MIRAMAR
SHOPPING CENTER

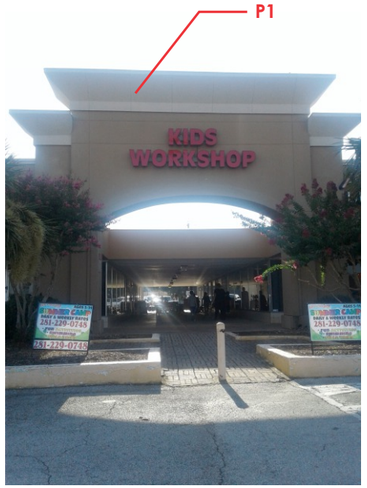
MIRAMAR SHOPPING CENTER
2000 HIGHWAY 146 • SEABROOK, TX 77586

SIGN PACKAGE

State of Texas Electrical Sign Contractor
License Number: 18967
Regulated by the Texas Department of Licensing and Regulation
P.O. Box 12157, Austin TX 78711
Telephone (512) 463-6599; Toll Free (in Texas): (800) 803-9202
Online - http://www.license.state.tx.us/Complaints

You may also make a note that if your company cannot resolve an issue, the customer has a right to complain to the TDLR

SIGNCOAMERICA



Code allowance is:

- 1 sign every 500' – 12' OAH – max sign width is 24' and height 10' - max square footage is 80.
- Setback is minimum 5' from property lines.
- The sign base and sign structure for a monument sign shall be brick, stone, or masonry material matching the front facade of the building.
- The sign face shall be framed by a minimum of six inches of brick, stone, or masonry material matching the front facade of the building.
- The monument base shall be a maximum of two feet in height and shall be included in the calculation of total height.
- For multi-tenant developments, the development name, if included as an integral part of the monument structure (i.e., not a separate panel), will not count toward the maximum sign face area as long as the area of the development name does not exceed 20 percent of the allowable maximum sign face area.

5 YEAR WARRANTY
ALL PARTS. ALL LABOR.
OUR PROMISE.

PAINT COLORS

- P1: Off White - Exact color to be provided by sales **– with stucco finish**
- P2: MP 80489 **– with stucco finish**
- P3: SW 2835 Craftsman Brown **– with stucco finish**

Approved by: _____

M1 Masonry – Exact specification to be provided to Signco America

M2 Masonry – Modular Brick – painted P3

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www.SigncoAmerica.com

CLIENT	MIRAMAR SHOPPING CENTER	**DRAWING**	SCA18 2545 O:\14-PROJECTS\M	**REVISIONS**		**APPROVALS**	
ADDRESS	2000 HIGHWAY 146	**DESIGNER**	OUN	**R6**	4.15.2020 - ADD 3RD OPTION - OUN	**CLIENT**	
CITY/ STATE	SEABROOK, TX 77586	**SALES REP**	GLORIA BAKER	**R7**	5.18.2020 - CHANGE SIZES, COLORS - OUN	**LANDLORD**	
DATE	5.22.19	**PROJECT MGR**	PATTY HICKS	**R8**	5.29.2020 - OPTION 2 = 31'	**SALES REP**	

SPECIFICATIONS ALL ELECTRIC SIGNS AND PRODUCTS MANUFACTURED BY SIGNCO AMERICA ARE BUILT ACCORDING TO **UL** STANDARDS

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SIGN A 31' – REJECTED — QTY: 2

FABRICATE AND INSTALL DOUBLE FACED ILLUMINATED MONUMENT SIGNS

Crowns:
- All aluminum construction, Finish P1

ID Section:
- Aluminum construction, Finish P2
- Graphics: Routed into face and backed w/ ¾" White Acrylic #2447, ⅜" to extend past face
- Illuminated using white LEDs by GE

Top Tenant Section:
- Aluminum construction Finish P2
- Faces: white flex faces

Tenant graphics: Cast / Printed vinyl as per tenant requirements
Printed vinyl = 3 year warranty
Tenant graphics are included at time of install only
Typical graphics shown, Final Tenant graphics are to be provided to Signco America prior to
fabrication in print / cut ready forma
- Illuminated using white LEDs

t

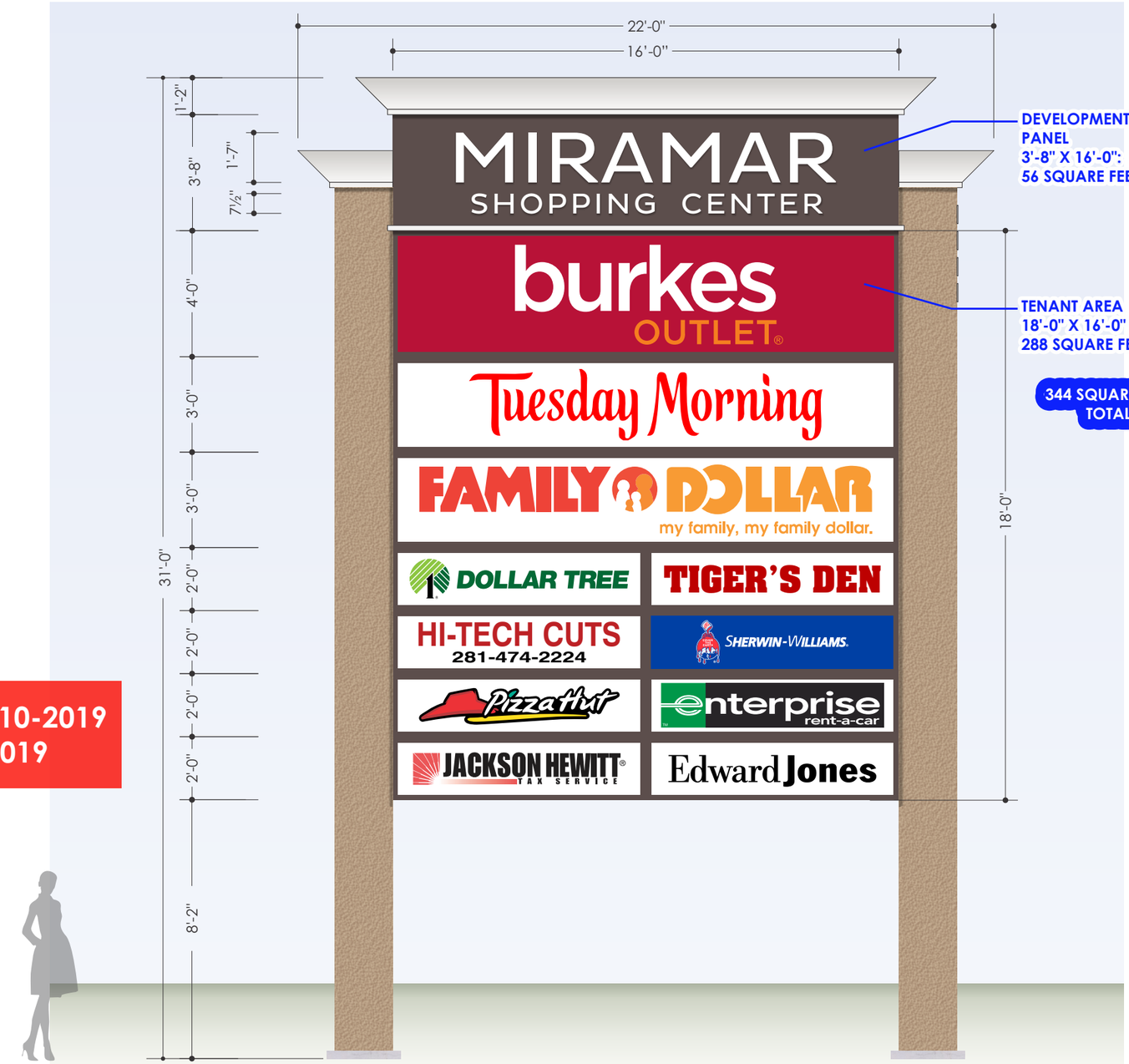
Pole Covers
- Aluminum construction Finish P3

