tenant is required to provide a high quality design submission that will undergo review by the landlord.

In addition, the Tenant is responsible for engineering the sign design and working closely with the Landlord to ensure a secure structural condition at the location chosen. The Tenant will be responsible for the costs associated with the design and engineering as well as the upgrades to the base building structure.

Grand Marquee signs may include the following elements:

1. Exposed neon letters, symbols and line work.
2. Open pan channel letters with exposed neon.
3. Three dimensional painted or gilded letters.
4. Internally illuminated pan channel letters.

Mounting Height: Bottom of the sign must be at a minimum of 10 feet to the finished grade.

Appropriate color changing and slow moving motion graphics and lights shall be allowed with landlord's written permission when incorporated into the architectural forms of the cinema building. Such signs shall not be placed in a location on the perimeter of the project's architectural facades or at a location where they are directly visible from surrounding residential areas.



Internally illuminated marquee with exposed neon vertical sign.



Internally illuminated marquee with edge illuminated pan channel letters.



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C. Auxilliary Signs

Movie Poster Display Cases

Poster display cases are large format recessed or surface mounted cabinets on the facade of the building. These signs must be changed a minimum of four times a year. The case glass shall be safety glass.

Window Sign

The tenant may apply a logo to second surface of storefront glazing with traditional storefront graphic material. The logo/tenant ID should be centered within the window. All vinyl graphics are to be applied to the storefront glazing by professional installers.

LED and Movie Menu Board Signs

The tenant may incorporate LED signage either scrolling or fixed with movie titles, times or announcements programmed by the tenant. Programming must be maintained to be current and be informational only. Colors to be submitted and approved by the landlord.

D. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

E. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.

Appropriate color changing and slow moving motion graphics and lights will be designed with consideration to not affect residential areas. Such signs are permitted only with landlord's written permission. Garish and highly animated signs with flashing lights are not allowed.

F. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Special Promotions
3. Seasonal Displays
4. Sandwich Boards

G. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.



THE STREETS AT
SOUTHGLENN

OFFICE TENANTS SIGN CRITERIA

October 3, 2010



THE STREETS AT SOUTHGLENN

Centennial, Colorado

OFFICE TENANTS

October 3, 2010

A.1 Maximum Allowable Tenant Sign Area - Office

Refer to sheet 7.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS		
Primary Tenant Signs <i>Building mounted and located on any of tenant's facades. Sign types include:</i>	One (1) per primary tenant	
	Max. Allowable Area	Max. Letter Ht.
1. Wall Fascia Sign	200 sf.	60"
Auxilliary Signs for First Floor Tenants only <i>Building mounted and located on any of tenant's facades. Sign types include:</i>	See table below for quantities.	
	Max. Allowable Area	Max. Letter Ht.
1. Window Sign	10 sf of glass, not to exceed 30% of total area.	8"
2. Awning Valance Sign	16 sf per awning	8"
3. Plaque Signs	4 sf	-
ALLOWABLE QUANTITIES		
1. Window Sign	One (1) per window panel and glazed entry door.	
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.	
3. Plaque Signs	One (1) per primary public entry.	

*Notes:

1. A tenant must have lease space greater than 50% of the leaseable floor area to be considered a Primary Tenant.
2. The maximum number of signs allowable is one per primary tenant per floor.
3. The placement of signs on the building façade is at the sole discretion of the landlord.



