Comprehensive Sign Plan

for

Desert Palms

Burlington Signs

NEC of Warner Road and Alma School Road

by:

Blair Sign Programs

Case No: PLH26-0031

Submitted: July 14, 2026
Resubmitted: October 12, 2026

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1	Site Aerial
2	Aerial Plan
3	Proposed Comprehensive Sign Plan

BLAIR SIGN PROGRAMS

I. INTRODUCTION

Arizona Partners ("AZP") has recently acquired the center known as "Sun Village Fair" located at the northeast corner of Alma School Road and Warner Road (the "Center"). *See* **Exhibit 1**, Site Aerial. AZP plans to renovate the former Fry's store as approved under PLA24-0201, into three anchor tenant spaces (Major A, B, and C buildings). The revitalization also includes three shops buildings (Shops A, B, and C) and additional retail pads requested separately under PLH25-0018. *See* **Exhibit 2**, Aerial Plan.

The most recent historic zoning case and Preliminary Development Plan ("PDP") was approved in 1991. Since acquiring the Center, AZP has received approval under PLA24-0201 to renovate the former Fry's store and associated inline shops, and filed a for PDP approval under PLH25-0018 to allow new retail pad buildings in order to facilitate its planned redevelopment of the Desert Palms shopping center. AZP's PDP amendment is currently pending with the City of Chandler (the "City"). Concurrently, a new tenant, Burlington, has signed a lease agreement to occupy Major "A." In an effort to coordinate development between AZP and Burlington such that the Center can develop synchronously, Blair Sign Programs ("Blair"), on behalf of Burlington, now files its own separate PDP amendment to implement a new Comprehensive Sign plan ("CSP") for Burlington's Major "A" building, as well as Shops A, B, and C. *See* **Exhibit 3,** Comprehensive Sign Plan, and **Exhibit 4,** PDP Amendment / CSP Area.

Amending the PDP and implementing a new Comprehensive Sign Plan will allow Blair and Burlington to revitalize its building in a manner consistent with the changes planned for the Desert Palms shopping center. The modified standards Blair proposes are outlined in **Exhibit 3,** Comprehensive Sign Plan. These changes are appropriate for the area, the Center, and the Site—which is designated for retail uses. Further, implementation of the Comprehensive Sign Plan would contribute positively to the surrounding area by breathing new life into a blighted shopping plaza. While the Walmart located on the east side of the Center has been successful, the western portion of the Center has struggled. Fry's was previously operating in the large, approximately 85,000 square foot building, but has since closed down. This area being vacant has caused this portion of the Center to be the target for vandalism and other undesirable activities. Signage enhancements will contribute to the necessary revitalization of the Desert Palms shopping center and help remedy these issues. Overall, this proposed development will make good use of this underutilized Site that has failed to be developed despite its commercial zoning.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the City's General Plan as "Neighborhoods." The Neighborhoods designation allows a variety of residential and non-residential uses.

The Site is zoned PAD and designated for retail uses. The vacant lot adjacent to Warner Road was designated as "Village Shops"—but has failed to develop since 1991. This request will allow for a large anchor tenant to occupy this challenging Site and develop it with a sustainable use, complete with modern, tasteful signage that is consistent with the plan for the rest of the Desert Palms shopping center and with the Site's existing commercial zoning.

Directly north of the Site is Suntech Business Park and Patio Homes zoned PAD with a residential neighborhood zoned SF-8.5 further to the north. West of the Site across Alma School Road are additional commercial properties zoned C-1 and C-2. East of the Site, beyond the eastern

portion of the Desert Palms shopping center, is a mixture of residential and commercial uses zoned PAD. To the south of the Site across Warner Road are commercial uses zoned C-2 and residential uses zoned SF-8.5. Two small parcels zoned PAD and AG-1 also exist to the south of the Site across Warner Road and feature commercial uses.

III. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Signage

Minor changes to signage standards are being requested. The proposed signage has been designed to refresh the Center while being compatible with existing architecture, as well as the character of planned development. Given the proposed signage is integrated tastefully into the larger commercial Center and is consistent with the character of the surrounding area, there will be no negative impact to surrounding uses. Further, enhanced signage will help ensure the viability of the Center and the success of commercial uses. The buildings covered by the Comprehensive Sign Plan are setback far from the street, necessitating the larger, more dynamic signage to ensure the Center functions effectively.

Except as identified herein and by the proposed Comprehensive Sign Plan, all tenant building signage in the CSP area shall comply with the City's sign code. Where the proposed Comprehensive Sign Plan is silent, the Chandler Sign Code applies. In addition, the Anchor tenants and Major tenants over 7,500 square feet and free-standing single-tenant pads may utilize up to 100% of their total allowed sign area to install a non-illuminated corporate-colored panel or similar solid material onto the building wall within their leased space, to be used as a background or backer for the tenant's business name, copy, and graphics. The panel must fit within the building's sign band, or the wall area designated for signs and all of the tenant's wall sign copy must be located within its boundaries. **See Exhibit 3, Comprehensive Sign Plan.**

B. Development Standards Table

		City Sign Code		Proposed PDP Standard	
		Primary Elevation	Secondary Elevation	Primary Elevation	Secondary Elevation
Max Sign Area	**Tenants Occupying 15,000 sq.ft. or Greater**	2 square feet per 1 lineal foot of building frontage, max 250 square feet	No Secondary Elevation Signs	2.5 square feet per 1 lineal foot of building frontage, **max 300 square feet**	**1 square foot per 1 lineal foot of building frontage, max 200 square feet**
	Tenants Occupying 15,000 sq.ft. or Less	2 square feet per 1 lineal foot of building frontage, max 250 square feet	No Secondary Elevation Signs	2 square feet per 1 lineal foot of building frontage, max 250 square feet	**Corner Tenants may display 1 secondary elevation sign provided it is visible from public parking or a major street.** **1 square foot per 1 lineal foot of building frontage, max 150 square feet**
Sign Width		Signs shall be integrated with building façades and shall be proportional to the scale of the façades so that they are not the dominant architectural features		**The overall width for each sign shall not exceed 80% of the width of the lease frontage where the sign(s) is to be displayed**	
Cabinet Signs		Shall not exceed 25% percent of the installed sign area		**Shall not exceed an area greater than 25% of the overall display**	
Window Signs		Shall not exceed 25% percent of total window area		**Shall not exceed 25% of the window pane area upon which the poster is to appear, up to a maximum of 20 sq.ft. Maximum 2 window signs (posters) per each eligible elevation**	

IV. PROJECT TEAM

Sign Design:	Blair Sign Programs 9932 Prospect Avenue, Studio 137 Santee, CA 92071
Zoning:	Burch & Cracchiolo, P.A. Attn: Ed Bull/Madison Leake 1850 North Central Avenue, Suite 1700 Phoenix, AZ 85004

V. CONCLUSION

This request proposes a thoughtful Comprehensive Sign Plan that will revitalize a downtrodden center. This proposal will integrate seamlessly with the overall redevelopment and AZP's proposed PDP amendment for Desert Palms, allowing for significant improvements compared to what exists today. We request your approval.