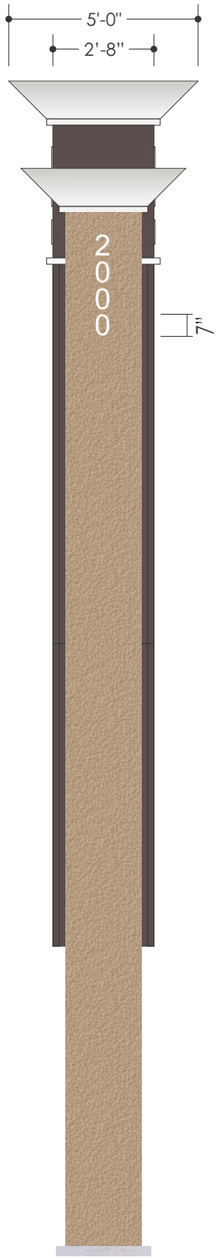
Address
- ⅜" white Acrylic
- Mounting: Flush Stud-mounted on pole cover (street side)

Concrete Pads: 3" Above & 3" Below Grade

Accents:
- 2'' x 2'' Aluminum Square tube frame Finish P1

APPROVED BY PLANNING & ZONING 10-2019
REJECTED BY CITY COUNCIL 11-2019





END VIEW

5 YEAR WARRANTY
ALL PARTS. ALL LABOR.
OUR PROMISE.

SIGN DETAILS
SCALE: ¼" = 1'-0"

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NEW CONSTRUCTION T/R **PAGE 3**

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SIGN A 22' – PROPOSED — QTY: 2

FABRICATE AND INSTALL DOUBLE FACED ILLUMINATED MONUMENT SIGNS

Ⓐ Cap: all aluminum construction, painted P1

Ⓑ ID / Tenant section:
Aluminum frame with durock: M2 masonry applied to durock
Masonry supplied and installed by Signco America

ID panel: aluminum painted P2
ID graphics: Routed into face and backed w/ ¾" White Acrylic #2447, ⅜" to extend past face

Tenant section: 2" aluminum retainers and 2½" aluminum divider bars painted P2
Tenant faces: 3/16" 7328 white acrylic
Tenant graphics: Cast / Printed vinyl as per tenant requirements
Printed vinyl = 3 year warranty
Tenant graphics are included at time of install only
Typical graphics shown, Final Tenant graphics are to be provided to Signco America prior to
fabrication in print / cut ready format

Illuminated using white LEDs by GE

Ⓒ Pole covers: all aluminum construction, painted P3 with caps painted P1

Aluminum reveal painted P1

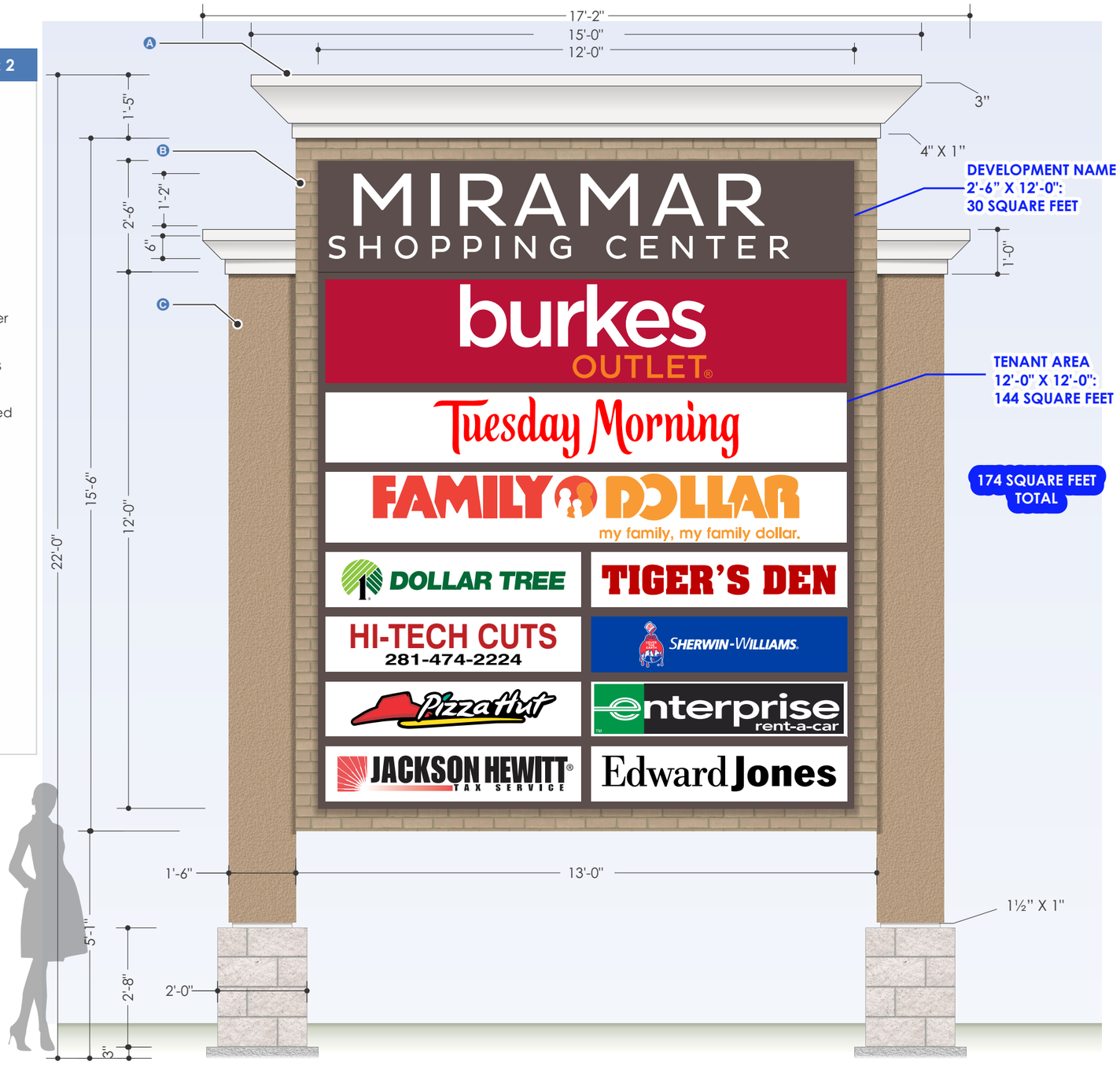
Pole cover base: Aluminum frame with durock
M1 masonry applied to durock
Masonry supplied and installed by Signco America

