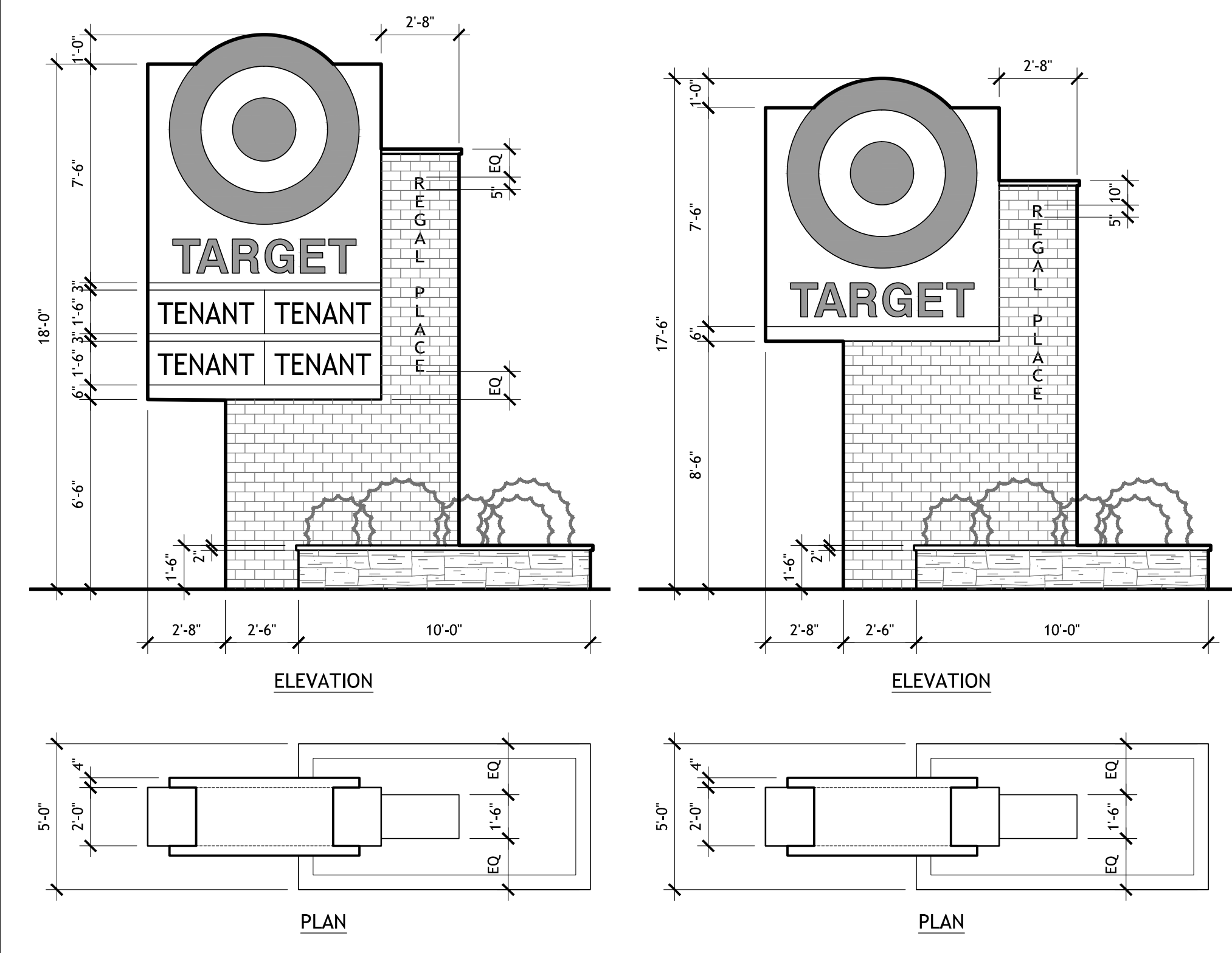


Retail Store Criteria

- THESE SIGN ELEVATIONS ILLUSTRATE CONCEPT DESIGNS ONLY.
- THE INTENT OF THE ILLUSTRATIONS IS TO ESTABLISH CRITERIA BY WHICH THE CITY MAY APPROVE ACTUAL SIGN DRAWINGS.
- ACTUAL SIGN DRAWINGS WILL BE APPROVED ON AN ADMINISTRATIVE BASIS.
- ACTUAL SIGN DESIGN AND GRAPHICS MAY VARY FROM THOSE ILLUSTRATED, HOWEVER, THE SIGN HEIGHT AND NUMBER WILL BE LIMITED TO THOSE ILLUSTRATED ON THIS DRAWING.
- IF ANY OR ALL RETAIL PADS ARE DEVELOPED AS DRIVE-THRU FACILITIES (EXAMPLE: FAST FOOD, BANK, PHARMACY, ETC.), ADDITIONAL SIGNAGE MAY BE PROVIDED SUCH AS MENU BOARDS AND DIRECTIONAL SIGNS WITHOUT REDUCING LISTED SQUARE FOOTAGE ALLOWANCES.
- THIS MASTER SIGNAGE PLAN IS BASED ON THE SITE PLAN SHOWN AND ANTICIPATED USES AS OF THIS DATE. MODIFICATIONS TO THE APPROVED SITE PLAN & MASTER SIGN PLAN, IF GENERALLY CONSISTENT WITH APPROVALS, MAY BE ALLOWED BY STAFF AND/OR THE HEARING EXAMINER WITHOUT PUBLIC HEARING.

SP Development Site Plan
SCALE: 1" = 30'-0"



MS.1 Regal Street Monument Sign
SCALE: 1/4" = 1'-0"

MS.2 Palouse Hwy. Monument Sign
SCALE: 1/4" = 1'-0"

SE.1 Sign Elevation and Section
SCALE: 1/4" = 1'-0"

Sign Plan Key Notes:

- Multi-Tenant (8,249 sq.ft. or less) signs shall be allowed as follows:
 - Sign area size allocation shall be calculated at 1 sq.ft. of sign area per 1 lf. of a Primary Building, wall as follows:
 - (PBW-1) Primary Building Walls - Street Facing Facades: No individual sign fronting on and facing a street shall exceed 50 sq.ft. in area.
 - (PBW-2) Primary Building Walls - Interior/Parking Lots: No individual sign facing parking shall exceed 100 sq. ft. in area.
 - The size area allocation shall be distributed among the individual tenants based on the percentage of each tenant's frontage of a primary building wall.
 - The distribution of the sign area allocation may be altered or distributed otherwise at the discretion of the landlord.
 - Minimum guaranteed individual tenant sign area shall not be less than 32 sq.ft.
 - The number of signs shall not be limited within the size allocation.
 - Signs attached to buildings or structures that are based on the sign rights of a primary building wall may be placed on that primary building wall, on a secondary building wall, or on another structure. They may not be placed on another primary building wall.
- Major Tenants (8,250 to 11,999 sq.ft.):
 - Total area of all Major Tenant signs not to exceed 200 sq.ft..
 - No individual sign facing streets shall exceed 50 sq.ft. in area.
 - No individual sign facing parking shall exceed 100 sq. ft..
- Major Tenants (12,000 to 24,999 sq.ft.):
 - Total area of all Major Tenant signs not to exceed 250 sq.ft. .
 - No individual sign facing streets shall exceed 50 sq.ft. in area.
 - No individual sign facing parking shall exceed 100 sq. ft. in area.
- Anchor Tenants (25,000 and above sq.ft.):
 - Total area of all Anchor Tenant signs not to exceed 500 sq.ft..
 - No individual sign facing streets shall exceed 50 sq. ft. in area.
 - No individual sign facing parking shall exceed 100 sq. ft.
- Decorative masonry development sign and landscaping/plaza feature.
- Regal Street shopping center identification sign, see detail M5.1
- Palouse Hwy. shopping center identification sign, see detail M5.2

