



GALLERY PARK

NORTHEAST CORNER OF POWER ROAD & RAY ROAD | MESA, AZ 85212

CONTENTS

I. SIGN CRITERIA - GENERAL

- a. Sign Types
- b. Unique Project Signage

II. SIGN CRITERIA - BUILDING / TENANT SIGNS

- a. Building Mounted Signs
- b. Signage/Area Matrix and Exhibits
- c. Store Front Graphics
- d. Interior Signage Graphics

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

- a. Location Plan
- b. Project / Ground Sign Matrix
- c. Description of Signs
- d. Illustrations of Signs
 - i. Arterial Monument Sign (Retail)
 - ii. Power / Ray Corner ID
 - iii. Main Entry ID
 - iv. Arterial Monument Sign (Non-Retail)
 - v. Interior ID Obelisk
 - vi. Park Arrival Sign
 - vii. Wayfinding Sign

This Individual Comprehensive Sign Plan is intended to provide a flexible sign criteria to promote superior sign design that allows for variation and individuality with a high-end appearance.

PROJECT INFORMATION

PROJECT NAME / LOCATION

GALLERY PARK
18420 E. Ray Road
Mesa, AZ 85212

PROPERTY CONTACT AND REVIEWER

VIVO Development Partners
4650 E. Cotton Center Blvd.
STE 250
Phoenix, AZ 85040

Jose Daniel Pombo
(602) 393.9364

NARRATIVE

Gallery Park is located on an approximate 40 acre parcel just west of the Phoenix-Mesa Gateway Airport. The site is bound on the north by Arizona SR 202, Ray Road on the south and Power Road on the west. This great confluence of major vehicular roadways provides enough exposure and access to make the project a perfect landing spot to a wide variety of uses.

Gallery Park is intended to look, work and feel like an urban neighborhood that blends professional businesses with hotels, boutique retail and dining establishments. The overall signage design concept combines a warm modern aesthetic with touches of classic, retro signage to produce a consistent collage of signs that tastefully inform, delight and stimulate visitors to the project while fitting in seamlessly with the built environment.

PARCEL INFORMATION

PARCEL NUMBER
304-30-012F

AREA IN ACRES
39.99 +/-

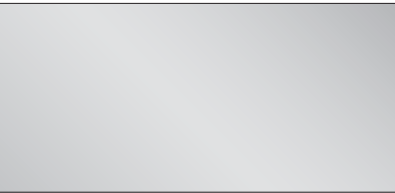
ZONING
RC (Regional Commercial) PAD

SIGNAGE CONSULTANT

Trademark Visual, Inc.
3825 S. 36th St.
Phoenix, AZ 85040
602-272-5055

Jim Bacher
JBacher@trademarkvisual.com

SITE COLORS & MATERIALS (Materials have been chosen by Vivo Partners and will be compatible with the building architecture.)



MP | Brushed Aluminum



Deep Mahogany | PMS 4625



Masonry | Mesastone - Pebble Beach
8" x 4" x 16" Stack Bond



Masonry | Trendstone Groundface - Mission White
8" x 4" x 16" Stack Bond



SW 6993 | Black of Night



DE 6369 | Legendary Gray



Composite Slats | TREX Havana Gold
(or equivalent)



Tile | Natural Limestone (Sisterdale)
10" x 30" Staggered Bond

CONTENTS

I. SIGN CRITERIA - GENERAL

- a. Sign Types
- b. Unique Project Signage

1. SIGN CRITERIA - GENERAL

These criteria have been developed to insure design compatibility among all signs at Gallery Park located at the Northeast corner of Power & Ray Roads in Mesa Arizona. These criteria exist to maintain a continuity of quality and aesthetics throughout the site for the mutual benefit of all tenants and owners ("Tenant"), and to comply with the regulations of the City of Mesa and electrical codes. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria and not approved by the Declarant as required under the Common Operation and Reciprocal Easement Agreement for Gallery Park ("COREA") must be removed or brought into conformance by the Tenant and/or its sign contractor.

The Declarant shall approve all signs, in writing, prior to installation, as required under the COREA. Signage applications shall be submitted to Declarant care of its Manager, VIVO Development Partners, Attn: Jose Pombo ("Reviewer"). Approval shall be for appearance only and not for code compliance. Sign permits must be obtained from the City of Mesa prior to the installation of any sign.

I. GENERAL SIGNAGE REQUIREMENTS

1. The Reviewer shall review the detailed shop drawings indicating the location, size, layout, design color, illumination materials and method of attachment (2 sets) and return one (1) set to Tenant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Tenant with comments. These drawings shall be revised by Tenant and re-submitted to Reviewer for its approval.
3. Upon receipt of Reviewer approval, Tenant shall proceed with City of Mesa permit process. No sign shall be installed prior to City approval.
4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Reviewer.
5. Tenant and/or its representatives shall obtain all permits for its exterior signs and their installation. Tenant shall be responsible for all requirements, specifications and costs.
6. Tenant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the premises by or on behalf of the Tenant.
7. Reviewer's approval of Tenant's plans, specifications, calcula-

tions, or work shall not constitute an implication, representation, or certification by Reviewer that said items are in compliance with applicable statutes, codes, ordinances or other regulations.

8. All signage is subject to City of Mesa approval and this master sign exhibit. Reviewer will support all applications for signs in compliance with this exhibit but cannot guarantee City approval.
9. All signage shall be constructed and installed at Tenant's expense.
10. Tenant and the Tenant's contractor shall be responsible for the repair of any damage caused by installation or removal of any sign. When repairing a surface, the resulting repair must be indistinguishable from the remainder of the surface on which the repair was made. Tenant and the Tenant's contractor may need to replace or refinish the entire surface area extending to logical breaks in plane, control joints, inside or outside corners, or changes in material (i.e. stucco to storefront).
11. Should Tenant's sign require maintenance or repair, Declarant shall give Tenant's landlord thirty (30) days written notice to effect said maintenance or repair. Should landlord fail to effect said maintenance or repair, Declarant may undertake repairs and Tenant's landlord shall reimburse Declarant within ten (10) days from receipt of Declarant's invoice which will include a 25% management fee which fee shall be no less than \$2,000 per occurrence.
12. Subject to Reviewer approval and so long as Tenant does not cause damage (visible or otherwise) to the building or it appurtenances temporary advertising attraction boards or banners may be permitted.
13. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated. Signs shall be designed and installed so that there is no interference with the architectural features (including, but not limited to, windows, balconies, cornices or parapets) of the base building.
14. All signs shall be fabricated using full welded construction.
15. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location (ie. top of sign/letters).
16. All exposed metals shall be painted to render them inconspicuous.
17. No exposed raceways, crossovers, tubing or conduit will be

permitted. All conductors, transformers, and other equipment shall be concealed in a manner approved by Reviewer.

18. All electrical signs shall bear the UL label applied in an inconspicuous location (i.e. top of sign/letters).
19. All signs shall conform to International Building Code Standards.
20. All electrical signs shall conform to National Electrical Code Standards.
21. Tenant shall be liable for the operation of their sign contractor. Tenant shall be responsible for selecting a sign company that carries workers' compensation and commercial general liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs with limits of liability satisfying the requirements of the Lease and/or COREA.
22. Subject to Reviewer approval, moving and rotating signs may be permitted, as well as signs which incorporate individual exposed lightbulbs which turn on and off in sequence (i.e. an arrow comprised of individual bulbs which initially illuminate at the tail, and then continue to illuminate in sequence to the tip of the arrow).
23. Audible or blinking (creating a strobe effect) signs will not be permitted. "Open" signs (or the effective equivalent) or signs of any kind which advertise tenant offerings (i.e. nails, waxing or spa) located on the inside of a Tenant's space and visible to the public from the exterior of the Tenant's space are not allowed. In no instance shall A-frames, flags, or inflatable devices be allowed on either a permanent or temporary basis.
24. Tenant logo styled letters may be used. Copy content of the signage shall not include the product sold or advertising copy (i.e. phone numbers, tag lines, etc.) without prior approval of Reviewer.

II. REGULATORY / TENANT INFORMATIONAL SIGNAGE REQUIREMENTS

1. For all regulatory signage (traffic, directional, handicapped, etc.) and tenant informational signage (i.e. Curbside pick-up or to-go parking, etc), signs will feature an 1/8" thick steel backer plate with 1-1/2" border around the sign, 1" radii at all rectangular sign corners and eased edges. Signs and backer plate shall be mounted to a 2" x 2" solid (no pre-drilled holes) tube steel post (set in concrete footing) capped at top with square steel pressed cap to match others on project. Post, cap and backer plate to be painted (all sides) DE 6369 legendary gray. (See Figure 1 at right)

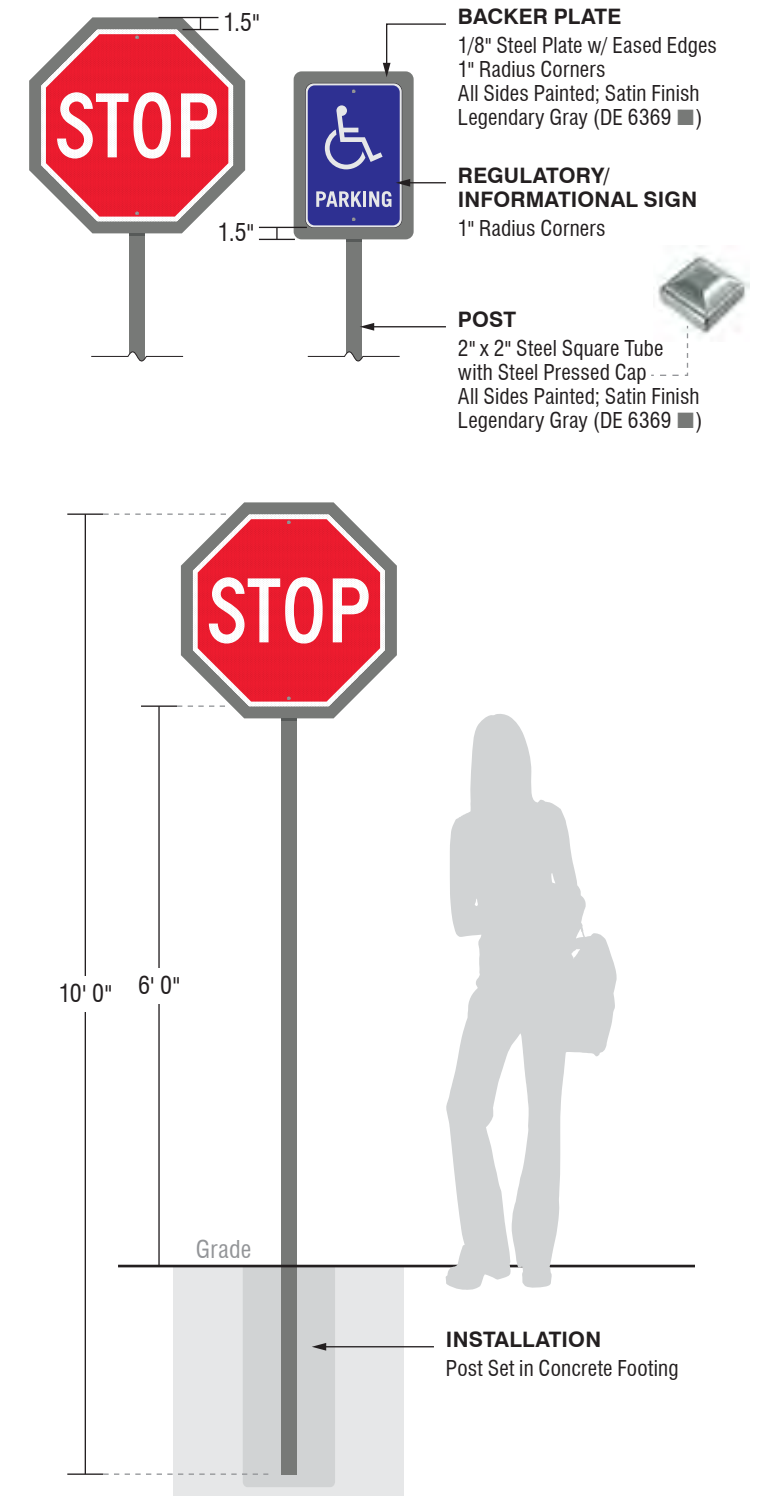
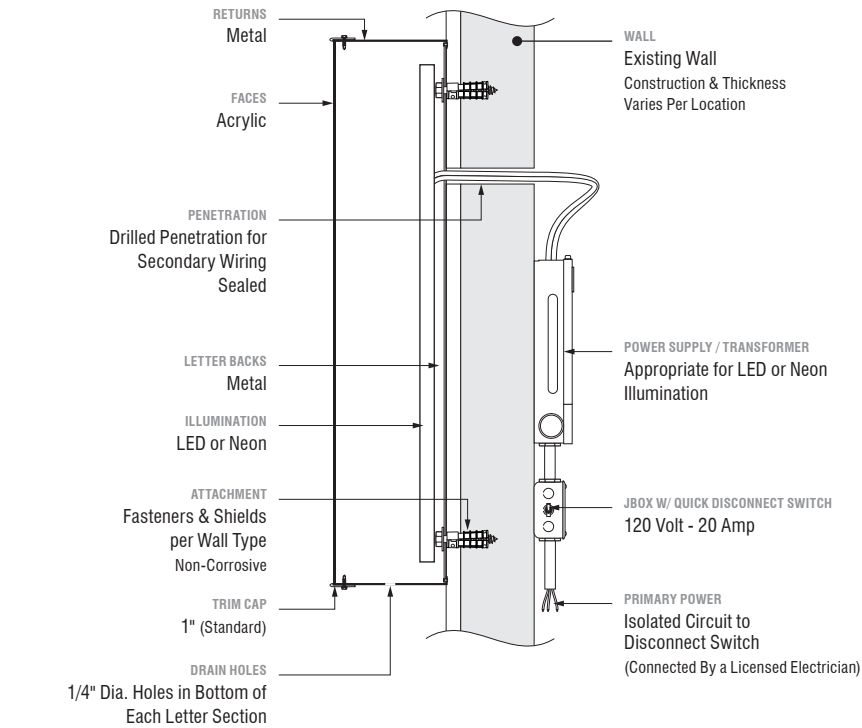


FIGURE 1

I. SIGN CRITERIA - GENERAL

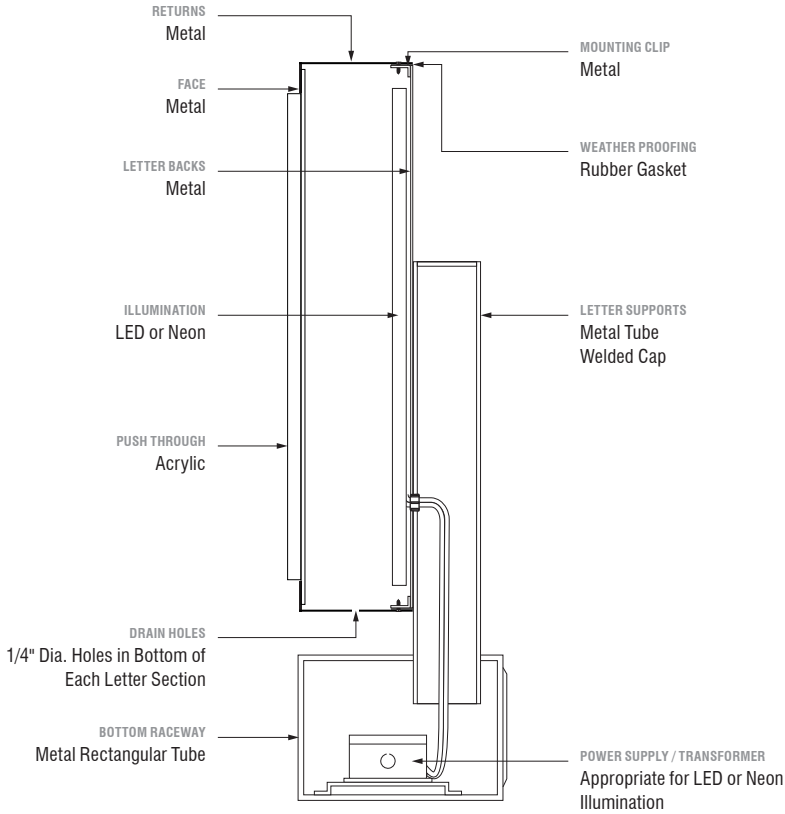
a. Sign Types (Pan Channel Letters)



A Section Detail - Typical
Pan Channel Letter / LED Internally Illuminated / Flush Mounted



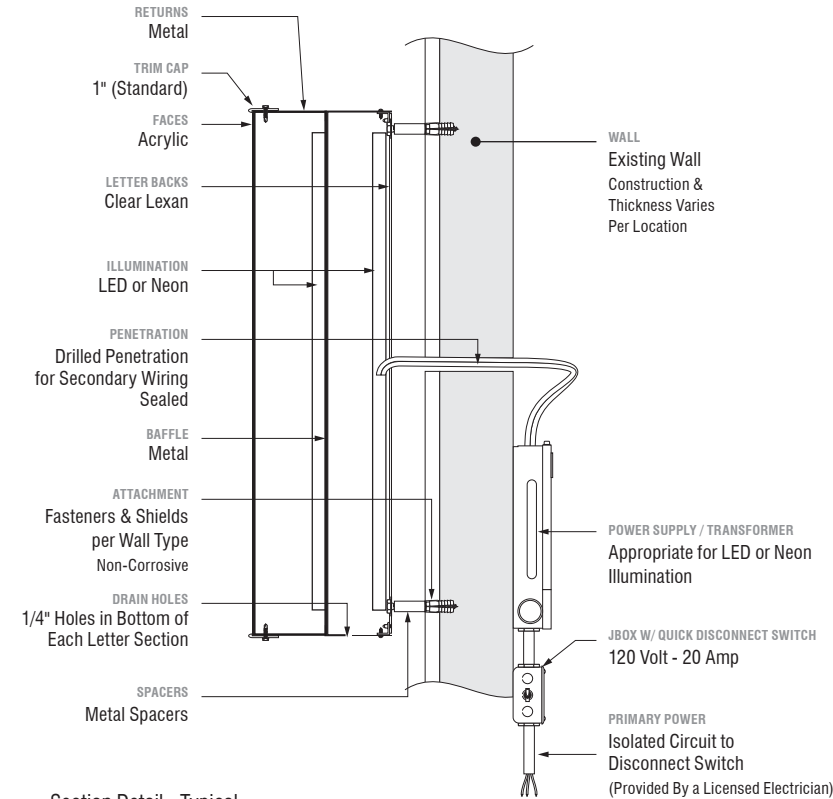
Pan Channel Letter
Internally Illuminated



C Section Detail - Typical
Pan Channel Letter / LED Internally Illuminated / Push Through Acrylic on Face / Bottom Raceway Mounted



Pan Channel Letter w/ Push Through Acrylic Face
Internally Illuminated

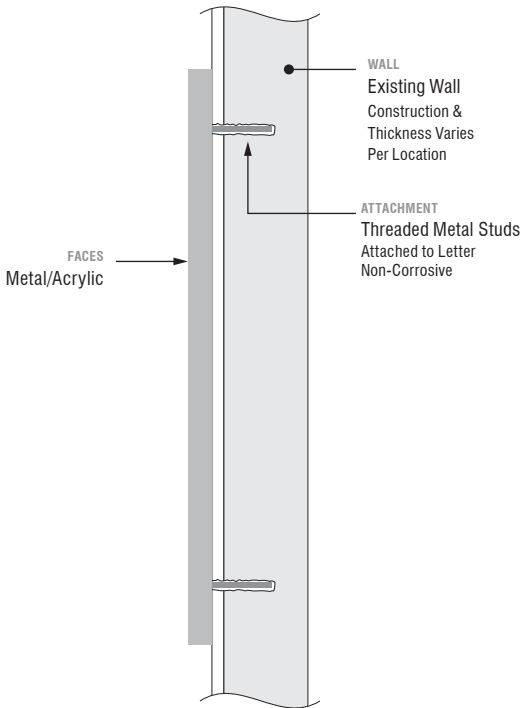


B Section Detail - Typical
Pan Channel Letter / Face and Halo Illuminated

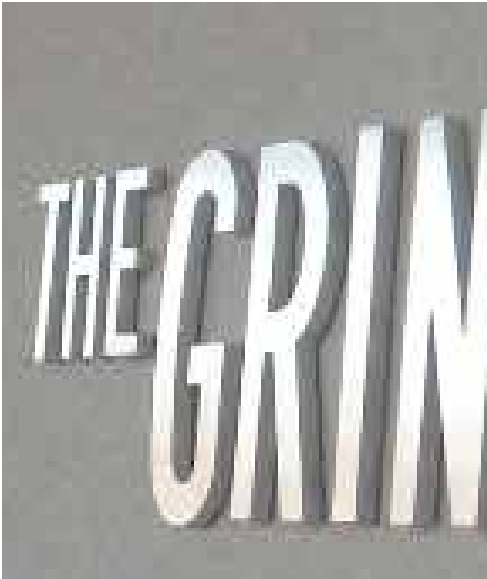


Channel Letter
Face and Halo Illuminated

NOTE: Back-Plate for Halo Illumination May be Required on Signs Installed on Awnings.