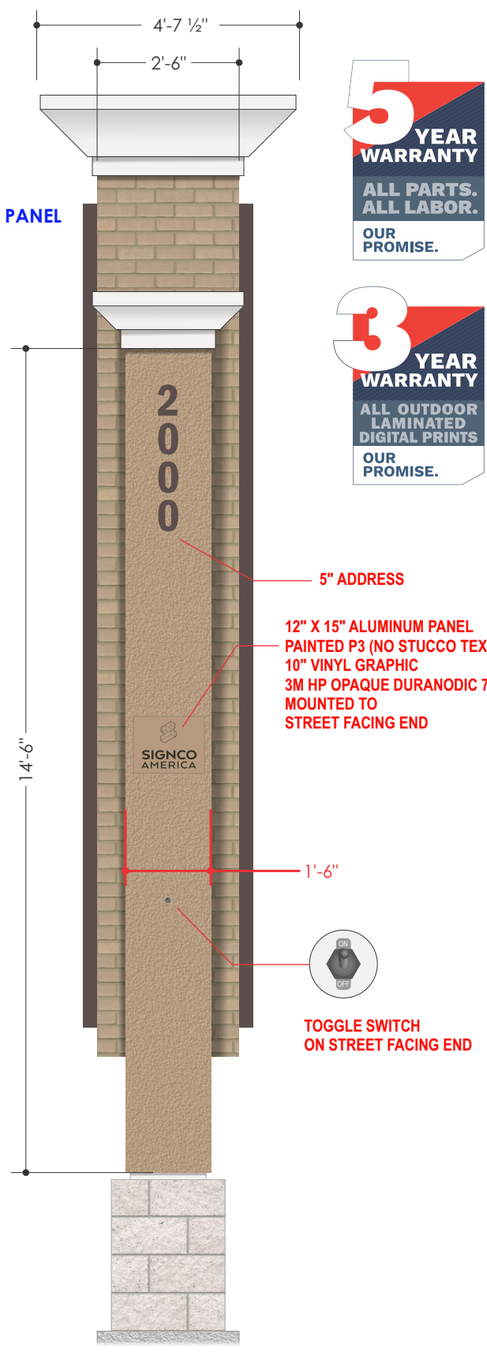
Address on street facing end: 3/8" thick acrylic painted P3, flush mounted

Concrete Pad: 3" Above & 3" Below Grade

Support / Foundation as per engineering requirements

See page 2 for paint and masonry specifications





SIGN DETAILS
SCALE: 3/8" = 1'-0"

END VIEW

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CLIENT	MIRAMAR SHOPPING CENTER	DRAWING	SCA18 2545 O:\14-PROJECTS\M	REVISIONS		APPROVALS	
ADDRESS	2000 HIGHWAY 146	DESIGNER	OUN	R6	4.15.2020 - ADD 3RD OPTION - OUN	CLIENT	
CITY/ STATE	SEABROOK, TX 77586	SALES REP	GLORIA BAKER	R7	5.18.2020 - CHANGE SIZES, COLORS - OUN	LANDLORD	
DATE	5.22.19	PROJECT MGR	PATTY HICKS	R8	5.29.2020 - OPTION 2 = 31'	SALES REP	

NEW CONSTRUCTION VIP PAGE 4

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SIGN A 12' – PER CODE — QTY: 2

FABRICATE AND INSTALL DOUBLE FACED ILLUMINATED MONUMENT SIGNS

Ⓐ Cap: all aluminum construction, painted P1

Ⓑ ID / Tenant section:
Aluminum frame with durock: M2 masonry applied to durock
Masonry supplied and installed by Signco America

Address on street facing end: 3/8" thick acrylic
painted P3, flush mounted

ID and tenant sections project 2" from masonry

ID panel: aluminum painted P2
ID graphics: Routed into face and backed w/ ¾" White Acrylic #2447, ⅜" to extend past face

Tenant section: 1½" aluminum retainers and 1½" aluminum divider bars painted P2
Tenant faces: 3/16" 7328 white acrylic
Tenant graphics: Cast / Printed vinyl as per tenant requirements
Printed vinyl = 3 year warranty
Tenant graphics are included at time of install only
Typical graphics shown, Final Tenant graphics are to be provided to Signco America prior to
fabrication in print / cut ready format