Retail Store Criteria

- General**
 - This sign criteria has been established for the purpose of controlling the size, type, design, and location of all signage to enhance the overall image of the Center. This criteria will provide for the orderly approval and equitable distribution of the available sign area as approved as part of Design Review.
 - Conformance with this criteria will be strictly enforced and any nonconforming signs or signs installed without the Landlord's prior approval will be corrected or removed at the discretion of the Landlord at the Tenant's sole expense.
- Administration**
 - Tenants shall provide fascia signage identifying them in accordance with this criteria at their expense, including but not limited to, installation, fabrication, transformers, electrical connections, and maintenance.
 - Tenants shall submit to the Landlord detailed design and fabrication drawings showing location, size, materials, colors, mounting, lettering, graphics, etc. Tenants shall not fabricate or install signage until written approval is received from Landlord. Landlord's approval, if given, shall be for general conformance with this sign criteria only.
 - Tenants sign contractor shall provide written certification that the sign installation conforms to applicable codes and ordinance, and that appropriate permits have been issued and inspections have been completed by authorities having jurisdiction.
 - Tenant signage shall be connected to a "House" panel provided by Landlord. Landlord shall establish and control uniform hours of operations for all fascia signs except major anchor tenants.
 - Upon vacation of premises or termination of lease, Tenant shall remove signage and patch and repair fascia to match the original construction prior to installation of Tenant's sign.
 - In the event of any conflict between Landlord and Tenant as to the interpretation and application of this sign criteria, Landlord's decision shall be final and binding.
- Construction Requirements**
 - All signs, fasteners, clips or other exposed parts shall be safe, plastic, galvanized iron, stainless steel, or aluminum. No unfinished material shall be visible.
 - Tenants shall attach the sign to the building fascia in a safe and secure method so as not to create a hazard. All fascia penetrators shall be made and maintained waterproof by the use of gaskets or sealants.
 - Tenants shall repair any and all damage caused by sign installation.
 - No labels shall be permitted on the exposed surface of the signage except those required by codes, and if required, shall be in an inconspicuous location. Signs shall be U. L. labeled.
 - No exposed conduit, tubing, or raceways shall be permitted.
- Design Requirements**
 - Signs shall be mounted on the building fascia and shall be restricted to the sign area as shown in Figure SE.1, "SIGNAGE ELEVATION & SECTION."
 - Signs shall be internally illuminated, colored plastic faced individual channel letters with plastic or sheet metal sides and returns with a dark bronze anodized finish. Suggested type style is "Helvetica Medium", but other type styles may be submitted for Landlord's approval. No script shall be allowed except where Tenant has an established, publicly recognized logo or store signature. At the Landlord's discretion, such logo or store signature may be used if it conforms to all other sign criteria.
 - Store front glass signage shall be limited to 144 square inches per Tenant in lettering not to exceed (2) inches high indicating hours of operation, emergency telephone numbers, etc. Lettering shall be white die cut vinyl applied to the interior side of the glass.
 - Tenant's address or suite number shall be 6 inches high, white die cut vinyl lettering applied to the interior side of the entrance storefront glazing and centered above the door.
- Prohibited Signs**
 - The following types of signs or graphics are prohibited unless specifically approved by the Landlord:
 - Illuminated logos, non-illuminated letters, numbers or symbols.
 - Moving or flashing sign or graphics.
 - Cabinet or Box-type signs, or signs using luminous vacuum formed plastic letters.
 - Exposed neon or fluorescent tubing.
 - Paper, cardboard or painted signs.
 - Audible signs.
 - Portable signs of any kind.

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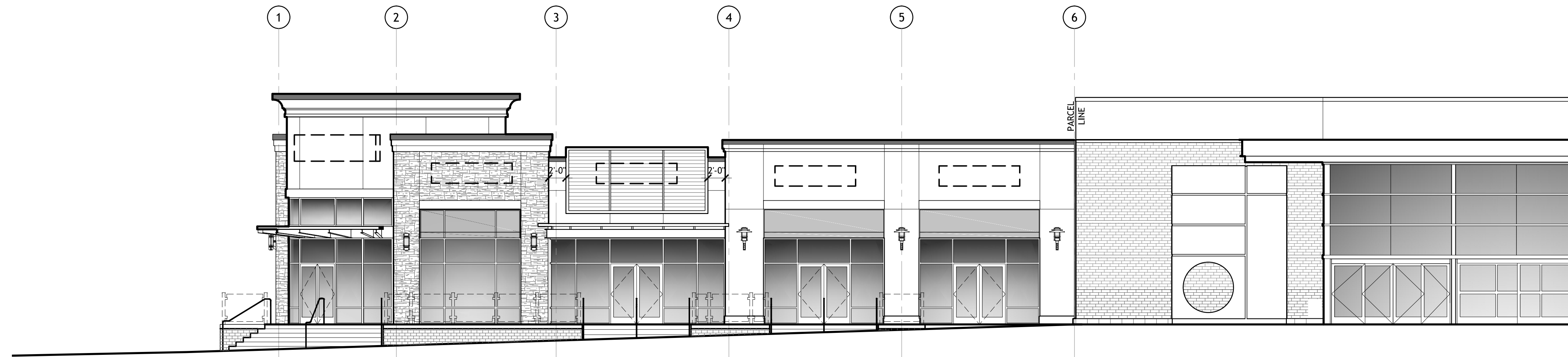
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Project No: 13-170
 Drawn by: [Signature]
 Date: Noted

Southgate/Regal Place Target Center
 Black Properties
 SEC Regal St. & Palouse
 Spokane, Washington

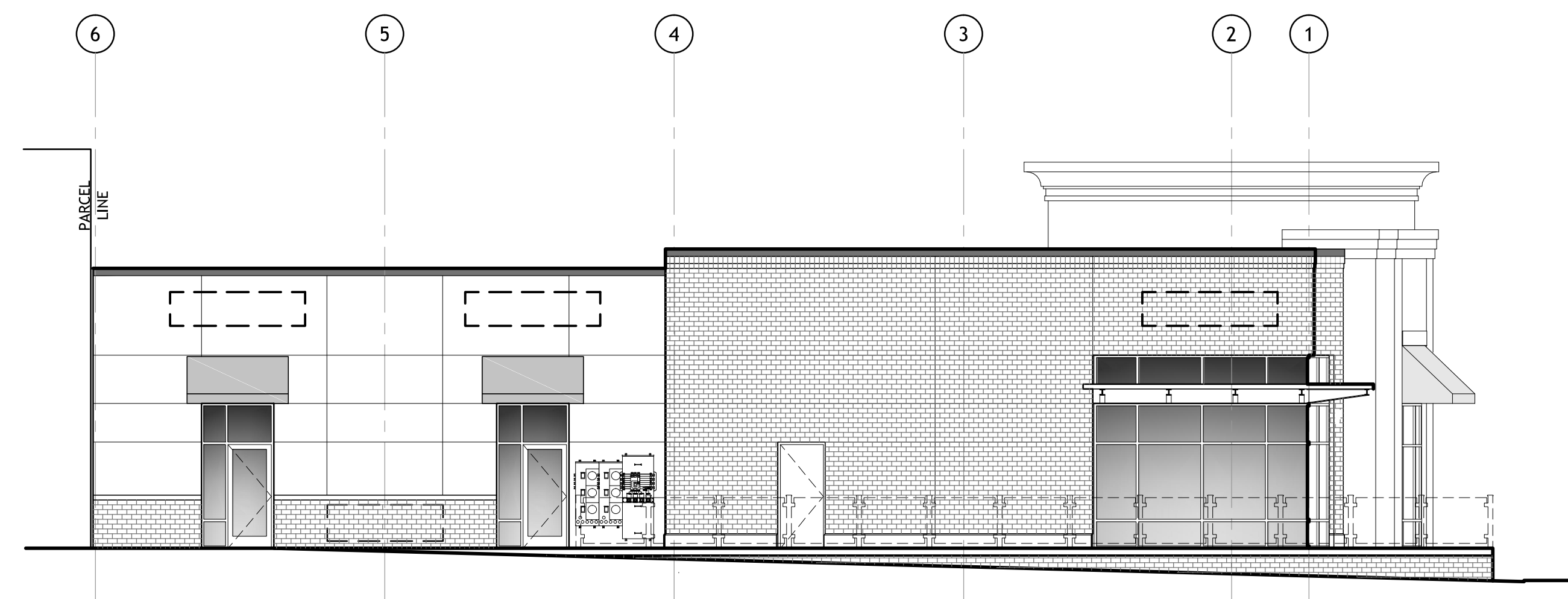
March 5, 2014
 Development Master Signage Plan

