Sidewalks and Pedestrian Features

An internal sidewalk system shall be provided to connect between all lots and the perimeter sidewalks as shown on the Development Plan (Exhibit “B”).

Signage

A. Signage for the project shall be in accordance with the Design Criteria (Exhibit “C”) attached hereto and made a part hereof. Minor modifications may be made by the Developer consistent with the standards established in the Development Plan without prior approval. The signage shall meet the minimum requirements of the Papillion City Code. Lots 12, 13 and 14 shall have the right to separate signage that will be installed pursuant to the applicable sign standards in Exhibit “C”.

B. In addition to the signage in Section A immediately above, the project may have no more than five (5) monument center identification signs, two (2) center, and Tenant identifications signs, three (3) wall murals and spirit banners throughout the development, and two (2) pole directional sign (See Exhibit C), which Shall be included in the sign budget. All other locations of center identification signs shall be in conformance with Community Commercial zoning requirements.

C. Subject to Sections A and B immediately above, all other signage will be limited to wall signs, projecting signs, or ground monument signs, all as defined in the City of Papillion Code

D. Pole signs are not permitted except for directional/informational signs not exceeding fifty (50) square feet per sign face with no advertising on them. Directional/informational signs are exempt from the sign budget. Also, the use of spirit banners throughout the development on buildings, and ornamental light poles are expressly permitted and exempt from the sign budget.

E. A sign budget is attached hereto as Exhibit D. The permitted sign area for each lot is based on the frontage of each lot in relation to the total net street frontage in the development. The total sign budget for the development shall be as totaled on the sign budget, Exhibit D. The owner of each lot may allocate its pro-rata share of this sign budget for each lot between and among the various permitted sign types, and between and among the separate structures located or to be located on each lot.

F. Allocated sign budget amounts may be transferred between lots on a square foot to square foot basis when an amended agreement Exhibit D is filed with the Planning Department specifying the increase or decrease in budget for each lot.

All signs will be installed subject to a sign permit from the City of Papillion. Unless provided for in this agreement, all other provisions and regulations governing signs in effect at the time of application for a sign permit shall apply.

Miscellaneous Provisions

A. The City Administrator of the City of Papillion or his or her designee, shall have the authority to administer this Agreement on behalf of the City and to exercise discretion with respect to those matters contained herein so long as the development proceeds in general accord with the Development Plan and with regard to those matters not fully determined at the date of this Agreement. The provisions of this Agreement shall run with the land in favor of and for the benefit of the City and shall be binding upon present and all successor owners of the real estate described in the attached Exhibit A.

B. Nondiscrimination. Developer shall not, in the performance of this contract, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, political or religious opinions, affiliations, or national origin.
7. SIGNAGE

Signage requirements specific to the Shadow Lake Towne Center Mixed-Use Development are as follows:

A. Sign material shall be consistent with the overall design of the buildings.

B. Monument signs, instead of single pole signs, shall be used for all lots in development, except for vehicular and pedestrian directional/wayfinding signage.

C. A minimum of 100 SF landscape base shall be provided at each monument sign and all development complex signs.

General Signage Design Criteria

Project and retail signage are paramount in developing the overall design quality and character of Shadow Lake Town Center. Following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.

Number of Signs

- Signage is limited to number of signs as discussed in more detail within each respective section within. Secondary signage is permitted in the window facing the street when the primary sign cannot be viewed by pedestrians because of awning or overhang.

- The Landlord encourages the use of facade signs, blade and grand blade signs and interior glass signs. The Landlord does not provide a sign band.

- Service doors to tenant areas throughout the project shall have a standard identification (tenant name and suite number only). A 4” black Arial font identification only. This signage shall be designed and installed by the tenant.

Content on Signs:

Signage shall be limited to trade name, Tenant use or other signage relative to Tenant’s branding strategy or logo, as approved. City of Papillion Planning Director shall have the ability to approve variations in signage content based on consistency with the objectives of this Development Agreement.

Mounting of Signs:

Signs attached to buildings shall be integral with the storefronts. No exterior sign or sign panel will be permitted to extend above any roof line, other than Landlord provided rooftop signs indicated below.

- All signbolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze. They should be concealed, if possible. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved, painted and concealed.

- All metal letters shall be fabricated using full-welded construction, with all welds not visible.

- All signage shall be pin mounted on building facade. Halo illuminated signage shall be pin mounted a minimum of 1-1/2” from building facade. Direct or internally illuminated signage shall be pin mounted a minimum of 1/2” and maximum of 1” from building face.