Blair Sign Programs

EXHIBIT 1

AERIAL



June 30, 2026

Override 1

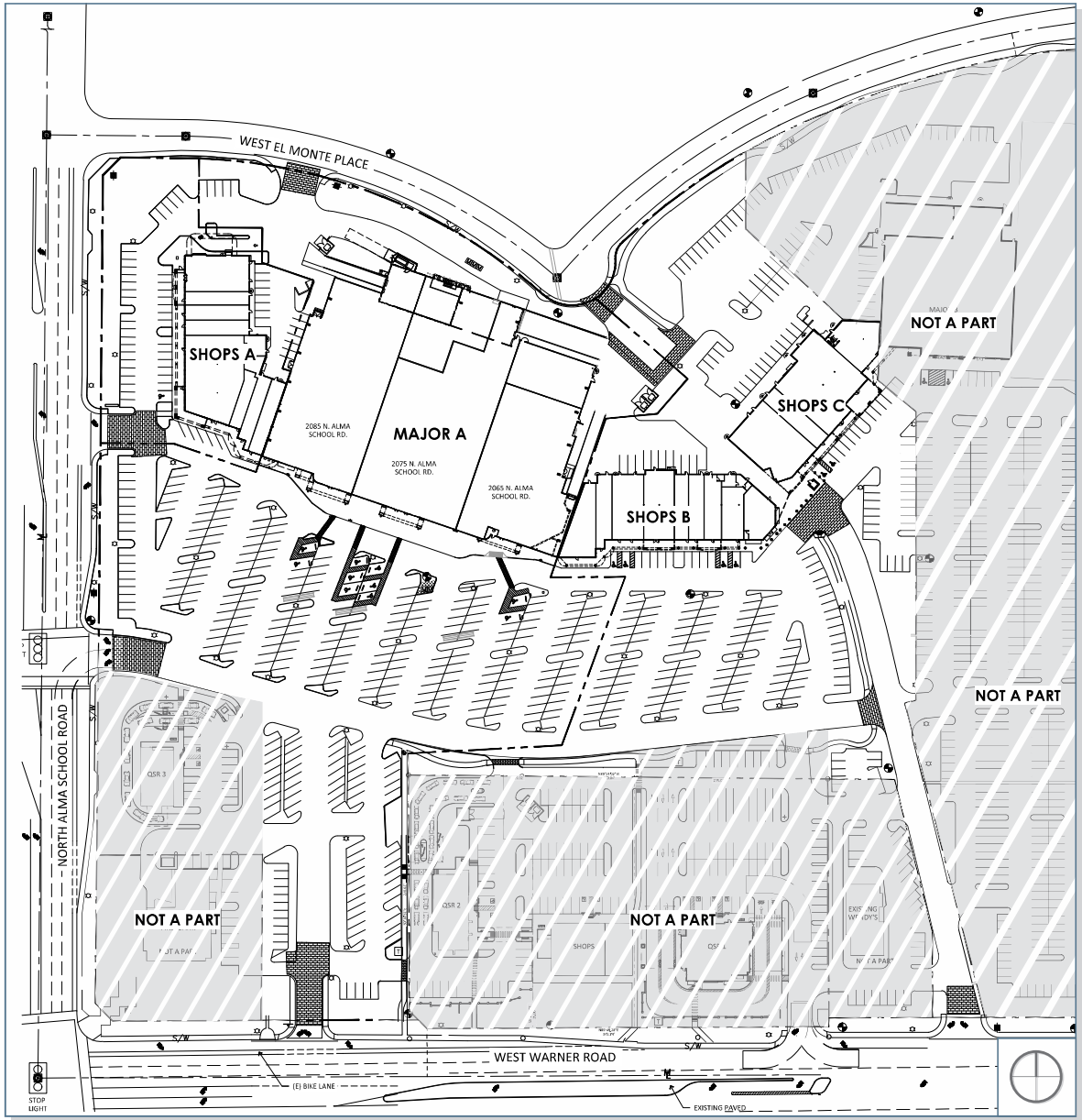
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0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Maricopa County GIO, Maricopa County Assessor's Office

EXHIBIT 2



LEGEND

Existing Property Line/R.O.W.

Property Not A Part of This Submittal

Site plan illustrates property that is the subject of this Master Sign Program.
Adjoining property is not a part of this program.

DISPLAY AREA: EXAMPLE CALCULATION

= Sign Area

Display

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Southerzn California:
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CLIENT:
AZP
ARIZONA PARTNERS

PROJECT ADDRESS:
2065, 2075, and 2085
N Alma School Rd
Chandler, AZ 85224

DATE:
02/26/2026

DESIGNER:
K. Bossert

REVISIONS:	BY:
1: 03/04/2026	KB
2: 06/04/2026	KB
3: 09/08/2026	KB
4: 10/05/2026	KB

DESERT PALMS
Chandler - Arizona

Section ONE

SITE PLAN

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EXHIBIT 3

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Retail branding for the built environment

ICSC MEMBER

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October 12, **2026** | **Rev 5**

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Chandler, AZ 85224

AZP ARIZONA PARTNERS

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Section ONE

TENANT SIGN CRITERIA:

- Tenant Sign Criteria
- Site Plan
- Tenant Elevations

BLAIR SIGN PROGRAMS

AZP
ARIZONA PARTNERS

SECTION I: Tenant Sign Criteria

A. Design Submittals & Guidelines

1.
It is expected that professional designers will prepare artwork for all tenants and that such artwork will include;

- site plan
- scaled drawings, relevant elevations and proposed sign area
- detailed specifications, construction and install methods
- color representations
- use of LED illumination for all signs must be specified.

Note: Material and/or finish samples may also be required at the Landlord's option.

2.
Submittals will be made to the Landlord for approval, and after receiving approval of the Landlord, the applicant shall then submit to the City of Chandler for a sign permit and in accordance with this document. Any work done without required approvals will be considered non-conforming and subject to removal.

3.
It is intended that each tenant uniquely express its identity and location with the use of a creative and imaginative sign design, within the boundaries of the guidelines set forth in this document. Visual interest is central to the design of each sign type with the goal of creating a visually interesting experience.

4.
Each tenant submittal must consider the design of its adjoining tenant and design elements. The same, or noticeably similar, design repeated by adjoining tenants is not allowed.

5.
Each sign design shall be considered for approval on a case-by-case basis by the Landlord. The Landlord reserves the right to refuse acceptance of any design for aesthetic compliance with the theme of the project, as interpreted by the Landlord

B. Tenant Display Guidelines

Tenants shall be allowed to display sign(s) on each elevation that is visible from public parking or a major street, excluding rear elevations facing residential. See exhibits in this section for example layouts.

1. *Display(s) Allowed, <u>Primary</u> Elevation (main retail entry):*
   - One (1) identity display
   - One (1) under-canopy or projecting blade sign, but not both
   - Two (2) plaque signs
   - One (1) window identity

2. *Display(s) Allowed, <u>Secondary</u> Elevation (visible from public right-of-way / no rear elevations):*
   - One (1) identity display
   - One (1) window identity

3. *Display Size Allowed:*
   - Tenants occupying 15,000 square feet or greater:
     - Primary Elevation: 2.5 square feet per 1 lineal foot of building frontage, max 300 square feet
     - Secondary Elevation: 1 square feet per 1 lineal foot of primary frontage, max 200 square feet
   - Tenants occupying less than 15,000 square feet:
     - Primary Elevation: 2 square feet per 1 lineal foot of building frontage, max 250 square feet
     - Corner Tenant Secondary Elevation: 1 square feet per 1 lineal foot of primary frontage, max 150 square feet. Corner tenants may display one (1) secondary elevation sign, provided the secondary elevation is visible from public parking or a major street.

4. *Display Width Allowed:*
The overall width for each sign shall not exceed 80% of the width of the lease frontage where the sign(s) is to be displayed.

5. *Display Height Allowed:*
The overall letter height for each sign shall not exceed 20% of the height of the building where the sign(s) is to be displayed.

6. *Display Placement:*
A minimum vertical and horizontal space of six inches (6") must be maintained between the extent of a display and any significant architectural element such as fascia columns or change of finish materials, excluding expansion lines or unless otherwise approved by the Landlord.

7. *Sign Type Construction/Illumination allowed for identity display:*
   - Face-lit channel letters
   - Halo-illuminated channel letters
   - Illuminated logo cabinets
   - Other sign types allowed : See Section II: Tenant Sign Type

8. *Display Sign Area Calculation:*
The entire area within a 4-sided rectangle that encloses all words, letters, design elements, logos and materials that are considered apart of the overall display shall be used for determining the sign area. Architectural design elements, if used for background, will not be used to calculate sign area.
(See exhibits in this section for example)

C. General Requirements

1.
No manufacturer or sign company decals may be visibly displayed on any tenant sign. All required UL and/or permit labels shall be place on top surface of any sign or display so as to not be visible from the pedestrian path-of-travel. Manufacturer labels are not allowed.

2.
All penetrations of any building structure required for sign installation shall be neatly sealed and continuously maintained in watertight condition.

3.
All contractors for installation, removal or service must be fully licensed and provide the Landlord with certificates of insurance prior to commencing any work.

4.
Sign removals shall include the patching and repairing of entire work areas plus the repainting of any "ghosted" areas or as directed by the Landlord. Tenant shall reimburse the Landlord if the Landlord or its agent performs removal and/or repair.

5.
Should the tenants' sign or signs require repair or maintenance the tenant is required to perform such action within five (5) days of written notice from the Landlord, or the Landlord at its option, may bill the tenant for such work as required.

6.
Hours of operation/illumination of all illuminated signs shall be approved by the Landlord.

7.
Existing tenant signs, installed prior to date of adoption of this document by the City of Chandler, shall be allowed to remain "as is". New signs and/or replacement signs must comply with the Criteria set forth by this document.

8.
That any property located outside of the sign program boundary lines and not owned by the property owner of Desert Palms shall have their signage regulated in accordance with Zoning Ordinance Chapter 39, not the Tenant Sign Program. However, any property having shared access within Desert Palms property that is to come under ownership of the greater Desert Palms shall become subject to the Tenant Sign Program.

9.
Anything not stipulated in this Tenant Sign Program will default to city code regulations.

D. Restrictions & Prohibitions

1.
Conformance to the guidelines for signs will be strictly enforced. All non-conforming or unapproved signs are strictly forbidden.

2.
Tenant shall not place, construct, or maintain on the premises any advertisement media, including, without limitation, searchlights, flashing lights, loudspeakers, sound systems, or any other similar visual or audio media without Landlord's consent. Tenant shall not solicit business in, on, or about the project identity areas, or distribute handbills or other advertising or promotional media in, on, or about the project identity areas.

3.
Any sign or tenant name on a parked vehicle parked for duration of time that in the Landlord's sole judgment indicates its use for the purpose of advertising a particular Tenant, service or product is prohibited.