D Section Detail - Typical
Flat Cut Out Letter / Non-Illuminated / Flush Mounted

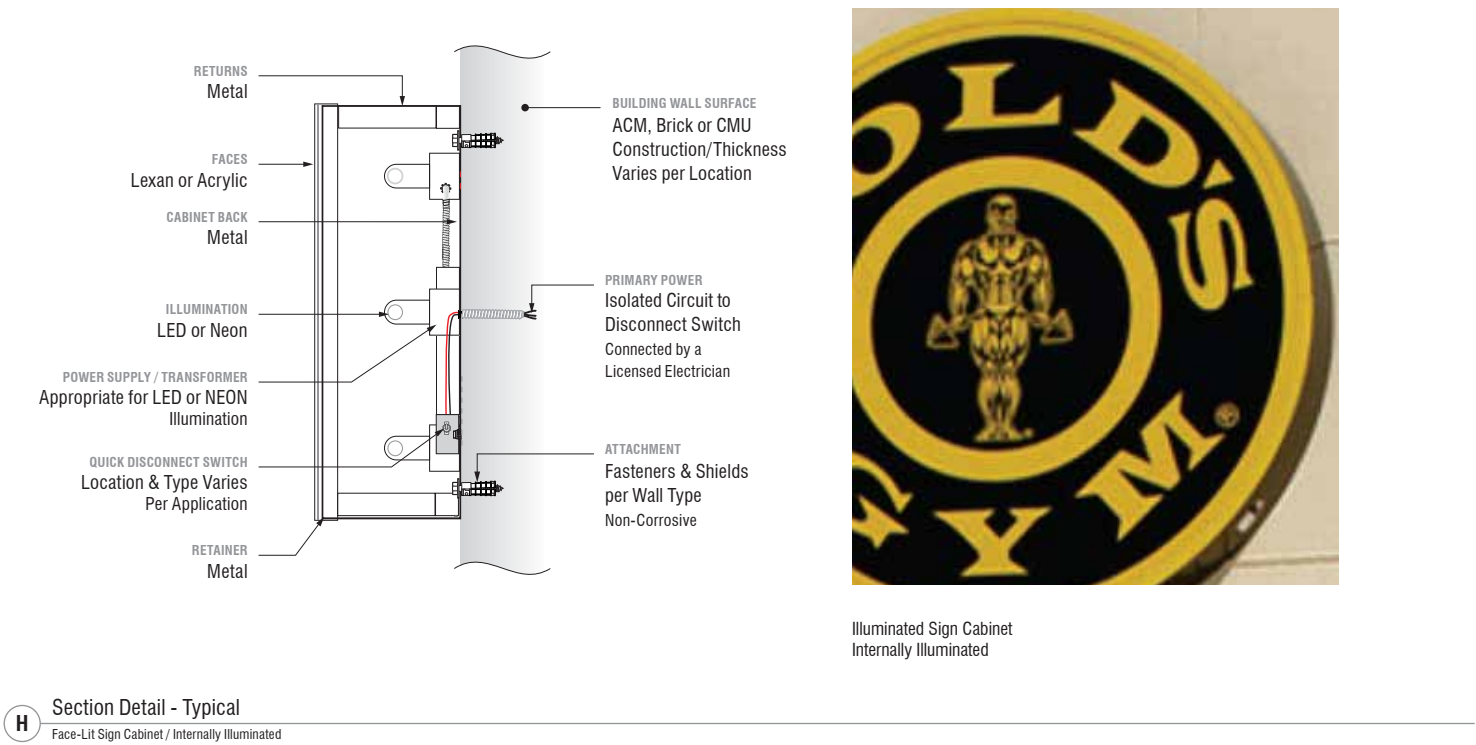
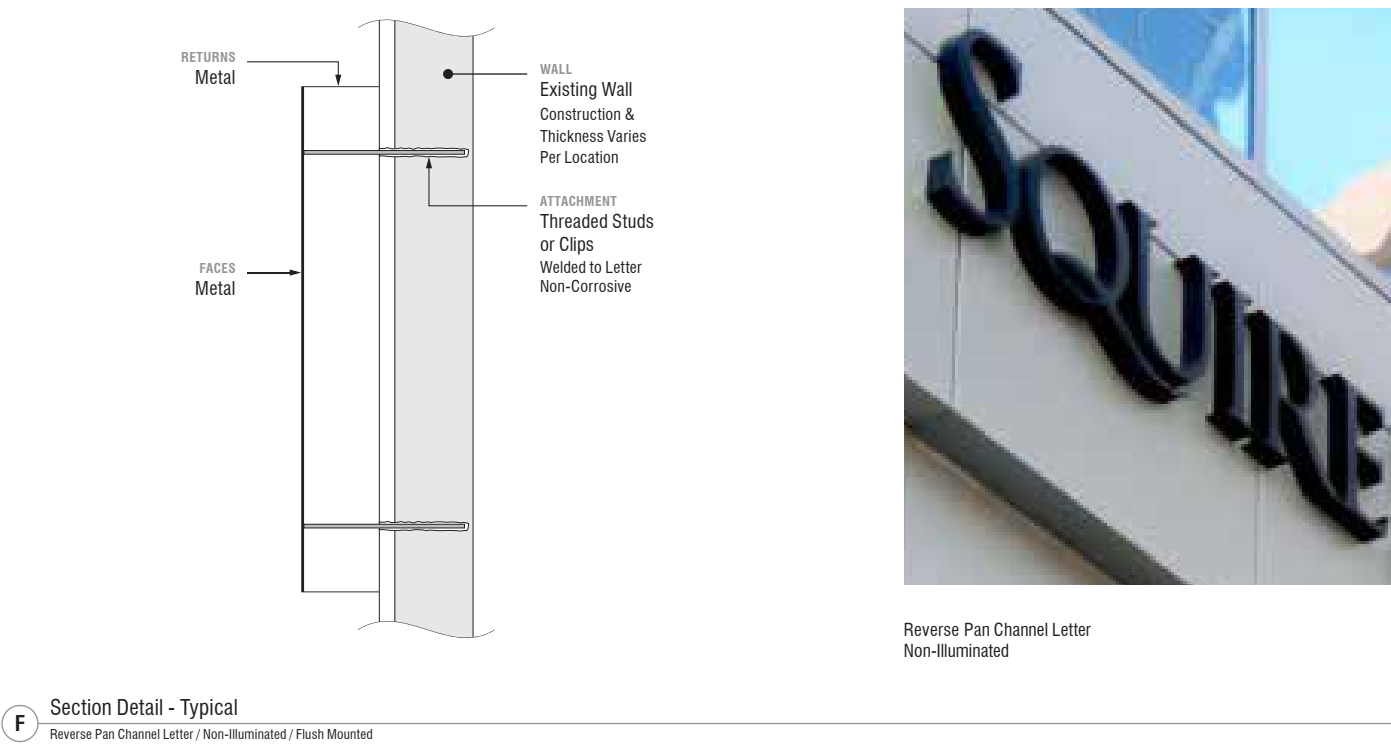
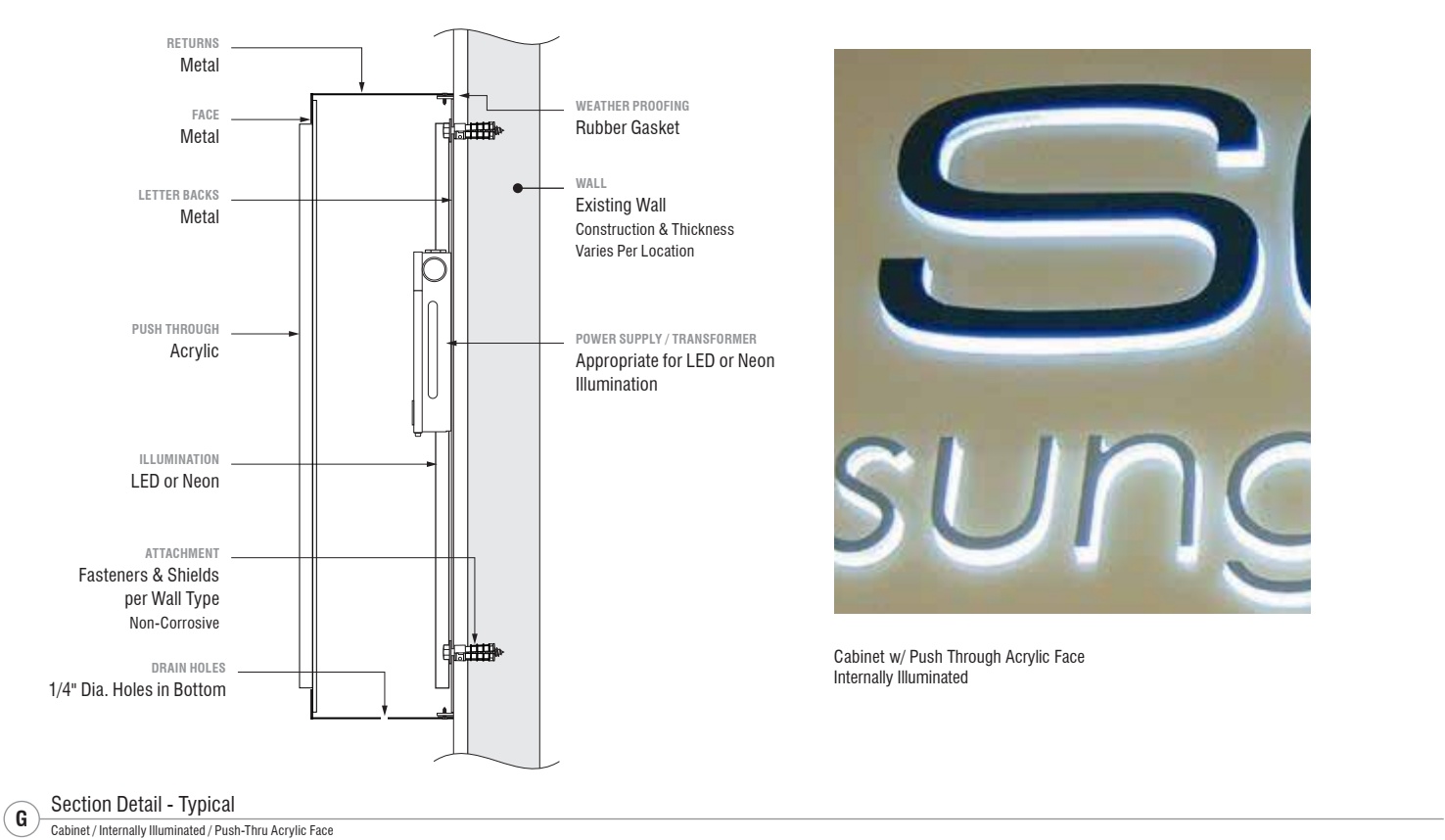
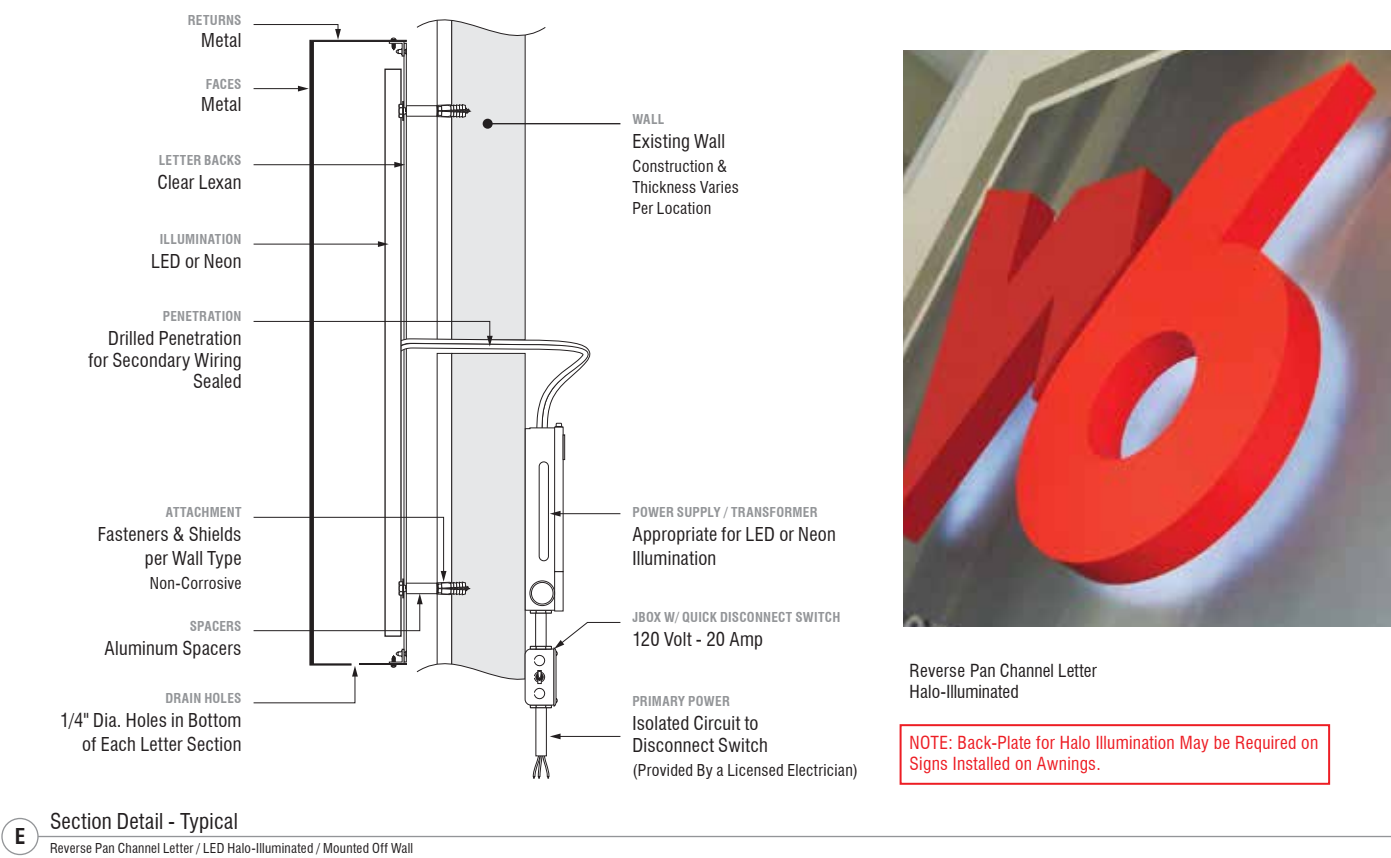


Flat Cut Out Letter
Non-Illuminated

NOTE: Sign type can be used for smaller letters or tag lines.

I. SIGN CRITERIA - GENERAL

a. Sign Types



I. SIGN CRITERIA - GENERAL

b. Unique Project Signage

BLADE / PROJECTING SIGNS

A blade or projecting sign shall be a sign attached to a building or other structure and extending in whole or in part more than fifteen (15) inches beyond the building. Blade or projecting signs must be at least eight (8) feet above any walkway surfaces. Maximum projection shall not exceed four (4) feet unless approved by the Reviewer. Mounting brackets must be decorative elements, compatible with the architecture of the base building. Neon is to be used where appropriate and is subject to Reviewer approval.

Blade/Projecting signs are allowed along Main Street, within The Park, or at buildings over 10,000 net SF (or under roof) and subject to Reviewer approval.

Roof/Parapet signs shall be allowed on a selective basis (in one location in or adjacent to the park and no more than one other location) and subject to Reviewer approval. In no event shall top of sign exceed the maximum heights outlined in Gallery Park’s entitlements.



EXAMPLE BLADE / PROJECTING SIGNS

MURALS

A mural is painting or pictorial representation applied to or incorporated into a structure or wall, which can be viewed from public places, service lanes and ROW. Murals are to be used where appropriate and are subject to Reviewer approval.

These murals shall not count toward any art requirement as prescribed in Gallery Park’s Design Guidelines.

11-43-8: MURALS

Any portion of a mural that contains sign copy that is more than two (2) inches in height and is of sufficient size that it is readable or identifiable from beyond the lot boundary or within fifty (50) feet of the sign, whichever is greater, is counted against the maximum sign area. Murals suggestive of a user’s brand will be considered branding/signage and will count toward the user’s signage area.



EXAMPLE MURAL SIGNS

I. SIGN CRITERIA - GENERAL

b. Unique Project Signage

EXPOSED NEON AND EXPOSED BULBS

In order to produce a consistent collage of signs that tastefully inform, delight and stimulate visitors to the project, retro signage elements are encouraged as touches that are part of an overall warm modern signage aesthetic. Exposed neon and exposed bulbs are both characteristics of vintage signage which may be appropriate in certain areas of the project and for certain uses. The use of neon and exposed bulbs are allowed subject to Reviewer approval. As long as the neon is on a sign, it is approved through the CSP and will not need the separate DRB case. DRB is only necessary if a building is being outlined in exposed neon (11-41-3.B.7 in the Mesa Zoning Ordinance).



EXAMPLE NEON AND EXPOSED BULBS

UNDER CANOPY SIGNS

In order to provide additional visibility to tenants in more pedestrian areas of the project, Under Canopy Signs are permitted along Main Street and in The Park. All under canopy blade sign copy shall consist of flat cut out graphics and shall be surface applied to both sides of the display. The Reviewer shall approve in writing all copy, layout, attachment method and hardware prior to its installation.