SP.1



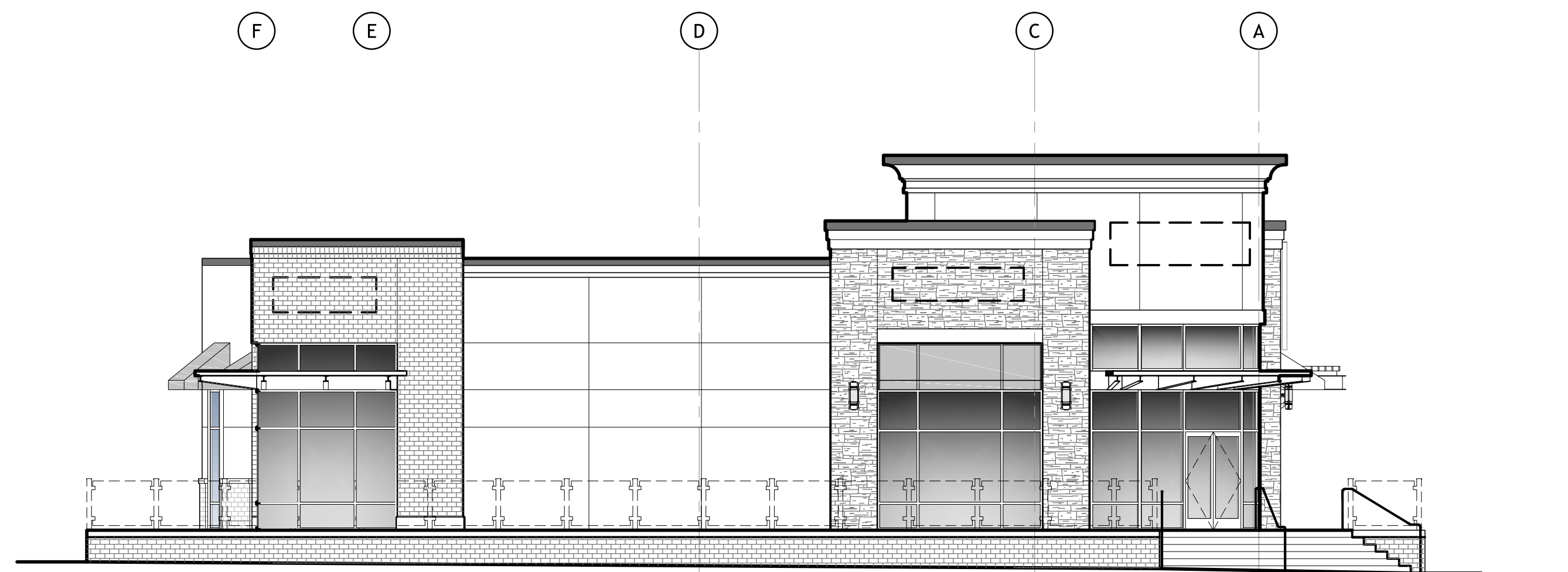
E.1 Exterior Elevation - West (Regal)

SCALE: 1/8" = 1'-0"



E.2 Exterior Elevation - East (Rear)

SCALE: 1/8" = 1'-0"



E.3 Exterior Elevation - North (Palouse Hwy)

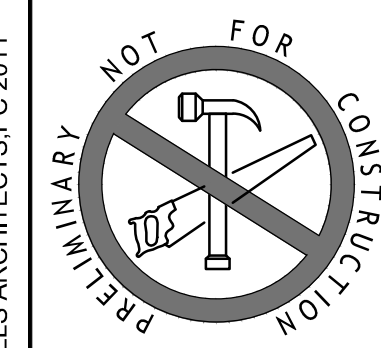
SCALE: 1/8" = 1'-0"

Pad-A: Signage Allocation Table

NORTH FACADE (PALOUSE HWY.) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*					
PRIMARY BLDG WALL LENGTH			SIGN AREA ALLOCATION**		
72 LF			72 SF		
** SIGN AREA ALLOCATION: 1SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
** TENANT SIGNAGE AREA BASED ON % OF PRIMARY BLDG WALL FRONTAGE					
TENANT SUITE	TENANT FRONTAGE	% OF 72'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
A-101	72'-0"	100.0 %	72.0 SF	50 SF	32 SF
TOTALS	72'-0"	100 %	72 SF	50 SF	32 SF

EAST FACADE (PALOUSE HWY.) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*					
PRIMARY BLDG WALL LENGTH			SIGN AREA ALLOCATION**		
84 LF			84 SF		
** SIGN AREA ALLOCATION: 1SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
** TENANT SIGNAGE AREA BASED ON % OF PRIMARY BLDG WALL FRONTAGE					
TENANT SUITE	TENANT FRONTAGE	% OF 84'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
A-101	44'-0"	52.4 %	44.0 SF	50 SF	32 SF
A-102	20'-0"	23.8 %	20.0 SF	50 SF	32 SF
A-103	20'-0"	23.8 %	20.0 SF	50 SF	32 SF
TOTALS	84'-0"	100 %	84 SF	50 SF	64 SF

WEST FACADE (PARKING LOT) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*					
PRIMARY BLDG WALL LENGTH			SIGN AREA ALLOCATION**		
92 LF			92 SF		
** SIGN AREA ALLOCATION: 1SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
** TENANT SIGNAGE AREA BASED ON % OF PRIMARY BLDG WALL FRONTAGE					
TENANT SUITE	TENANT FRONTAGE	% OF 92'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
A-101	52'-0"	56.5 %	52.0 SF	100 SF	32 SF
A-102	20'-0"	21.7 %	20.0 SF	100 SF	32 SF
A-103	20'-0"	21.7 %	20.0 SF	100 SF	32 SF
TOTALS	92'-0"	100 %	92 SF	100 SF	64 SF