Fascia Sign



Window Sign



Painted Metal Plaque Sign



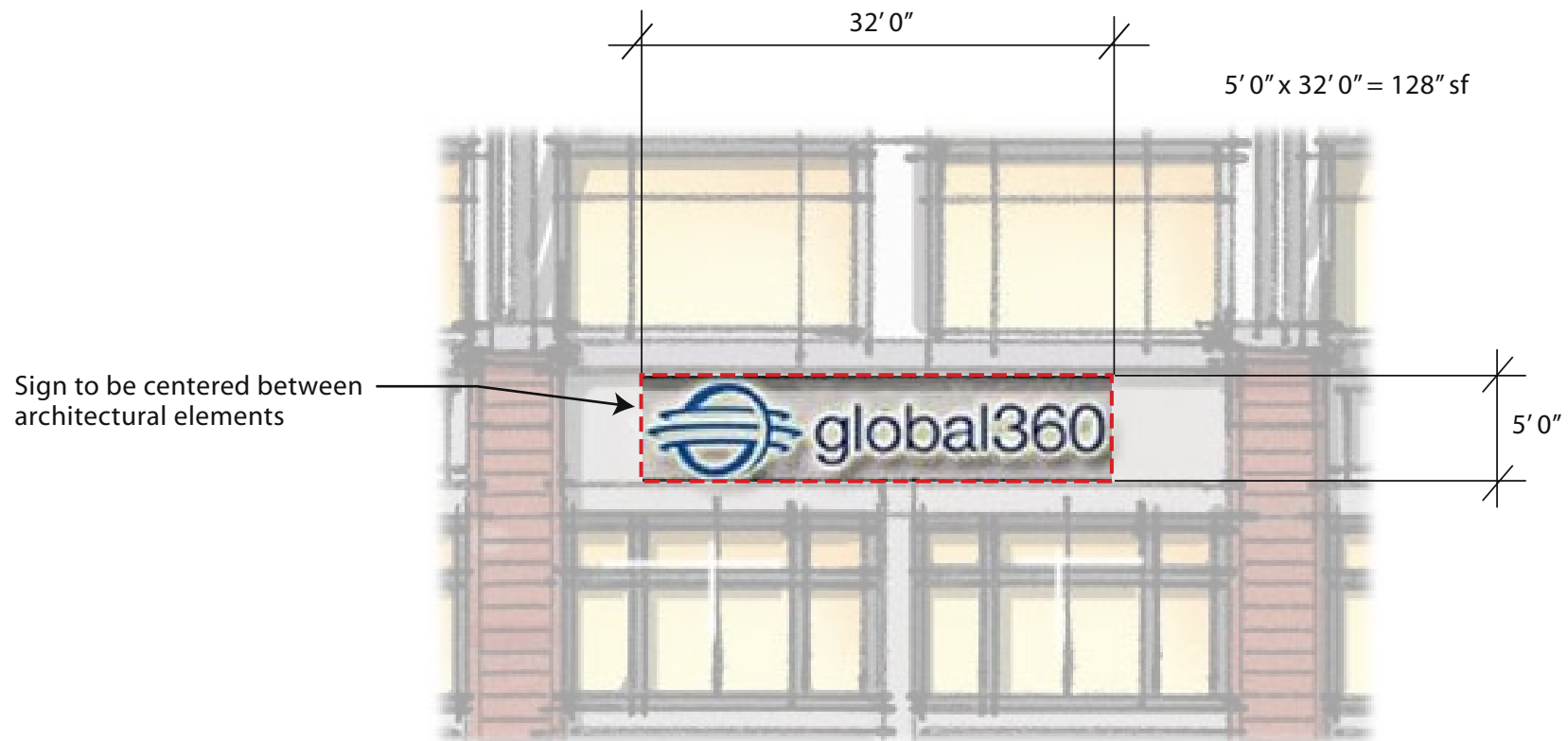
Awning Valance Sign



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Typical Sign Area Calculation Method

Note: Dimensions are approximate, not actual.



Additional Notes:

1. The maximum allowable area per sign is equal to the total area of the logo and type inclusive of all design imagery.
2. Logos have no height or width restrictions but must fit within the allowable area, see chart.
3. Dimensions and areas shown this sheet are for illustrative purposes only and are not intended to represent allowable heights and/or areas. See sheet 7.1 for actual allowable maximums.
4. To be considered separate from the tenant name, a logo must be a stand-alone image, trademark or icon recognizable as the tenants' identifier.
5. Underlines, decorative borders, scroll work etc. associated with the font or letterforms are not considered logos for the purpose of this criteria document.



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B. Recommended Sign Types

Window Sign

The tenant may apply a logo to second surface of storefront glazing with traditional storefront graphic material. All vinyl graphics are to be applied to the glazing by professional installers.

Awning Valance Sign

Tenants may elect to include store name or logo on the valance panels of approved architectural awnings. For text on valance panels, the letter height shall not exceed 8 inches. Internally illuminated awning signs such as Panaflex type material stretched over structural frame will not be permitted.

Plaque Signs

The tenant may use plaque signs which emphasize the tenant logo. Such plaques may be etched or cast metallic material attached to the building surface. All such proposals shall be submitted to the landlord for review according to the procedures outlined in the General Criteria.

Tenant Directory Sign

Tenant directory signs shall be located at the entrances to office spaces located within the project. These signs shall be small and pedestrian in scale and non-internally illuminated. Tenant directory signs do not count toward the combined allowable sign area.

Address

Landlord will provide building addresses.



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C. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps.

D. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

E. Temporary Signs

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

G. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Special Promotions
3. Seasonal Displays
4. Sandwich Boards



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THE STREETS AT SOUTHGLENN

Centennial, Colorado

KIOSKS



October 3, 2010

A. Tenant Primary Blade Sign

The tenant is allowed one, two-sided blade sign to be mounted between the provided brackets on the roof of the kiosk. The tenant is to provide a painted aluminum panel exactly 1'-2" by 4'-11 1/2" by 3/16 inches thick primed and painted a background color of the tenant's choice. The allowable sign area is 9" by 4'-5 1/2" as shown on page 8.2. The sign is to be non-illuminated. Sign materials may be paint, vinyl, applied or pin-mounted letters or logos made of aluminum, steel, bright metals, acrylic or PVC no thicker than 2 1/2." The tenant is responsible for installing and maintaining their sign for the duration of their lease.

B. Tenant Secondary Sign

The tenant is allowed to apply signage on up to 10 existing, removable painted aluminum panels above the windows on all four façades of the kiosk. These panels are 1'-1 1/2" by 4'-5 3/16." These panels may only be removed for on-site signage application and may not be out of place for longer than one working day (8 hours.) The allowable sign area for these panels is 8 1/2" by 4'-0 3/16." Sign materials may be paint, vinyl, applied or pin-mounted letters or logos made of aluminum, steel, bright metals, acrylic or PVC no thicker than 1." The tenant is responsible for installing and maintaining their sign for the duration of their lease.

C. Window Graphics

The tenant may apply a logo, letterforms, menus, hours of operation and/or similar information to the first surface of the window or door glazing with traditional graphic materials. All graphics when measured as a rectangle may not exceed 30% of each glazed area. All graphics are to be installed to the glazing by professional installers. The tenant is responsible for maintaining their sign for the duration of their lease.

D. Interior Signage

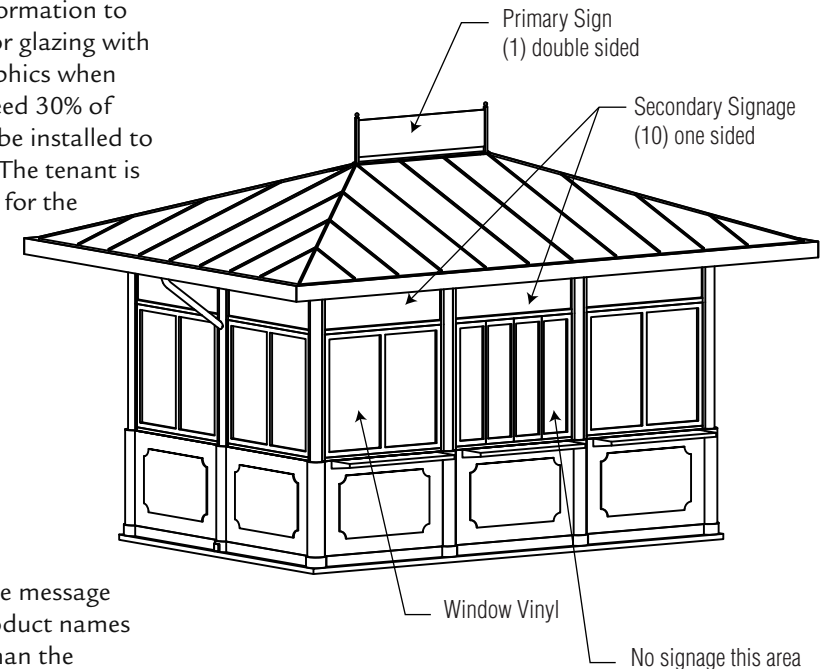
Interior exposed neon signage with the message "OPEN" or tenant and/or generic product names are allowed, no brand names other than the tenant's own name and logo. Maximum letter height is to be limited to 6" and maximum area is to be limited to two (2) square feet per sign with a maximum of three signs per kiosk. Non-illuminated interior menu boards etc are allowed.

E. Address

Landlord will provide building addresses.