EXAMPLE UNDER CANOPY SIGNS

CONTENTS

II. SIGN CRITERIA - BUILDING / TENANT SIGNS

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- b. Signage/Area Matrix and Exhibits
- c. Store Front Graphics
- d. Interior Signage Graphics

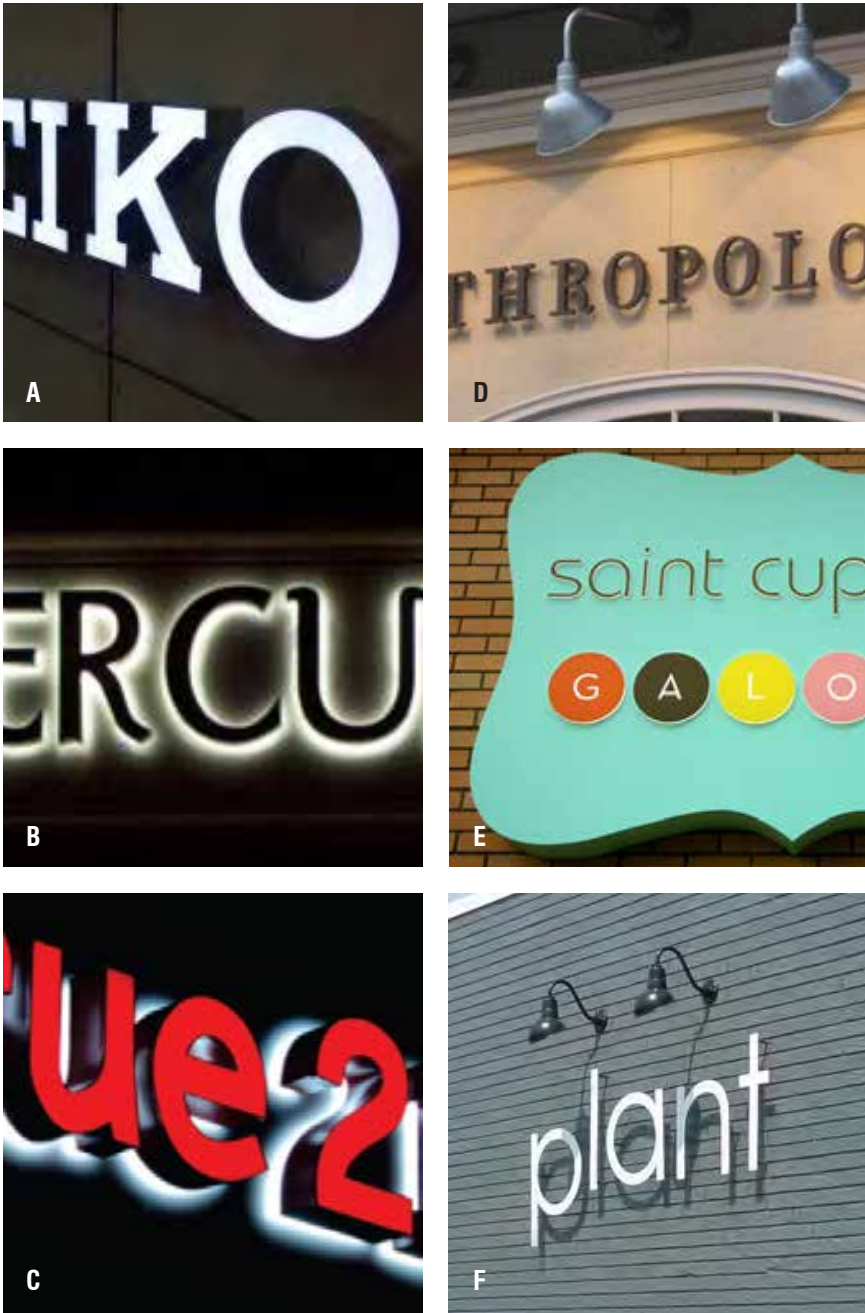
II. SIGN CRITERIA - BUILDING / TENANT SIGNS

a. Building Mounted Signs

A. BUILDING MOUNTED SIGNS

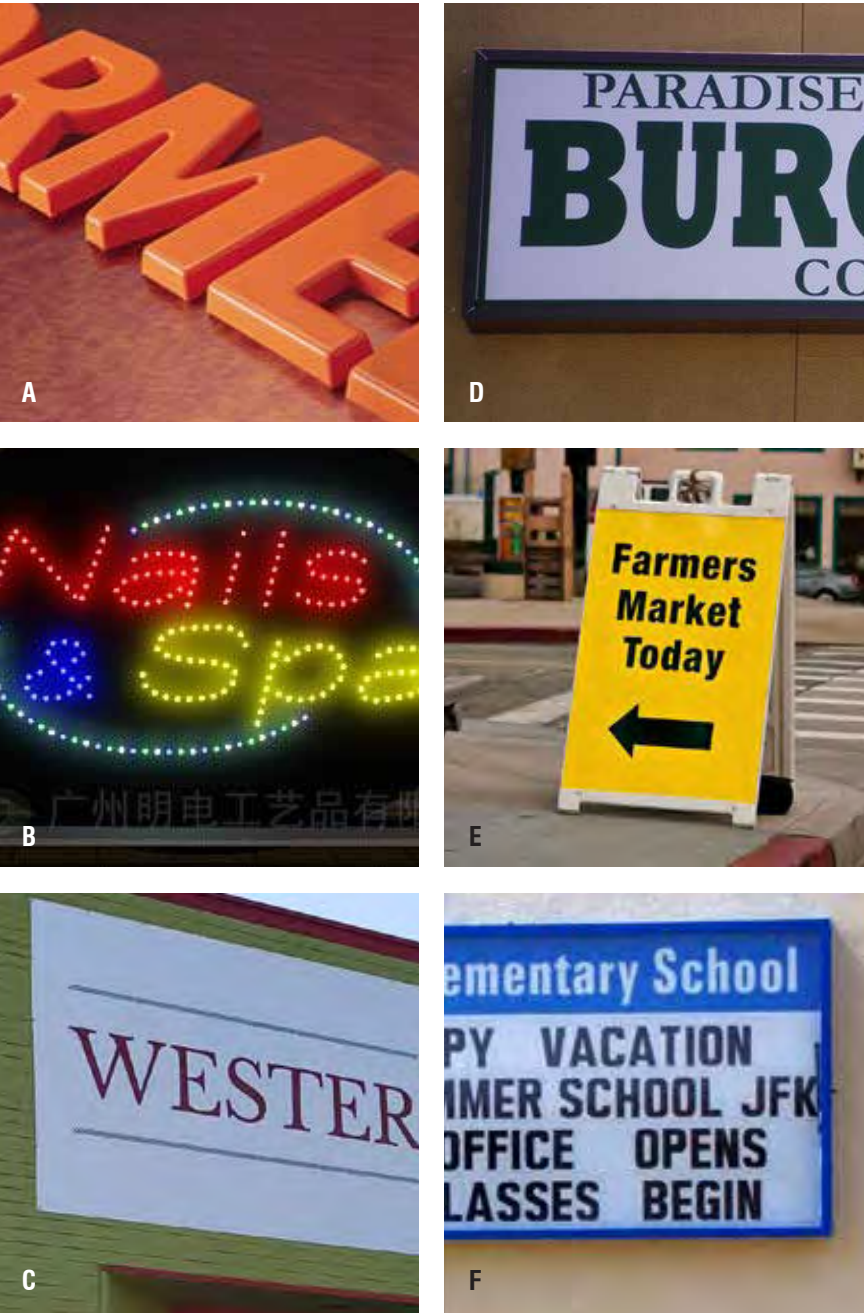
- 1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location approved in writing by Reviewer and acceptable to the City.
- 2. Wall signs shall consist of individual LED illuminated or non-illuminated pan channel or reverse pan channel letters with 3" to 5" Deep returns. Flat Cut Out (see section detail D) Aluminum may be used for smaller letters if necessary. Cabinet signs may be used provided that they are approved by Reviewer, and are non-rectangular. Painted Mural type wall signs are also allowed and encouraged throughout Gallery Park with Reviewer approval.
- 3. All sign materials shall be quality in nature and include Aluminum, Steel, Stainless Steel, Acrylic, Polycarbonate, and automotive grade paint or paint that is suitable for outdoor use.
- 4. Corporate Letterstyles, Logotype, Logo, and Colors may be used per Reviewer approval.
- 5. The total sign area, sign envelope, maximum number of signs, maximum area per sign, shall not exceed that which is set forth in the "Building / Tenant Signs Matrix".
- 6. All Tenant Wall Signs must be approved by the Reviewer prior to proceeding with the City of Mesa permit process.
- 7. See examples of acceptable signs and examples of prohibited signs to right. Any signs not shown here are not allowed.

ACCEPTABLE SIGNS



- A Face Illuminated Pan Channel Letters
- B Halo Illuminated Reverse Pan Channel Letters
- C Face and Halo Illuminated Pan Channel Letters
- D Non-Illuminated or Externally Illuminated Reverse Pan Channel Letters
- E Non-Rectangular Cabinet Signs
- F Flat Cut Out Letters

PROHIBITED SIGNS



- A Pre-Fabricated Wood, Vacuum Formed or Molded Plastic Letters
- B Interior Open Signs, Signs that Advertise Tenant Offerings, or Blinking Signs
- C Banners
- D Rectangular Cabinet Signs
- E A-Frames, Flags, or Inflatable Devices
- F Cabinets Signs with Changeable Letter/Number Tracks

II. SIGN CRITERIA - BUILDING / TENANT SIGNS

b. Signage / Area Matrix and Exhibits

BUILDING / TENANT SIGN MATRIX

SIGN AREA CALCULATION Allowable Sign Area for Attached Signs is calculated as two (2) square feet for each lineal foot of Leased Frontage per Building Elevation unless otherwise noted. Where a sign consists only of individual letters, numerals, symbols or other similar components, the total area of the sign shall be calculated by the sum of the areas of the smallest square or rectangle that encloses all the text and graphics as shown in Figure 1 at right. More than one bounding box can be used in defining Sign Area as long as all bounding boxes are conjoined to an adjacent bounding box. If more than one bounding box is used, they must all be connected in some way - see Figure 2 at right.

SIGN ENVELOPE is an area not to exceed 70% of the vertical and 80% of the horizontal background of the building surface upon which the sign is to be installed. Sign envelope does not define the total allowable sign area. It defines the outermost reaches that a sign can occupy. Sign area calculations based on lineal feet of leased space still apply. See Figure 3 at right.

In all cases, the sign shall be no closer than 6 inches to any structure, change in material, or change in plane. In the event sign is non-rectangular, sign envelope and sign may exceed 70% of the vertical background so long as the aforementioned 6-inch minimum distance is maintained and subject to Reviewer approval.

STANDARD ATTACHED SIGN ALLOWANCES PER OCCUPANCY

Front Foot of Building Occupancy	Max. Number of Permitted Signs (Signs include tenant name/brand signs. Excludes directional signage, i.e. "Drive-Thru >")	Max. Aggregate Sign Area Calculation (Inclusive of front and side building signage only, and excludes signage area on the rear of the building.)	Max. Area Per Sign
80 feet or Less	3 Signs (See Note 5 Below)	See Note 1 & 5 below	160 sq. ft.
81 to 199 feet	4 Signs (See Note 5 Below)	See Note 2 & 5 below	160 sq. ft.
200 to 249 feet	5 Signs (See Note 5 Below)	See Note 3 & 5 below	160 sq. ft.
250 feet or More	6 Signs, plus one additional sign for every additional 50 feet of occupancy up to a max. of 8 signs.	See Note 4 & 5 below	160 sq. ft.

OPTIONAL ATTACHED SIGN ALLOWANCES FOR SINGLE OCCUPANT PAD BUILDINGS
UNDER 5,000 SF GROSS FLOOR AREA

Max. Number of Permitted Signs	Max. Aggregate Sign Area Calculation ^{(1) (2)}	Max. Area Per Sign
4 signs	2 sq. ft. of sign area per lineal foot of the widest building elevation up to a max. of 160 sq. ft.	80 sq. ft.

MULTI TENANT BUILDINGS:

NOTE 1: The starting aggregate area shall be 2 SF of sign area per front foot of building occupancy plus an additional 10 SF of sign area for each sign (up to a maximum of 30 SF additional) resulting in a maximum aggregate area of 190 SF.

NOTE 2: The starting aggregate area shall be 160 SF plus an additional 10 SF of sign area for each sign (up to a maximum of 40 sf additional) resulting in a maximum aggregate area of 200 SF.

NOTE 3: The starting aggregate area shall be 80% of lineal front foot of occupancy, plus an additional 10 SF of sign area for each sign (up to a maximum of 50 SF additional) resulting in a maximum aggregate area of 249 SF.

NOTE 4: The starting aggregate area shall be 80% of lineal front foot of occupancy up to a maximum of 500 SF, plus an additional 10 SF of sign area for each tenant (up to a maximum of 80 sf additional) resulting in a maximum aggregate area of 580 SF.

NOTE 5: For multi-tenant retail/restaurant buildings between Power Road and the first North/South interior drive, up to three (3) tenants shall be allowed one (1) additional sign facing the office, hotels, and multifamily on the rear of the building of an area equal to or less than their main building sign.




FIGURE 1




FIGURE 2

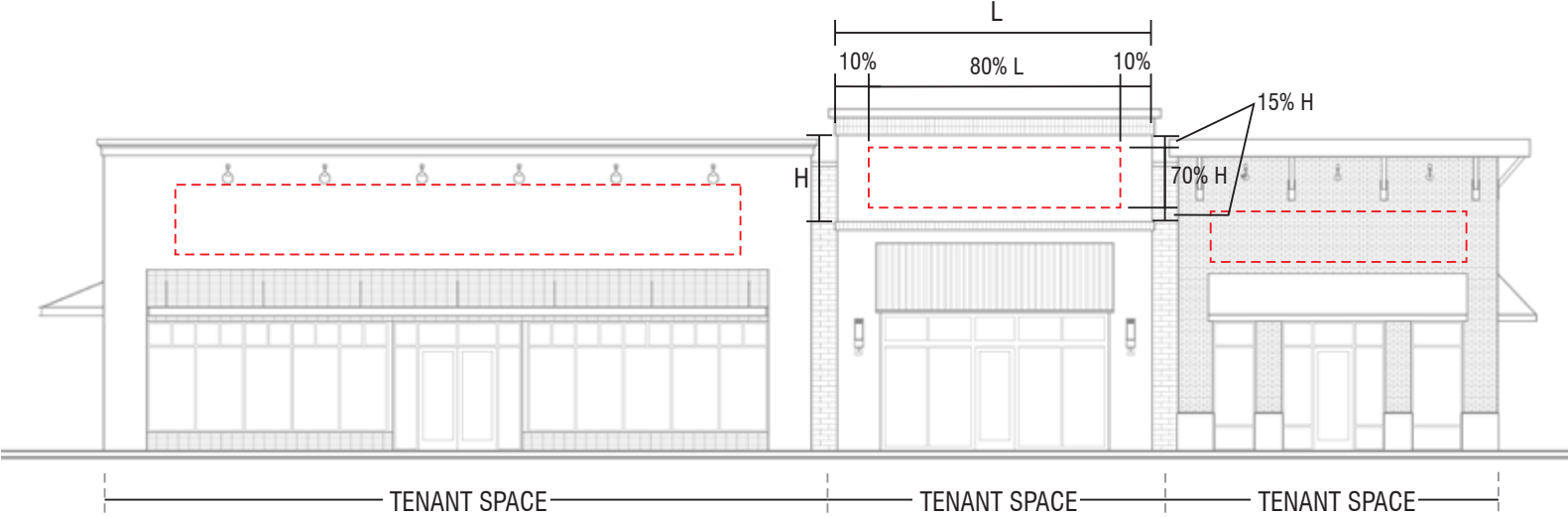
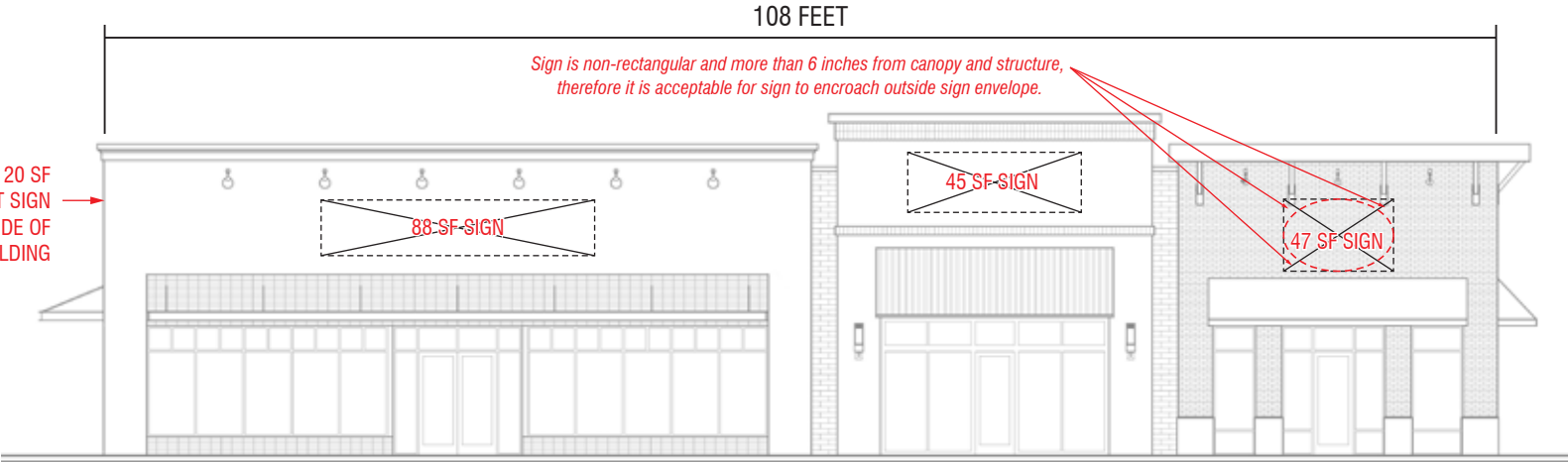


FIGURE 3 - SIGN ENVELOPE DIAGRAM



HYPOTHETICAL SIGN AREA STUDY FOR MULTI-TENANT BUILDING

MAX AGGREGATE EQUATION FOR 108' FT BUILDING:
160 SF + 40 SF (10 Additional SF of sign area for each tenant) = 200 SF Max. Aggregate Sign Area
88 SF + 45 SF + 47 SF = 180 total SF (Within the 200 SF Max. Aggregate Sign Area)

Pursuant to note 5, if hypothetical building shown above is located between Power road and the first north/south interior drive up to three (3) additional Signs (maximum one (1) per tenant) would be allowed on the rear of the building (without affecting the Maximum Aggregate Sign Area for the front and sides of the building calculated above) with each tenant sign area not to exceed the respective tenant's sign area on the front of the building.