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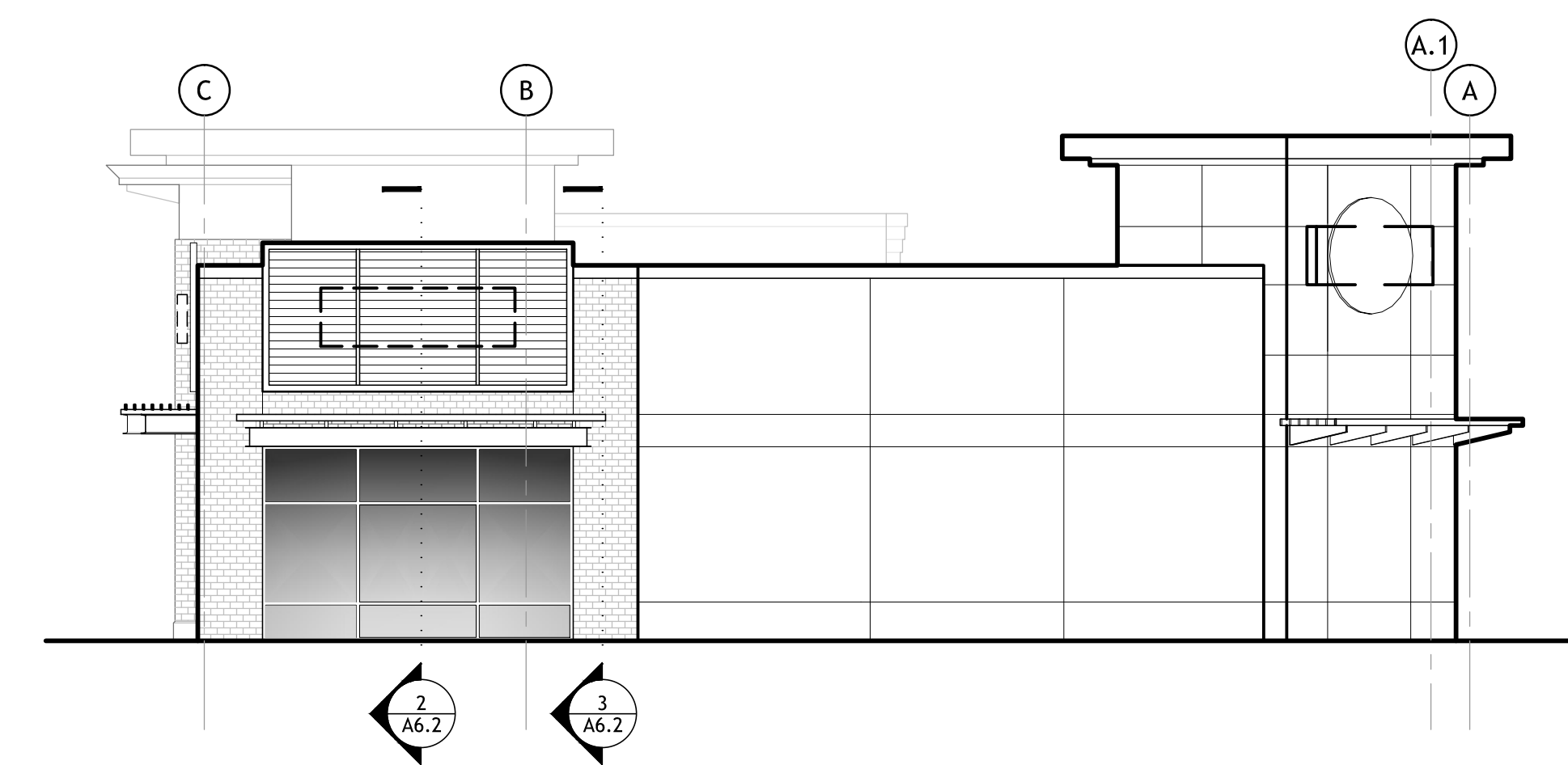
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Project No: 13-170
 Drawn by: [Signature]
 Date: Noted

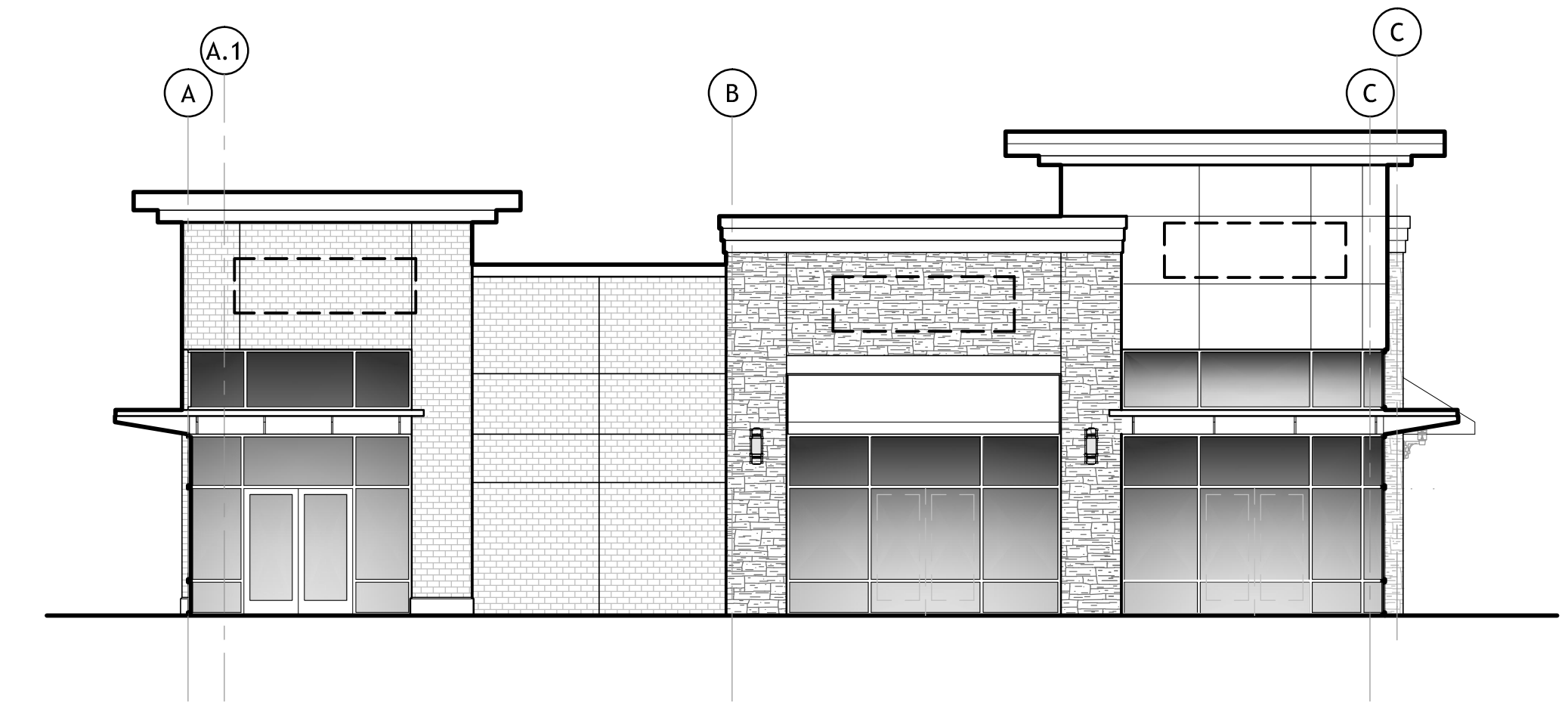
March 5, 2014
 Development Master Signage Plan

Southgate/Regal Place
 Target Center
 Black Properties
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 Spokane, Washington

