

Plaza at Oxboro

UNIFORM SIGN DESIGN

9701-9749 Lyndale Avenue

November 29, 2012

SIGN AND ADVERTISING SPECIFICATIONS

Plaza at Oxboro

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A. SIGN APPROVAL PROCESS

Detailed below are procedures for obtaining approvals for sign drawings.

- 1) All proposed signs shall be reviewed and approved by property owner prior to any application being submitted to the City. The contact person is:

BTO Development Corp
5700 Smetana Drive #120
Minnetonka, MN 55343

- 2) The owner, tenant or sign consultant shall submit with a the application for signs permits to the City of Bloomington two (2) sets of plans and specifications clearly showing the sign, its colors and materials and the placement on each building, along with the sign permit application for each sign to be reviewed. The Plans shall be signed by the property owner prior to approval.
- 3) No signs shall be erected, altered, rebuilt or relocated prior to the review and approval of a sign permit application by the property owner (or representative) and City of Bloomington. Once a sign permit has been approved, no sign shall be installed without any electrical or foundation (freestanding signs) for a sign, if applicable.

B. GENERAL PROVISIONS

1. It is the intent of the Landlord the signage at Plaza at Oxboro be developed in an imaginative and creative manner yet complement the architectural design and continuity of the center. The criteria set forth below shall govern review of all tenant signs.
2. Although prior signage practices of the Tenant may be considered, they will not dictate or predetermine signs to be installed at Plaza at Oxboro.
3. Approval of store design drawings or working drawings and specifications for Tenants leased premises do not constitute approval of any sign work. Landlord's specific written approval of Tenant's sign drawing and specifications is required on an individual basis and shall obtain permits from the City of Bloomington prior to installation.
4. All costs incurred in furnishing and installation of a sign and furnishing power to the sign shall be the responsibility of the Tenant. Sign construction shall be completed in compliance with the design criteria contained within these specifications.
5. Each Tenant will be required to identify their premises with a sign that conforms to the Uniform Sign Design.
6. The site is governed under 19.113 of the City Code. The sign allocations were approved prior to the limitation in that section for total signs. Therefore, allocations by square foot are not provided in this Uniform Sign Design.

APPROVED
By Landlord People at 3:52 am, Dec 09, 2012

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C. GENERAL SIGN CONSTRUCTION SPECIFICATIONS

1. All individual channel letter sign returns shall be no less than 4 ¾ inches and no greater than 5 ¼ inches deep and sheet metal channel construction. Exterior of cabinet must be as approved by the landlord. All logo and "cloud/contour" sign returns shall be no less than 1 ½ inches and no greater than 2 ½ inches deep and sheet metal channel construction.
2. Letter faces will consist of translucent Plexiglas or equivalent with color to be approved by the landlord on an individual basis. The Landlord reserves the right to approve or disapprove such special letter ' colors in their sole discretion. All letter faces will have 1" molding. Alternative molding color and size shall only be allowed after landlord review and approval.

D. GENERAL EXTERIOR SIGN CRITERIA FOR ALL WALL SIGNS

1. All tenant's signs shall be individual channel letter identification signs only and shall be placed on the continuous exterior redwood or cedar fascia of the canopy. Tenants will be allocated an area on the exterior canopy fascia, directly in front of the occupied store equal to the lineal footage of the store front.
2. Each tenant's sign shall be an individual channel letter sign centered on the sign band no higher than 16 inches from the top edge or not lower than 16 inches from the bottom edge of the frame. If all caps are used, letters shall not exceed 28" in height. If upper and lower case script is used, capitals may be ~~28"~~ and lower case may not exceed 18". Ascenders and descenders may not exceed a total of 32" high. *30" TAO 5/15/17*
3. Tenants shall be allowed one cabinet sign for a logo not to exceed 25 percent of the individual letter sign installed and count toward the total sign allocation.
4. Tenants may use "cloud/contour" type signs as tag lines to the individual letter sign. These signs shall not exceed 30 percent of the individual letter sign installed and count toward the total signs allocation. The maximum height of any cloud/contour sign shall be 8 inches.
5. The maximum length of a tenant sign is 80% of the linear store frontage. No sign shall be nearer than 24" to the side of the Tenants lease line.
6. Multiple or repetitive signing may be allowed provided the area of such signing conforms to the limitations set forth herein.
7. Sign letters or components shall not have exposed neon or other lamps. All light sources shall be concealed by a translucent material. Sign letters or components shall be back-illuminated with lamps contained wholly within the depth of the letter.