E. Prohibited Signs & Materials

1. Vacuum-formed or injection-molded plastic signs (except for use with logos).
2. Cabinet or standard "can type" signs with illuminated translucent backgrounds, other than approved logo cabinet signs.
3. Temporary or "sales" signs attached to storefront.
4. Paper, cardboard and Styrofoam signs.
5. Internally illuminated (face lit) awnings.
6. Electronic or animated signs
7. Signs of any kind not specifically allowed by this document.
8. Signs or displays deemed unsuitable by the Landlord.

F. Electrical & Illumination

1.
All fabrication and installation shall comply with all Underwriters Laboratories requirements and all applicable building codes. All components shall bare the U.L. label indicating approval and be installed by a licensed contractor.

2.
All conductors, transformers, ballasts and other equipment shall be concealed.

3.
Primary electric service to all Tenant building signs shall be placed on the Tenant's electric service. Tenants may be required to provide time clocks and photocells for use in conjunction with the electric service each sign.

4.
No visible raceways.

G. Exceptions

Exceptions must be submitted to Landlord in advance for consideration. The Landlord reserves the right to make specific exceptions that it deems will enhance the quality of the project and that are in keeping with the purpose and intent of this document. Requests for exceptions that are denied approval by the Landlord may be resubmitted for consideration after a period of twelve (12) months from date of notification of denial. All requests for exceptions shall be submitted to the community planning department for approval upon written approval by landlord.

H. Definition of Terms

1. Primary Elevation:
The main retail entry of the tenants building designated as primary.

2. Secondary Elevation(s):
The sides of the tenants building that are visible from public parking or a major street, other than primary.

3. Identity Display:
A display that identifies and brands the tenants place of business by use of their name and/or logo/tagline.

4. Logo Cabinet:
A sign cabinet that consists of a trademark logo or specific identity.

5. Tag Line:
Descriptive words or slogan that is affiliated with the brand.

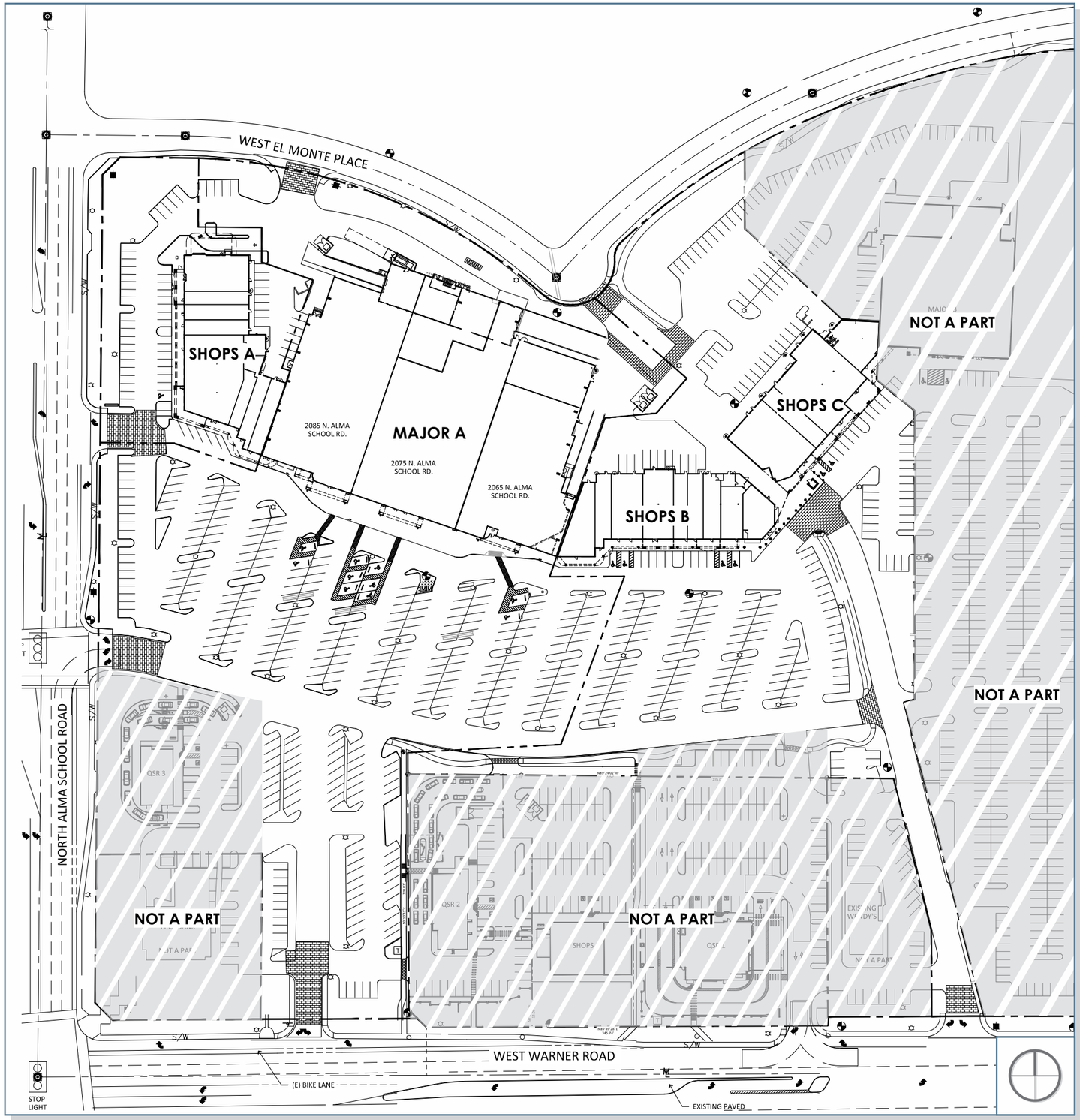
6. Ancillary Sign:
A display in support of the tenant brand with unique features about the tenant. Also, it may be to identify a "shop within a shop" (for example: a bank or coffee shop inside the building of the primary tenant).

7. Channel Letters:
An identity display made up of individual dimensional letters.

8. Accessory Signs:
Pedestrian level signage that is either projecting, suspended under canopy or constructed as a plaque near the primary entrance.

9. Window Posters:
Printed, framed and mounted displays facing out of a window.

10. Window ID (Permanent):
Tenant identity display of ID and/or graphic design placed on a window.



LEGEND

Existing Property Line/R.O.W.

Property Not A Part of This Submittal

Site plan illustrates property that is the subject of this Master Sign Program.
Adjoining property is not a part of this program.

DISPLAY AREA: EXAMPLE CALCULATION

= Sign Area

Display

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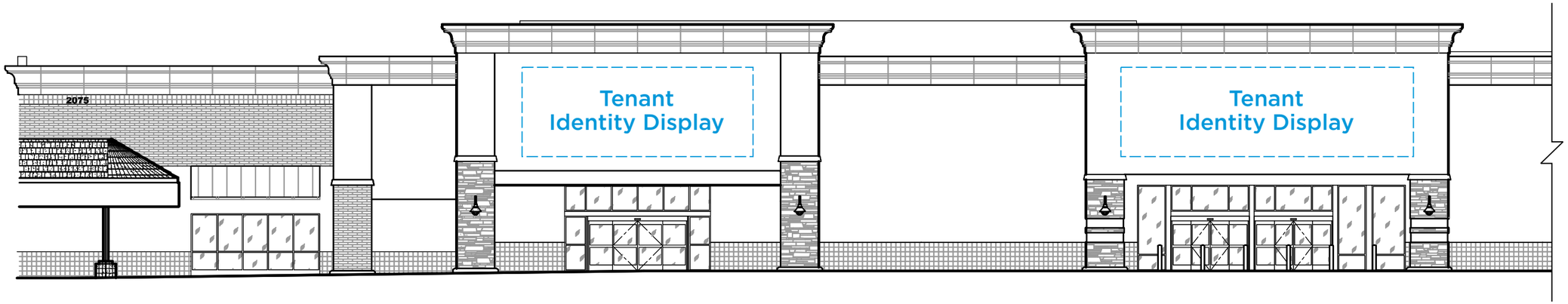
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DESERT PALMS
Chandler - Arizona