Illuminated using white LEDs by GE

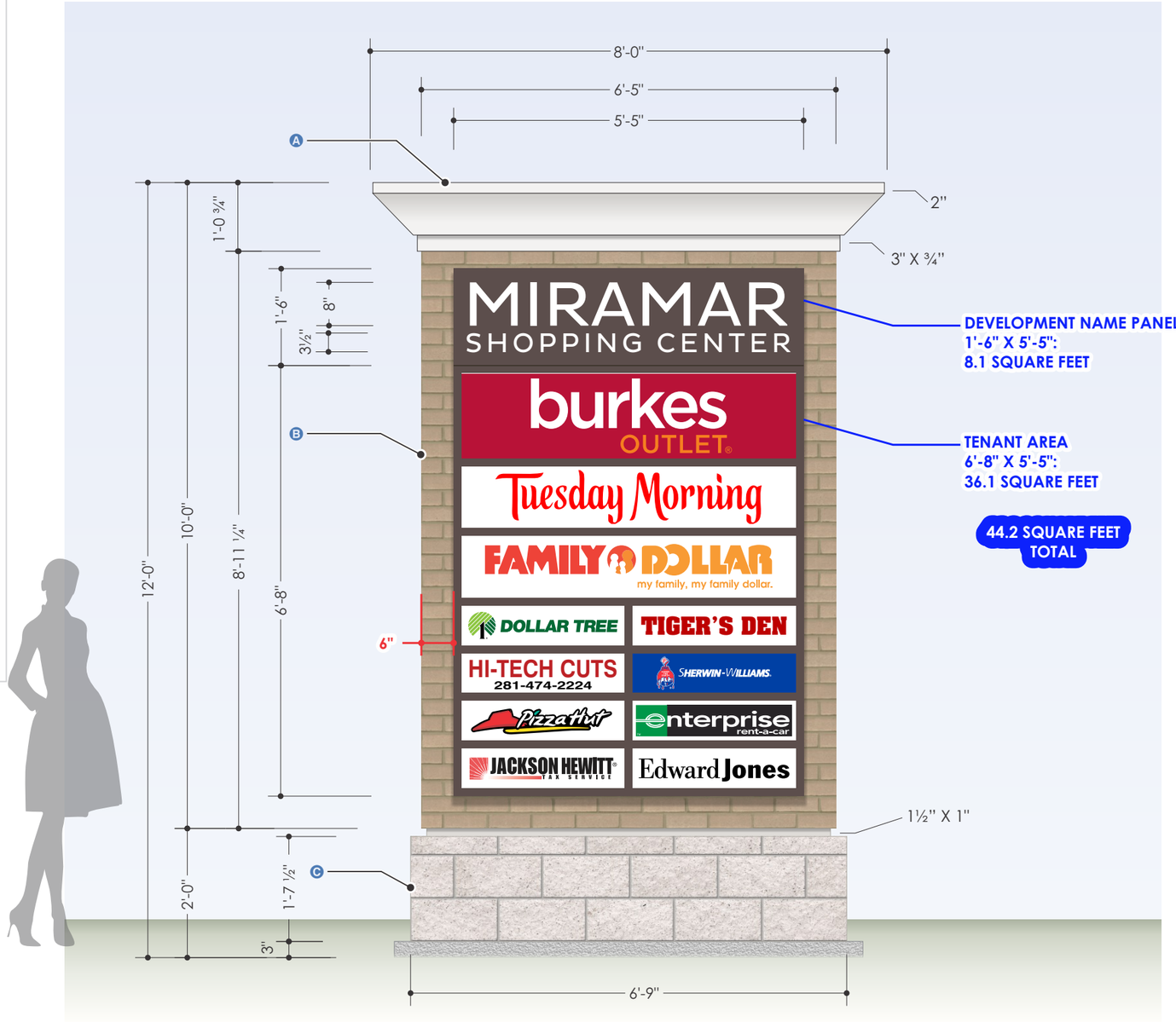
Ⓒ Base: aluminum reveal painted P1

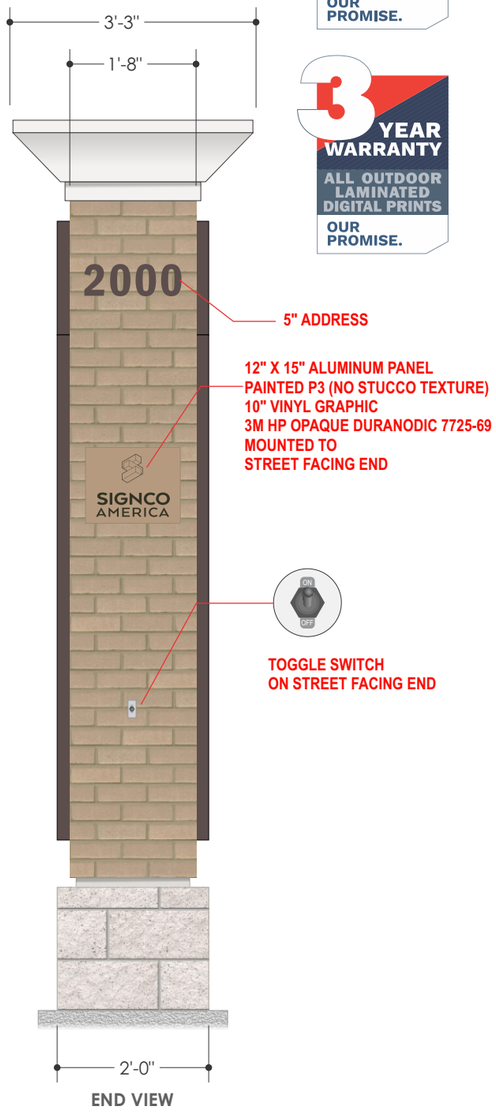
Base: Aluminum frame with durock – M1 masonry applied to durock
Masonry supplied and installed by Signco America

Concrete Pad: 3" Above & 3" Below Grade

Support / Foundation as per engineering requirements

See page 2 for paint and masonry specifications





END VIEW

5 YEAR WARRANTY
ALL PARTS. ALL LABOR.
OUR PROMISE.

3 YEAR WARRANTY
ALL OUTDOOR LAMINATED DIGITAL PRINTS
OUR PROMISE.

SIGN DETAILS
SCALE: ½" = 1'-0"

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APPROVALS
CLIENT
LANDLORD
SALES REP

