

Approved by DRC

On 7-23-2019

Date 8-26-19

EXHIBIT "B"  
STONECREEK CENTRE SHOPPING CENTER  
SIGN CRITERIA AND SPECIFICATIONS

Signature Shelby Pounds

Title: Planning Dir. Memphis

I. GENERAL

- A. The purpose of this sign criteria is to inform the Tenant and the sign manufacturer of the framework within which the Landlord will review and approve all signs to be erected by the Tenant in the StoneCreek Centre, 9037, 9047, 9067, 9087, 9077, 9099 Poplar Avenue, Germantown, Tennessee 38138. Prior to installation, all signs must be approved by Landlord and the proper city or governing authority. When "General" requirements are mentioned within this policy only, the Landlord reserves the sole right to interpret them.

Each sign will be reviewed on its merits and relationship to the total design of the shopping center. The Landlord's decision is final. **Nothing hereinafter stated shall be construed as limiting the Landlord's right to require modification to signs prior to approving them or to modify these criteria at its sole discretion. Modifications to signs or these criteria shall not conflict with the City of Germantown Sign Ordinance, without the approval of the Design Review Commission ("DRC").**

- B. Sign construction can begin only after final written approval of the owner or owner's representative. All proposed tenant signage is to be submitted for Landlord approval to:

**StoneCrest Investments, LLC  
595 Round Rock West Drive, Suite 701  
Round Rock, Texas 78681**

- C. Sign fabrication, construction and installation must meet the code requirements of the City of Germantown Sign Ordinance and applicable local and state codes and requirements as well as meet the criteria contained herein.
- D. Only one (1) sign per Tenant permitted except the Tenant with frontage on two (2) sides of building where Landlord may permit two (2) signs. Total sign area for both signs shall not exceed the total allowable sign area for the leased space.
- E. The cost of sign planning and design, fabrication, permits, construction and electrical installation shall be the Tenant's responsibility.
- F. The Landlord reserves the right to limit the use of Tenant's logo. Logos that do not conform to the City's Sign Ordinance shall be approved by the Design Review Commission.
- G. Tenant and sign company shall be liable and shall bear all costs for removal and/or correction of signs, sign installation, and damage to the building by sign installations that do not conform to sign criteria.
- H. Sign and mounting shall not stain or discolor building or walkways. Previous mounting holes shall be filled or repaired to match façade upon installation. Sign shall be maintained in good repair and alignment. Sign must be contained within fascia area directly in front of Tenant's space.
- I. Removal of sign when Tenant vacates space shall be the Tenant's responsibility. Tuckpointing and/or repairing damaged brick/mortar or E.I.F.S. to match the appearance of the existing wall shall be the Tenant's responsibility.
- J. Tenant shall not be allowed to open for business without approved required signs in place. Failure to open for this reason shall not excuse the Tenant from the performance of its obligations under the Lease.
- K. The applicant requests that the Design Review Commission grant the Department of Development the authority to approve signs in StoneCreek Centre that meets the approval of this sign criteria and the sign ordinance of the City of Germantown.
- L. Once signs are approved by the City of Germantown Department of Development, the applicants must obtain a sign permit from the Memphis and Shelby County Office of Construction Code Enforcement prior to erecting any proposed sign.

II. SIGN COMPANY SUBMITTALS

Prior to fabrication, three complete sets of 11"x 17" (min.) drawings must be submitted to the Landlord for approval showing:

#### A. Building Elevations

1. Drawn to accurate scale of 3/8" = 1'-0".
2. Elevation of building side/storefront requiring signage.
3. Leased store width dimensions.
4. All signage heights, lengths, and thicknesses.
5. Dimensioned location of signage in relation to plane of fascia, reveals, and other building projections.
6. Signage intended for mounting on glass, brick, exterior insulation and finish system, parking signs, walls and/or doors.
7. Interior signs intended to be viewed from outside.

#### B. Building Cross Section

1. Drawn to accurate scale of 3/4" = 1'-0".
2. Fixed location (vertical and horizontal dimensions) of sign in relation to facade reveals and projections, and projections of the letter or signage from the building facade.

#### C. Sign Sections

1. Drawn to accurate scale of 1-1/2" = 1'-0".
2. Sign materials.
3. Signage/letter heights, thicknesses, and colors.
4. Sign mounting method.
5. Electrical services and connections.

