

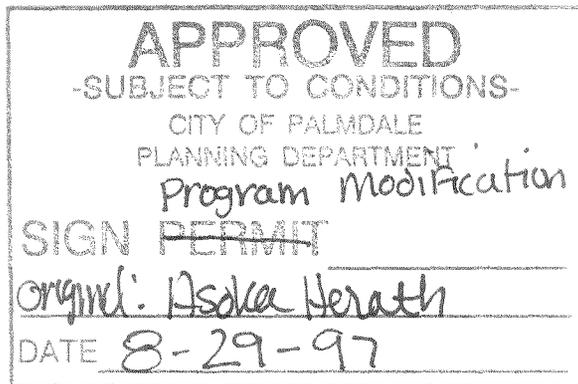
NON MALL STORES (OUTLOTS) CRITERIA

Signage

Unique, high quality graphics will be characteristic of signage at the Antelope Valley Mall. All signage is to compliment the flavor of the mall development while projecting an attractive, cohesive image to the customer. Purchasers are encouraged to consider utilizing the forms, finishes, and/or details of their buildings in out parcel signage. Other materials or details reminiscent of the Spanish may be used to reinforce the theme.

The following criteria shall apply to all exterior signs or insignia placed or installed on the building or improvements thereon. Where these criteria shall be more stringent or restrictive than the applicable local ordinances then these criteria shall be controlling. When these criteria shall be less stringent or restrictive than the applicable local ordinances then the latter shall be controlling.

Single tenant out parcel buildings exceeding 20,000 square feet in gross floor area shall be permitted individual letters with a maximum height of forty (40) inches on building frontages exceeding one-hundred fifty (150) lineal feet in length. The maximum total permitted sign area of 450 square feet and maximum sign height of four (4) shall remain applicable to these buildings.



Freestanding

Each out parcel is to provide a monument sign in a planter setting, set back 6 feet from the ring road.

A planter area of five square feet for each five square of sign area including both sides is required at the base of the sign. Landscaping and planters are not to be measured as a part of the sign for the purpose of meeting horizontal and vertical size requirements.

Said sign may be double faced. The display area is not to exceed 32 square feet per face.

All signs are to be permanently constructed and area subject to local codes.

Signs are to be internally illuminated. Illumination is to be turned off within one hour of closing and turned on within one hour of opening.

The vertical dimensions of the sign display area are to be no greater than four feet, and the top of the sign is to be no higher than five feet from grade level.

The horizontal dimensions of the sign display area are to be no greater than eight feet.

Such sign is to contain only the name or trademark of the business, building or building complex which it identifies and shall not contain changeable panels, advertising, or names of individual tenants.

Wall Signs

Wall signs are to identify the individual, business or building by name or trademark only. These signs are to be creatively integrated within the architectural elements of the out parcel building.

All walls signs are to be located directly on the building, one sign per vertical face, for a maximum of four signs.

Signage is to be located on the wall or glass building front only.

Each sign shall not exceed thirty percent of the linear length and thirty percent of the height of the vertical building façade upon which it is located. In addition, the total signage area per building is not to exceed 450 square feet.

Each sign shall be no greater than 4'0" in height. With a maximum letter height of 30".

No changeable panel signs will be permitted. Wall signs are to consist of three-dimensional individual characters, mounted in relief upon the face of the building. Such signs are to be backlit so as to appear in silhouette, or internally illuminated. Exposed neon letters will be allowed if the neon tubing is designed to highlight flat letters of the same style in a broader stroke. The flat letters may be painted on some other appropriate material applied to the background field. Colors must be chosen with highlights of the letters as the major consideration. Exposed neon letters will be subject to careful scrutiny by Forest City Development.