- Tenants are required to provide a concealed access panel from within the Tenant’s leasable area to service and install exterior building signage. Transformers to be concealed and accessed from tenant space wherever possible.

Lighting of Signs:

The lighting to Tenant’s signage shall be controlled by a 24-hour time clock set in accordance to the landlord’s specified hours.
- Sign illumination shall be internal and self contained or directly illuminated with decorative gooseneck type fixture.
- All electric signs and installation methods must meet UL standards and contain a UL label. UL label shall not be visible from public view.

**Sign Treatments Not Permitted:**
- Poor quality materials, i.e. plastic applicay letters, non-fade resistant materials, etc.
- Sign bands
- Flashing, moving, audible or odor making signs
- Cluttered signs
- Inflatable displays or sandwich boards
- Advertising or promotional signs on parked vehicles
- No signmakers labels or other identification shall be permitted on the exposed surface of signs
- No exposed conduit, ballast boxes, transformers, tubing or raceways, conductors, transformers and other equipment will be permitted
- No pre-manufactured signs, such as franchise signs, that do not meet these criteria
- No cloth, paper, cardboard or similar stickers or decals around or on surfaces on the storefront or within the Design Control Zone, without prior written approval.
  Professionally prepared interior window signs advertising special sales, small door stickers indicating hours of business, emergency telephone, or credit cards will be considered.

**Facade Signage**
Facade signs are intended for immediate recognition of the Tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility.
- Signs are mounted on the facade of the store, above Tenant's awnings or Landlord's canopy, or mounted on the Landlord's metal marquee canopy.
- Tag lines shall be permitted, but shall be limited to a specific use within the tenant's space, trade name, logo or other graphic relevant to Tenant’s brand strategy. Tag line height shall be limited to 50% of the maximum main sign letter height and shall be included within the overall square footage permitted to the tenant.

**Rooftop Signs**
Rooftop signage shall not be permitted by the Tenant. The Landlord will have some rooftop signage as indicated in the attached site sign plan. The Landlord rooftop signs may be used to advertise the shopping center and special events within the shopping center. Signage for special events may include references and signage related to Tenants.

**Wall Mural Signage**
Wall murals that are classified as an advertising sign by the Planning Director shall not be permitted by the Tenant. The Landlord will have some wall mural signage as indicated below. Wall murals may include graphics that are coordinated with the Landlord and are relevant to the project.

**Marquee / Canopy Top Signage**
This signage type consists of illuminated signage that sits on top of the Landlord-provided marquee canopy that occurs at specific locations in this project.
- The finish and color of the lettering is ultimately subject to the Landlord’s approval to ensure only the highest quality for the project.
- The maximum allowable height for each sign shall be as outlined for facade signage.

**Facade-Mounted Blade**
The Tenant may erect one blade sign at the facade of the premises. Tenants at corner locations are permitted to install a sign at each face of the building.
Facade-mounted blade signs are intended to be fixed to the facade of the building at suitable locations. They may be mounted to any neutral pier with a minimum height above the sidewalk to the bottom of sign of 8'-0".

Blade signs are intended as much for their decorative value to the buildings and streetscape as for their advertisement of the tenant's premises. Letter height shall have a maximum average of 12". Individual letters shall not exceed 18".

Though they are referred to as blade signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3-dimensional objects and shapes. They must be double sided.

The mounting height of the building sign should be selected to avoid being obscured by the awning or awning frame.

**Suspended Canopy Signage**

In locations where the Landlord has provided sidewalk canopies, the Tenant is permitted to suspend blade signs.

- The image on the sign is limited to the Tenant’s trade name and logo only.
- Generally, one suspended blade sign is permitted for each Tenant, but where a Tenant has a corner location, one sign for each face of the storefront is permitted.
- The minimum dimension from the sidewalk to the underside of the sign is 8'-0". The edge of the sign may not project beyond the outer edge of the Landlord’s canopy overhead.
- Signs may be double sided.

**Grand Blade Signs**

Grand blade signs (instead of facade signs) are permissible after review and approval by the Landlord.

- The Tenant has wide latitude in the design of these signs, to stimulate the creativity of their designs. However, it must be noted that, due to the prominent position of these signs, the Landlord reserves the right to exert control over submittals to ensure the overall suitability of the design for this project.
- Signs may be affixed to the corner of the building on the diagonal, thereby giving visibility from two directions. Bottom of sign must be a minimum of 8'-0" above the sidewalk.
- Signs must allow for nighttime illumination. Electrical supply conduit/wiring and transformers must be concealed within the Tenant’s premises.