Section ONE

SITE PLAN

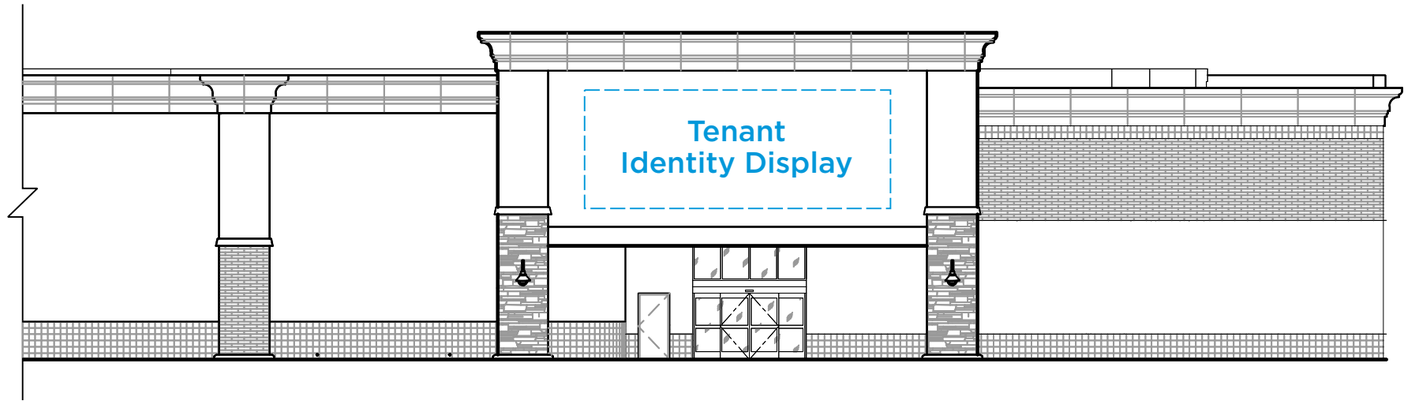
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MAJOR A (PRIMARY) / PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2.5 SQ. FT. PER 1 LINEAL FOOT / MAX 300 SQ. FT. (TENANTS OCCUPYING 15,000 SQ. FT. OR GREATER)



MAJOR A (PRIMARY) / PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2.5 SQ. FT. PER 1 LINEAL FOOT / MAX 300 SQ. FT. (TENANTS OCCUPYING 15,000 SQ. FT. OR GREATER)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

TENANT ELEVATIONS

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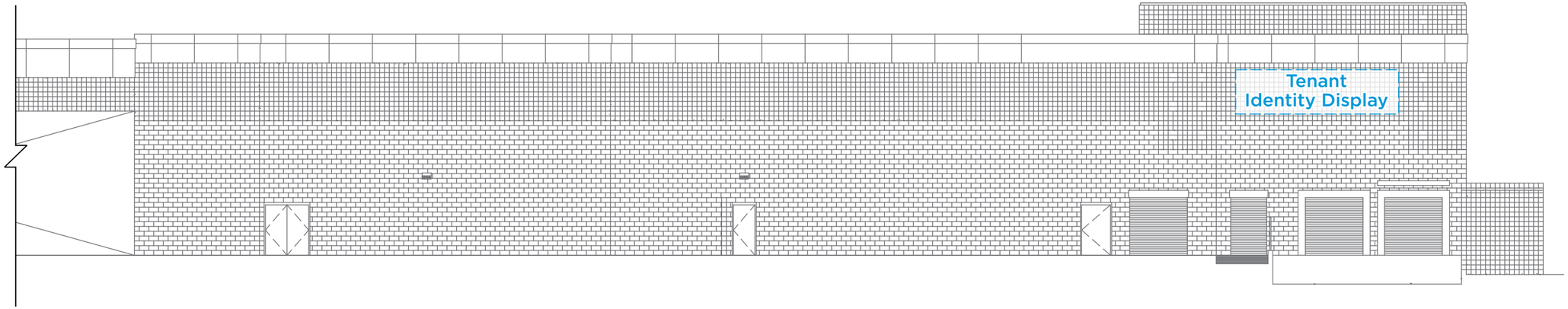
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DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 1

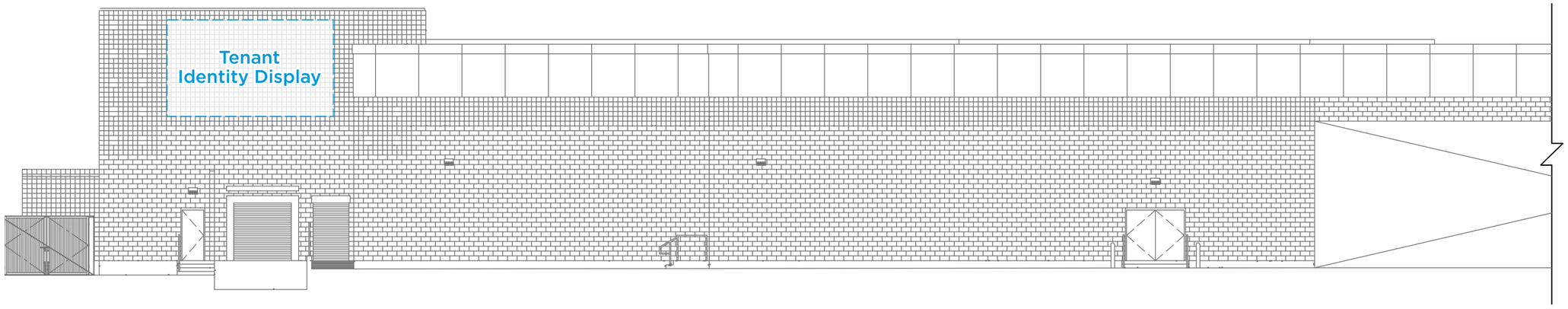
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MAJOR A (SECONDARY) / EAST ELEVATION

ALLOWED: 1 SQ. FT. PER 1 LINEAL FOOT / MAX 200 SQ. FT.

SCALE: 1/16" = 1'-0"



MAJOR A (SECONDARY) / WEST ELEVATION

ALLOWED: 1 SQ. FT. PER 1 LINEAL FOOT / MAX 200 SQ. FT.

SCALE: 1/16" = 1'-0"

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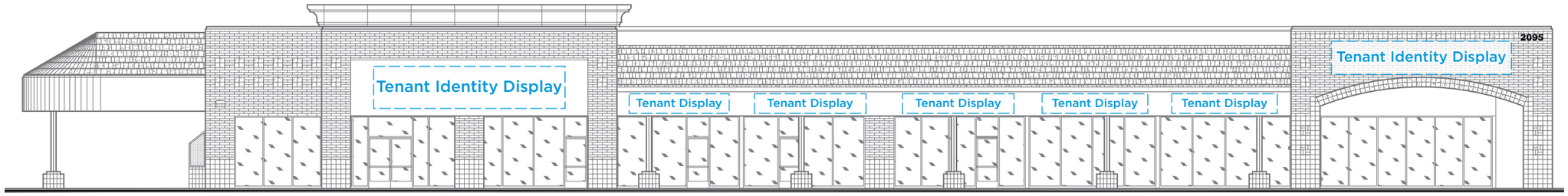
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Section ONE

SHEET 2

TENANT ELEVATIONS

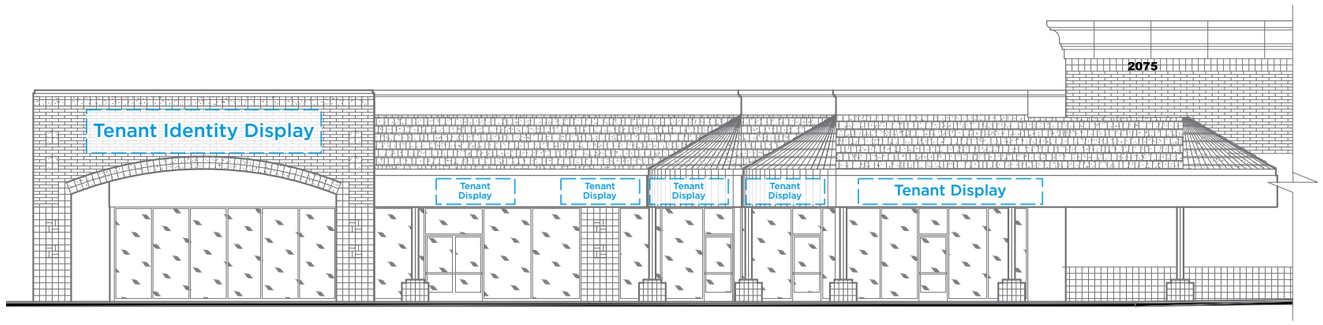
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SHOPS A (PRIMARY) / WEST ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



SHOPS A (PRIMARY) / SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

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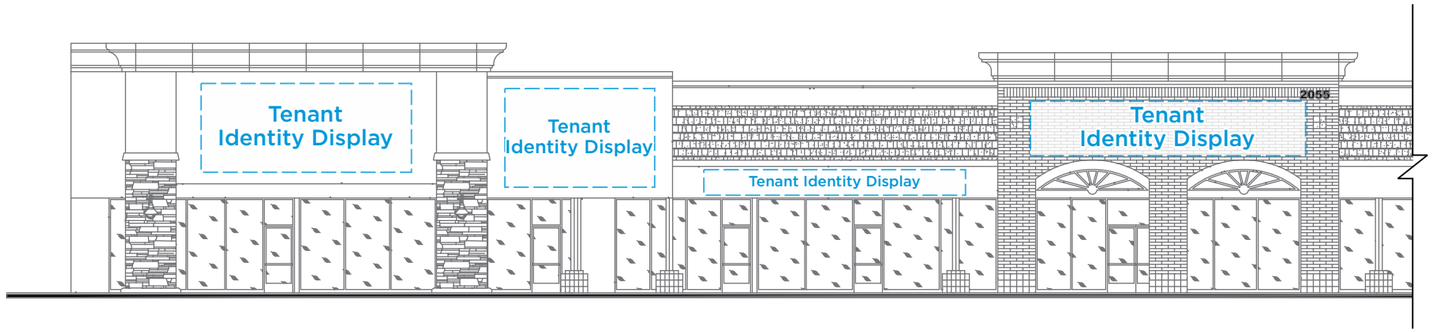
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Section ONE

