

MASTER SIGN PACKAGE – Submitted to the Town of Gilbert, Arizona

Dana Professional Village

This is Page 1 of 11 pages

Adm APPROVED PLANS
 Design Review
 CASE: DP 04-8
 DATE: 4/5/06
 SUBJECT TO CONDITIONS OF APPROVAL
 AR PROD



CLIENT: Estrella Crossings Business Park Project

LOCATION: Avondale, AZ

SCALE: None

DESIGNER: SEK

SALES REP: Derick Duncan

DRAWING: 05/18/05	3
REVISION: -	-
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Date:

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General Sign Standards:

The Dana Professional Village is designed to offer each occupant, as well as all visitors and clients, easy and safe access to modern, convenient, professional office and retail space.

The design of the center is upscale, emphasizing the contemporary Southwest influences which are predominant in the area. Special architectural touches are featured throughout the property including, colored stucco finishes, architecturally interesting rooflines, the use of stone and masonry elements, and an abundance of tinted window glass.

To compliment the center, and to ensure it's compatibility with the neighborhood, a planned system of signs and graphics is not a luxury, but rather a necessity.

A coordinated sign system ensures that each tenant/occupant is able to communicate his identity to the public while still respecting the architectural character of the center.

The purpose of this sign plan is to create a graphic environment for each Tenant/occupant that is (while distinctive in identity for each tenant/occupant) also compatible with all of the other sign designs featured throughout the development. Quality, professionalism, and symmetry must be maintained to insure that the center presents an appropriate business image, and is aesthetically pleasing while complimenting the surrounding neighborhood.

General Description of Common Area Signage:

All signage planned for the common areas has been carefully designed to create an aesthetic that is well matched to the character of the project, and that will stay good-looking over a long service life with only minimal maintenance.

All signage is intended to be manufactured using only top-grade materials, and the best installation and fabrication techniques. Each sign will incorporate materials and finishes that reflect those used throughout the project so that they coordinate with the building finishes.

This prestigious project features a variety of different building elevations which are highlighted by a coordinated selection of compatible color finishes, as well as several different types of masonry accents. Each building also offers uniquely designed entryways, architectural detailing, and other stylistic elements that help to differentiate it from each of the neighboring structures, while still contributing to a harmonious whole.

Thus, the intent of this sign plan is to add a cohesive design element which links all of the business entities together as part of this unified "look", while still supporting the individualized needs of each business. To achieve this, we have identified the following signage needs:

PART ONE - Street Front Monument Signage:

The project will feature two monument signs placed along the main street frontage. Because the project incorporates many buildings (several of which, have no ready street visibility), with a large number of prospective users, it requires two structures to provide adequate directional and business identification signage in order to maintain a safe and orderly flow of traffic past, and into, the project. Each monument sign will be constructed using a design (see drawing) which reflects the fascia designs, materials, finishes and architectural detailing of the projects buildings. The finish on each sign will be Montex (stucco) to coordinate with the building walls. Paint will coordinate with the finished building colors, and be in complimentary earth tone shades as specified by the project architect.

The signs will be located as shown on the attached site map, with one near each of the two entrance driveways (which are located off of the main street frontage, on Baseline) and the third sign located at approx. the mid-point between the two driveways, also on the main street frontage. Each of these signs will have a structure that is approx. 8 feet tall, approx. 9 feet wide, and that has a total face area of approx. 60 square feet. Each sign will be internally illuminated using HOF lamps. All tenant/occupant panels will be of routed aluminum (with montex/paint to match) incorporating a stud mounted plex backer panel.

There will be a total of 7 tenant panels on each side of each sign, and thus the street front signage will accommodate directional/location information for a total of 21 different tenants. The center identification graphics will be routed from the face and incorporate push-through type letters. This construction is intended to allow only the lettering to be illuminated, without any background illumination. Each primary Monument Sign will have a base of stone to match the stone used on the building elevations. The base will be approx. 1.5 feet tall, and each sign will be pole mounted using a caisson footer.