**Signage on Glass**

Tenants are encouraged to apply signs to the glass portion of the storefront. Acceptable materials include: painted gold or silver leaf; silk-screened logo; cut or polished metal veneers applied to glass; etched glass. Unacceptable materials: paper or postercard taped to glass, etc.

Signage must not obscure view through glass, and shall be limited to trade name or other graphic/text relative to the tenant’s brand strategy and/or logo. The maximum average height is 12". Individual letters shall not exceed 18".

**Awning Design Criteria**

Tenants may provide awnings at their storefronts, except where the Landlord’s canopies are already provided, or where a storefront faces onto a roofed public passage.

Awnings are generally fabric, metal or glass. Generally, consistent shape, color and pattern of the awnings is at the discretion of the tenant, but are subject to approval by the Landlord.

- Minimum height from sidewalk to bottom of awning is 8'-0".
- Awnings may not be supported from the sidewalk. The Tenant is responsible for structural stability of the awnings, and must ensure that storefronts, transoms and other fixings are required.
- The widespread occurrence of awnings in this project, and their required projection, means that all shoppers will be aware of the underside of the awnings. Therefore, the structure of the awnings should be attractive, as well as functional, and it must have a suitable finish (unfinished galvanized pipe is unacceptable).
- Under side lighting that creates an awning glow effect is prohibited. Awning lighting shall be controlled by a 24-hour time clock set in accordance to the hours specified in the lease.

Second Story Tenants
- One exterior below parapet sign per storefront is allowed.
- Sign types can be reversed channel, halo illuminated letter forms pin mounted, the face to be painted mathews (metallic white) MP05455, with black returns or direct illuminated graphics.
- Maximum height for individual letters in the signage area shall be 36", with returns 4” deep.
- Signs shall not extend more than 8” beyond the face of the surface to which the sign is mounted.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.

Temporary / Promotional Signage
All Out Parcel, Major and Sub-Major Tenants will be allowed one panel on project temporary construction sign.
- No temporary or promotional signage can be taped in the windows.
- Poster/sale cases in windows as a part of window displays, subject to review and approval.
- Neon beverage or promotional signage may be part of a window display; but cannot be affixed or directly adjacent to an exposed window.
- For restaurants or similar uses, permanently affixed exterior menu boards are permitted. Permanently affixed menu boards should not exceed 8 s.f. and must be integrated into the building’s architectural theme, near the entrance. In addition, temporary menu boards for outdoor courtyards or a sidewalk cafe are allowable with the approval of the Landlord. Temporary menu boards must not obstruct pedestrian movement on public walks. They must be removed during non-business hours.

Small Shop & In-Line Restaurant Tenant Sign Parameters
(Less than 11,999 s.f.)
- The maximum height for individual letters within the sign block shall be 42”; average letter height shall not exceed 36” for any line of text.
- Maximum one facade / marquee sign per façade with a maximum of three.
- Signs shall not extend more than 8” beyond the face of the surface to which the sign is mounted.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted without approval of the Planning Director.
- Signage shall be reverse channel, halo light illuminated individual letters mounted to the building face. A colored opaque face is required. Exception may be approved by the Planning Director for alternative sign designs that are consistent with the objectives of this Agreement.
- Direct illuminated signs will be considered for approval, but will be reviewed on an individual basis.
- Double stacked lettering shall be allowed on an individual basis only and are subject to Landlord approval. Double stacked letters shall comfortably fit within the Landlord bulkhead as determined by the Landlord.
- Tag lines shall be allowed on an individual basis only and are subject to Landlord approval. Any allowable tag lines shall be reverse channel illuminated letters (no box signs) and shall not exceed 10” in height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.
- All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.
Marquee Signage: Allowed one per storefront in lieu of Facade sign – individual letters shall be 36” maximum with a maximum average height of 30”; maximum of two total. Sign shall be individually illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

Any additional signage shall be subject to review by the Landlord and City of Papillion Planning Director.