NEW CONSTRUCTION [Y|N] **PAGE 5**

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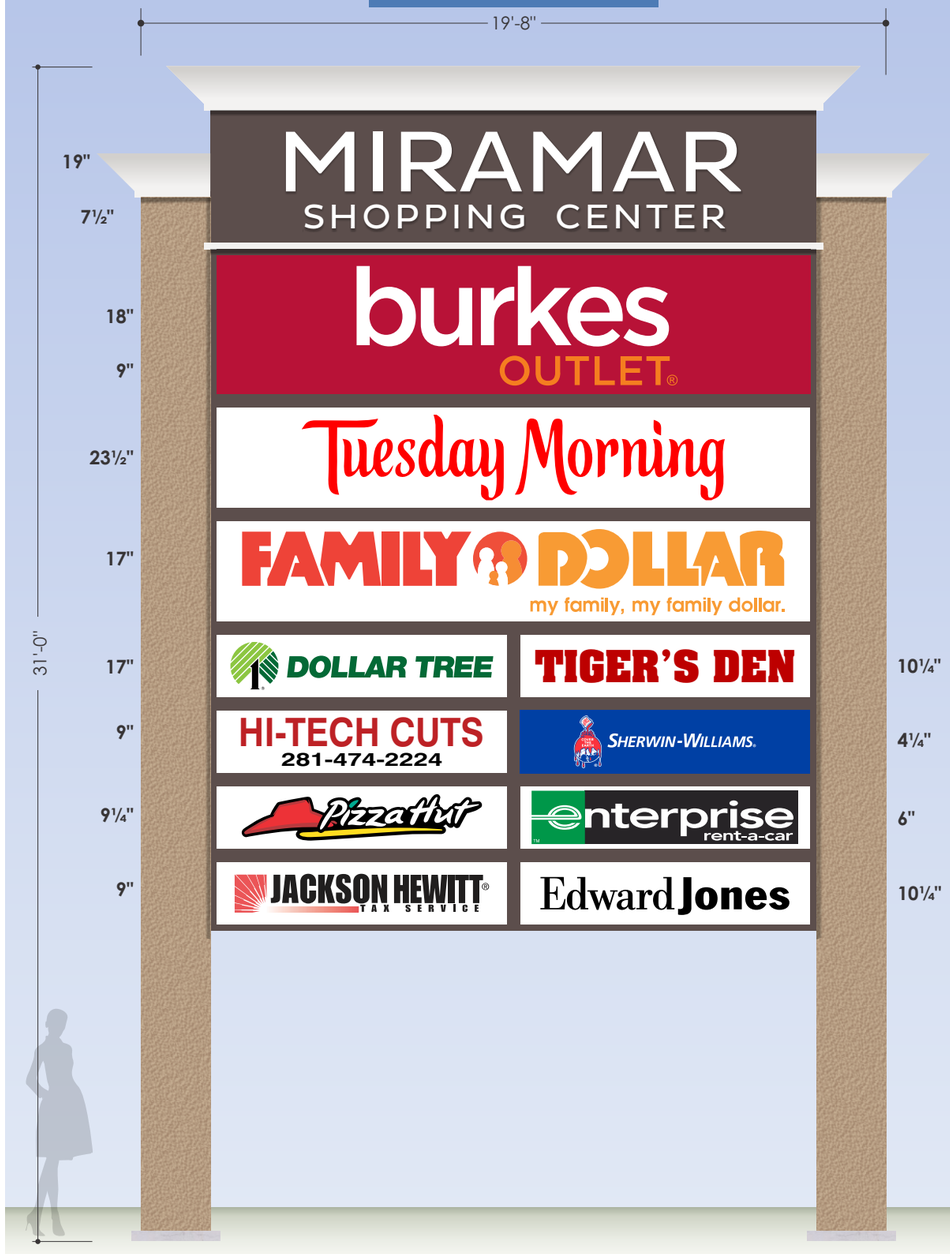
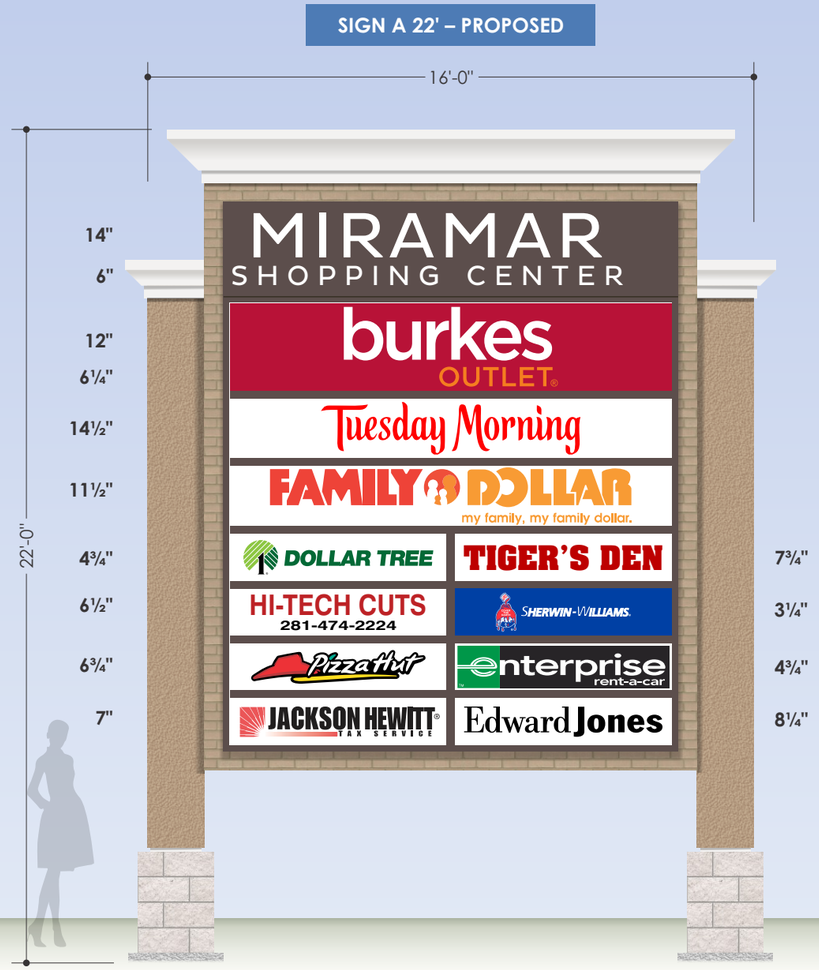
SIGN A 31' – REJECTED



SIGN A 22' – PROPOSED

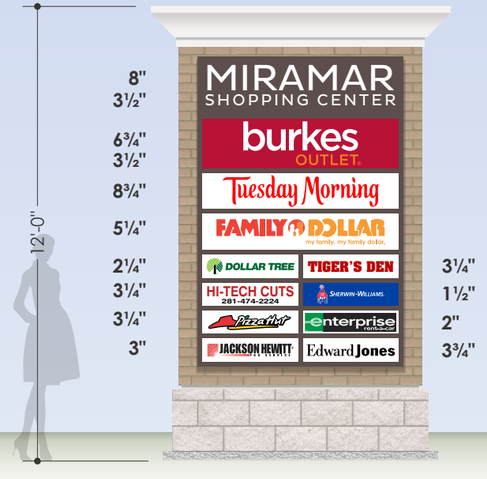


LETTER VISIBILITY CHART FOR HIGH IMPACT SIGNS

LETTER HEIGHT	READABLE DISTANCE FOR MAXIMUM IMPACE	MAXIMUM READABLE DISTANCE	APPROXIMATE TIME TO READ AT 45 MPH	APPROXIMATE TIME TO READ AT 60 MPH
3"	30'	100'	1.5 sec	1.1 sec
4"	40'	150'	2.2 sec	1.7 sec
6"	60'	200'	3.0 sec	2.3 sec
8"	80'	350'	5.3 sec	3.9 sec
9"	90'	400'	6.0 sec	4.5 sec
10"	100'	450'	6.8 sec	5.1 sec
12"	120'	525'	7.9 sec	5.9 sec
15"	150'	630'	9.5 sec	7.1 sec
18"	180'	750'	11.4 sec	8.5 sec
24	240'	1000'	15.1 sec	11.3 sec
30"	300'	1250'	18.9 sec	14.2 sec
36"	360'	1500'	22.7 sec	17.0 sec
42"	420'	1750'	26.5 sec	19.9 sec
48"	480'	2000'	30.3 sec	22.7 sec

This chart is based on using a bold black letter type such as Helvetica Bold
Some color combinations will vary the distance

SIGN A 12' – PER CODE



SIGN DETAILS
SCALE: ¼" = 1'-0"

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NEW CONSTRUCTION [Y|N] **PAGE 6**