### III. RETAIL -TYPE SIGN PERMITTED

- A. Only individual cutout, reverse channel type letters with 4" return edge, constructed of .80" aluminum stud-mounted to the wall. Letters shall be pegged out 2 1/2 " from the wall and backlit by 6500 white neon or equivalent LED lighting to provide a halo effect around the letters.
- B. All signs shall be professionally designed, fabricated and installed by a licensed and insured signage contractor. All signs receiving electrical service must bear **U.L. approved** labels.
- C. Letters shall be individually fabricated and shall be individually mounted to building fascia material with the minimum practical sized, non-corrosive, concealed fastening. All fastenings must be weather sealed at the point of fascia penetration. Any fastenings which may from time to time or from any angle be exposed must be painted to match the building fascia.

### IV. LETTER STYLE

- A. Letter style must be approved by the Landlord in writing, prior to fabrication.
- B. National and regional tenants shall be permitted to use their standard logo script and logos, provided they meet the requirement of the StoneCreek Signage Criteria or are reviewed and approved by the City of Germantown DRC.
- C. For administrative approval with the City of Germantown, wall signs shall contain only the name of the business.
- D. With written approval by the Landlord and the City of Germantown DRC, additional content such as logos or descriptive language about the business may be added.
- E. The name of the business shall be the primary element of a sign. A logo (if any) shall appear only as a secondary element.

### V. COLORS

- A. The exterior face and returns of the aluminum letters shall be one of the following colors.
  - i. Aluminum – Grip-Gard 629C3
  - ii. Dark Bronze – Grip-Gard Metal Flex 313E
  - iii. Zinc – Grip-Gard Brushed Aluminum 390473
  - iv. Satin White – Grip-Gard Satin White

- B. The back face shall be clear, 1/8" thick Lexan.

**VI. SIZE OF LETTERS**

- A. Depth is to be 4".
- B. Sign to consist of individual letters, not to exceed 24" in height for spaces equal to or less than 2,500 SF, not to exceed 30" in height for spaces 2,501 – 5,000 SF, and not to exceed 36" in height for spaces 5,001 – 10,000 SF.
- C. All signs shall not exceed 75 square feet or one square foot of area for each lineal foot of frontage of the lease space for which the sign is proposed, whichever is the smaller sign.
- D. Maximum linear width of the sign cannot exceed 75% of the lease space.
- E. All signs shall be centered vertically on the brick and/or E.I.F.S. sign fascia. **(Exhibit B-1 and B-2).**

**VII. LETTER CONSTRUCTION**

- A. Reverse channel
- B. All exposed aluminum joints will be welded and ground smooth.
- C. Back lighted letter with single stroke white neon or LED tube where width of letter is 3 ½ " or less, double stroke where letter width is greater than 3 ½ ".
- D. Fabricated aluminum letters (.080 min.)
- E. Neon shall not be a noticeable source of light when sign is illuminated, 6500 degrees white in color, 15MM tubing using 30MA transformers or equivalent LED lighting using compatible transformer. Only illuminated signs will be permitted on sign fascia.
- F. All signs are required to have a time clock controller that will allow the sign to be lit during hours of darkness on all days of the week as required by the shopping center, whether the store is open or not.

**VIII. INSTALLATION**

- A.. All letters must be installed with hidden rust proof hardware. No exposed or visible wiring or conduit is permitted.
- B. Secondary wiring shall be enclosed with flexible conduit to meet National Electrical Code
- C. The sign manufacturer and installer shall be responsible for obtaining a sign permit and an electrical permit from the local governing authority. The sign installer shall be responsible for providing all materials and labor necessary to make the final electrical connection from the sign to a junction box, provided by the Tenant, located directly behind the signage.
- D. Sign letters shall be self-illuminated. Illumination shall be provided by clear white neon or LED type tubing with wiring and transformers concealed behind the fascia construction. Electrical penetrations of the fascia shall be of minimum practical size and number, non-corrosive, concealed and weather sealed at point of fascia penetration. Holes for signs' electrical and mounting devises are to be drilled only in mortar joints where practical. In the event that signage or fastening components are visible, match sign band color.

**IX. TRANSFORMERS**

- A. Transformers shall be all copper wound "GE/France" or equal with no more than 50' of neon loaded per transformer. All transformers should be grounded.
- B. Transformers shall be U.L. rated secondary ground-fault type and shall be located in the canopy behind the building fascia enclosed in a fire proof box per UL code.

**X. THE FOLLOWING ARE PROHIBITED:**

- A. Exterior signs placed on building wall elevation.
- B. Portable signs without express written permission from Landlord and the Director of Economic and Community Development ("DECD").
- C. Window signs without the express written approval of the Landlord and in conformance with the City's Sign Ordinance.
- D. Flashing, rotating, or moving signs.
- E. Box, cube, or panel signs.

- F. Vacuum formed plastic or injection molded plastic signs.
- G. Raceways.
- H. Depictions of human figures, animals or food *except* those previously reviewed and approved by the DRC.
- I. Armor ply or wooden back letters.
- J. Channel lume letters.