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General Restrictions For Monument Signage:

1. No sign shall be located or constructed in such a manner that it is structurally unsafe or constitutes a hazard to safety or health.
2. No sign may be installed within the right-of-way.
3. No sign may be constructed or installed in such a way that it limits or obstructs reasonable access to any other parcel or common area within the project.
4. No signage will be allowed that is attached to a vehicle, or placed on a vehicle, except for those signs which are permanently affixed to the vehicle; and which meet all applicable DOT and other governmental regulations; and where the vehicle is primarily being used in connection with the normal operation of the business for purposes that reasonably require the use of such a vehicle, and where the vehicle is not being used primarily as an advertising device.
5. No A-frames or other free-standing temporary signage will be allowed either on the individual lots, or within the common areas, or within the right-of-way.

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UTAZ DEVELOPMENT, INC. 04/05/06

PART TWO - Tenant/Occupant Building Signage:

In addition to the common area signage, each Tenant/occupant will also be required to install appropriate signage designed to identify the individual building and business usage. All such signage must fully conform to this standard, and contribute to a cohesive look and feel which is well coordinated with the building facades as well as the common area signage. All tenant/occupant signs shall be professionally installed on the building facade, and each Tenant/occupant's sign will incorporate the individual Tenant/occupant's business name. All Tenant/occupant signage must comply with the following specifications and requirements.

General Requirements For Tenant/Occupant Building Signage:

1. No signs, advertising, notices, or lettering shall be displayed, or affixed in any manner to any portion of the building exterior, except as approved in writing by UTAZ Development.
2. Signage installed without first obtaining said approvals will be subject to immediate removal at Tenant/occupant's expense. In the event that Tenant/occupant fails to remove the signage within 72 hours of receiving notice from UTAZ Development, a penalty of 100% of UTAZ Development's

cost to remove said signage shall be assessed to the Tenant/occupant in addition to the cost of the removal.

3. All signage shall be maintained at all times by the Tenant/occupant. Tenant/occupant shall (at their own expense) maintain the sign in a condition that allows it (if optionally illuminated) to be lit during night time hours, and shall promptly repair any outages, breakage, and complete any other sign maintenance which is required to keep the sign in "like-new" condition.

Any defects in the sign shall be repaired and restored to proper condition within five (5) working days of notification (written or verbal) from UTAZ Development. A penalty of 100% of the UTAZ Development's cost to repair said signage, in addition to the cost of the repair, will be assessed to the Tenant/occupant should the UTAZ Development be required to provide the necessary maintenance due to Tenant/occupant's noncompliance with said notification.

4. Tenant/occupant/occupant shall (without exception) defend, indemnify and hold UTAZ Development and or property seller harmless from and against all claims, costs, attorney's fees, damages, expenses, liabilities and losses arising out of the installation, maintenance, and repair of the tenant/occupant/occupant's signs.

5. Each electrical sign and the installation thereof shall comply with all local building, sign and electrical codes. All penetrations of the building structure, as well as all electrical connections, must be made in conformance with U.L. 48 and NEC 2002. All penetrations of the building structure required for sign installation shall be neatly sealed, in a watertight manner, using 100% silicon caulk.

6. Tenant/occupant shall obtain all necessary permits for signs. No labels shall be placed on the visible surfaces of any sign except those, which are required by local ordinances. Required UL labels shall be applied in inconspicuous locations, to the extent permitted by code.

7. Sign copy shall be limited to tenant /occupant's firm name and/or a description of the items, goods, products, or service lines which are a verifiable part of Tenant/occupant/occupant's established business.

8. All sign construction materials shall be consistent and compatible with the material used for the project and must be exactly as specified in this Sign Criteria (or better), no inferior substitutions of materials are permitted.