GALLERY PARK

TRADEMARK

COMPREHENSIVE SIGN PLAN V. 100197-07 09.01.20 10

II. SIGN CRITERIA - BUILDING / TENANT SIGNS

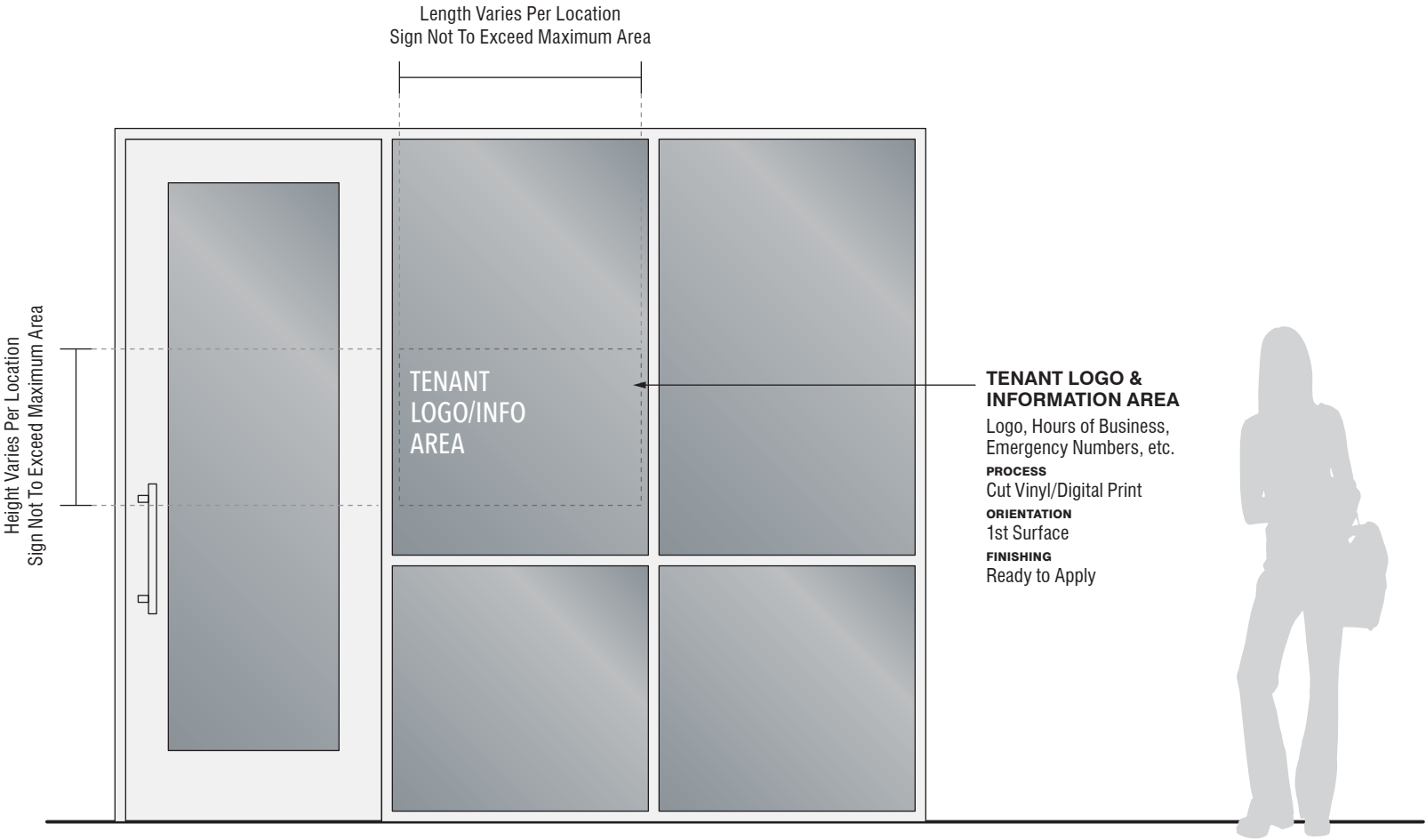
- c. Storefront Graphics
- d. Interior Signage Graphics

C. STOREFRONT GRAPHICS

- 1. Standard white vinyl die-cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Reviewer prior to fabrication or implementation. Not to exceed 25% of each window area. Alternate vinyl colors may be allowed, subject to Reviewer approval.
- 2. Corporate Letterstyles, Logotype, Logo, and Colors may be used with Reviewer Approval.
- 3. All Store Front Graphics are to be installed 1st surface to Tenant frontage windows/doors.
- 4. All window signs shall meet the requirements of the City of Mesa.

D. INTERIOR SIGNAGE GRAPHICS

- 1. Any interior signage, graphics, or electronic display visible to the public from the exterior of the Tenant’s space, whether mounted to the exterior or interior of storefront glass, or if located inside the suite within 40 feet of the storefront, is subject to Reviewer approval.



EXAMPLE STOREFRONT GRAPHICS

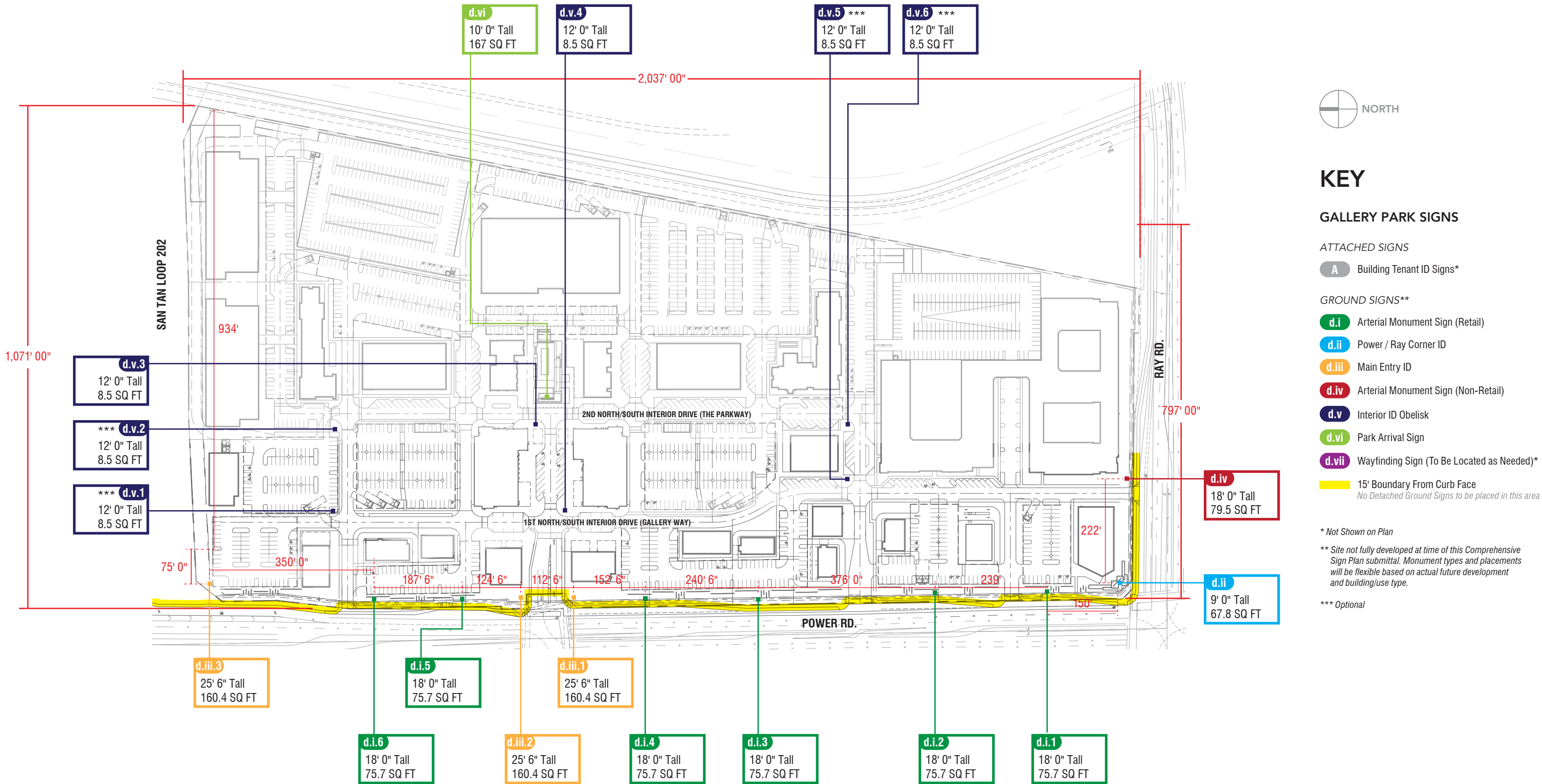
CONTENTS

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- a. Location Plan
- b. Project / Ground Sign Matrix
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 - i. Arterial Monument Sign (Retail)
 - ii. Power / Ray Corner ID
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 - iv. Arterial Monument Sign (Non-Retail)
 - v. Interior ID Obelisk
 - vi. Park Arrival Sign
 - vii. Wayfinding Sign

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

a. Location Plan



III. SIGN CRITERIA - PROJECT / GROUND SIGNS

b. Project / Ground Sign Matrix

SIGN TYPE	FUNCTION	QTY	SIGN LOCATION	MAX. HEIGHT	MAX. SIGN AREA	ILLUMINATION	MATERIALS
d.i - ARTERIAL MONUMENT SIGN (RETAIL)	Retail Tenant Identification	6	Placed along primary & secondary road frontages & entries*	18' 0" to the top of the sign from grade	80 SF maximum per side. Includes Center identification and tenant area. Exclusive of architectural embellishments.	Internally Illuminated - LED.	Aluminum, Acrylic, Lexan, Vinyls, Wood
d.ii - POWER / RAY CORNER ID	Project Identification	1	Placed at the Northeast Corner of the intersection of Power and Ray Roads*	9' 0" to the top of the sign from grade	80 SF maximum per side. Includes Center identification. Exclusive of architectural embellishments.	Internally Illuminated - LED.	Aluminum, Acrylic, Lexan, Vinyls
d.iii - MAIN ENTRY ID	Project & Non-Retail Tenant Identification	3	Placed along primary road frontages & entries*	25' 6" to the top of the sign from grade	160 SF maximum per side. Includes Center identification. Exclusive of architectural embellishments.	Internally Illuminated - LED.	Aluminum, Acrylic, Lexan, Vinyls, Wood, Masonry
d.iv - ARTERIAL MONUMENT SIGN (NON-RETAIL)	Non-Retail Tenant Identification	1	Placed along primary & secondary road frontages & entries*	18' 0" to the top of the sign from grade	80 SF maximum per side. Includes Center identification. Exclusive of architectural embellishments.	Internally Illuminated - LED.	Aluminum, Acrylic, Lexan, Vinyls, Wood, Masonry
d.v - INTERIOR ID OBELISK	Driveway Identification	6	Placed along interior site roadways & entries*	12' 0" to the top of the sign from grade	80 SF maximum per side. Includes Center identification. Exclusive of architectural embellishments.	Internally Illuminated - LED.	Aluminum, Acrylic, Lexan, Vinyls, Wood, Masonry
d.vi - PARK ARRIVAL SIGN	Park Area Identification	1	Placed along secondary road frontages & entries*	10' 0" to the top of the sign from grade	167 SF maximum per side. Includes Center identification. Exclusive of architectural embellishments.	Internally Illuminated - LED.	Aluminum, Acrylic, Lexan, Vinyls
d.vii - WAYFINDING SIGN	To Direct Pedestrian and Vehicular Traffic Throughout the Site	TBD	Placed along interior site roadways & entries*	6' 0" to the top of the sign from grade	80 SF maximum per side. Includes Center identification. Exclusive of architectural embellishments.	Internally Illuminated & External Ground Illumination.	Aluminum, Acrylic, Lexan, Vinyls, Wood

* See Sign Location Plans on Pg. 4 of this document for exact locations within the property.

STANDARD DETACHED SIGN ALLOWANCES PER DEVELOPMENT

Max. Number/Height	Max. Aggregate Sign Area Calculation	Max. Height	Max. Area Per Sign
One (1) Sign: 1-foot of sign height per 10 lineal feet of street frontage Multiple Signs: 1-foot of sign height per 20 lineal feet of street frontage	1 sq. ft. of sign area per lineal foot of street frontage	12-feet	80 sq. ft.

CALCULATIONS

POWER RD.

2,037' Total Street Frontage ÷ 20 = **101.85' Total Sign Height Allowed**
(3) Signs at 25' 6" Each & (6) Signs at 18' Each = **184.5' Total Sign Height**

2,037' Total Street Frontage = **2,037 SF Total Sign Area Allowed**
(3) Signs at 160.4 SF Each, (6) Signs at 75.7 SF Each = **935.4 Total SF**

RAY RD.

797' Total Street Frontage ÷ 20 = **39.85' Total Sign Height Allowed**
(1) Sign at 18' & (1) Sign at ±10' = **28' Total Sign Height**

797' Total Street Frontage = **797 SF Total Sign Area Allowed**
(1) Sign at 79.5 SF & (1) Sign at 67.8 SF = **147.3 Total SF**

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

c. Descriptions of Signs

GENERAL NOTES - PROJECT / GROUND SIGNS

1. Tenant and Tenant’s contractor shall be responsible for complying with all sign details, and specifications stated herein. For all Arterial Monument, Freeway Monument, Major Entry ID and Wayfinding signs, existing blank panels shall be removed by Tenant’s contractor and provided to Declarant, (free of damage, scratches, bends, or dents) once Tenant’s panel is installed.

2. Tenant is responsible for removing their existing sign within 30 days of vacating their suite or building, and replacing it with the original blank panel.

3. Arterial Monument Signs (Retail), Freeway Monument Signs, Power / Ray Rd Corner ID, Major Entry ID, Arterial Monument Signs (Non-Retail), Interior ID Obelisks, Park Arrival Sign, Wayfinding Signs and their locations must be approved by Reviewer prior to proceeding with the City of Mesa permit process.

i. ARTERIAL MONUMENT SIGN (RETAIL)

1. Six (6) Double-Faced Multi-Tenant Monuments are located within the site. Tenant Monument Panel location/usage is to be directed by Declarant.

2. Monument Sign Panels are to be fabricated of routed aluminum backed with acrylic with 1st surface vinyl. All panel faces are to be painted to monument cabinet color.

3. Corporate Letterstyles, Logotype, Logo, and Colors may be used. In instances where a Tenant has no corporate color or identity; text is to be in a color that contrasts the face of the monument sign panel.

4. Tenant copy/logo not to exceed the monument face panel boundary. See the Tenant Monument Sign Panel Specifications further in this section.

ii. POWER / RAY RD CORNER ID

1. Only one (1) area allows for the Power / Ray Corner ID within the site. The main purpose of this sign type is to identify the Project at the corner of Power and Ray Roads.

2. The single-sided sign is to be fabricated of LED internally illuminated RPC letters with returns and backs fabricated of painted aluminum and with acrylic faces with 1st surface vinyl. The letters are to be supported over a masonry planter via a wireway support channel and posts.

3. No tenants are allowed to place signage on the Power / Ray Corner ID.

iii. MAJOR ENTRY ID

1. Three (3) areas allow for Major Project ID Signs within the site. The main purpose of this sign type is to identify the Project name with the secondary function of identifying a limited number of non-retail tenants within the Project.

2. Major Entry ID Monument Sign Tenant Panels are to be fabricated of routed aluminum backed with acrylic with 1st surface vinyl, per specification stated herein. All panel faces are to be painted to monument cabinet color stated herein. Tenant to verify color is still a match or match existing.

3. Corporate Letterstyles, Logotype, Logo, and Colors may be used. In instances where a Tenant has no corporate color or identity; text is to be in a color that contrasts the face of the monument sign panel. Tenant copy/logo not to exceed the monument sign face panel boundary.

iv. ARTERIAL MONUMENT SIGN (NON-RETAIL)

1. One (1) Double-Faced Multi-Tenant Monument (Non-Retail) is located within the site at Ray Road. Tenant Monument Panel location/usage, for non-retail tenants only, is to be directed by Declarant.

2. Tenant Panels are to be fabricated of routed aluminum backed with acrylic with 1st surface vinyl, per specification stated herein. All panel faces are to be painted to monument cabinet color stated herein. Tenant to verify color is still a match or match existing.

3. Corporate Letterstyles, Logotype, Logo, and Colors may be used. In instances where a Tenant has no corporate color or identity; text is to be in a color that contrasts the face of the monument sign panel.

4. Tenant copy/logo not to exceed the monument sign face panel boundary. See the Tenant Monument Sign Panel Specifications further in this section.

v. INTERIOR ID OBELISK

1. Six (6) areas allow for the Interior ID Obelisks within the site. The main purpose of this sign type is to identify driveways within the site.

2. The sign is double-sided in nature and are to be fabricated of routed aluminum backed with acrylic with 1st surface vinyl.

3. No tenants are allowed to place signage on the Interior ID Obelisks.

vi. PARK ARRIVAL SIGN

1. One (1) Single-Faced Park Arrival Sign is located within the site. The purpose of this sign type is to identify the park area within the site.

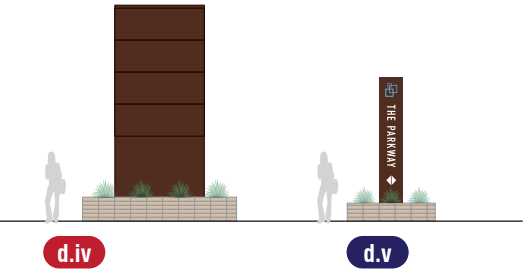
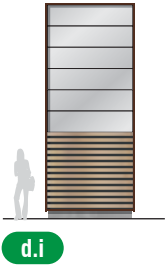
2. No tenants are allowed to place signage on the Park Arrival Sign.

vii. WAYFINDING SIGN

1. These single or double-sided signs may be located anywhere within the project where pedestrian and vehicular ways intersect. The main purpose of these signs is for directing pedestrians and vehicles to Tenants or buildings within the Project.