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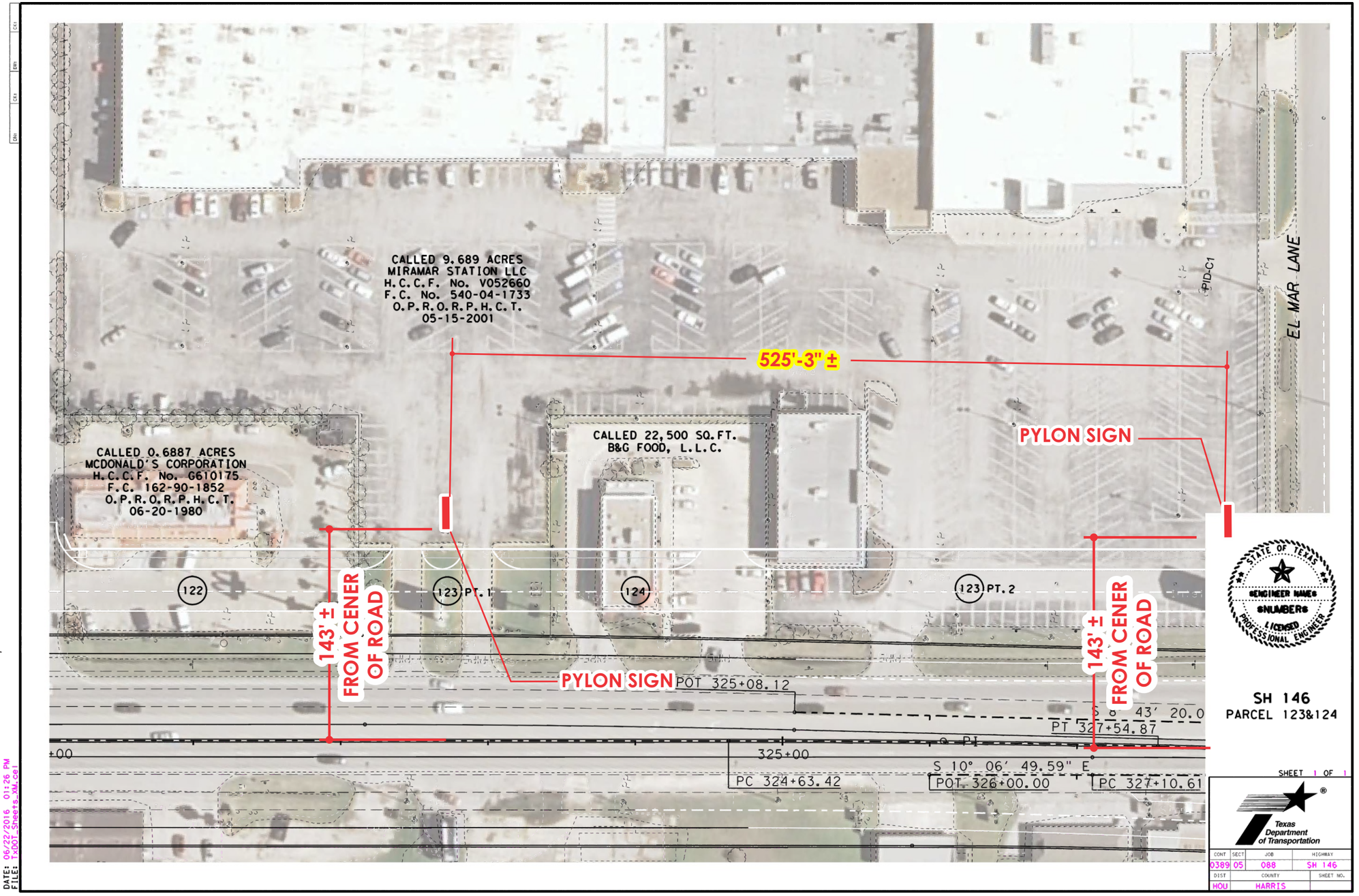

N

SITE PLAN
SCALE: 1" = 70'-0"

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NEW CONSTRUCTION [Y|N] **PAGE 7**

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5 YEAR WARRANTY
ALL PARTS. ALL LABOR.
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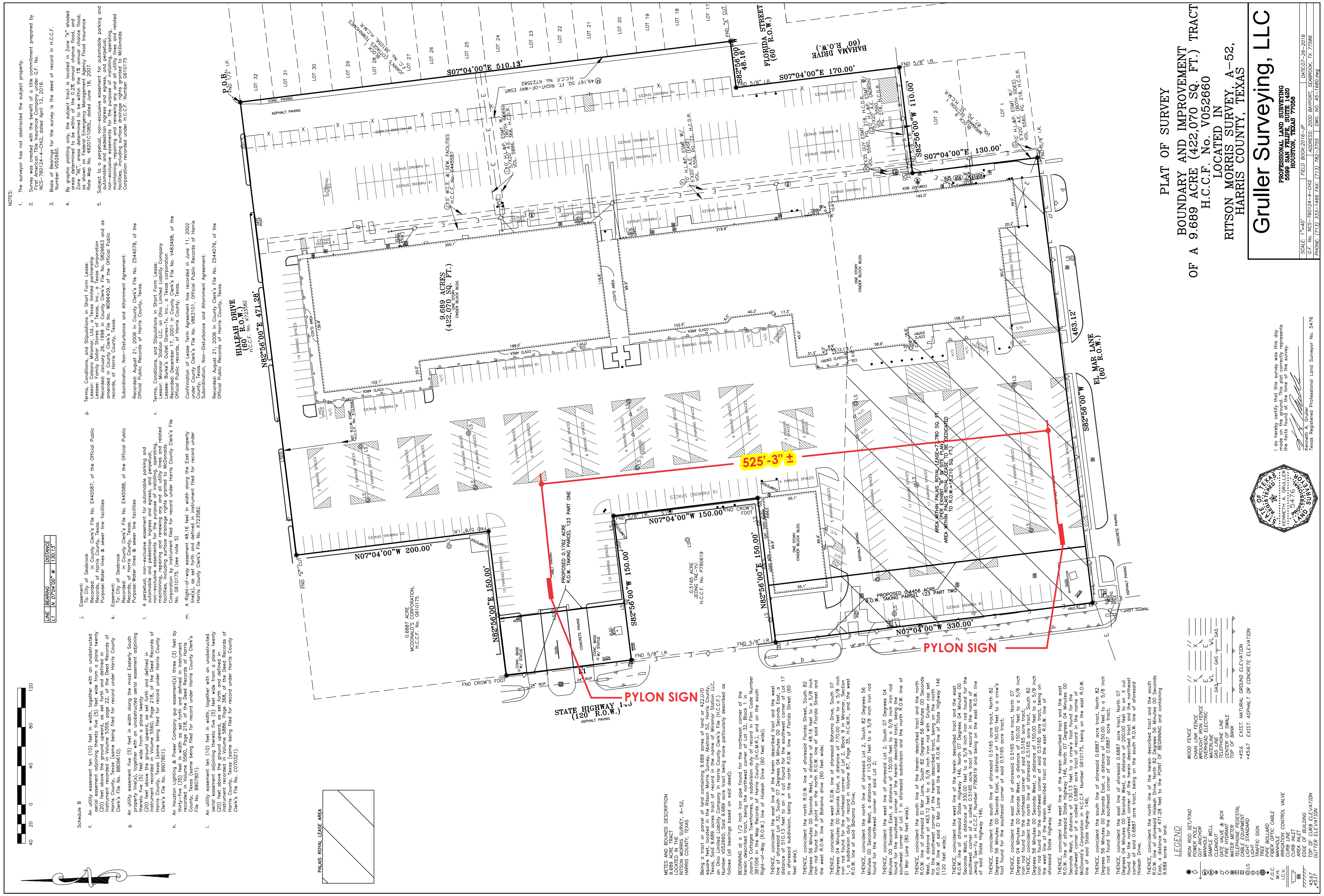

SITE PLAN
SCALE: 1" = 110'-0"