**XI. SECONDARY SIGNAGE**

**A. Storefront Entrance Door Graphics**

Landlord shall provide address numbers/letters that shall be centered vertically and horizontally on glass transom above entry door with the bottom of the number one (1) inch above the window's bottom mullion. Numbers/letters shall be 4" in height, white vinyl die cut, Helvetica medium font and acceptable to the Germantown Fire Department.

**B. Rear Door Graphics**

Landlord shall provide all rear doors with address numbers/letters that shall be centered horizontally with the bottom of the number 5' above the bottom edge of the door. Numbers/letters shall be 3" in height, black vinyl die cut, Helvetica medium font and acceptable to the Germantown Fire Department.

For all entrance door and rear door graphics, all signs shall be installed by Landlord at Tenant's expense.

**C. Building Addresses**

Brushed Aluminum 12" high street address numbers in Century Gothic Bold Style. **(Exhibit B-1 and B-2)**

**XII. OFFICE – TYPE SIGN PERMITTED**

**A. Office/Tenant**

Each building shall be permitted a Tenant/Building identification sign per Tenant up to a maximum of two (2) signs per public entrance, not to exceed more than two of the same sign per building. These signs will be located next the major public entrance doors and project no more than two (2) inches from the face of the building. All of the Tenant identification signs will be 1'-2" x 1'-6" (1.75 s.f.) with sign content restricted to tenant name and suite number. The name of the business shall be the primary element of the sign. Lettering shall not exceed two (2) inches in height. The Tenant/Building signs will not be illuminated. No additional signs and/or information will be approved by the City of Germantown Department of Development without the joint request of Landlord. **(Exhibit B-3)**

**B. Directories**

Where more than two (2) Tenants occupy a building, or where tenants do not have an exterior entrance or do not qualify for an exterior sign, each building shall be permitted an exterior Directory sign. There shall be two (2) Directories permitted per major public entrance.

Each Directory shall be 2'-4" X 1'-6" (3.5 s.f.). Directory lettering shall not exceed two (2) inches in height. Directory signs will not be illuminated. Tenant/Building and Directory signs shall be located at a height of approximately four (4) feet above the surrounding grade and directly adjacent to the entrance and project no more than two (2) inches from the face of the building. **(Exhibit B-3)**

**C. Address Monument Sign**

There shall be Building Identification Numbers for each address. Building address numbers shall be attached to a 2'-6" width by 2'-0" high sign structure. **(Exhibit B-4)**