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Type of Tenant/Occupant Signage Allowed:

1. All tenant/occupant signage shall consist of individual reverse pan channel (RPC) letters, which are (optionally) internally illuminated and mounted 1" above the surface of the building wall. Letters are not to be on an exposed raceway of any kind. Pan channel letters are not to be substituted for the required RPC letters. Absolutely no cabinet signs will be allowed.
2. RPC letters are to be fabricated of welded aluminum, with CNC cut faces, using a minimum thickness of .080" for the faces, and .040" for the returns.
3. Return depth of all RPC letters shall be between 1" and 2".
4. Illuminated letters are to be mounted between 1" and 1.5" above wall surface; non-illuminated letters are also to be mounted between 1" and 1.5" above wall surface to maintain a uniform appearance. Mounting may be accomplished using studs or clips, as is appropriate to the letter type & design.
5. RPC signs may be illuminated, or non-illuminated. Any illumination is to be internal, halo type, and must be sufficient to provide an evenly lit, uniform, bright appearance. All illumination of letters must be approved internal white LED's, no neon illumination is allowed. All letters must be constructed and installed in accordance with UL-48, NEC 2002 and local codes.
6. Color of all letters is restricted to MAP Black (N-923) only. Returns and faces must be same color. All letters must be painted with a multi-part automotive type finish, in the approved color, with a satin finish. The finish must exactly match MAP Black in the event that another brand of paint is used.
7. In the event that smaller letters (those that are less than 6" tall) are required for secondary copy, Tenant/occupant shall be allowed to use FCO letters for this portion of the sign (only) subject to the following restrictions:
 - A) Said letters must be a secondary (not a primary) component of the sign design.
 - B) Said FCO letters must not occupy more than 25% of the total sign area.
 - C) The overall design of the sign must be enhanced by the use of the FCO letters, and must still maintain a "high-end" appearance as is solely determined by the Sign Consultant and UTAZ Development.
 - D) Any approved FCO letters must be CNC cut from .125 aluminum with welded studs, and be mounted 1/2" above wall surface. All letters must be painted with a multi-part automotive type finish, in the designated MAP Black color.

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Size, Area, and Location of Sign:

1. **Overall sign area:** Total square footage of each tenant/occupants sign shall be the lesser of the following two measurements:

A. The area derived by calculating one square foot of sign area for each linear foot of the demised tenant/occupant's portion of the frontage wall.

-or-

B. The sign area that will fit within the designated sign band for the building/demised space which is associated with the occupancy.

In addition to the above, all signs must also comply with the following size/area requirements:

2. **Width of sign area:** The overall length (width) of all letters shall not exceed 75% of the total length (width) of the portion of the wall in the demised front footage which the sign is placed on. For example, if the Tenant/occupant suite has a 20' wide exterior wall that the sign will be placed on, the maximum width of the sign shall be 15 feet.

3. **Height of sign area:** The maximum total height for the overall area of any wall mounted sign in the project shall be no greater than 18 inches. No individual letter(s) in such sign shall be smaller than 3 inches, nor larger than 18 inches.

4. **Copy Position In Sign Area:** Each sign may have one or two lines of copy, subject to UTAZ Development approval – noting that said approval may be withheld if (in the sole opinion of the UTAZ Development) the requested copy arrangement will not meet this criteria's goal of maintaining an appropriate and pleasing design aesthetic for the project.


5. **Logos:** Nationally recognized and registered logos may be allowed in a space no greater than 18" x 18" and should not exceed 10% of the total sign. Logos may be placed either before or after the business name. Color, when applied as a vinyl overlay, may be used in the logo portion of the sign only.

6. Tenant/occupants shall be permitted to install sign(s) only on designated and approved areas which shall be determined by UTAZ. UTAZ Development must give final approval for all desired locations.

7. All signage must be placed a minimum distance from the top of the wall, which is equal to 15% (or more) of the total height of the sign.

8. The signband may be justified horizontally left or right, but must be centered vertically top to bottom on the available fascia.