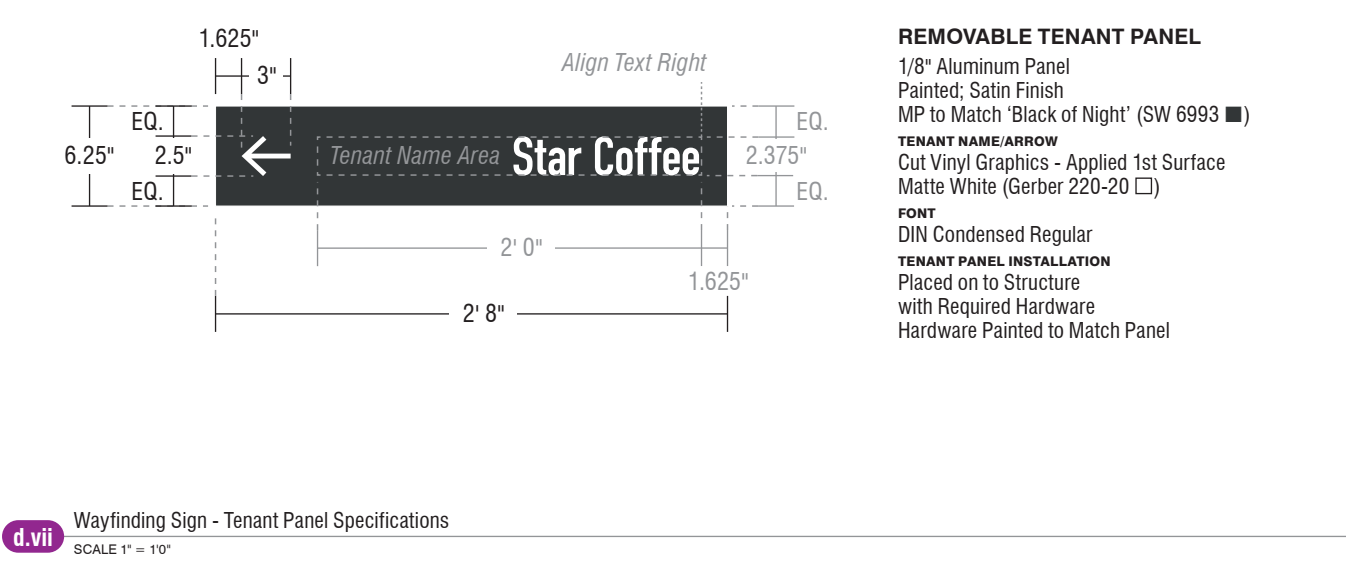
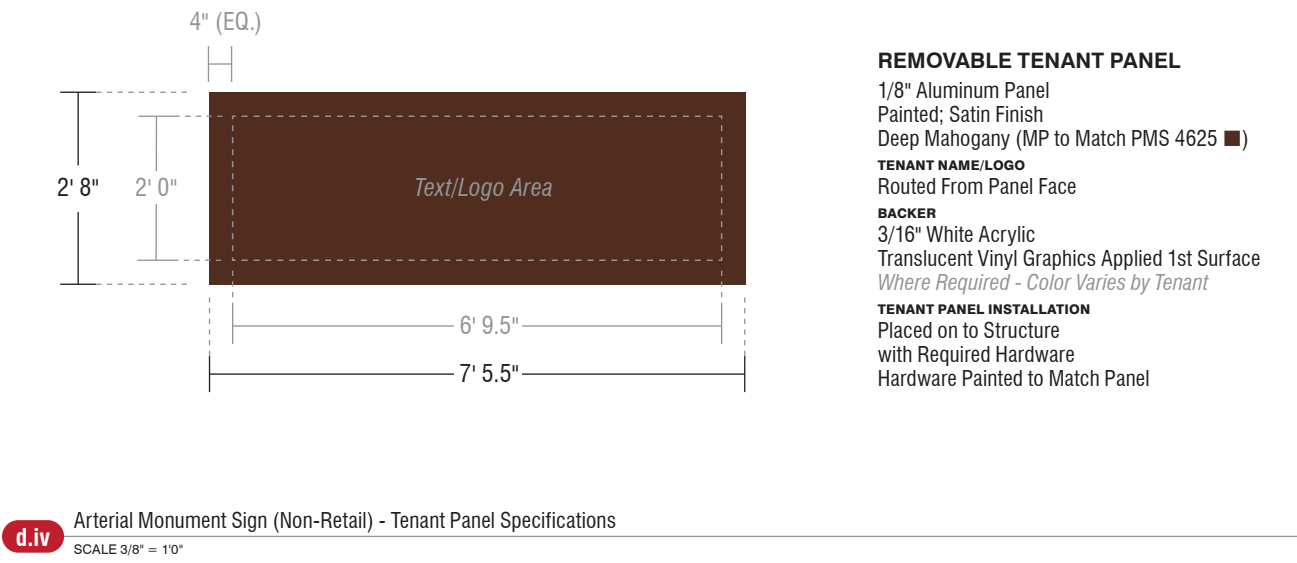
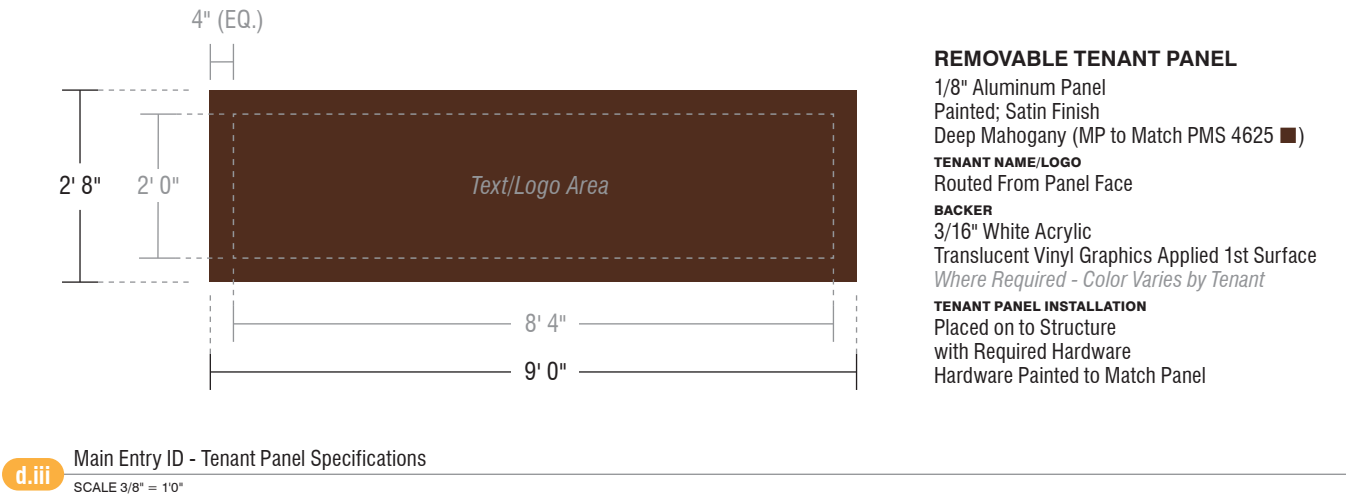
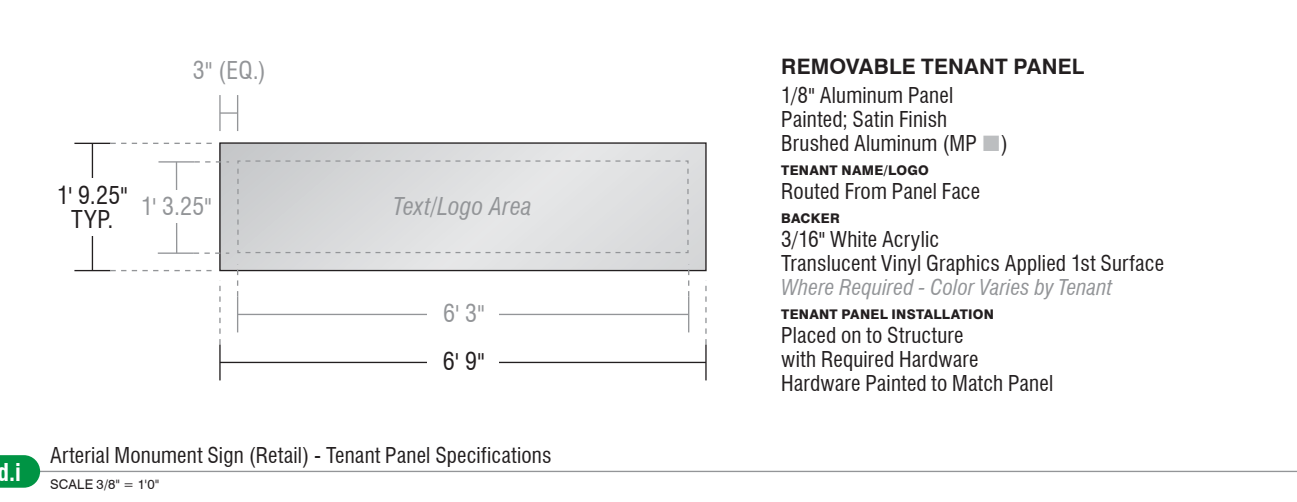
2. These single or double-sided signs are to have fabricated aluminum panels with 1st surface vinyl Tenant Name and directional arrows. All panel faces are to be painted to wayfinding cabinet color stated herein and all text/arrows are to be matte white vinyl. Tenant to verify panel and vinyl color is still a match or match existing.

3. Tenants are allowed to place only their name on the Wayfinding Sign panels. Tenant name is to be set in DIN Condensed Regular with a cap height of 2.375". Corporate Letterstyles, Logotype, Logo, and Colors may not be used.



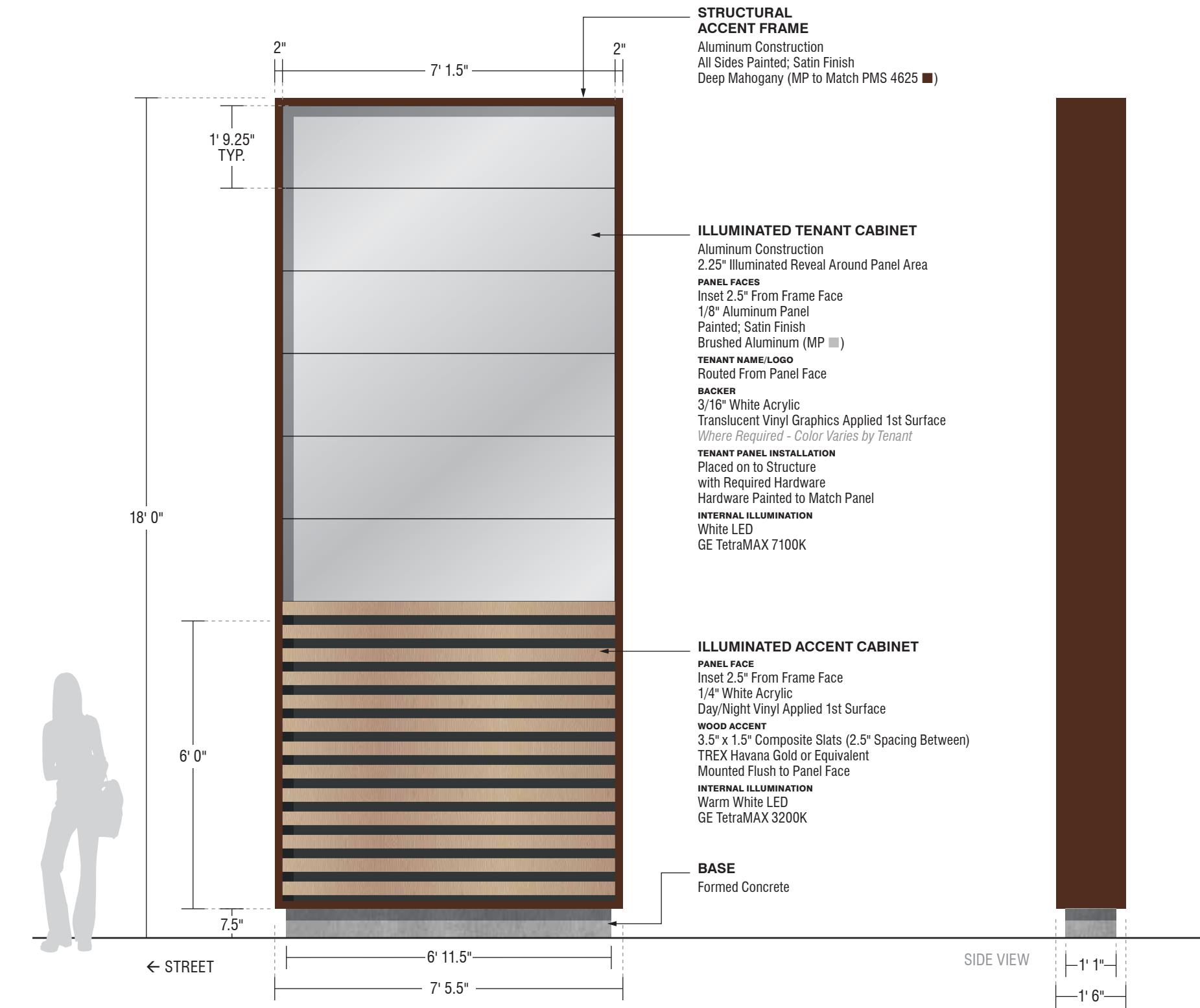
III. SIGN CRITERIA - PROJECT / GROUND SIGNS

c. Descriptions of Signs - Tenant Monument Sign Panel Specifications



III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
i. Arterial Monument Sign (Retail)

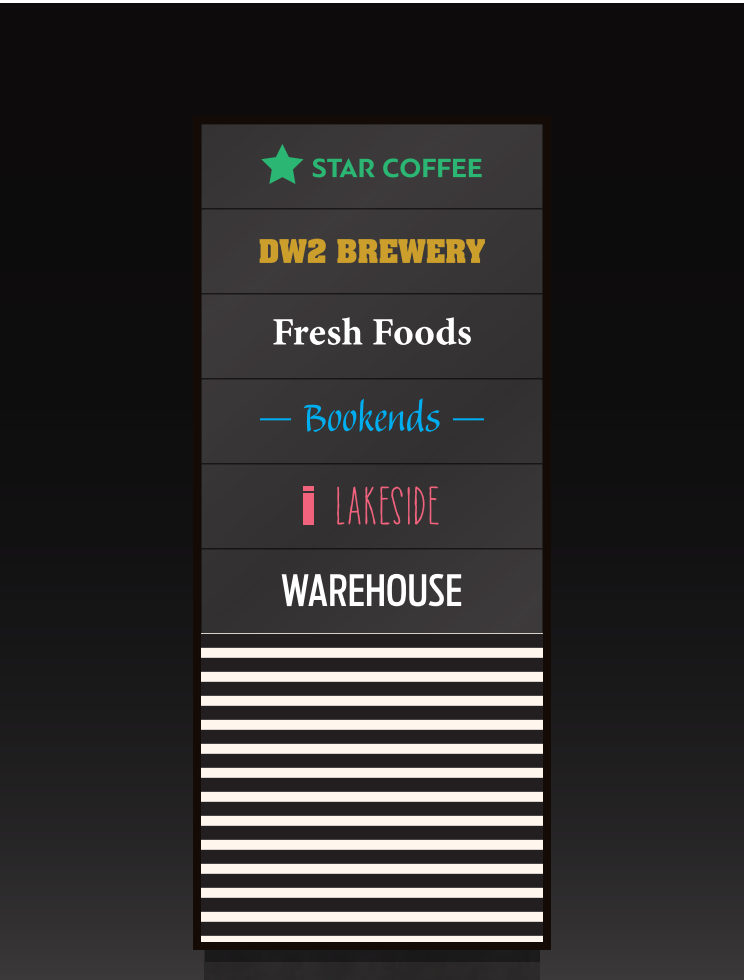


A Project Detail (Side A/B)
SCALE 3/8" = 1'0"

SIGN AREA PER SIDE: 75.7 SF (80 SF MAX)
SIGN CAN ACCOMMODATE 6-12 TENANTS



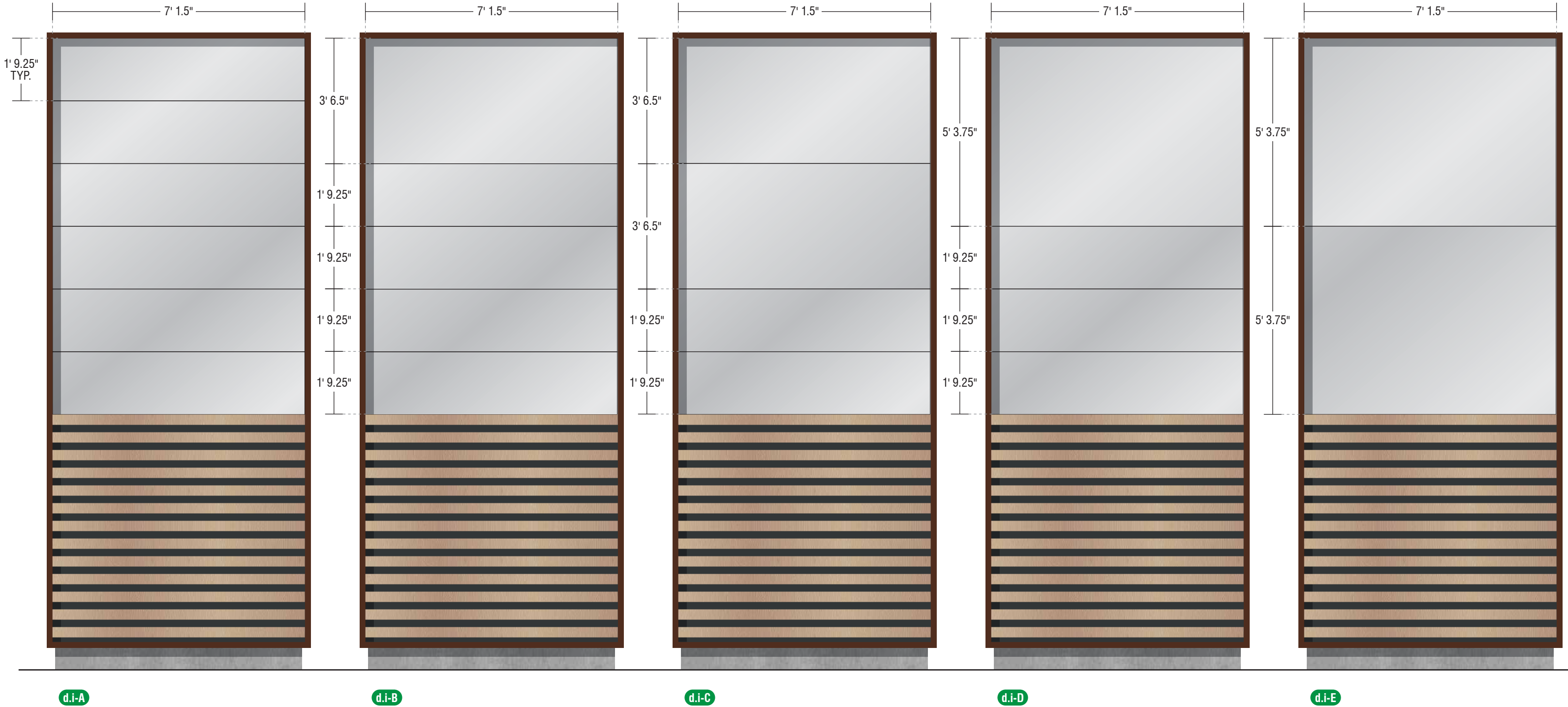
B Plan View
SCALE 3/8" = 1'0"



C Simulated Night View
SCALE 1/4" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