F. Other Signage

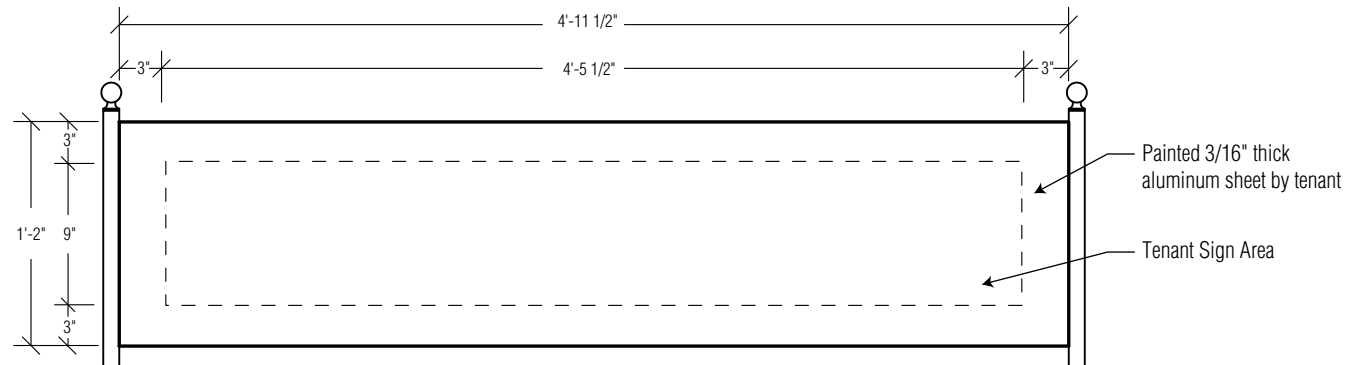
No other signage is allowed on the kiosks including blade signage. No signage is allowed below the windows or on any surface not allowed above.



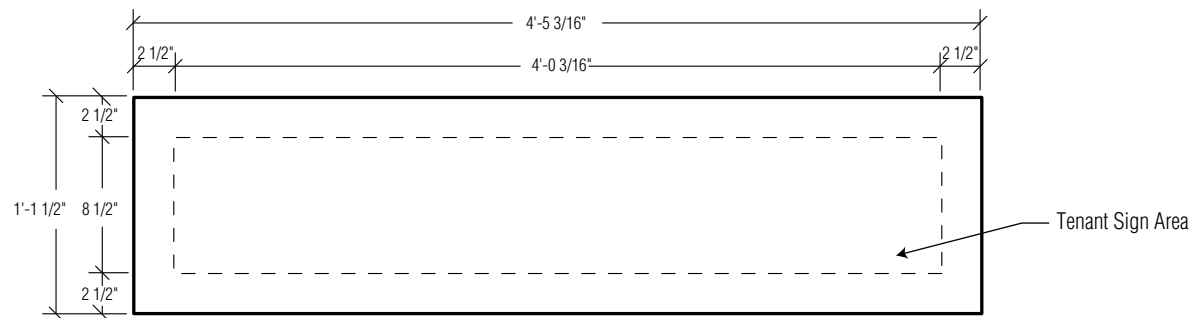


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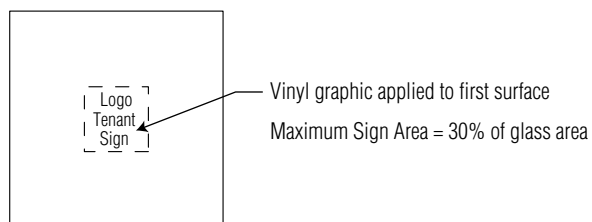
Primary Tenant Sign



Secondary Tenant Sign



Window Graphics





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ILLUMINATED GRAPHIC DISPLAY PANELS

October 3, 2010



THE STREETS AT SOUTHGLENN

Centennial, Colorado

ILLUMINATED GRAPHIC DISPLAY PANELS



October 3, 2010

Illuminated Graphic Display Panels

Town Center, Anchors, High Visibility or Value Retail tenants are allowed up to ten internally illuminated graphic display panels on the exterior of their building. These panels are expected to be professionally designed and have high-quality graphic design images and/or professional photographs. The images are not allowed to have any form of branding, tenant names, logos, printed words or any other imagery that in the opinion of the Landlord are considered advertizing or signage specific to the tenant. Images of products and product-specific branding are allowed but may not make reference to the tenant. All locations, design, graphics and photography used must be approved in writing by the Landlord.

The maximum size per panel may not exceed 25 square feet and the total square footage for all panels combined may not exceed 200 square feet.

The cases may be mounted on the surface or be recessed into the building. The glazing must comply with all applicable codes. The images must be changed at least once per year. The design, engineering, fabrication, installation and all maintenance is the sole responsibility of the tenant. All electrical power must be circuited to the tenant's electrical panel.

Illuminated graphic display panels will not be considered signage or count toward the tenants sign area or quantity of signs if the above criteria are met.