9. No sign may extend onto the lower 70% of any building wall.

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Style of Sign:

1. Any designated and approved typestyle may be used. Upper and lower case characters are allowed. Letter strokes must be proportional to the chosen typestyle.
2. UTAZ Development must approve all logos in addition to signage.
3. No general advertising copy is allowed on any sign. Sign must state only the legitimate name of the business and/or the services or products which are a legitimate part of the business operation.

Placement of Letters:

1. Structural I-beams or glue-lam beams are not to be penetrated.
2. Letters shall fit within the designated signband of the storefront, centered vertically top to bottom.
3. No unusually distorted letter spacing shall be used to inappropriately extend the copy area.
4. Non-corrosive mounting fasteners must be used.
5. All penetrations must be sealed with 100% silicone clear caulk.

Lighting:

1. All letters and or logos shall be illuminated with U.L. listed LED illumination. Level of illumination must be sufficient to create an even halo around the perimeter of the sign, and be equal to that provided by single or double stroke 15mm neon (as would be appropriate for the size of letter stroke).
2. No neon illumination is allowed.
3. Tenant/occupant will be required to repair or replace any sign that does not meet this requirement.

4. Illumination color for all signs is restricted to white. All signs must either use White GE Gelcore Tetra LED's, or an equivalent product that exactly matches the color of the White GE GelCore Tetra LED's.
5. All letters and wiring must be fabricated and installed by a U.L. listed fabricator.
6. Tenant/occupant shall be responsible for providing and paying for the primary feed wires required to illuminate the sign (in addition to all costs of electrical power consumption). Said feed circuit must be a dedicated 20amp circuit, with a dedicated ground wire running from the breaker box bus bar. All sign circuits must also provide a timer, so that all sign illumination is set to the operating hours required by UTAZ Development.
7. Penetration of structure shall be kept to a minimum. All secondary wiring and high voltage wiring must have sleeving and/or proper insulation designed for use with high voltage cable. All wiring must be installed in accordance with UL-48, NEC 2002 and local codes.
8. Transformer shall be concealed behind the fascia and either be fully enclosed, or mounted in a metal transformer box. Routing of conduit, wiring and mounting components shall not be visible on the front of the fascia.
9. Installation and final electrical connection of sign must be completed by a licensed Arizona Sign or Electrical Contractor, approved by UTAZ Development.

Window Signage:

1. Permanent window sign shall not to exceed twelve (12) square feet and is limited to office name, hours, and emergency phone numbers. Application shall be with white vinyl using Futura Regular and/or Bold typestyles.
2. Temporary window signage shall be only as is allowed by town code, and shall not exceed 25% of the glass window area.
3. For purposes of calculating the area of window glass, any window panels separated by muntins or mullions, but not separated by actual "wall" or "structural" elements shall be considered to be one continuous window pane.
4. All temporary window signs must be professionally produced, no hand drawn or "pasted-up" signs will be allowed. All window signs must be maintained in "like new" condition – no faded, torn, or damaged signs will be allowed. All temporary signage must be non-illuminated.
5. Any signage which is placed within six feet (6') of the window glass shall be considered to be window signage, and regulated as if it was placed directly on the window glass.

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Receiving Door Signs:

1. If the Tenant/occupant's demised premises also has non-customer door(s) designed for the receiving of merchandise, Tenant/occupant may have marked on it (in a location designated by UTAZ Development) the Tenant/occupant's name in white, three-inch high vinyl individual letters, in Futura Bold typestyle.
2. Subject to prior approval by UTAZ Development, Tenant/occupant may also place any other reasonably necessary notices on the exterior of non-customer doors (for example, relating to hours of operation, safety issues, etc.), provided that all such lettering conforms to the same standards as listed in Item #1, above.

Types of Signs Not Permitted:

1. Roof or box signs.
2. Cloth signs, banners or streamers hanging in front of business.
3. Kiosks, carts, or fixtures placed outside the store, and holding or showing signage of any kind.
4. Animated or moving components.
5. Intermittent or flashing illumination.
6. Fluorescent signs.
7. Lettering which is mounted or painted on panels (except for panels which form an approved part of a logo or creative design in which the primary signage is formed with individual letters and the panel is solely used as a decorative element).
8. Non-dimensional signs or letters painted directly on any surfaces (except for window glass, as allowed herein).