SHEET 4

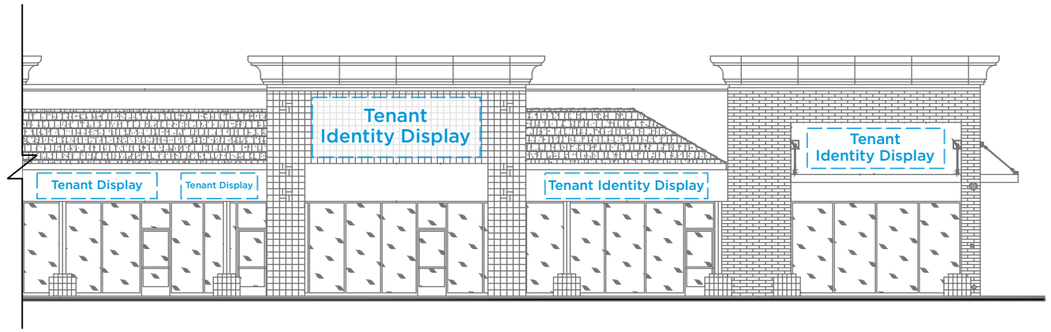
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SHOPS B (PRIMARY) / PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

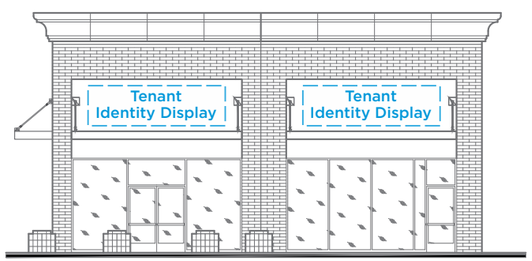
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SHOPS B (PRIMARY) / PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



SHOPS B (PRIMARY) / EAST ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

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CLIENT:

AZP ARIZONA PARTNERS

PROJECT ADDRESS:
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N Alma School Rd
Chandler, AZ 85224

DATE:
02/26/2026

DESIGNER:
K. Bossert

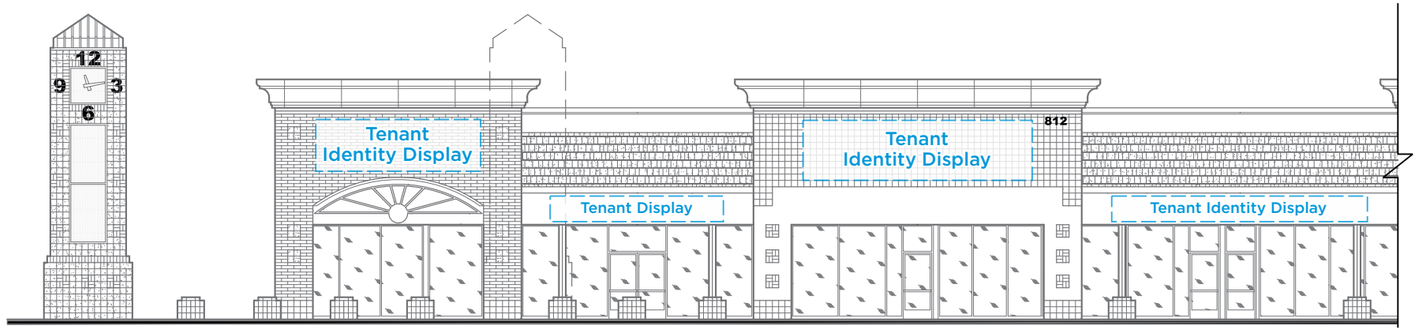
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DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 5

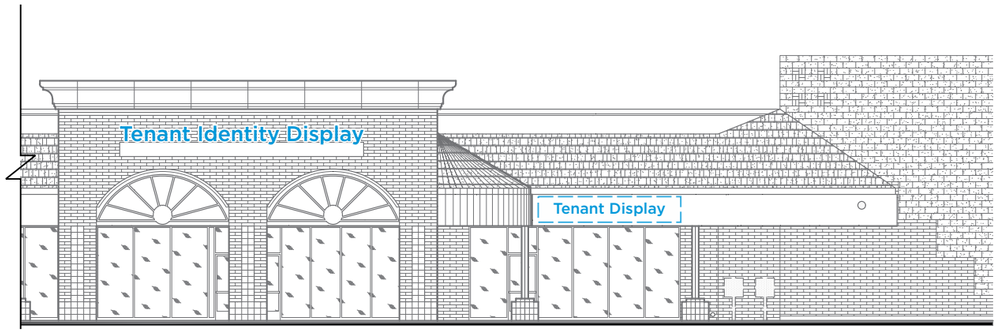
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SHOPS C (PRIMARY) / PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



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NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

TENANT ELEVATIONS

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DESERT PALMS
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Section ONE

SHEET 6

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Section TWO

TENANT DISPLAY TYPES:

- Tenant Display Type Guidelines
- Exhibits/Examples

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This section provides a selection of individual sign designs based upon their location, orientation and purpose. Illustrations of each sign type are provided in this section. Construction drawings to be provided by tenant, or, tenants' representative.

A. Channel Letters-Internally Illuminated (LED's)

- Face-lit channel letters
  Fabricated aluminum bodies with translucent faces, five inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount letters.

- Halo-illuminated channel letters
  Fabricated aluminum bodies and faces with clear acrylic backs, 3 inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount letters.

- Face-lit logo cabinets (not to exceed an area greater than 25% of the overall display) Fabricated aluminum bodies with translucent faces, five inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount displays.

- Ledge-mounted channel letters
  Fabricated aluminum bodies with translucent faces (or opaque faces in cases of halo-lit letters), five inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount letters.

B. Accessory Signs: Under-Canopy/ Projecting Blade / Wall Plaques

1.
Under-canopy, blade signs and wall plaques shall be located on the tenant's primary elevation.

2.
All under-canopy and projecting blade signs shall be installed at right angles to the public path-of-travel as shown in the exhibits section of this document. The under-canopy/projecting blade signs shall not exceed a sign area of five (5) sq. ft. The minimum clearance of the sign shall be seven (7) feet above the sidewalk.

3.
Wall plaques shall be non-illuminated and not exceed a sign area of six (6) sq. ft. per sign.

4.
Various construction and illumination methods and shapes are allowed so long as they are within the size restrictions, visual interest is the key element.

C. Window Posters

1.
Each window poster display shall not exceed 25% of the window pane area upon which the poster is to appear, up to a maximum of twenty (20) sq. ft. A maximum of two (2) poster displays are allowed on each eligible elevation.

2.
The posters must be installed to the interior side of the glazing (second surface).

3.
Posters must be professionally framed/mounted and may not be taped to the glazing.

D. Window Identity

1.
Window identities shall not exceed twelve (12) sq. ft. per sign with a maximum of one (1) window identity per tenant, per elevation.

2.
Window identities are encouraged to include a graphic representation of the tenant's products or services in addition to the display of the tenant name and/or logo. It is recommended that the graphic occupy at least 25% of the allowable display area described above.

3.
The landlord reserves the right to approve window identities of any type and may, at its own discretion, deny the use of any window display by any tenant for any reason.

E. Window Graphics

1.
Window graphics are intended to display seasonal, theme or lifestyle images and are not intended to promote specific products, product categories or contain commercial messages.

2.
Window graphics shall not exceed 25% of the total window area upon which the graphic is to be applied, per eligible elevation.

3.
The window graphics must be applied to the interior side of the glazing (second surface). The materials encouraged for use with window graphics are a combination of;

- Gold or silver leaf
- Enamel paints
- Vinyl material such as 3M
- Perforated vinyl such as 3M dual-color film

(E. Window Graphics, continued)

4.
The use of plastic or paper materials is strongly discouraged. All window signage must be approved by the landlord and may require the submittal of materials and/or finishes.

5.
Refer to the exhibits section for approved examples of sign types allowed, construction and illumination methods, layouts and locations.

6.
Window graphics are limited to a maximum continuous display of two (2) weeks and not more than two (2) months per year.

7.
The landlord reserves the right to approve window graphics and may, at its own discretion, deny the use of any graphic display by any tenant for any reason.