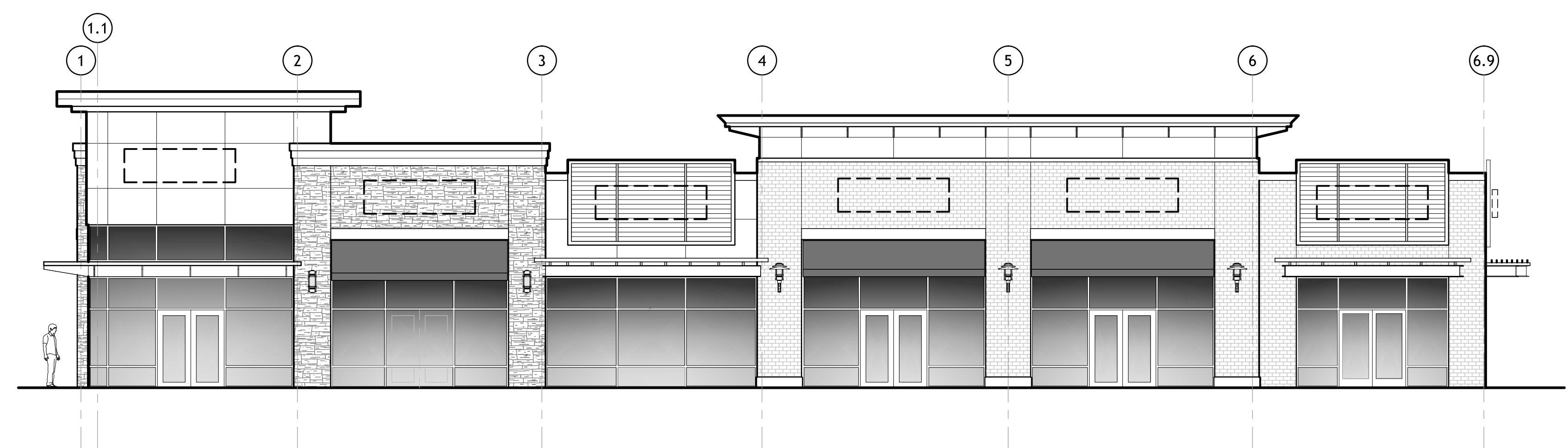
Pad-B



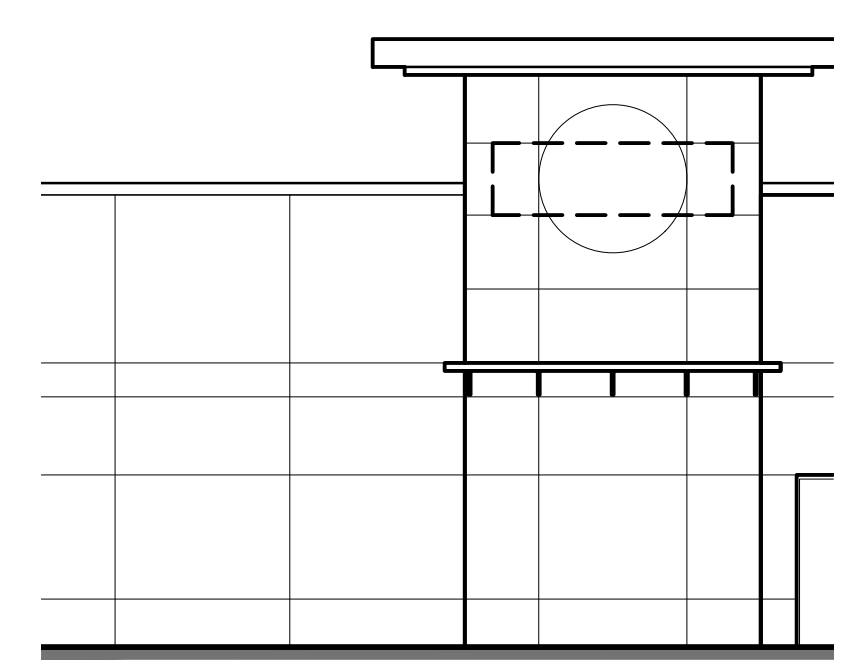
E.1 Pad-B: Exterior Elevation - East (Target)
 SCALE: 1/8" = 1'-0"



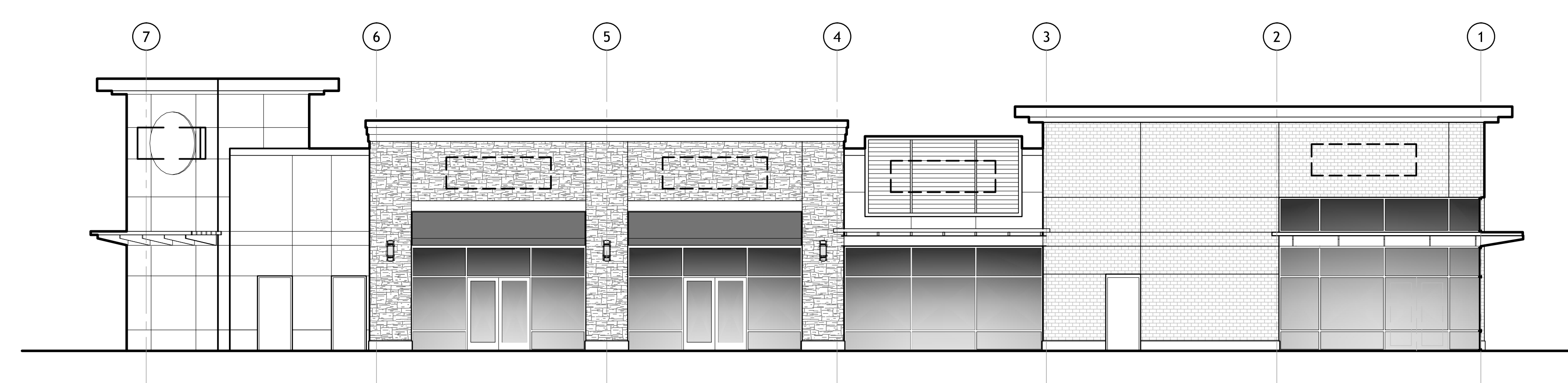
E.2 Pad-B: Exterior Elevation - West (Plaza)
 SCALE: 1/8" = 1'-0"



E.3 Pad-B: Exterior Elevation - South (Front)
 SCALE: 1/8" = 1'-0"



E.5 Pad-B: Tower Elevation
 SCALE: 1/8" = 1'-0"



E.4 Pad-B: Exterior Elevation - North (Palouse Hwy.)
 SCALE: 1/8" = 1'-0"

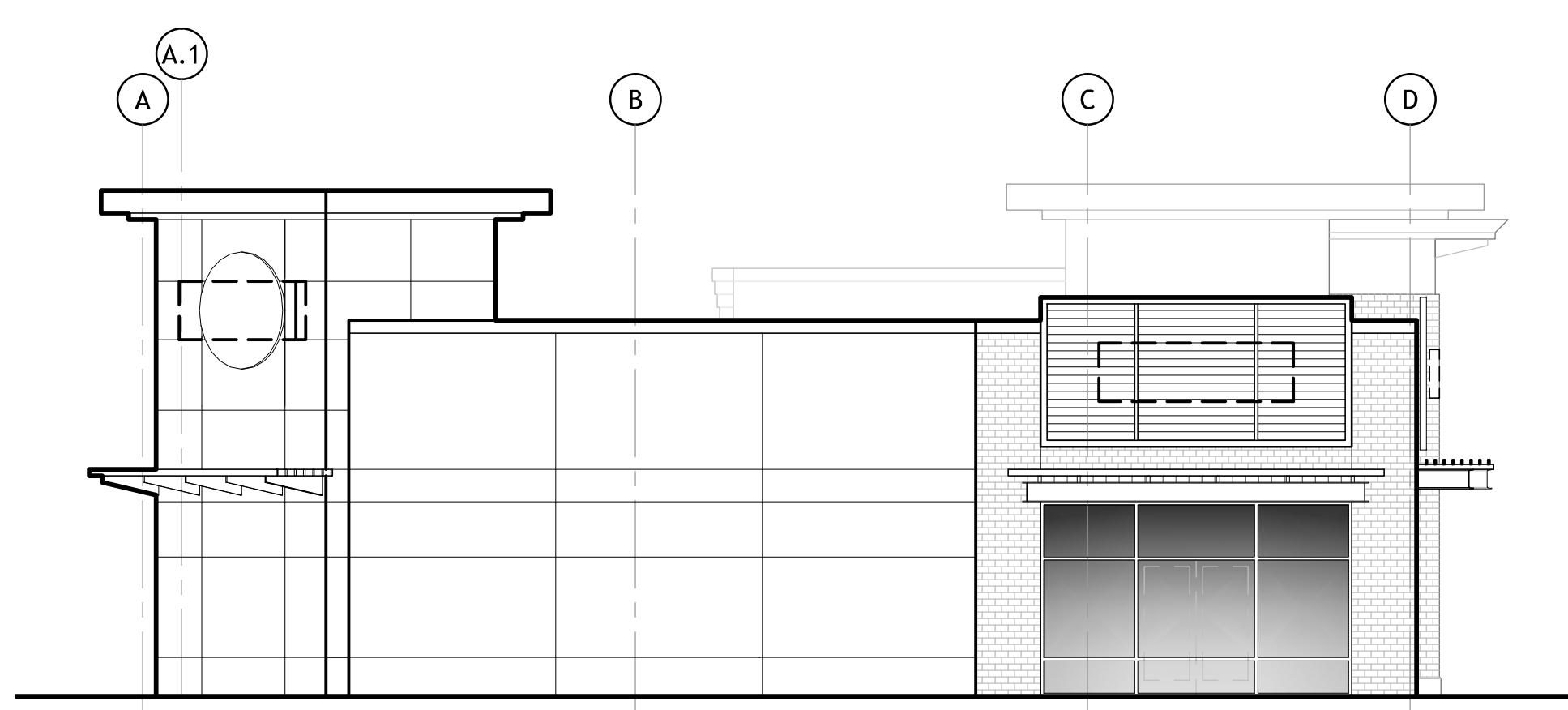
Pad-B: Signage Allocation Table

NORTH FACADE (PALOUSE HWY.) SIGNAGE TABLE						
TOTAL ALLOWABLE SIGN AREA*			SIGN AREA ALLOCATION*			
PRIMARY BLDG WALL LENGTH	128 LF		128 SF			
** SIGN AREA ALLOCATION 1SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL						
MAXIMUM ALLOWABLE TENANT SIGN AREAS**						
TENANT SUITE	TENANT FRONTAGE	% OF 128'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE	
B-201 (Restaurant)	61'-10"	48.3 %	61.8 SF	50 SF	32 SF	
B-202	22'-0"	17.2 %	22.0 SF	50 SF	32 SF	
B-203	22'-0"	17.2 %	22.0 SF	50 SF	32 SF	
B-204	22'-2"	17.3 %	22.2 SF	50 SF	32 SF	
TOTALS	128'-0"	100 %	128 SF	128 SF	128 SF	