*Tha Acknowledgment
Partner Oxboro Plaza*

F. FREESTANDING SIGNS

The property is allowed one freestanding sign per street frontage, along Lyndale Avenue. All freestanding sign shall be for multiple tenants as approved by the landlord. Use of the allocated freestanding sign for an individual tenant is not permitted without landlord approval. All freestanding signs shall be in compliance with the applicable City Code.

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G. TEMPORARY SIGNS

City Code regulates the use of temporary signs and prohibits portable signs such as trailers, A-Frame signs, or any stand alone sign not permanently anchored in the ground or affixed to a structure. Temporary signs require a permit and shall not be located on the property without landlord approval and permits.

H. PROHIBITED SIGNS

The following type of signs or sign components shall be PROHIBITED.

1. Signs employing exposed raceways, ballast boxes or transformers.
2. Moving or rotating signs.
3. Signs employing moving or flashing lights.
4. Signs of box or cabinet type employing transparent, translucent or luminous plastic background panels unless part of the logo or cloud/contour signs allowed in Section B or Section C.
5. Signs employing luminous-vacuum formed type plastic letters.
6. Signs, letters, symbols, or identification nature painted directly on exterior surfaces of the Premises.
7. Signs employing unedged or uncapped plastic letters or letters without returns or with exposed fastenings.
8. Cloth, wood, paper or cardboard signs, stickers, decals, or painted signs around or on exterior surfaces (doors and/or windows) of the premises.
9. Free-standing signs.
10. Rooftop signs.
11. Signs employing noise making devices and components.
12. Signs exhibiting the names, stamps or decals of the sign manufacturer or installer.
13. Window display signs of any kind without the prior written authorization of the Landlord and in compliance with the City Code.
14. Electronic (graphic or video) wall or freestanding signs for individual tenants.

H. SIGNS NOT LISTED

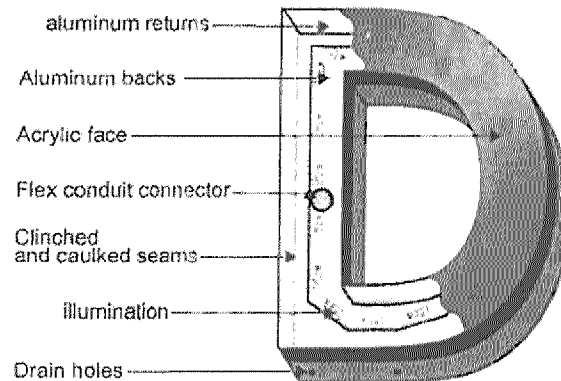
Signs other than described in this Uniform Sign Design shall be permitted unless allowed by the City Code (or approved by a variance or other procedure) and approved by the Landlord.

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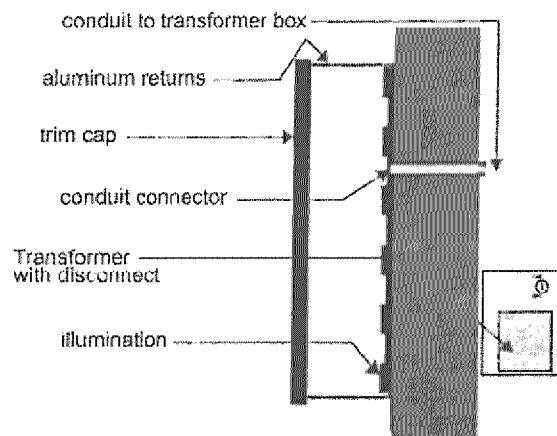
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SAMPLE SIGN DIAGRAM



FRONT VIEW



SIDE VIEW FLUSH MOUNT