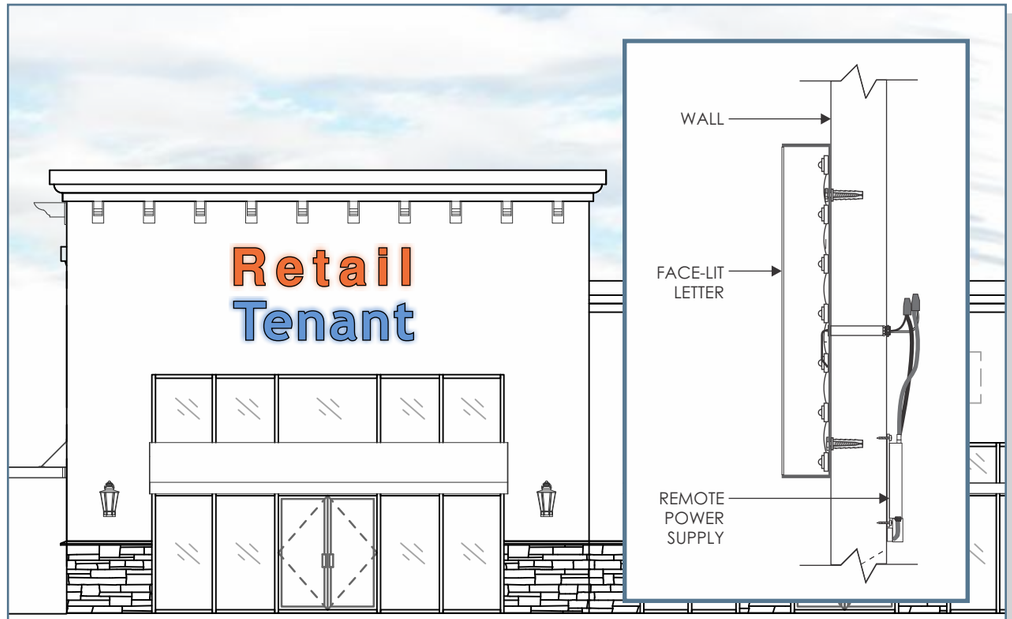
F. Incidental Tenant Signage

1.
Tenant address numerals are to be fabricated and installed on the entrance door using 6" high medium Helvetica numerals. The material shall be 3M Scotchcal 7725-20, matte white (or equal).

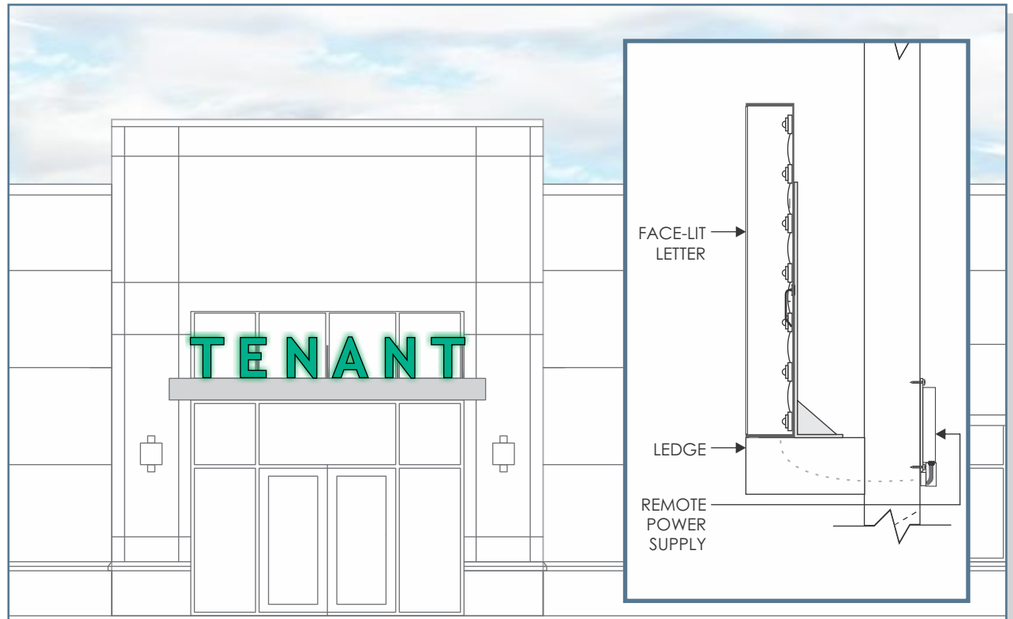
2.
Entry door decals shall be limited to the display of the tenant hours of operation, not to exceed 18" high X 12" wide, and no more than three (3) credit card decals.
Note: Does not include address numerals described above.

3.
Rear entry signs shall be uppercase medium Helvetica style numerals and letters. The copy is limited to the tenant name and address numerals only. Copy height shall be 3" inches, and centered horizontally from top of each door with 2" space between address numbers and Tenant name and located 5' from grade. The material shall be 3M Scotchcal 7725-101, nimbus gray (or equal). Maximum sign area is two square feet (2 sq. ft.).

4.
Refer to the exhibits section for example layouts and locations.



FACE-LIT CHANNEL LETTERS / WALL MOUNTED (TYPICAL)



FACE-LIT CHANNEL LETTERS / LEDGE MOUNTED (TYPICAL)



HALO-LIT CHANNEL LETTERS / WALL MOUNTED (TYPICAL)

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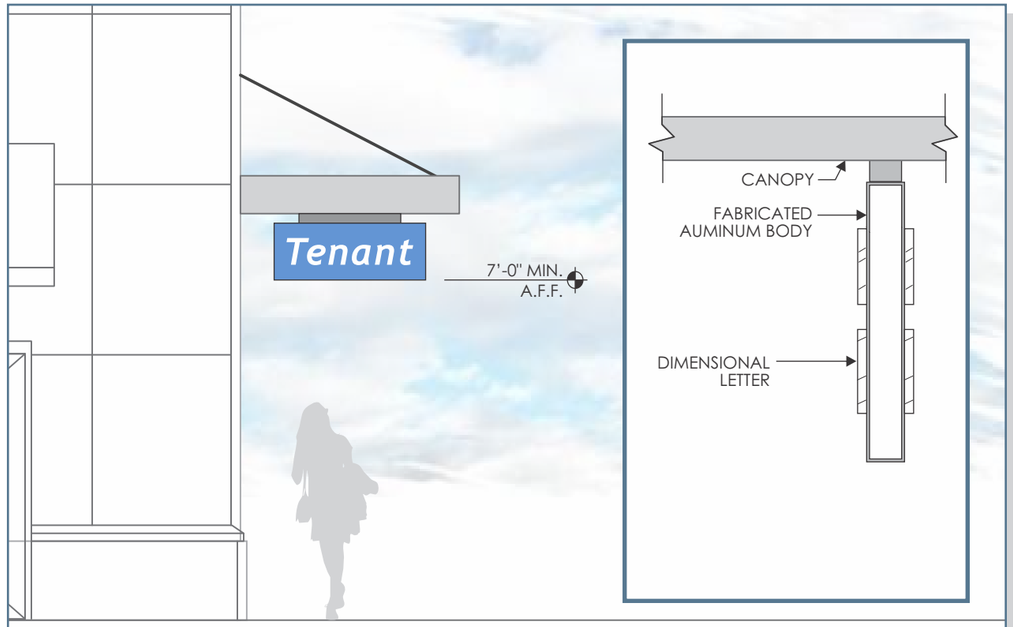
Section TWO