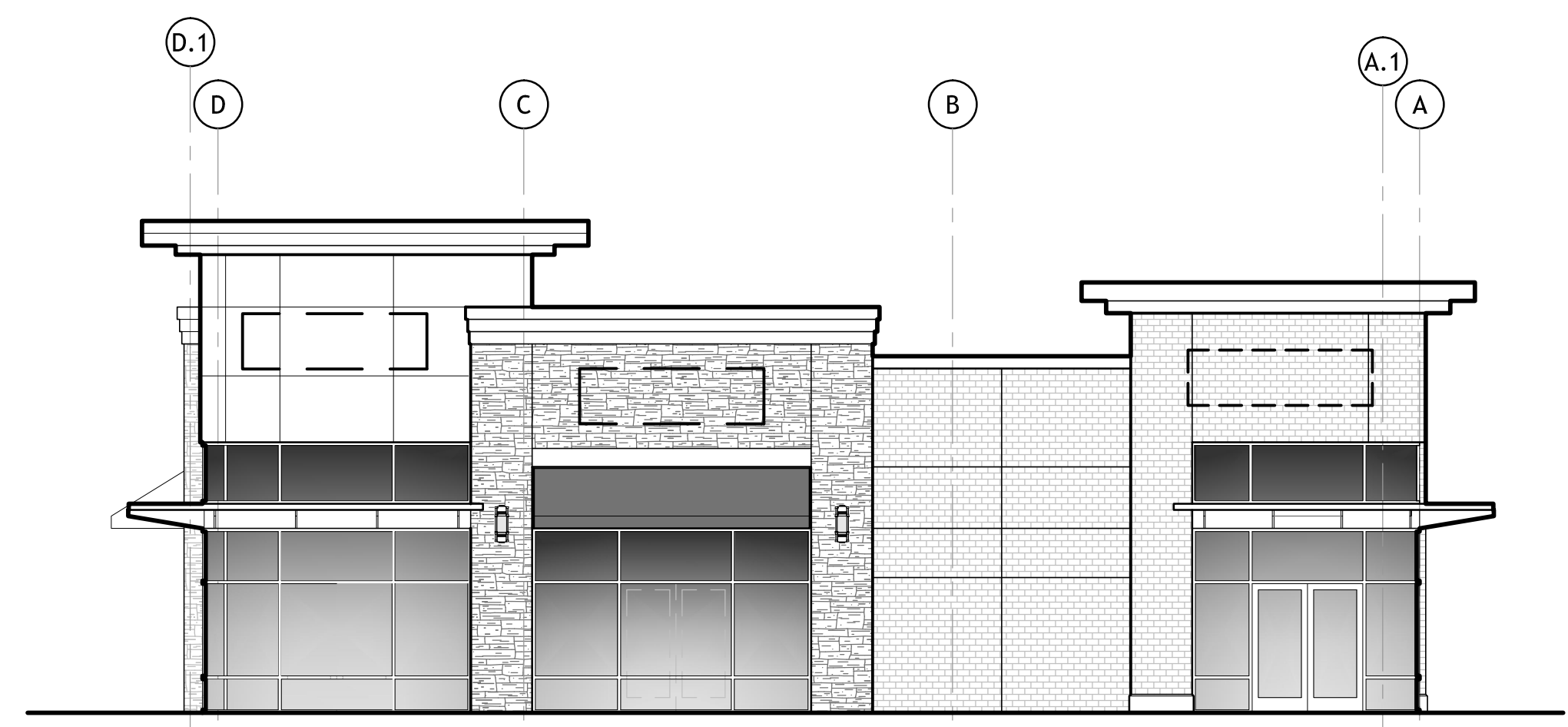
SOUTH FACADE (PARKING LOT) SIGNAGE TABLE						
TOTAL ALLOWABLE SIGN AREA*			SIGN AREA ALLOCATION*			
PRIMARY BLDG WALL LENGTH	128 LF		128 SF			
** SIGN AREA ALLOCATION 1 SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL						
MAXIMUM ALLOWABLE TENANT SIGN AREAS**						
TENANT SUITE	TENANT FRONTAGE	% OF 128'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE	
B-201 (Restaurant)	61'-10"	48.3 %	61.8 SF	100 SF	32 SF	
B-202	22'-0"	17.2 %	22.0 SF	100 SF	32 SF	
B-203	22'-0"	17.2 %	22.0 SF	100 SF	32 SF	
B-204	22'-2"	17.3 %	22.2 SF	100 SF	32 SF	
TOTALS	128'-0"	100 %	128 SF	100 SF	128 SF	

EAST FACADE (PALOUSE HWY.) SIGNAGE TABLE						
TOTAL ALLOWABLE SIGN AREA*			SIGN AREA ALLOCATION*			
PRIMARY BLDG WALL LENGTH	67 LF		67 SF			
** SIGN AREA ALLOCATION 1SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL						
MAXIMUM ALLOWABLE TENANT SIGN AREAS**						
TENANT SUITE	TENANT FRONTAGE	% OF 67'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE	
B-204	67'-4"	100.0 %	67.3 SF	50 SF	32 SF	
TOTALS	67'-4"	100 %	67.3 SF	50 SF	32 SF	

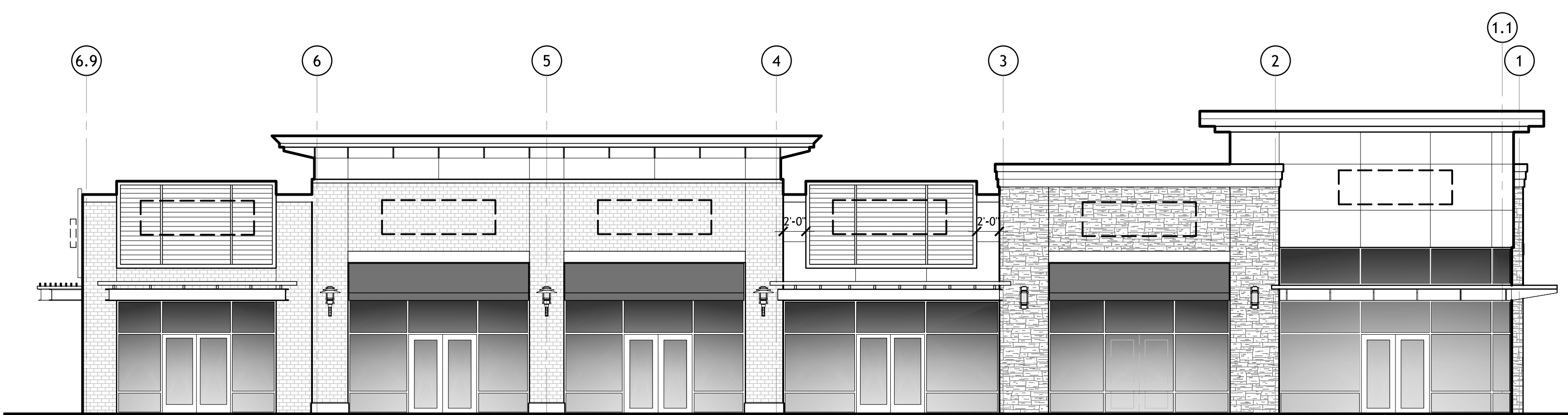
WEST FACADE (REGAL ST.) SIGNAGE TABLE						
TOTAL ALLOWABLE SIGN AREA*			SIGN AREA ALLOCATION*			
PRIMARY BLDG WALL LENGTH	67 LF		67 SF			
** SIGN AREA ALLOCATION 1SF SIGN AREA PER 1 LF OF PRIMARY BLDG WALL						
MAXIMUM ALLOWABLE TENANT SIGN AREAS**						
TENANT SUITE	TENANT FRONTAGE	% OF 67'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE	
B-201 (Restaurant)	67'-4"	100.0 %	67.3 SF	50 SF	32 SF	
TOTALS	67'-4"	100 %	67.3 SF	50 SF	32 SF	