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NEW CONSTRUCTION Y N

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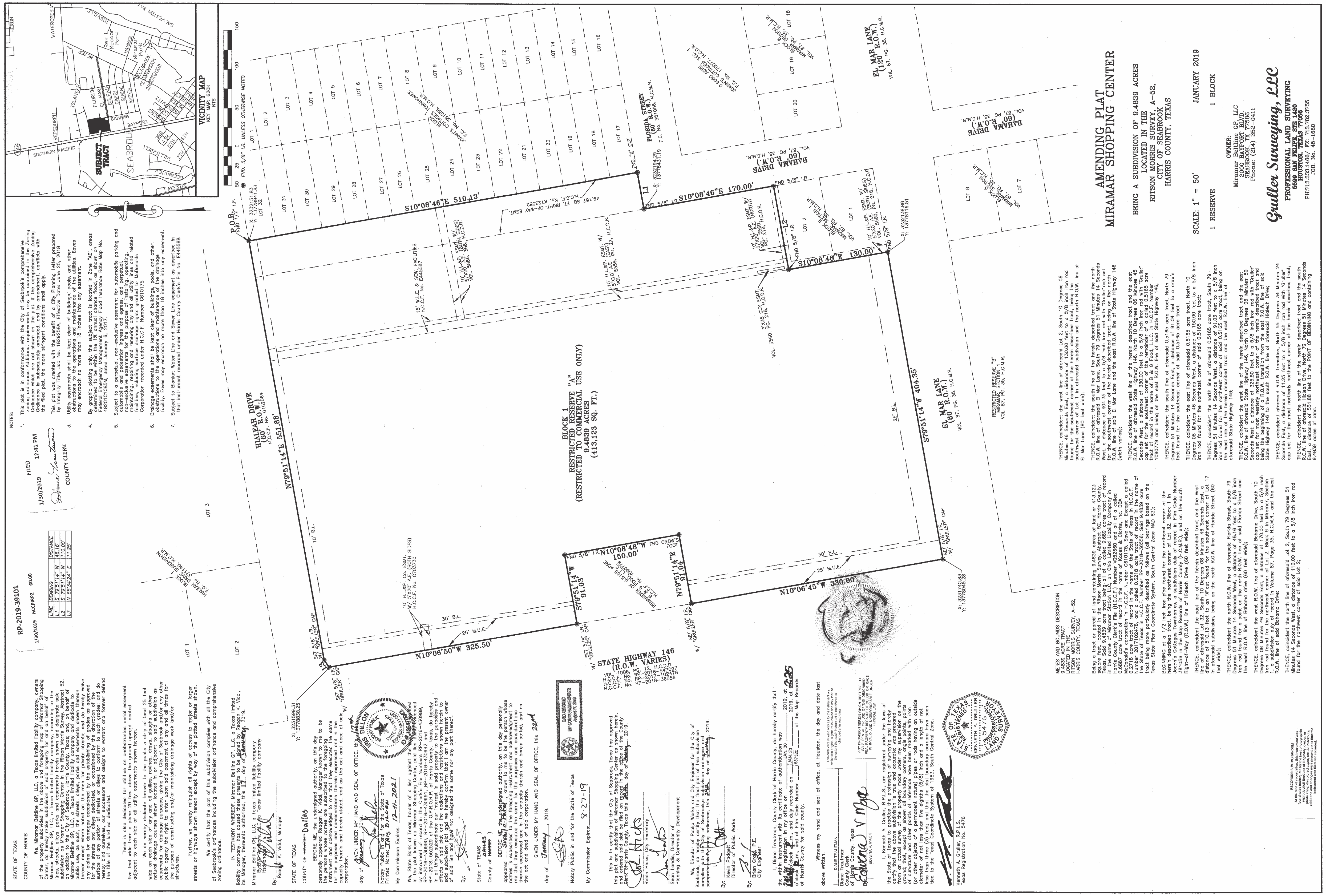

SITE PLAN
NOT TO SCALE

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NEW CONSTRUCTION Y N **PAGE 9**

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MIRAMAR SHOPPING CENTER

SEABROOK, TEXAS

SIZE

93,691 square feet

MAJOR TENANTS

Palais Royal

Burke's Outlet

Tuesday Morning

LOCATION

2000-2100 St Highway 146 | Seabrook, Texas 77586

PROPERTY HIGHLIGHTS

- 93,691 sf with Palais Royal, Burke's Outlet, Tuesday Morning, Sherwin Williams and Blockbuster
- Excellent location on S.R. 146 (Bayport Blvd), 15 miles southeast of Houston
- Population exceeds 80,200 in a five-mile trade area with average household income over $100,600

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MIRAMAR SHOPPING CENTER

2000-2100 STATE HWY 146 | SEABROOK, TX 77586

5 YEAR WARRANTY
ALL PARTS. ALL LABOR.
OUR PROMISE.

SPACE	TENANT	SQ. FT.
10	Seabrook Trophy & Awards	4,069
40	Beacon Federal Credit Union	2,400
50	PT Nails	1,200
60	Leased **AVAILABLE**	1,208
70	Hi-Tech Cuts	1,188
80	Burkes Outlet	15,967
100	Tuesday Morning	8,460
120	Allcar Insurance Agency	766
130	Edward Jones	1,588
150	Kids Workshop	2,392
160	Mama Bella's Beauty Salon	1,208
170	Cricket	1,208
180	Sherwin Williams	3,972
190	Family Dollar	9,000
200	Tiger's Den	7,000
210	Stage Stores	22,000
220	Pizza Hut	1,666
230	Jackson Hewitt	2,500
O-1	Rustic Design Company (Temp)	5,500
TOTAL SQ. FT.		93,292

SITE LEGEND

- **Available**
- **Occupied**
- **Leased (not occupied)**
- **Owned by Others**

SITE PLAN
NOT TO SCALE

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CLIENT	MIRAMAR SHOPPING CENTER	**DRAWING**	SCA18 2545 O:\14-PROJECTS\M	**REVISIONS**	
ADDRESS	2000 HIGHWAY 146	**DESIGNER**	OUN	**R6**	4.15.2020 - ADD 3RD OPTION - OUN
CITY/ STATE	SEABROOK, TX 77586	**SALES REP**	GLORIA BAKER	**R7**	5.18.2020 - CHANGE SIZES, COLORS - OUN
DATE	5.22.19	**PROJECT MGR**	PATTY HICKS	**R8**	5.29.2020 - OPTION 2 = 31'

APPROVALS
CLIENT
LANDLORD
SALES REP

SPECIFICATIONS ALL ELECTRIC SIGNS AND PRODUCTS MANUFACTURED BY SIGNCO AMERICA ARE BUILT ACCORDING TO **UL** STANDARDS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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Shopping Center consists of internally illuminated Flush mount (for anchor tenants) and Raceway mounted channel letters throughout.

Raceways are painted the color of the facade to hide the mounting but protect the building.

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EXHIBIT C
SIGN CRITERIA

SECTION I.
The advertising or informative content of all signs shall be limited to letters designating the store name and/or type of store (any such designation of the store type shall be by general descriptive terms and shall not include any specifications of the merchandise offered for sale therein or the services rendered therein) only and shall contain no advertising devices, slogans, symbols or marks (other than the store name and/or type of store). Crests and corporate shield designs are not permitted.