SHEET 1

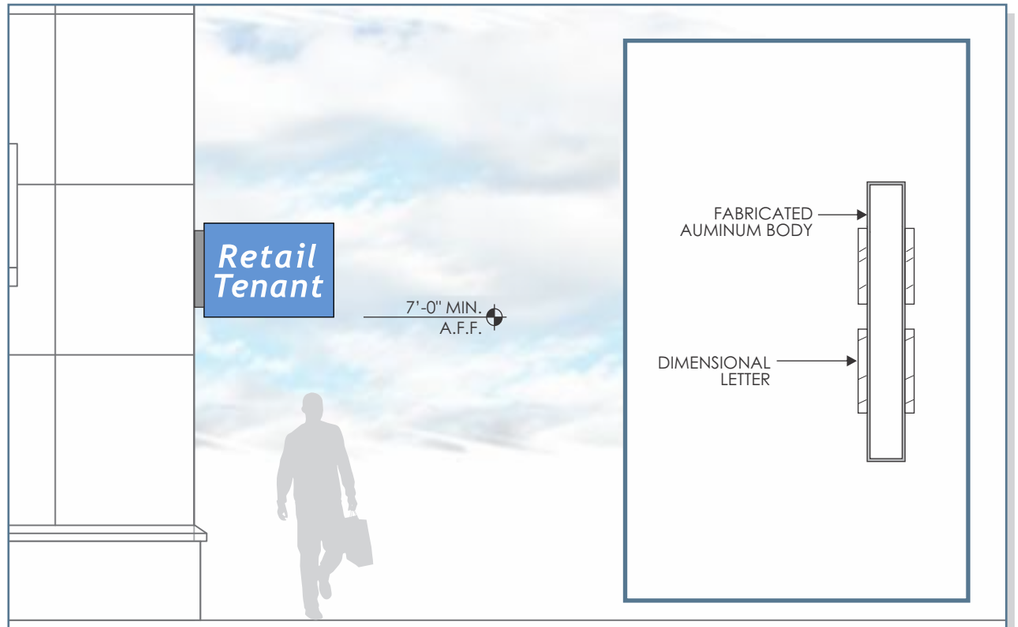
SECTION A: CONSTRUCTION/ILLUMINATION ALLOWED *(EXAMPLES SHOWN)*

TENANT DISPLAY TYPES

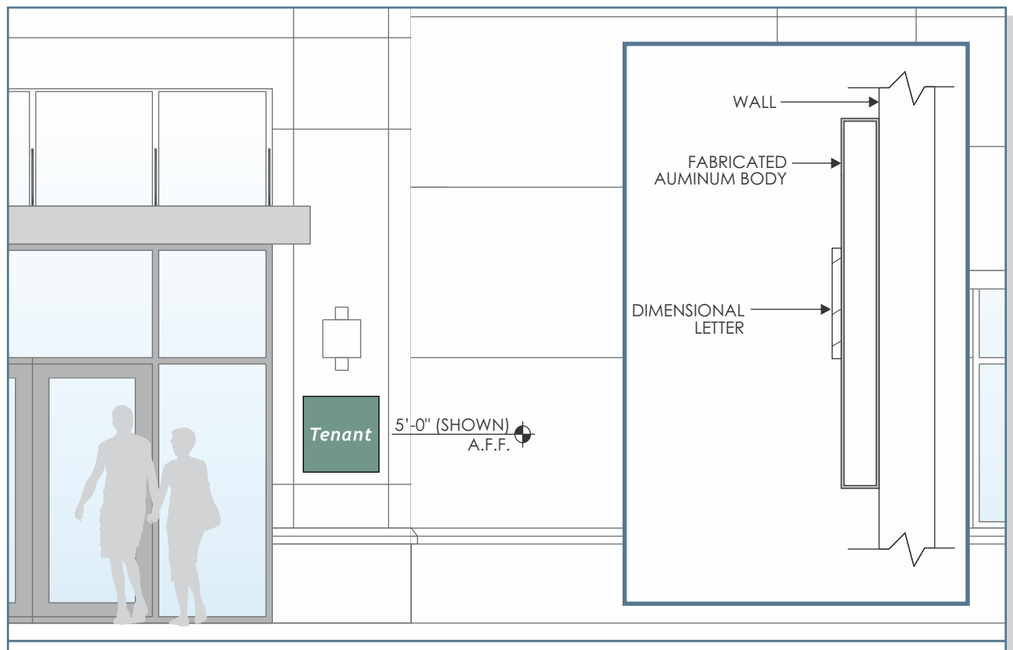
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UNDER CANOPY (TYPICAL) *ALLOWED: MAX 5 SQ. FT.*



PROJECTING BLADE (TYPICAL) *ALLOWED: MAX 5 SQ. FT.*



WALL PLAQUE (TYPICAL) *ALLOWED: MAX 6 SQ. FT.*

SECTION B: ACCESSORY SIGNS: WALL PLAQUE / UNDER CANOPY / PROJECTING BLADE (EXAMPLE SHAPES SHOWN, ACTUAL MAY VARY)

TENANT DISPLAY TYPES

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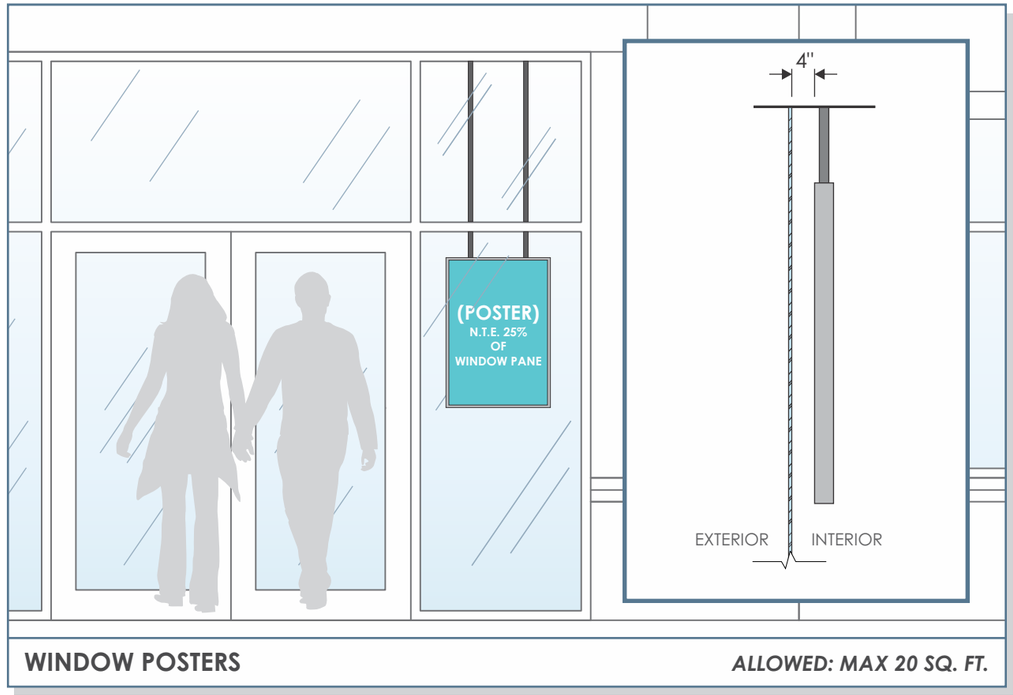
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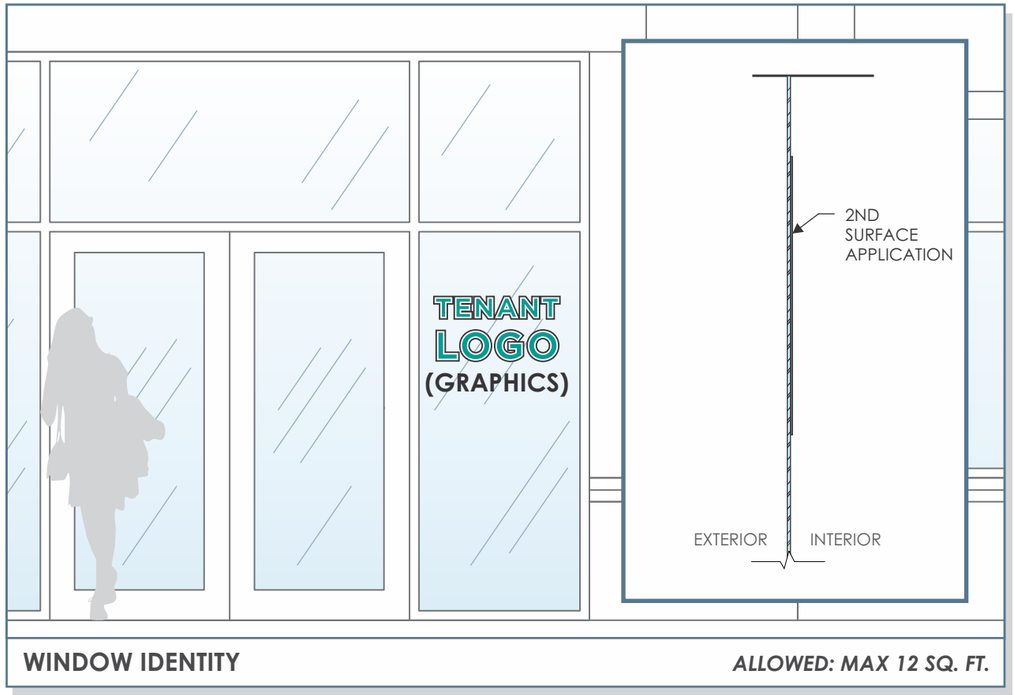
Section TWO

SHEET 2

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WINDOW POSTERS *ALLOWED: MAX 20 SQ. FT.*