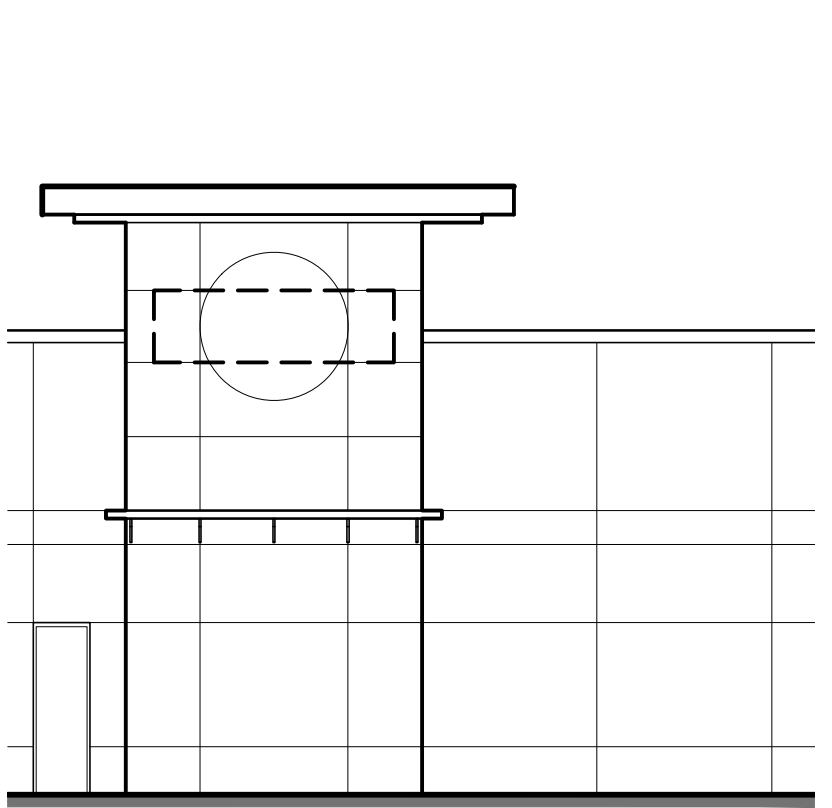
E.1 Pad-C: Exterior Elevation - South
 SCALE: 1/8" = 1'-0"



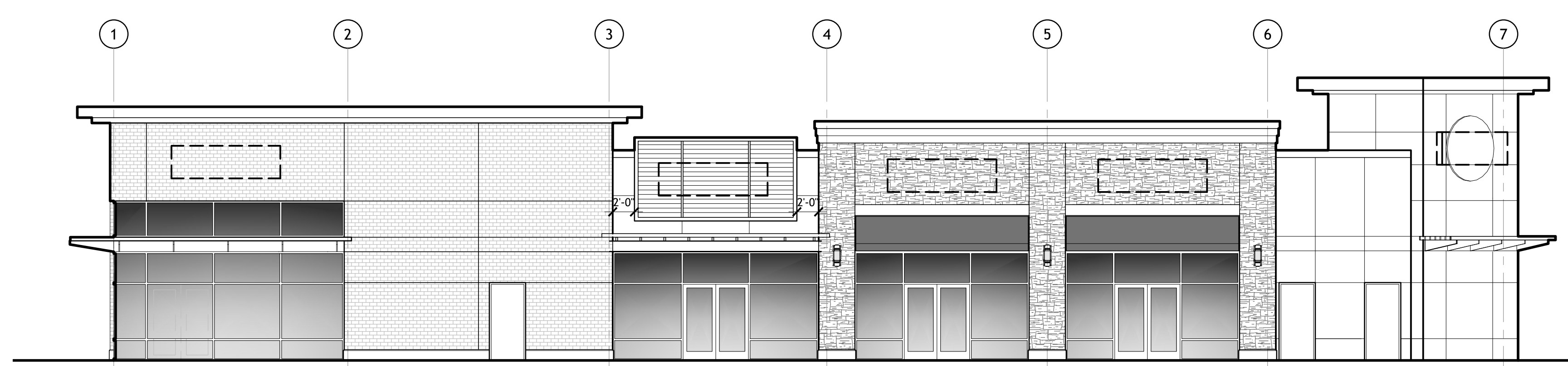
E.2 Pad-C: Exterior Elevation - North (Plaza)
 SCALE: 1/8" = 1'-0"



E.3 Pad-C: Exterior Elevation - East (Front/Target)
 SCALE: 1/8" = 1'-0"



E.5 Pad-C: Tower Elevation
 SCALE: 1/8" = 1'-0"



E.4 Pad-C: Exterior Elevation - West (Regal St.)
 SCALE: 1/8" = 1'-0"

Pad-C: Signage Allocation Table

NORTH FACADE (PALOUSE HWY) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
PRIMARY BLDG WALL LENGTH	67 LF	67 SF			
* SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
TENANT SUITE	TENANT FRONTAGE	% OF 67'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
C-301 (Restaurant)	67'-0"	99.5 %	67.0 SF	50 SF	32 SF
TOTALS	67'-0"	100 %	67 SF		32 SF

SOUTH FACADE (REGAL ST.) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
PRIMARY BLDG WALL LENGTH	67 LF	67 SF			
* SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
TENANT SUITE	TENANT FRONTAGE	% OF 67'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
C-305	67'-0"	99.5 %	67.0 SF	50 SF	32 SF
TOTALS	67'-0"	100 %	67 SF		32 SF

EAST FACADE (PARKING LOT) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
PRIMARY BLDG WALL LENGTH	128 LF	128 SF			
* SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
TENANT SUITE	TENANT FRONTAGE	% OF 128'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
C-301 (Restaurant)	46'-2"	36.1 %	46.2 SF	100 SF	32 SF
C-302	20'-0"	15.6 %	20.0 SF	100 SF	32 SF
C-303	20'-3"	15.8 %	20.3 SF	100 SF	32 SF
C-304	20'-3"	15.8 %	20.3 SF	100 SF	32 SF
C-305	21'-4"	16.7 %	21.3 SF	50 SF	32 SF
TOTALS	128'-0"	100 %	128 SF		128 SF