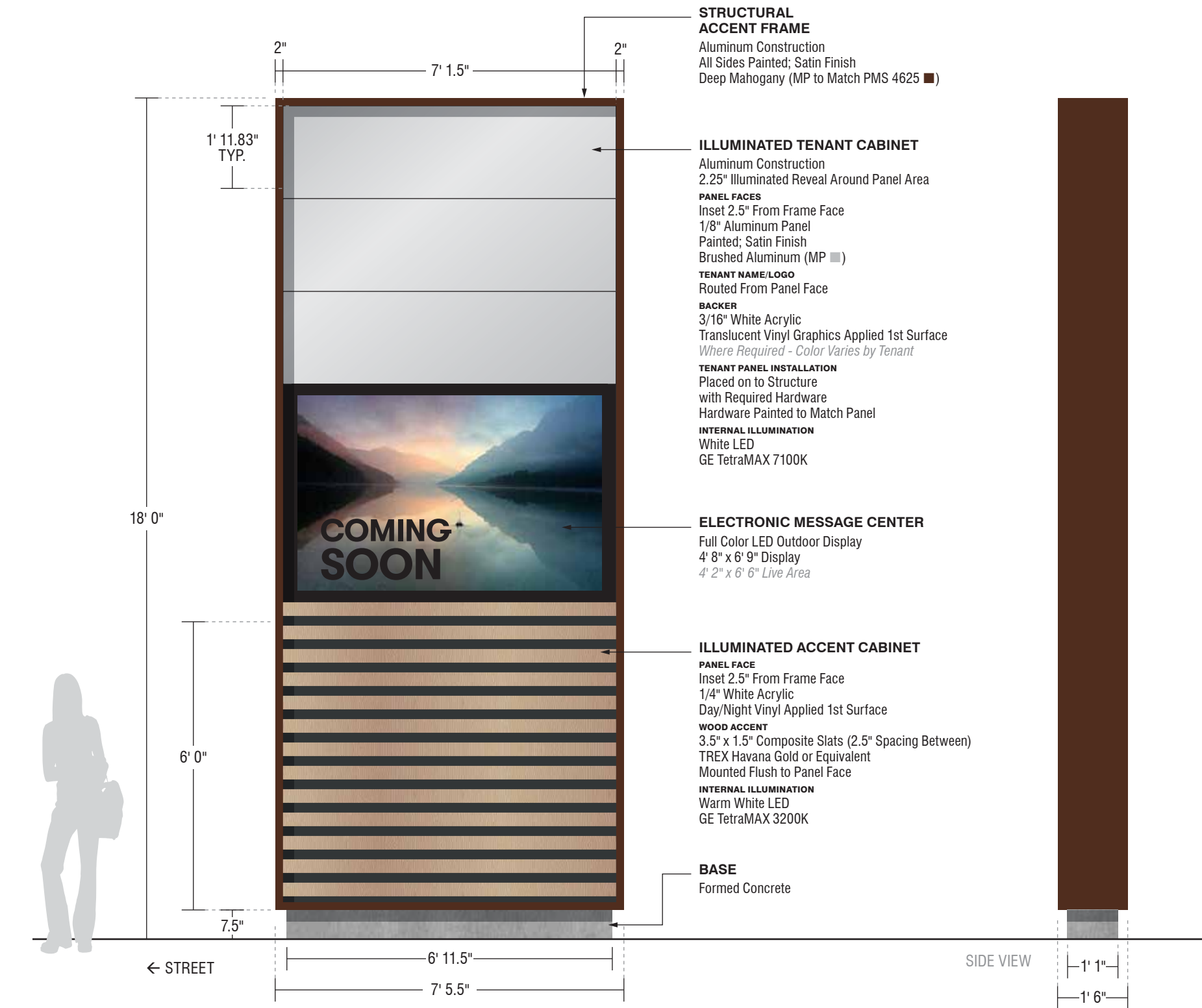
d. Illustrations of Signs
i. Arterial Monument Sign (Retail)



D Alternate Tenant Panel Options (Side A/B)
SCALE 1/2" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
i. Arterial Monument Sign (Retail)
Alternate EMC Option



A Project Detail (Side A/B)
SCALE 3/8" = 1'0"

SIGN AREA PER SIDE: 75.7 SF (80 SF MAX)
SIGN CAN ACCOMMODATE 6-12 TENANTS



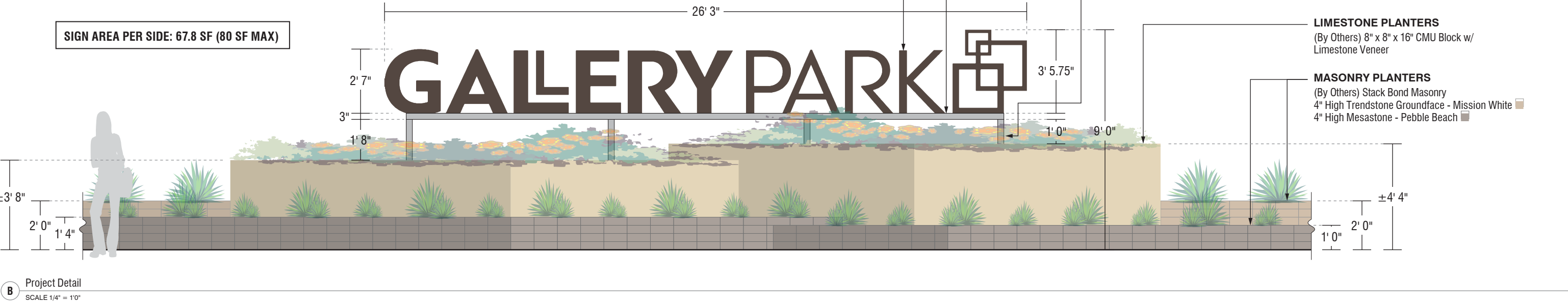
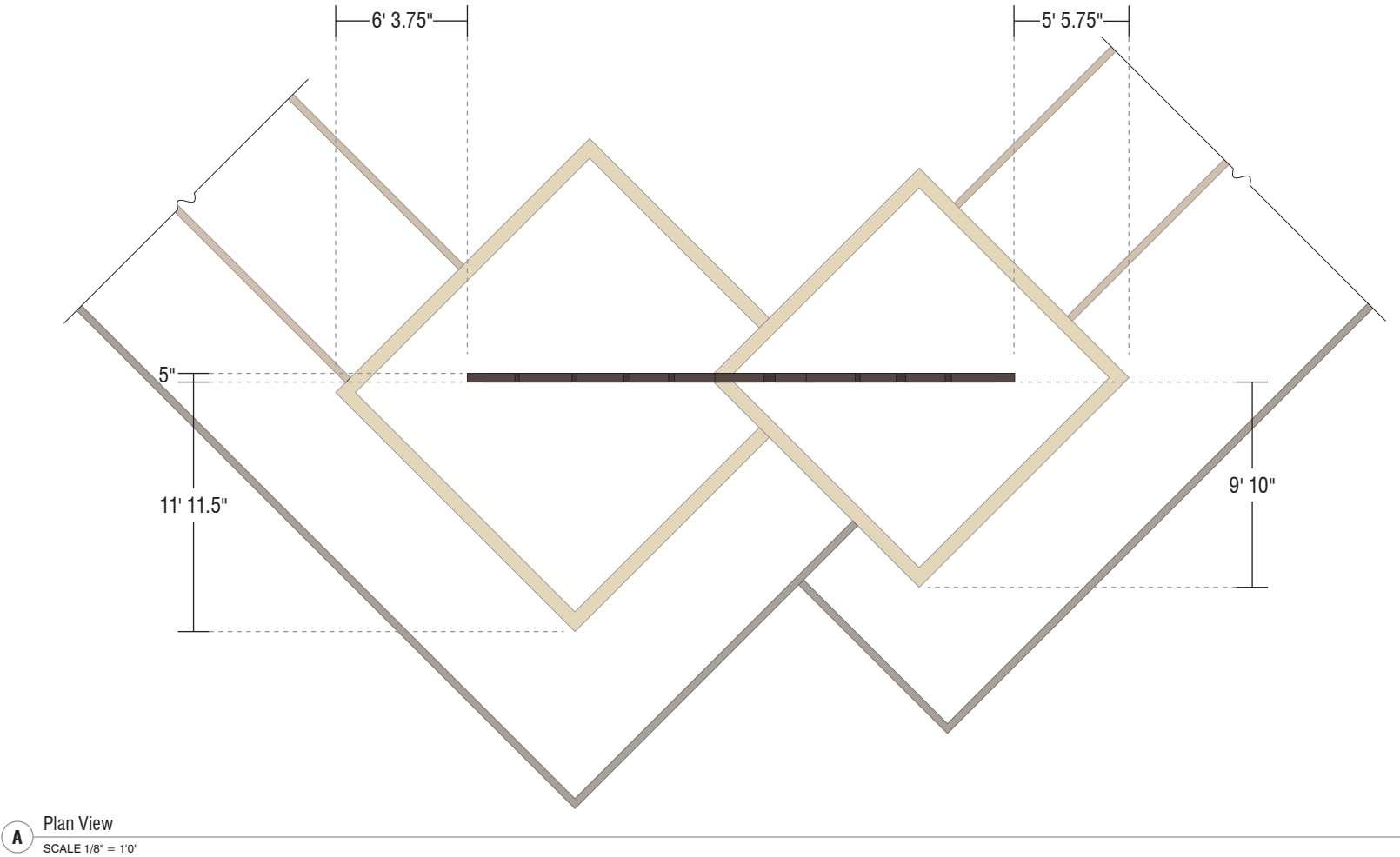
B Plan View
SCALE 3/8" = 1'0"



C Simulated Night View
SCALE 1/4" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
ii. Power / Ray Corner ID



III. SIGN CRITERIA - PROJECT / GROUND SIGNS

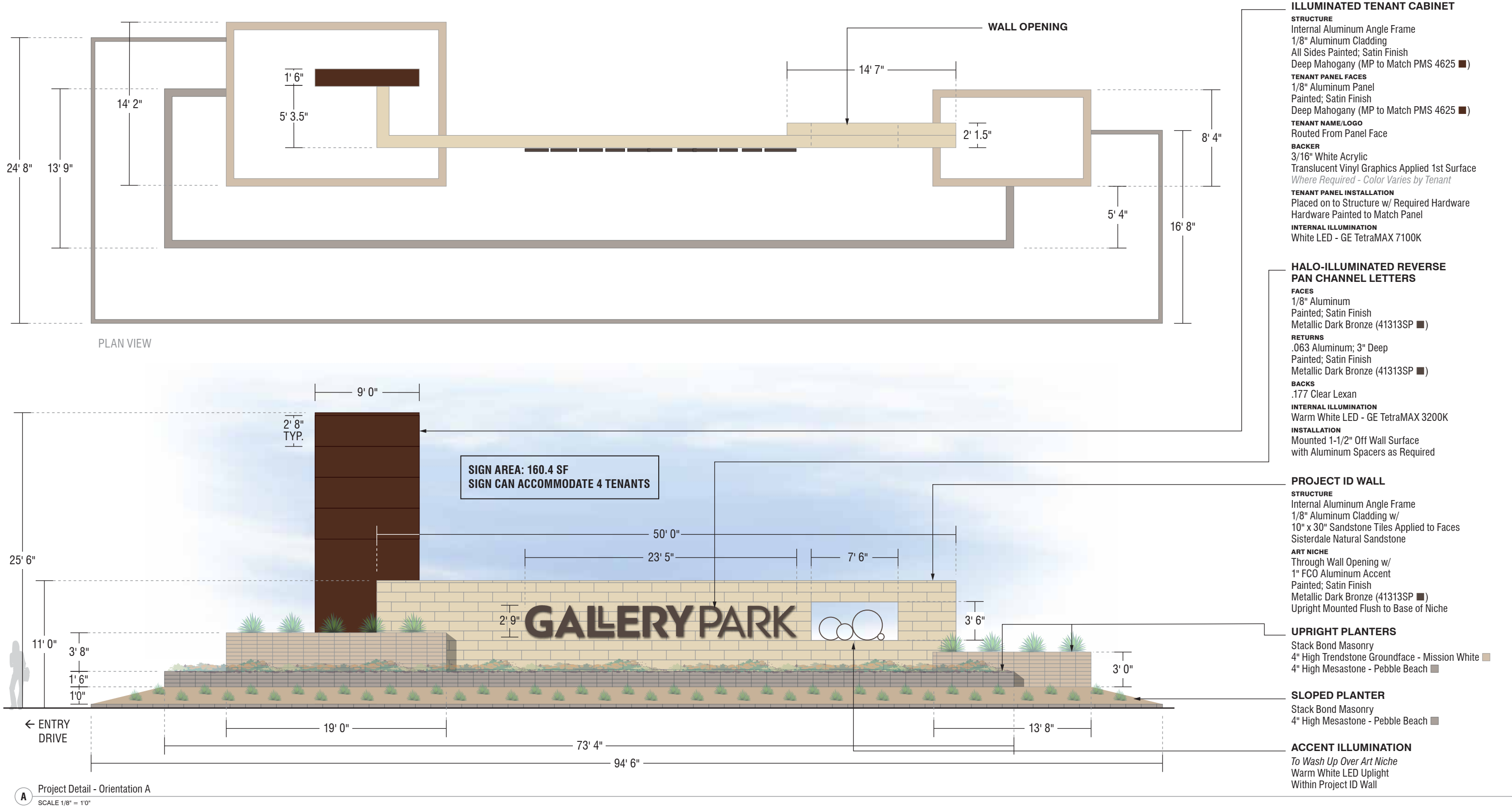
- d. Illustrations of Signs
 - ii. Power / Ray Corner ID



C Simulated Night View
SCALE 1/4" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

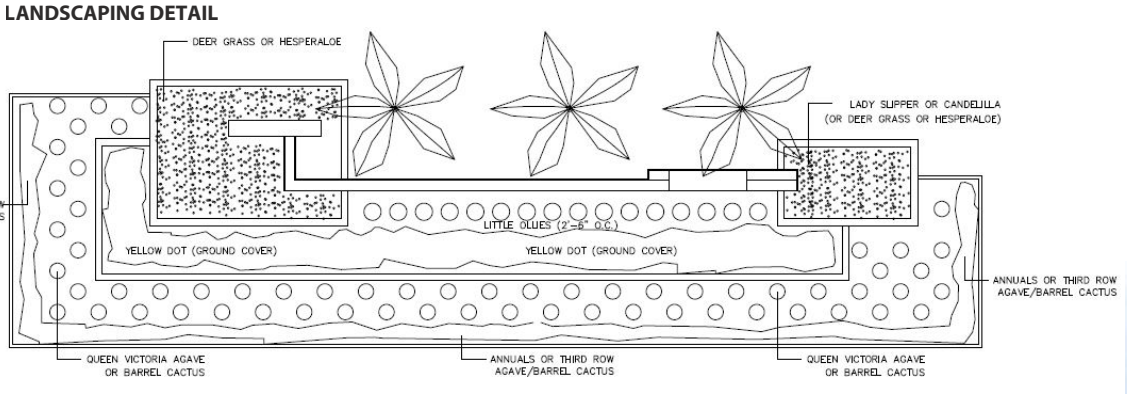
d. Illustrations of Signs
iii. Main Entry ID



III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
iii. Main Entry ID

ILLUMINATED EDGES
PANEL FACE
Inset 2.5" From Cabinet Face
1/4" White Acrylic
Day/Night Vinyl Applied 1st Surface
WOOD ACCENT
3.5" x 1.5" Composite Slats (2.5" Spacing Between)
TREX Havana Gold or Equivalent
Mounted Flush to Panel Face
INTERNAL ILLUMINATION
Warm White LED
GE TetraMAX 3200K



B Side View
SCALE 3/16" = 1'0"

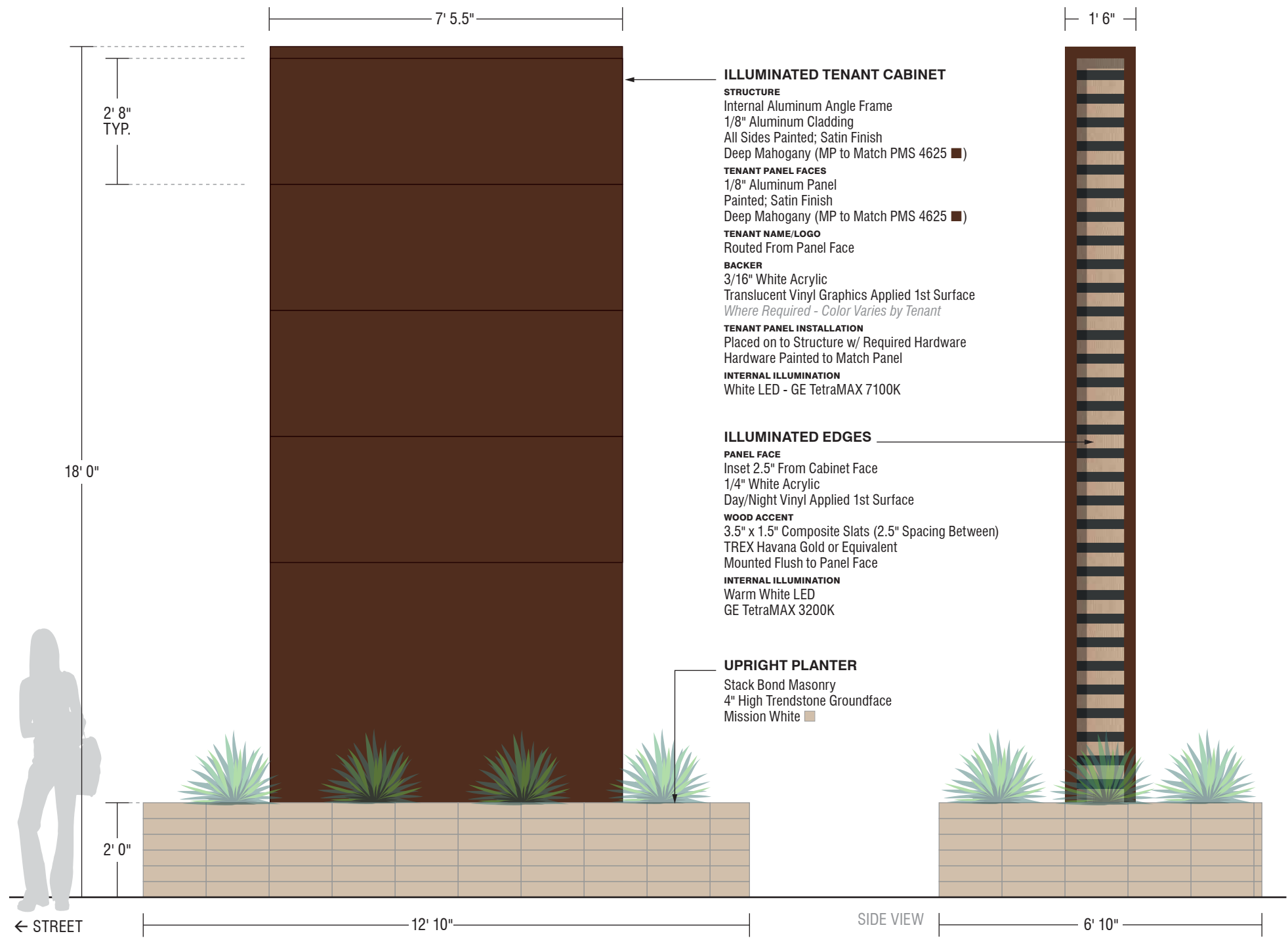
C Orientation B
SCALE 1/16" = 1'0"



D Simulated Night View
SCALE 1/2" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
iv. Arterial Monument Sign (Non-Retail)

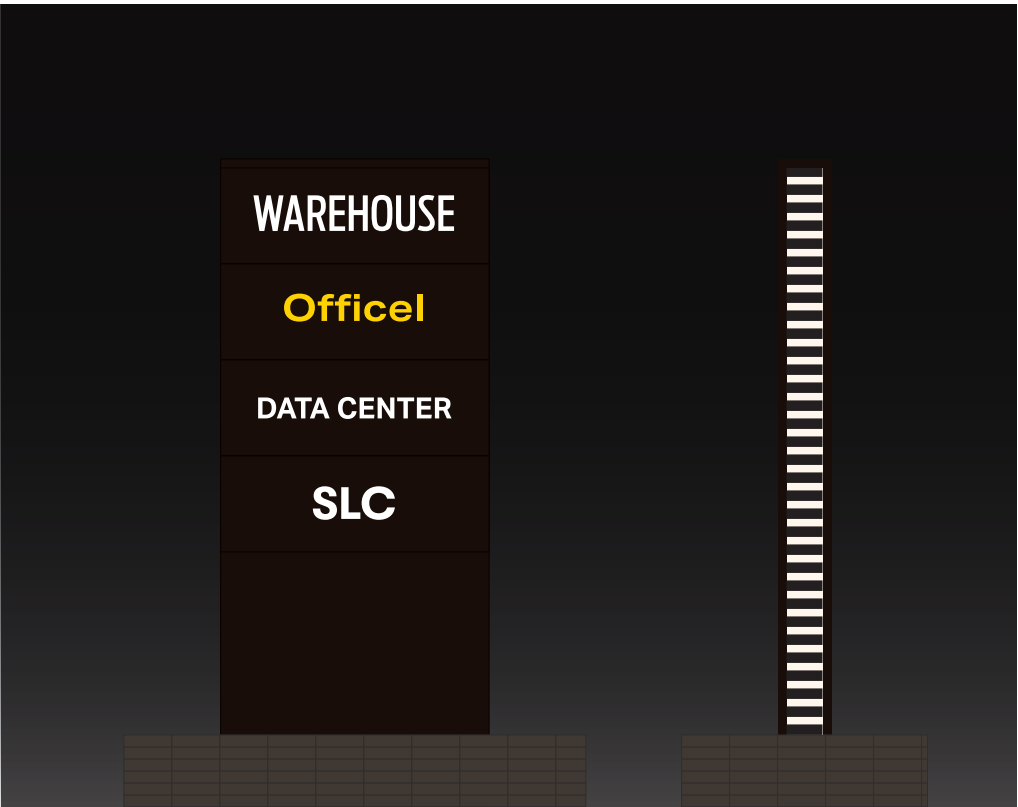


A Project Detail (Side A/B)
SCALE 3/8" = 1'0"