WINDOW IDENTITY *ALLOWED: MAX 12 SQ. FT.*



WINDOW GRAPHICS *ALLOWED: MAX 25% OF TOTAL WINDOW AREA*

SECTION C: WINDOW POSTERS / SECTION D: WINDOW IDENTITY / SECTION E: WINDOW GRAPHICS *(EXAMPLES SHOWN)*

TENANT DISPLAY TYPES

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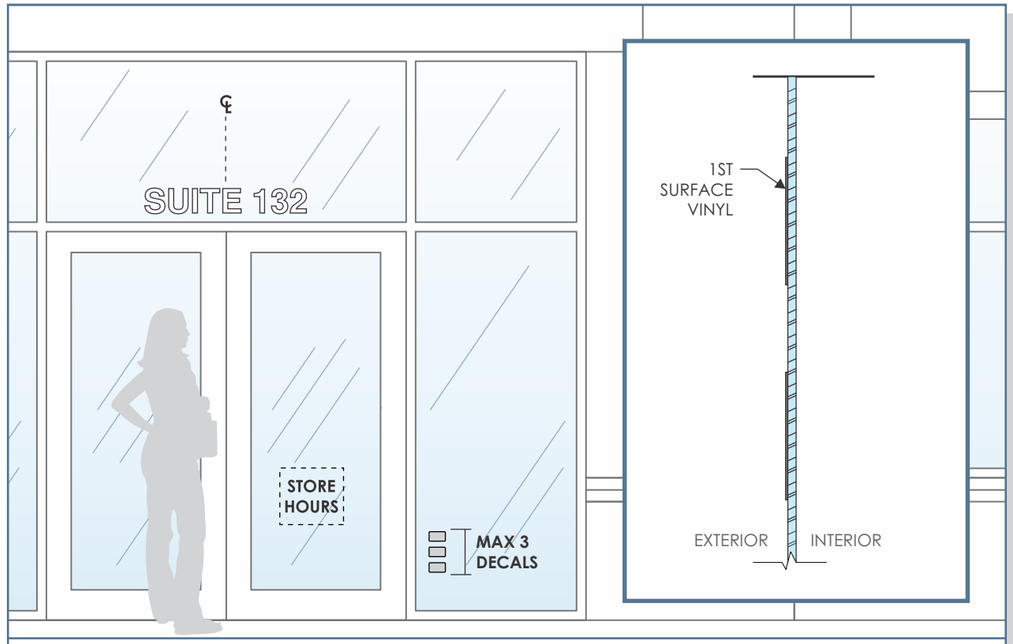
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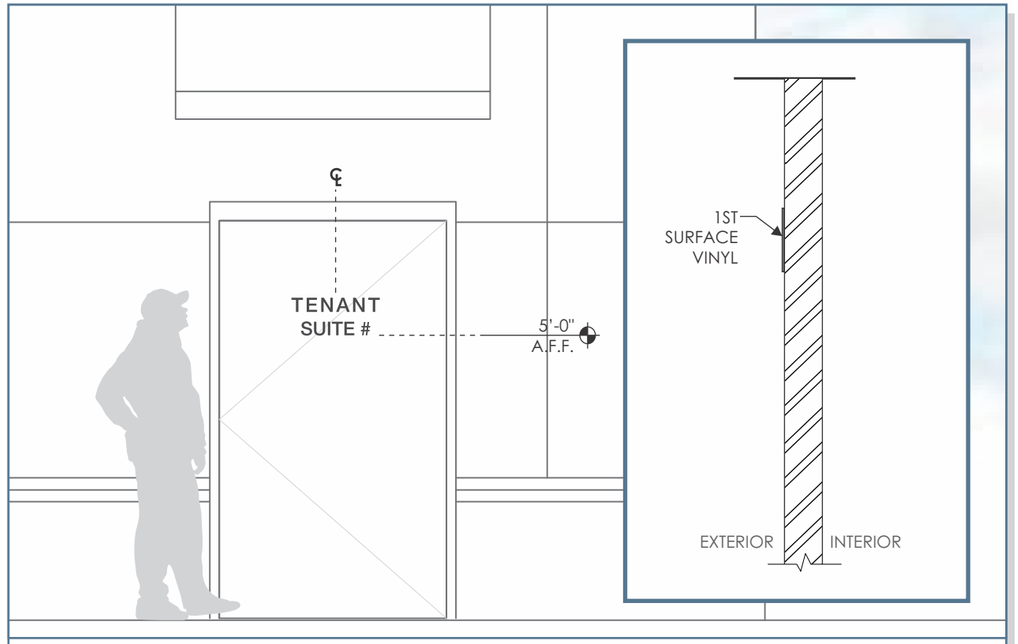
Section TWO

SHEET 3

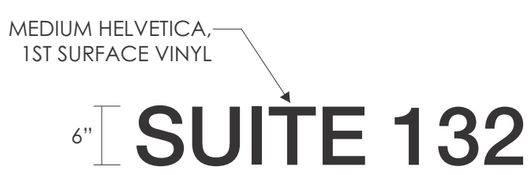
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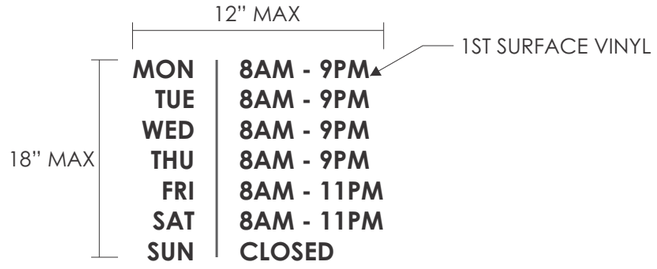
PRIMARY ENTRANCE (TYPICAL)



SERVICE ENTRANCE (TYPICAL)



INCIDENTAL: ADDRESS NUMERALS (TYPICAL)



INCIDENTAL: STORE HOURS (TYPICAL)



INCIDENTAL: SERVICE ENTRANCE (TYPICAL) *ALLOWED: MAX 2 SQ. FT.*

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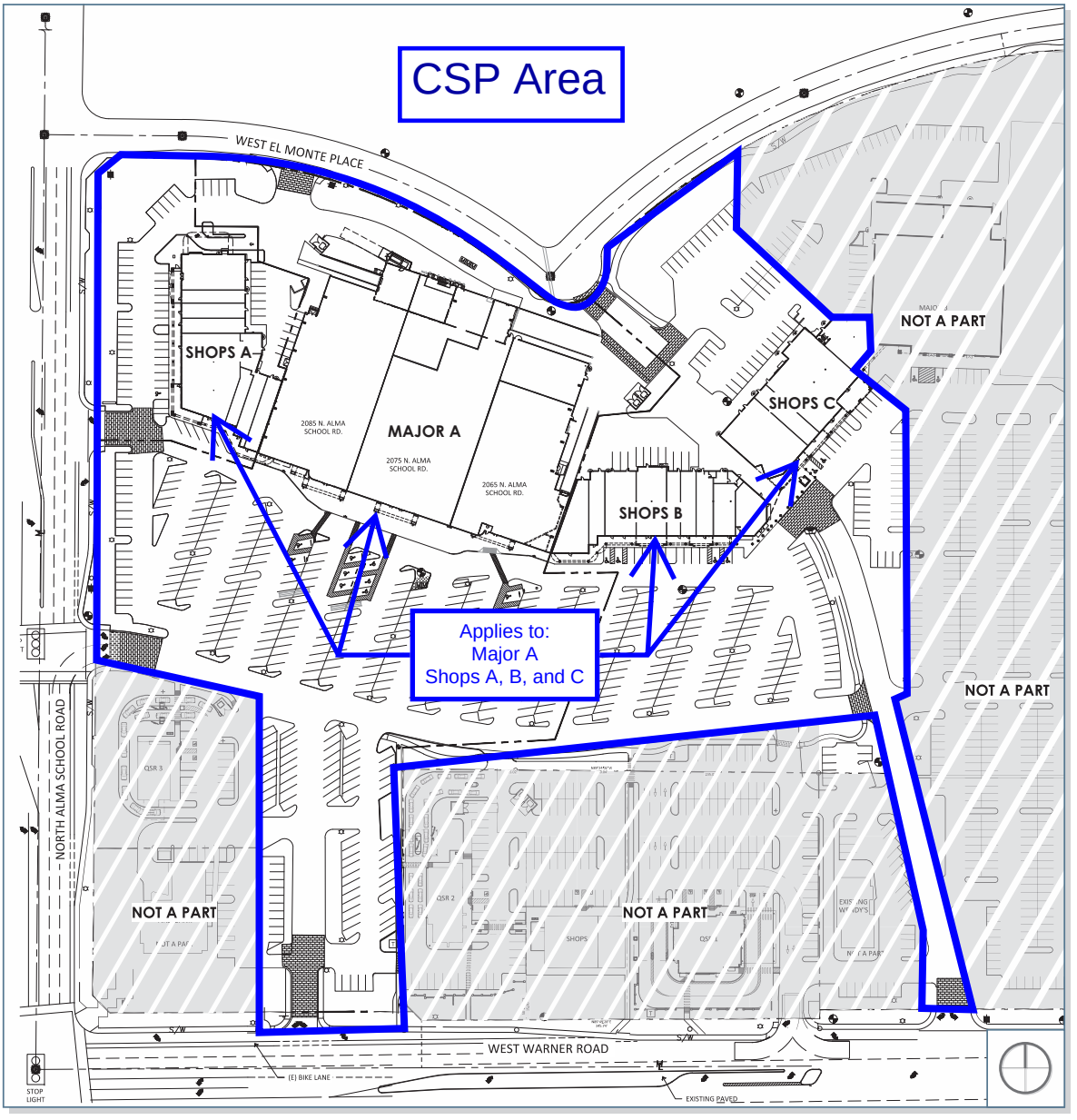
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Section TWO

SHEET 4

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EXHIBIT 4


CSP Area
WEST EL MONTE PLACE
SHOPS A
2085 N. ALMA SCHOOL RD.
MAJOR A
2075 N. ALMA SCHOOL RD.
2065 N. ALMA SCHOOL RD.
SHOPS B
SHOPS C
NOT A PART
Applies to:
Major A
Shops A, B, and C
NOT A PART
NORTH ALMA SCHOOL ROAD
NOT A PART
NOT A PART
WEST WARNER ROAD
(E) BIKE LANE
EXISTING PAVED
STOP LIGHT