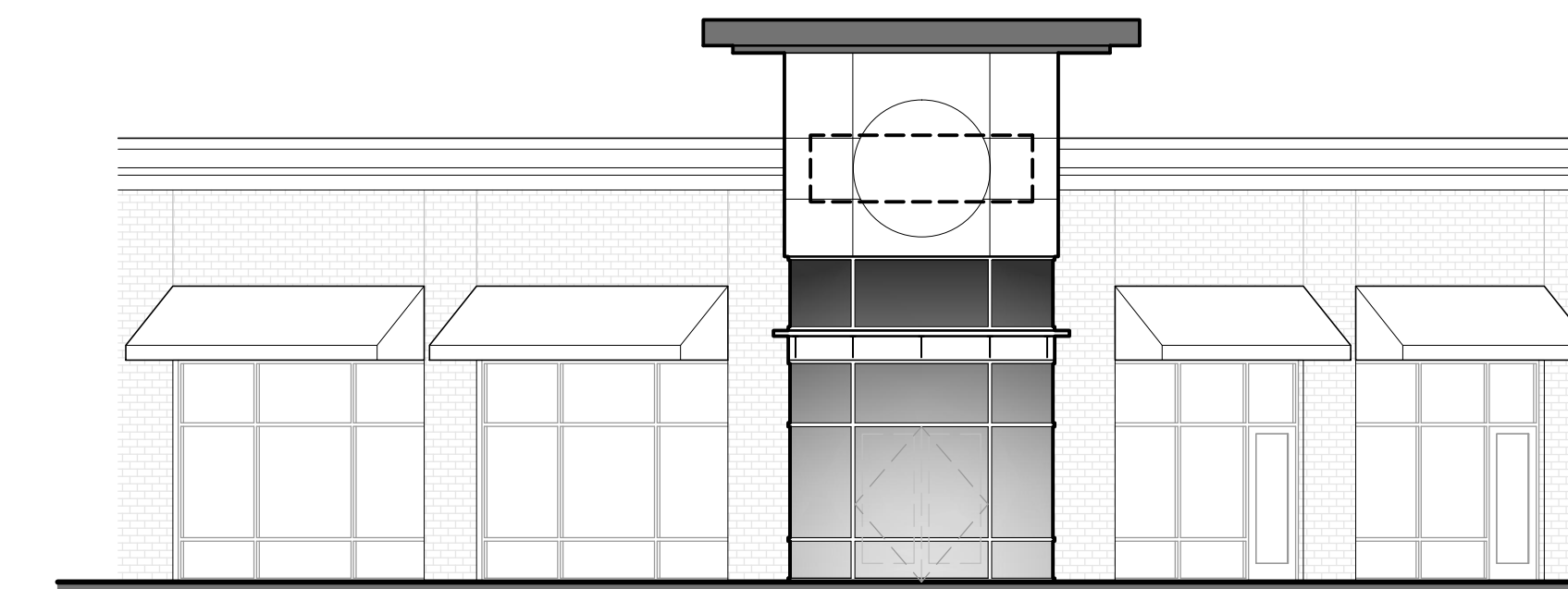
WEST FACADE (REGAL ST.) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
PRIMARY BLDG WALL LENGTH	128 LF	128 SF			
* SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
TENANT SUITE	TENANT FRONTAGE	% OF 128'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
C-301 (Restaurant)	46'-2"	36.1 %	46.2 SF	50 SF	32 SF
C-302	20'-0"	15.6 %	20.0 SF	50 SF	32 SF
C-303	20'-3"	15.8 %	20.3 SF	50 SF	32 SF
C-304	20'-3"	15.8 %	20.3 SF	50 SF	32 SF
C-305	21'-4"	16.7 %	21.3 SF	50 SF	32 SF
TOTALS	128'-0"	100 %	128 SF		128 SF



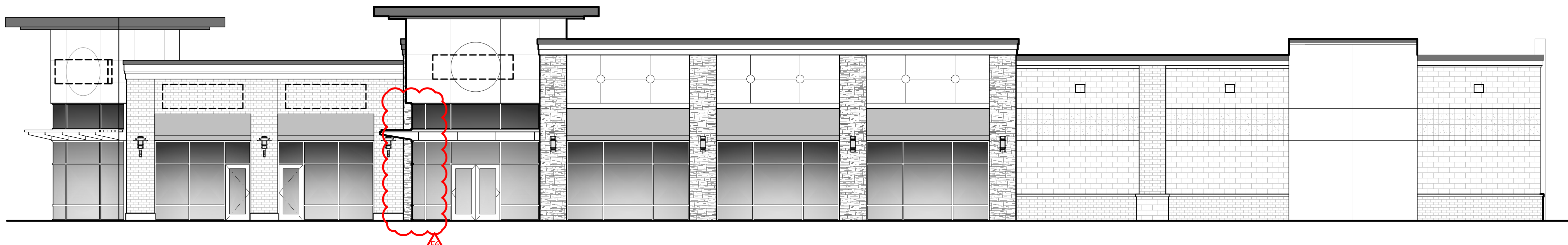
1 | East Elevation
SCALE: 1/8" = 1'-0"



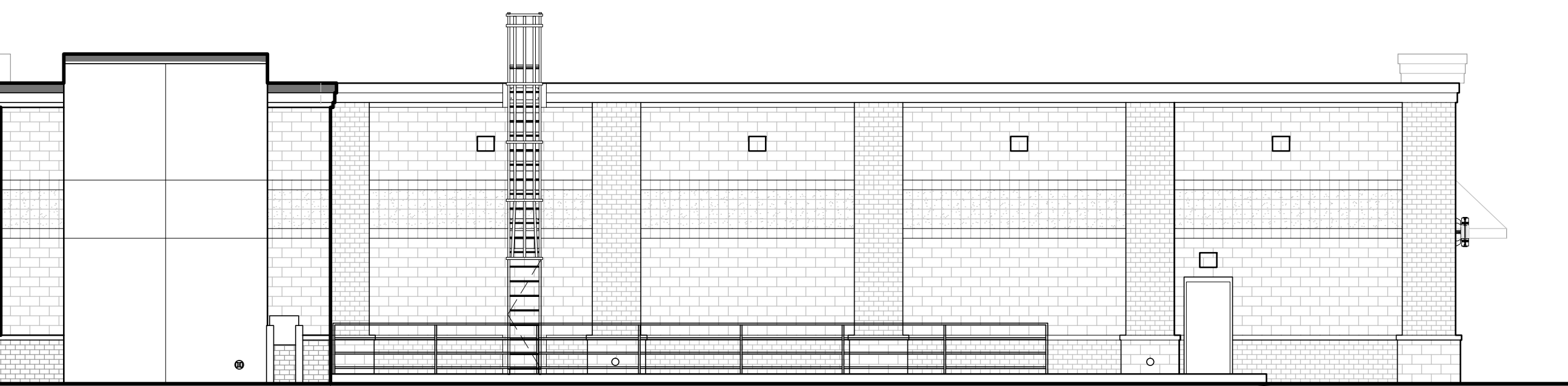
2 | North Elevation
SCALE: 1/8" = 1'-0"



3 | Northwest Elevation
SCALE: 1/8" = 1'-0"



4 | West Elevation
SCALE: 1/8" = 1'-0"



5 | South Elevation
SCALE: 1/8" = 1'-0"

Pad-D: Signage Allocation Table

NORTH FACADE (REGAL ST.) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
81 LF		81 SF			
*SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
**TENANT SIGNAGE AREA BASED ON % OF PRIMARY BLDG WALL FRONTAGE					
TENANT SUITE	TENANT FRONTAGE	% OF 81'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
D-402	81'-0"	100.0 %	81.0 SF	50 SF	32 SF
TOTALS		81'-0"	100 %	81 SF	32 SF

WEST FACADE (REGAL ST.) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
44 LF		44 SF			
*SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
**TENANT SIGNAGE AREA BASED ON % OF PRIMARY BLDG WALL FRONTAGE					
TENANT SUITE	TENANT FRONTAGE	% OF 44'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
D-402	44'-0"	100.0 %	44.0 SF	50 SF	32 SF
TOTALS		44'-0"	100 %	44 SF	32 SF

EAST FACADE (PARKING LOT) SIGNAGE TABLE					
TOTAL ALLOWABLE SIGN AREA*		SIGN AREA ALLOCATION**			
44 LF		44 SF			
*SIGN AREA ALLOCATION 15% SIGN AREA PER 1 LF OF PRIMARY BLDG WALL					
MAXIMUM ALLOWABLE TENANT SIGN AREAS**					
**TENANT SIGNAGE AREA BASED ON % OF PRIMARY BLDG WALL FRONTAGE					
TENANT SUITE	TENANT FRONTAGE	% OF 44'-0" FRONTAGE	TENANT SIGN AREA	MAX. AREA PER SIGN	MIN. SIGN GUARANTEE
D-402	44'-0"	100.0 %	44.0 SF	100 SF	32 SF
TOTALS		44'-0"	100 %	44 SF	32 SF