SIGN AREA PER SIDE: 79.5 SF (80 SF MAX)
SIGN CAN ACCOMMODATE 4-8 TENANTS



B Plan View
SCALE 1/4" = 1'0"



C Simulated Night View
SCALE 3/16" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
v. Interior ID Obelisk

SIGN AREA PER SIDE: 8.5 SF (80 SF MAX)

ILLUMINATED PROJECT CABINET

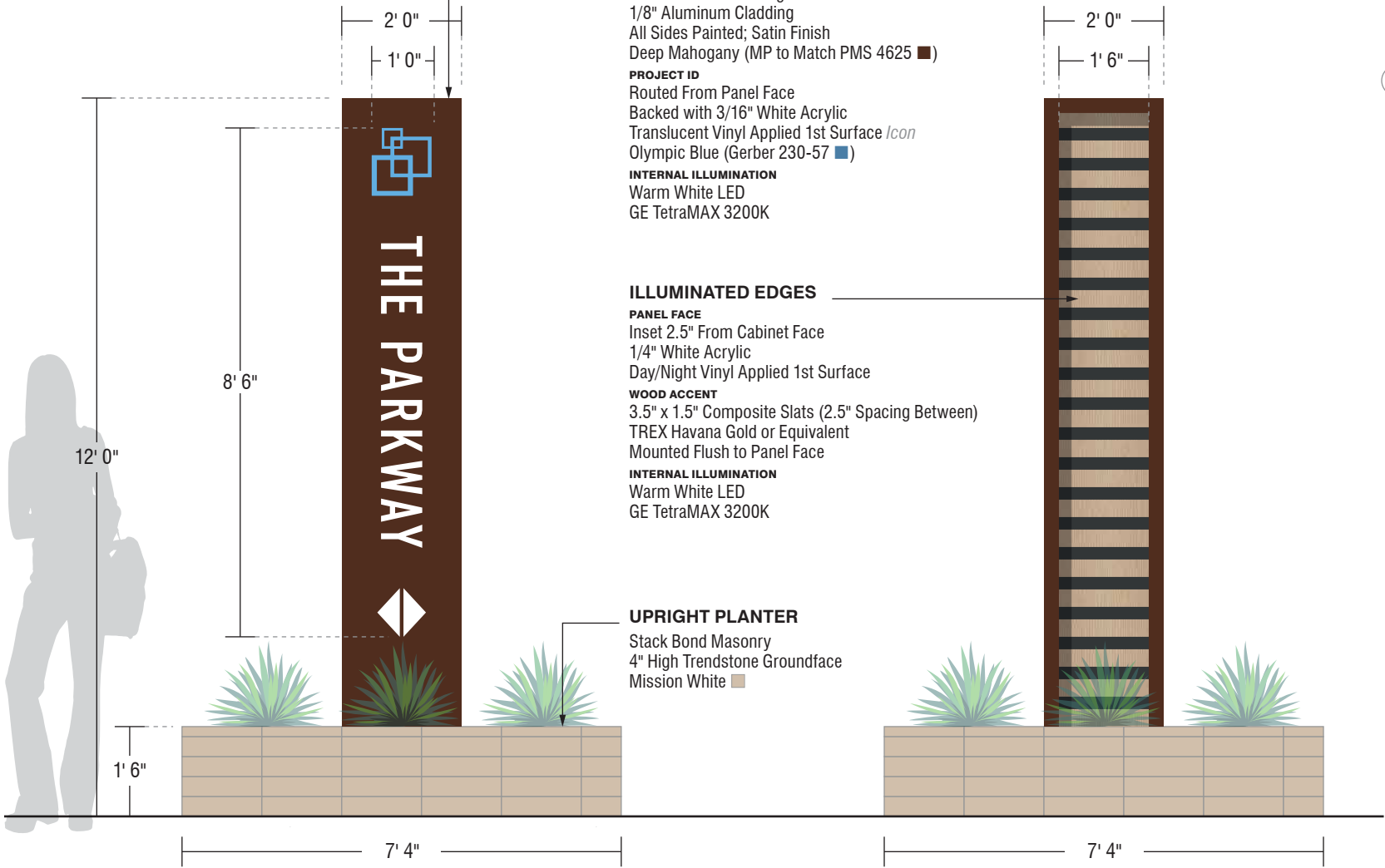
Internal Aluminum Angle Frame
1/8" Aluminum Cladding
All Sides Painted; Satin Finish
Deep Mahogany (MP to Match PMS 4625 ■)
PROJECT ID
Routed From Panel Face
Backed with 3/16" White Acrylic
Translucent Vinyl Applied 1st Surface *Icon*
Olympic Blue (Gerber 230-57 ■)
INTERNAL ILLUMINATION
Warm White LED
GE TetraMAX 3200K

ILLUMINATED EDGES

PANEL FACE
Inset 2.5" From Cabinet Face
1/4" White Acrylic
Day/Night Vinyl Applied 1st Surface
WOOD ACCENT
3.5" x 1.5" Composite Slats (2.5" Spacing Between)
TREX Havana Gold or Equivalent
Mounted Flush to Panel Face
INTERNAL ILLUMINATION
Warm White LED
GE TetraMAX 3200K

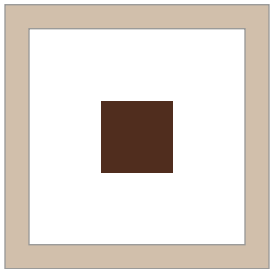
UPRIGHT PLANTER

Stack Bond Masonry
4" High Trendstone Groundface
Mission White ■



SIDE VIEW

A Project Detail (Side A/B)
SCALE 3/8" = 1'0"



B Plan View
SCALE 3/16" = 1'0"

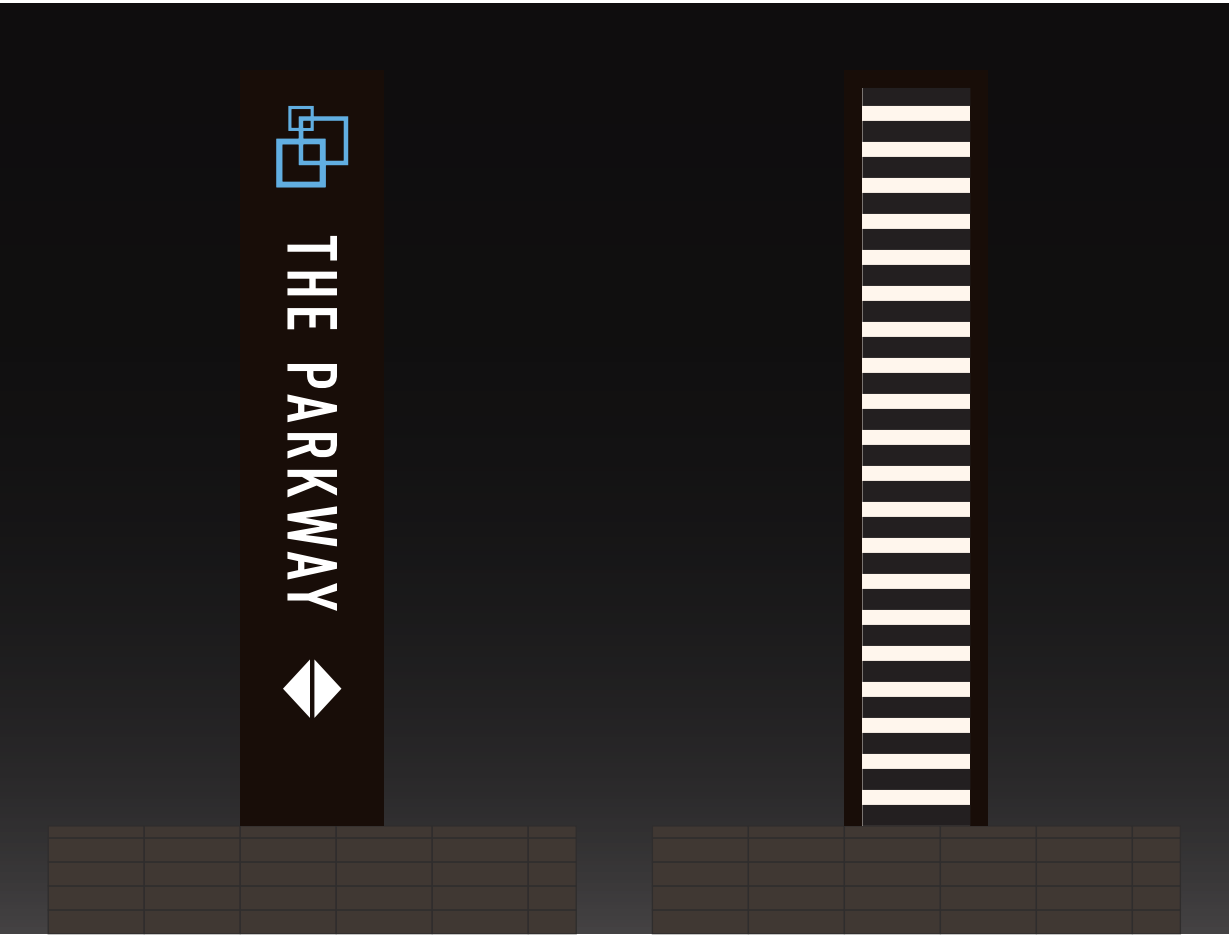


1st STREET ID



2nd STREET ID

C Message Schedule
SCALE 3/16" = 1'0"



D Simulated Night View
SCALE 3/8" = 1'0"

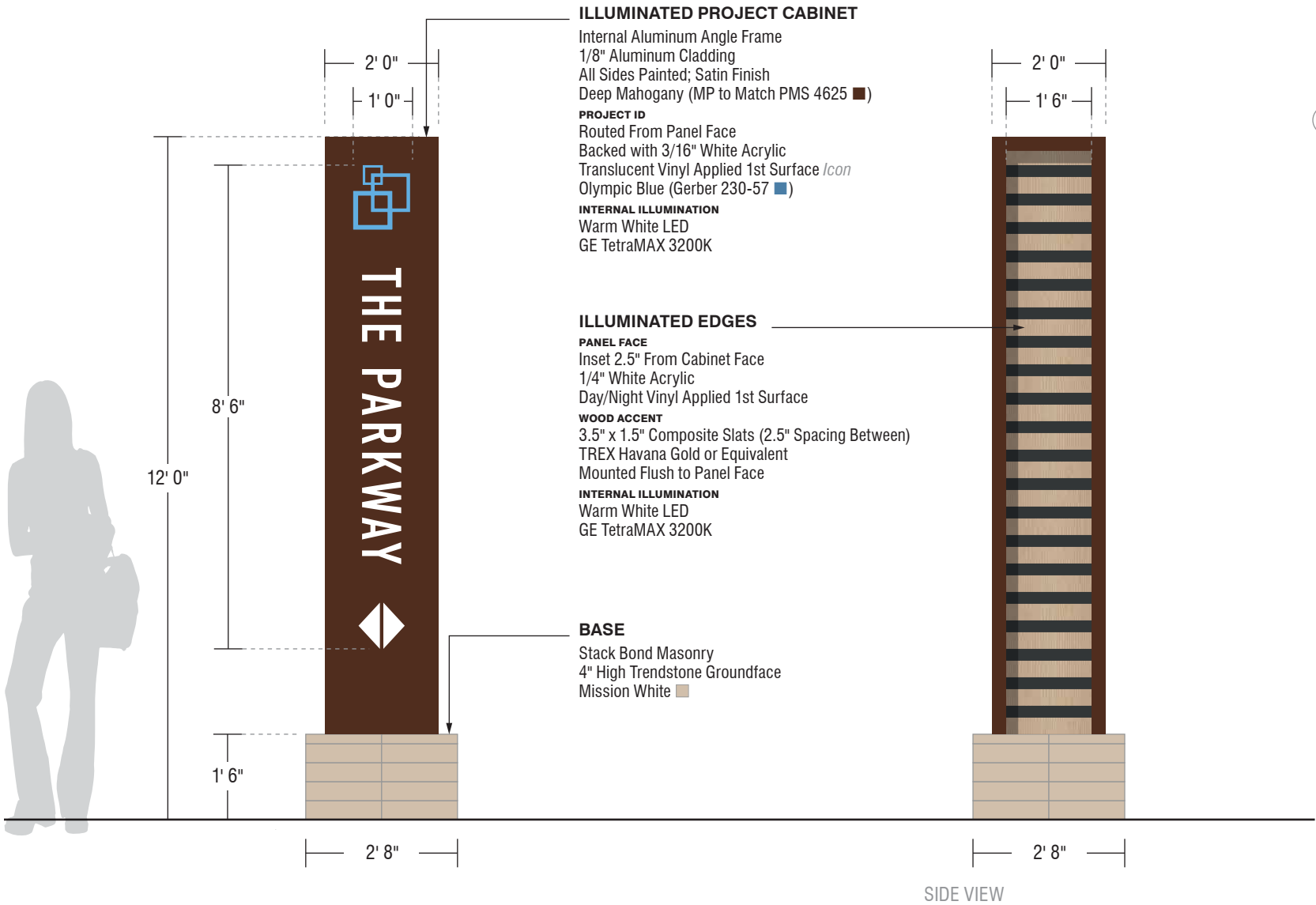
III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs

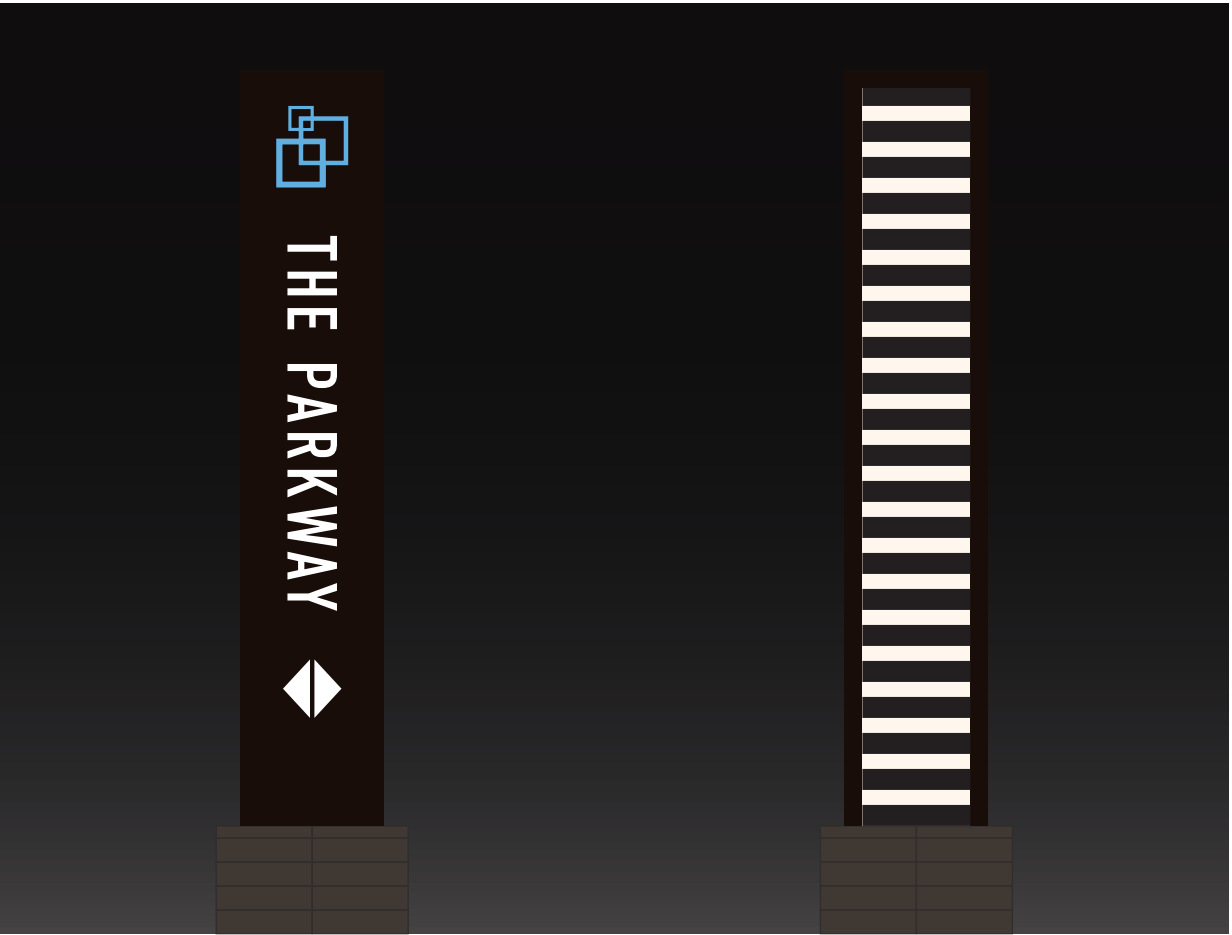
v. Interior ID Obelisk

Alternate Option w/o Planter (For Signs Located within Landscape Islands)

SIGN AREA PER SIDE: 8.5 SF (80 SF MAX)



A Project Detail (Side A/B)
SCALE 3/8" = 1'0"