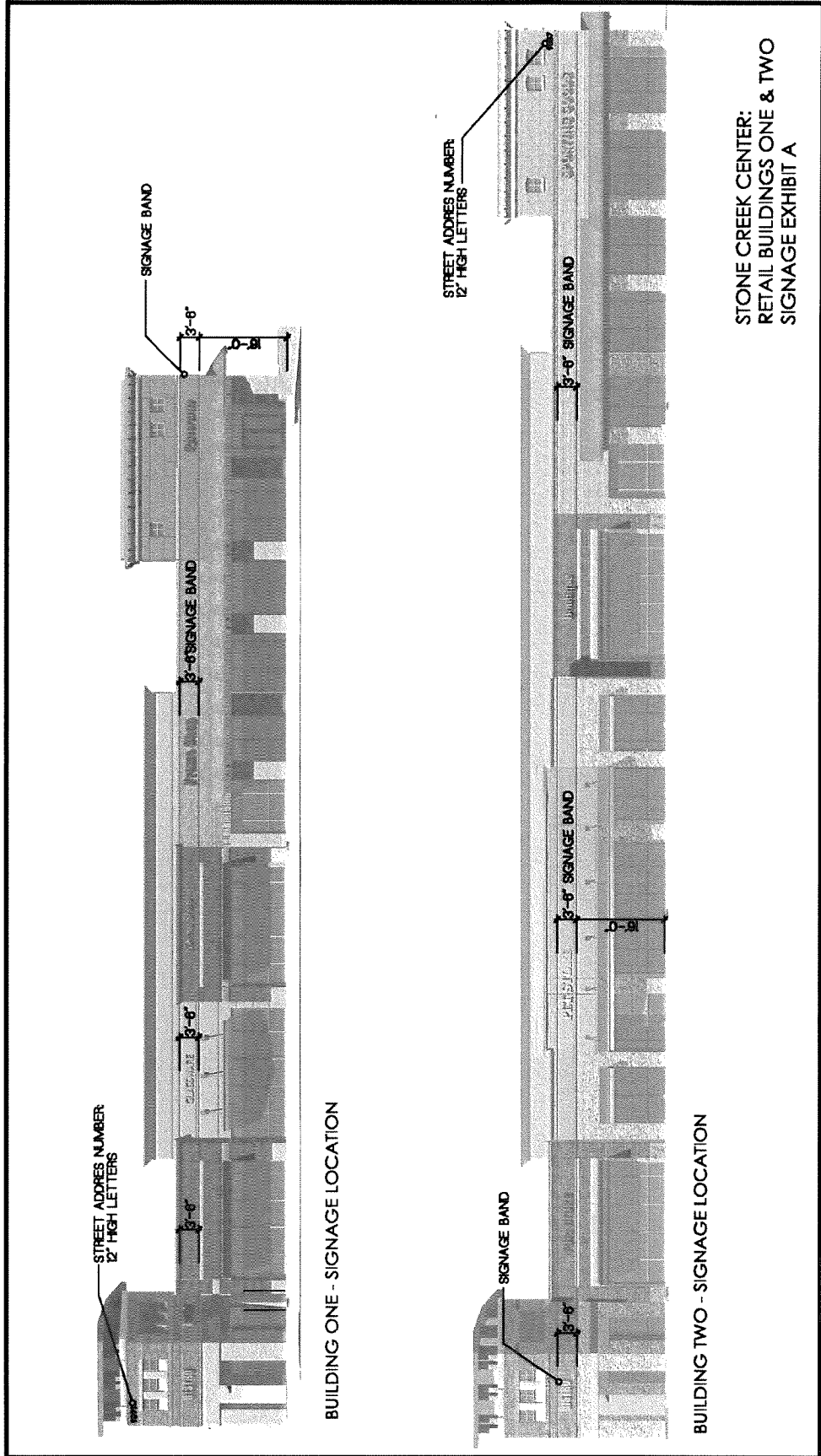
**D. Letter Style**

Letter style, either upper and/or lower case, may be one of the following:

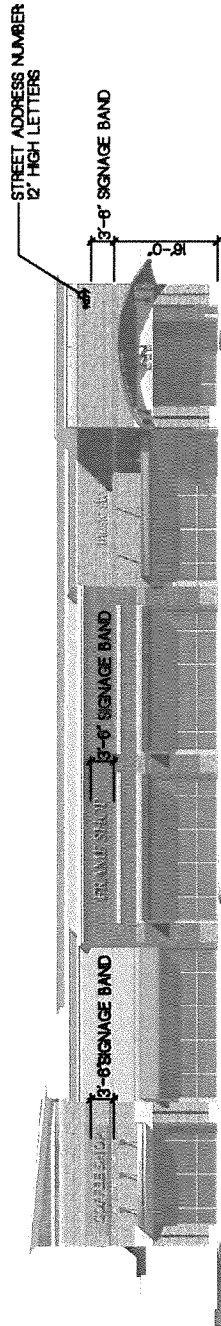
- i. Century Gothic
- ii. Helvetica
- iii. Times New Roman

**E. Materials**

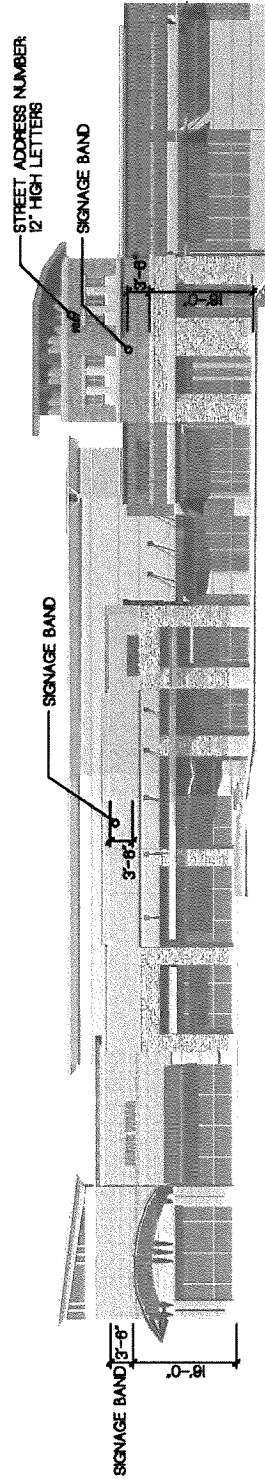
The materials of the signs shall be of cast aluminum with a satin finish. The sign background shall be a textured finish of satin aluminum. All signs must have a clear protective coating.



STONE CREEK CENTER:  
RETAIL BUILDINGS ONE & TWO  
SIGNAGE EXHIBIT A



BUILDING THREE - SIGNAGE LOCATION



BUILDING FOUR - SIGNAGE LOCATION

STONE CREEK CENTER:  
RETAIL BUILDINGS THREE & FOUR  
SIGNAGE EXHIBIT B