Sub Major and Major Tenant Sign Parameters
(12,000 s.f. to 39,999 s.f.)
- Tenant sign area shall be on the building faces above the entrances or at a location approved by the Landlord and must be consistent with the building design.
- The maximum height for any individual letter shall not exceed 72”; average letter height shall not exceed 60” for any line of text.
- The sign areas shall not exceed 10% of the area of the storefront.
- Maximum one sign per building elevation with a maximum of three.
- Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required, except that opaque materials such as aluminum may be approved by the Planning Director.
- Reversed halo lighting may be acceptable, but shall be reviewed on an individual basis.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- Double stacked lettering shall be allowed on an individual basis only and are subject to Landlord approval. Double stacked letters shall comfortably fit within the Landlord bulkhead as determined by the Landlord’s Representative.
- Tag lines shall be allowed on an individual basis only and are subject to Landlord approval.
- Form injected molded signs by nationally recognized tenants will be considered for approval on an individual basis and subject to an administrative approval by the Planning Director of the City of Papillion based on consistency with the objectives of this Agreement and significance of the signage to achieve tenant’s national branding strategy.

Anchor Tenant
(40,000 s.f. or greater)
- Tenant sign area shall be on the building faces above the entrances and as part of the building design.
- The maximum height for individual letters in the body of the sign shall not exceed 132”; the average height of letters shall not exceed 84” in any line of text.
- The sign area shall not exceed 10% of the area of the storefront.
- Maximum one sign per building elevation with a maximum three.
- Signage shall be illuminated individual letters mounted to the face of the building. The use of colored or frosted Plexiglas face is required.
- Form injected molded signs by nationally recognized tenants will be considered for approval on an individual basis and subject to an administrative approval by the Planning Director of the City of Papillion based on consistency with the objectives of this Agreement and significance of the signage to achieve tenant’s national branding strategy.

Out Parcel Tenant
- A maximum of three wall signs and one monument sign will be allowed.
- All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be allowed.
- All signs shall not extend more than 8” beyond the face of the surface to which the sign is mounted.
- The buildings signage areas shall not exceed 10% of the area of the storefront.
- Signage on the building shall be reverse channel, halo light illuminated individual letters mounted to the building face. A colored opaque face is required. Exceptions may be
approved by the Planning Director based on consistency with the objectives of this Agreement.

- No logos will be allowed on Tenant store fronts without written approval from the Landlord.
- The maximum height for any individual letter in the body of a sign shall not exceed 48” and the maximum average height of letters shall not exceed 36” for any single line of text. Tag lines shall be allowed on an individual basis and are subject to the Landlords approval.

Monument Out Parcel Signs

- A single monument sign is allowed for each out parcel.
- Monument Signage shall also be internally illuminated canned letters panel push through.
- Monument signs brick color is to match the brick color of the tenant’s building.
- Monument signs structure shall not exceed 75 s.f. in area and 8’ in height.
- Monument sign shall be set back at least 5’ from the property line.
- Out parcel sign types shall be placed 100’ or more from adjacent tenants out parcel signs.
- All monument signs shall set on prescribed base and be landscaped by the Tenant. See base detail.
- Site map illustrates approximate placements.
Wayfinding

**SHADOW LAKE**

**PEDESTRIAN DIRECTORY**

Not to Scale

**Pedestrian Signage**

Vinyl applied to layered polycarbonate, and aluminum face
1/2" aluminum letterforms pin mounted to face
soft glow edge (lit graphic from the bottom of this graphic
Aluminum structure painted to match "Sierra Tan"
800 or thick enough so not to oil
Black aluminum uprights
Internally illuminated two sided structure
with interchangeable 4 color mylar graphic (Dusttan)
(Internal image not shown)
Aluminum frame painted to match "Copper Penny"

*Special Note:*
Exterior structures should be built thick enough not to oil can.

**005**

GouldEvans
4 color graphic one sided
interchangeable tenant plaque

SHADOW LAKE

Vehicular Directional

Not to Scale

Vehicular Signage

Wayfinding

GouldEvans

006

Special Note:
Exterior structures should be built thick enough not to oil can.
SHADOW LAKE
ORNIMENTAL LIGHT POLE BANNERS

Not to Scale

Light Pole Banners Signage
- 23'-14" Light Pole Single banner
- 4'-14" Light Pole Double banner
- 26'-14" Light Pole Single banner (JR3)

15 mil reinforced vinyl with sewn pole pockets
4 color UV inks
2 sided banner

Font: Copperplate ThirtyAB

800

Gould Evans
## Shadow Lake Town Center | Signage Budget

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**TOTAL SQ FT**

| 25833.75 | 4675 |

| 30598.75 |