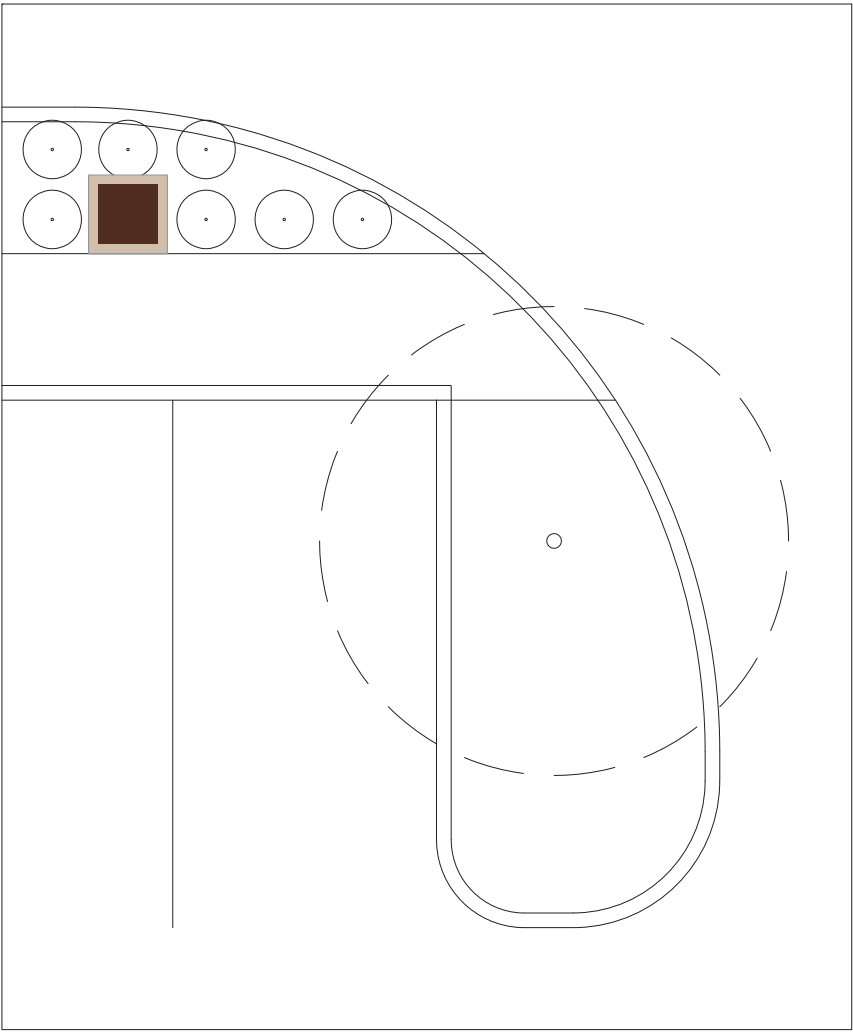


III. SIGN CRITERIA - PROJECT / GROUND SIGNS

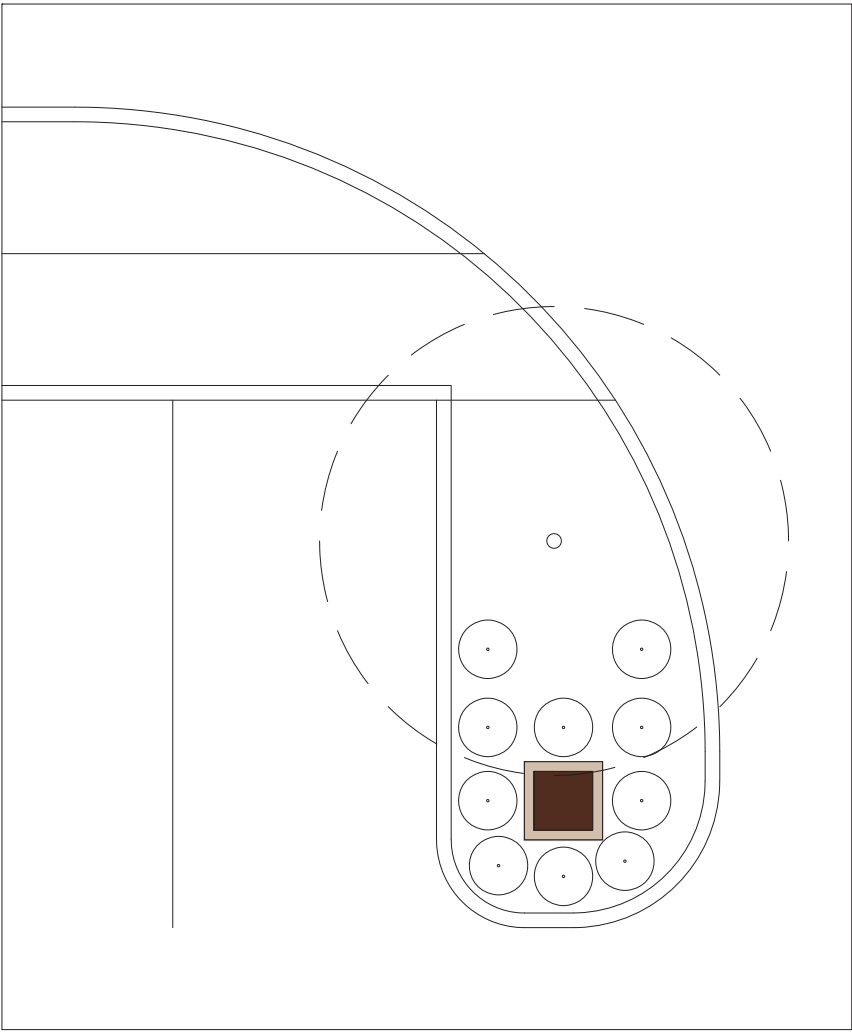
d. Illustrations of Signs

v. Interior ID Obelisk

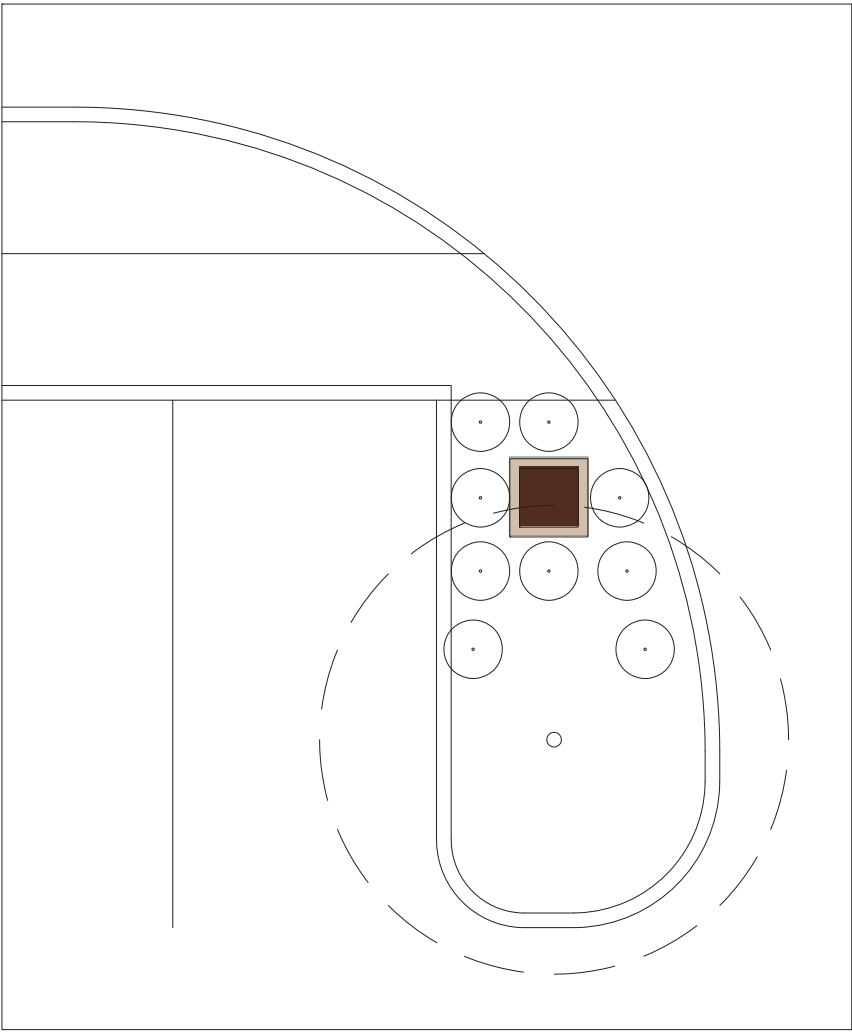
Alternate Option w/o Planter (For Signs Located within Landscape Islands)



OPTION A



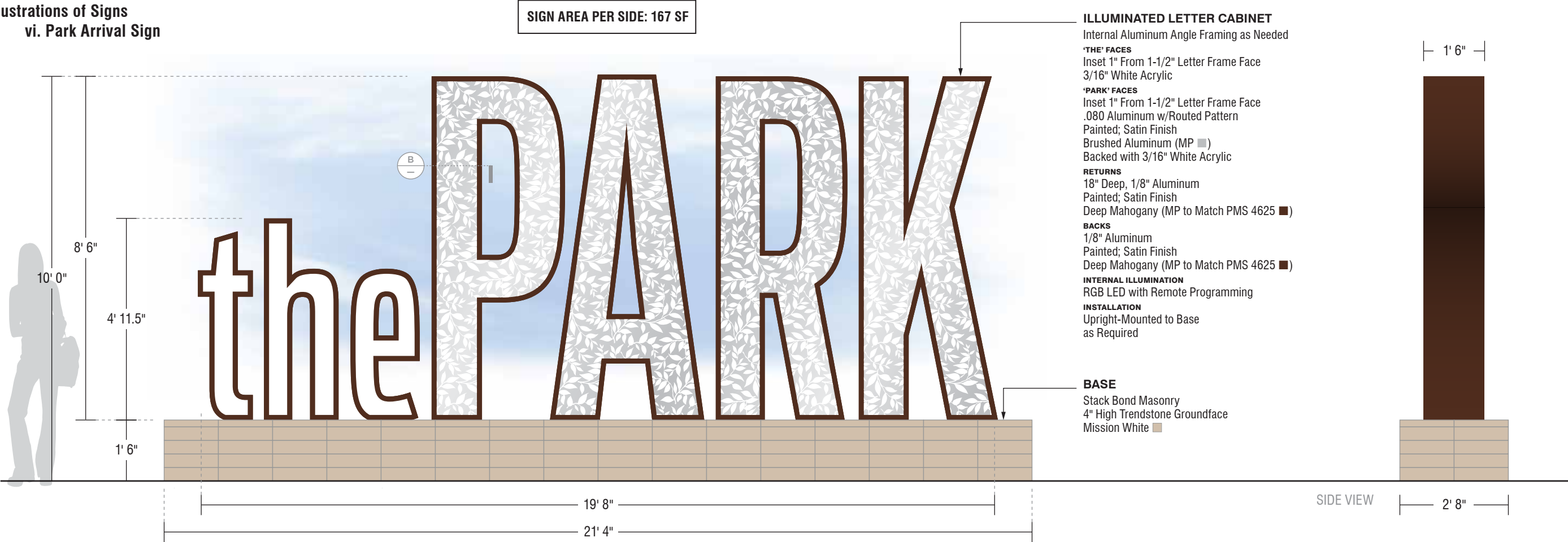
OPTION B



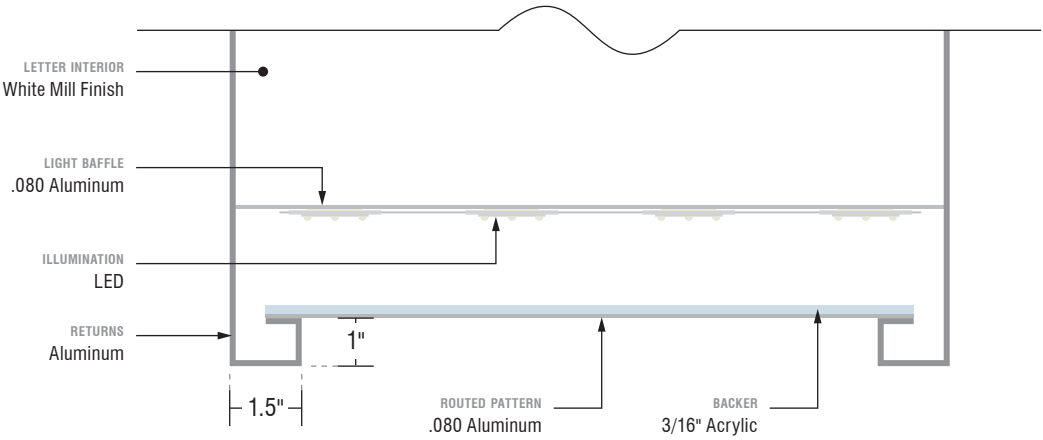
OPTION C

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
vi. Park Arrival Sign



A Project Detail
SCALE 3/8" = 1'0"



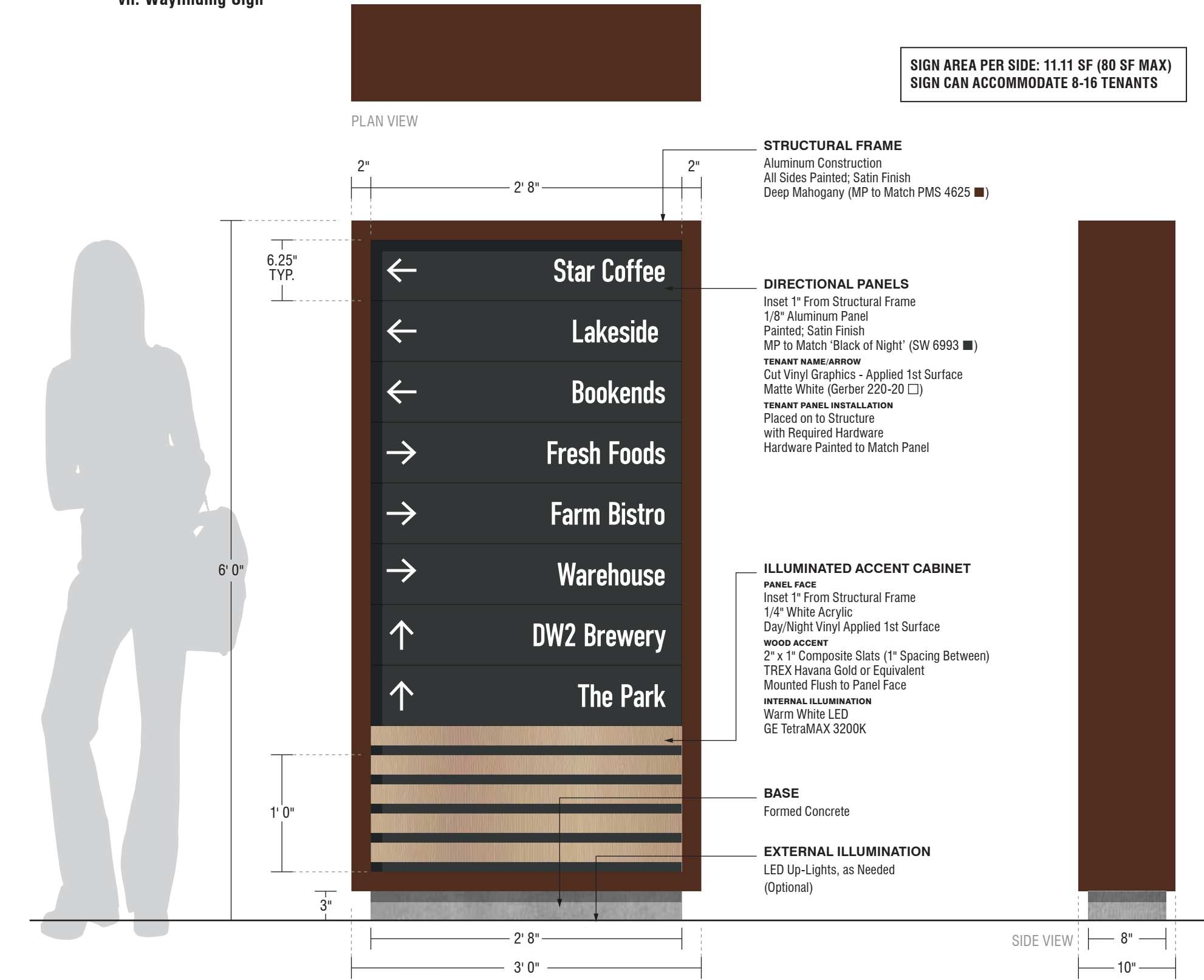
B Section Detail - Plan View
SCALE 3" = 1'0"



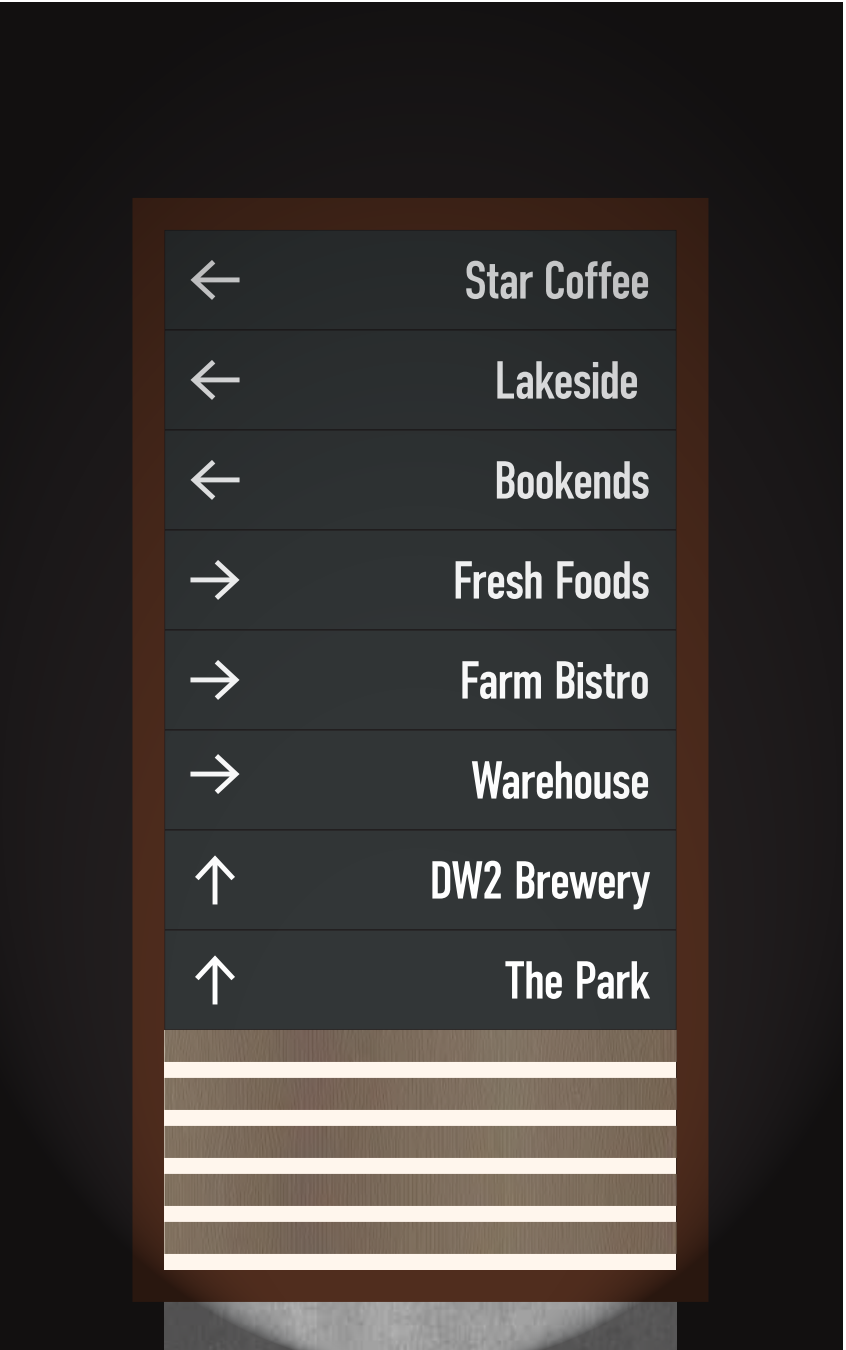
C Simulated Night View
SCALE 1/4" = 1'0"

III. SIGN CRITERIA - PROJECT / GROUND SIGNS

d. Illustrations of Signs
vii. Wayfinding Sign



A Project Detail (Side A/B)
SCALE 1" = 1'0"



B Simulated Night View
SCALE 1" = 1'0"