SECTION II.
Landlord will provide an area on the sign band or canopy of appropriate size and location to Tenant's storefront. After having first obtained Landlord's written approval of Tenant's sign design, prepared in accordance with this criteria, Tenant will properly install a sign face in the sign band. The letter style on all signs shall be shown on drawings submitted to Landlord for approval.

SECTION III.
The character, design, color and layout of all signs shall be subject to Landlord's prior approval.

SECTION IV.
Excepting the signs specified in Section VI (d) and (e) of this exhibit, no occupant shall install more than one (1) sign.

SECTION V.
All signs shall be in accordance with the following requirements:
(a) The sign lettering or any part thereof shall be located within the physical limits of the storefront of the Demised Premises and must remain at least eighteen (18") inches away from the lease lines where they meet the sign band.
(b) Except for those signs mounted on the mansards with Landlord's written approval, no sign or any part thereof shall be located on the roof of the Demised Premises.
(c) Sign style and lettering must be approved by Landlord before shop drawings are made once initial approval is given by Landlord. Tenant shall then submit shop drawings for final Landlord approval, showing the sizes of all letters and spacing, type of material, color and dimensions in relation to leasable area.
(d) No sign will be placed in final position without the written approval of Landlord. The general standard is that the top plane of the sign shall be in line with the other Tenant signage.
(e) Tenant's sign shall be individually-lettered, channel-lighted, and mounted on a raceway.
(f) All signs shall be fabricated and installed in compliance with all applicable codes.

SECTION VI.
The fabrication, installation and operation of all signs shall be subject to the following restrictions:
(a) All storefront signs must be internally illuminated and regulated by a timer or photo cell.
(b) No flashing, moving, flickering or blinking illumination shall be permitted.
(c) No animation, moving lights or floodlight illumination shall be permitted.
(d) No painted or printed signs, except one (1) non-illuminated, small scale "Signature Sign" or "store hours" sign, which is lettered on the glass portion of the store of an occupant, provided such sign does not exceed three inches (3") in height. Also permitted are small credit card symbols.
(e) No outrigger signs, except one (1) identification sign located beneath the canopy in a location to be designated by Landlord, and in accordance with Landlord's criteria for undercanopy signs. Tenant must submit drawing of said sign to Landlord and obtain Landlord's written approval prior to installation of this, or any sign.
(f) No moving signs, rooftop signs, parapet signs, exposed neon or pylon signs.

SECTION VII.
At such time as Landlord prepares a new sign design plan for the Shopping Center, Tenant will remove its existing sign and install a new one to comply with such new plan at Tenant's sole expense.

If Landlord undertakes a shopping center renovation that requires removal of Tenant's signs, Tenant shall be responsible for removal and reinstallation of signs. Tenant may be required to update older signage to meet new sign criteria at no cost to Landlord.

SIGN CRITERIA

The purpose of this Sign Criteria is to create a graphic environment that is individual and distinctive in identity for the Tenant and compatible with other signs in the center. The total concept should give an impression of quality, professionalism and install a good business image.

The following specifications are to be used for the design of your sign; however, in all cases, final written approval must be obtained from the Lessor prior to the manufacturing or installation of any signage. Lessor shall make final and controlling determinations concerning any questions of this sign policy.

NOTICE: Written approval and conformation with these specifications does not imply conformance with local City or County sign ordinances.

A. REQUIRED SIGNS
   1. Tenant shall erect one (1) sign which shall be attached directly to the building fascia as described hereinafter. Where the Leased Premises is an endcap, the Tenant may install a fascia sign on front and side elevations.
B. TYPE OF SIGN
   1. Internally illuminated acrylic faced, individual to the building. Mounting hardware shall be non-corrosive and neatly concealed from public view.
C. SIZE OF SIGN
   1. Depth – 5"- 7"
   2. Height: Single Row – not to exceed 36"; Multiple Rows – not to exceed 48" in total height including spaces between rows; Minimum letter size – 12".
   3. The overall length or spread of letters cannot exceed 80% of the total linear storefront measurement of the leased space. Example: 60' frontage, maximum size – 48'0".
   4.
D. TYPE OF SIGN
   1. Any style (block or script) may be used. Upper and lower-case letters allowed.
   2. Subject to approval Tenant may use pictorial logos and symbols. They must be proportionate to height of fascia and sign.
   3. Box type signs not permitted
E. COLOR OF LETTERS
   1. Faces to be 3/16" acrylic – colors to be approved on case by case.
   2. #313 Dk. Bronze 1" trim and returns
F. COLOR OF RACEWAYS: Painted to match the building (provide paint color)

G. CONSTRUCTION OF LETTERS

5 YEAR WARRANTY
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Miramar S/C
SIGN CRITERIA
These design guidelines have been created to keep the uniformity and overall design of the center

BUILDING SIGNS
FACE-LIT CHANNEL LETTERS
TENANT REQUIREMENTS
- Signs must comply with allowances according to City of Seabrook Permitting Department.
- Signs must be fabricated and installed by a licensed manufacturer.
- No sign shall be installed without first obtaining Landlord's written approval of signage plans conforming to the following criteria. Submit (2) copies of drawings to Landlord for approval.

DESIGN REQUIREMENTS
- Sign must include tenant's name. Logos are allowed. Subject to Landlord's approval
- Type of Sign: FACE-LIT – Raceway mounted & Flush mount
  Channel Letter Fabrication:
  - Faces to be 3/16" acrylic
  - Returns to be .040 aluminum painted dk. bronze
  - 1" Jewelite trim - bronze
  - Letter depth to be 5"
  - Backs to be .063 aluminum
  - Internal illumination to be 3000K bright white LEDs

- Sign Height Limitations:
  - Single Line: No letter shall be less than 12" nor more than 48"
  - Double Line: No letter shall be less than 12" and overall height nor more than 48 "
  - Maximum span of the tenant sign shall not exceed 80% of the store frontage
- All type must be centered horizontally in the sign band portion corresponding to each tenant. Each line (or double line) must also be centered vertically within the sign band area designated by Landlord. Landlord reserves the right to designate the horizontal location of tenant's signage in a manner so as not to be centered in front of the tenant's demised premises.

CONSTRUCTION REQUIREMENTS
- All signs, bolts, fastenings, and clips shall be aluminum.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. All mounting hardware shall be non-corrosive and neatly concealed from public view.
- Tenant shall be fully responsible for the actions of and payments to tenant's sign contractor.

PYLON SIGNS
TENANT REQUIREMENTS
- Signs must comply with allowances according to City of Seabrook Permitting Department.
- Signs must be fabricated and installed by a licensed manufacturer.
- No sign shall be installed without first obtaining Landlord's written approval of signage plans conforming to the following criteria. Submit (2) copies of drawings to Landlord for approval.
- Tenant shall be fully responsible for the actions of and payments to tenant's sign contractor.

DESIGN and CONSTRUCTION REQUIREMENTS
- Sign must include tenant's name AND ANY LOGOS are allowed.
- *All graphics/lettering to be translucent vinyl and must be approved by Landlord.*
- *Type of Sign: Internally illuminated double-sided pylon sign with tenant panels*

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