Monument Sign Tenant/Occupant Panels:

1. Certain Tenant/occupant's shall be allowed a designated panel(s) on one of the project multi-tenant and/or directory signs. Only these tenant/occupants shall be allowed to make use of this signage. Tenant/occupants who are granted space on these signs must use only the specific panels indicated on their contract.

2. All Tenant/occupant panels shall be constructed with a routed face of .080" aluminum which is primed, montexed and painted to match the sign cabinet specifications. Each face must be backed with 1/8" Day/night acrylic, stud mounted to the back of the aluminum face. No siliconed or glued faces will be accepted – stud mounting is required.

Panels must be constructed so that no light leaks appear in the panel itself (background) – illumination must be through the routed letter openings only.

B) Design must be approved by UTAZ Development.

C) Overlays will NOT be permitted as an alternative to fully routed faces – they may only be used as embellishment, not as a primary part of the panel design.

4. All lettering must conform with any applicable Town of Gilbert design guidelines as regards typestyle, orientation and "visual clutter".

Sign Submittal & Permit Requirements for Tenant/occupant Signage:

1. To assure that all standards set forth in the plan are complied with, the UTAZ Development/Owner has designated Summit West Signs as their sign consultant, and retained them to review and approve all of the exterior center signage on behalf of the UTAZ Development.

2. Each Tenant/occupant shall submit three full color renderings showing the proposed sign (to scale), as well as a photograph of the subject space, and all construction and electrical details for the sign. Each material must be clearly specified, and all measurements must be called out for both the sign, and the building fascia.

3. Each submittal will be reviewed for approval by the Sign Consultant, who will verify that the sign is in conformance with this sign criteria, and then will coordinate with UTAZ Development to provide final approval, prior to Tenant/occupant submitting the plans to the Town of Gilbert. The Town of Gilbert shall have final authority and responsibility for determining if this sign is in compliance with this criteria, as well as any applicable Town codes or requirements.

4. Once the sign plans are approved by the sign consultant as well as UTAZ Development, a copy marked approved will be returned to the tenant/occupant who may then submit the sign to the Town of Gilbert for their final approval and issuance of the required permits.

5. PLEASE NOTE THAT THE SIGN CONSULTANT AND/OR UTAZ DEVELOPMENT'S APPROVAL OF A SIGN DOES NOT REPLACE THE

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4/5/06
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NEEDED APPROVAL BY THE TOWN OF GILBERT. EACH TENANT/OCCUPANT SIGN MUST BE SUBMITTED TO THE TOWN OF GILBERT, APPROVED BY THE TOWN, AND BE PERMITTED, INSPECTED AND INSTALLED AS REQUIRED BY THE TOWN.

PLAN APPROVAL DOES NOT IMPLY CONFORMANCE WITH LOCAL TOWN AND OTHER APPLICABLE SIGN CODES. YOUR SIGN MUST COMPLY WITH ALL TOWN SIGN CODES AND APPLICABLE ELECTRICAL CODES

6. If, in the opinion of the Sign Consultant, the submitted sign plan does not comply with this criteria, the plan will be returned to the Tenant/occupant marked "Approval Denied - Resubmit With Changes". Sign Consultant may then, at their sole option, charge Tenant/occupant a fee (not to exceed \$200 per occurrence) for each time that it is necessary for them to review any resubmitted plans.

7. Within this Sign Criteria, any reference to UT AZ Development shall be interpreted as referring to Sign Consultant, as in this matter Sign Consultant shall be acting in UT AZ Development's behalf.

8. In no case should submittals be directed to UT AZ Development. All submittals must be made through the Sign Consultant, who will ensure compliance with this criteria, and coordinate approvals with UT AZ Development.

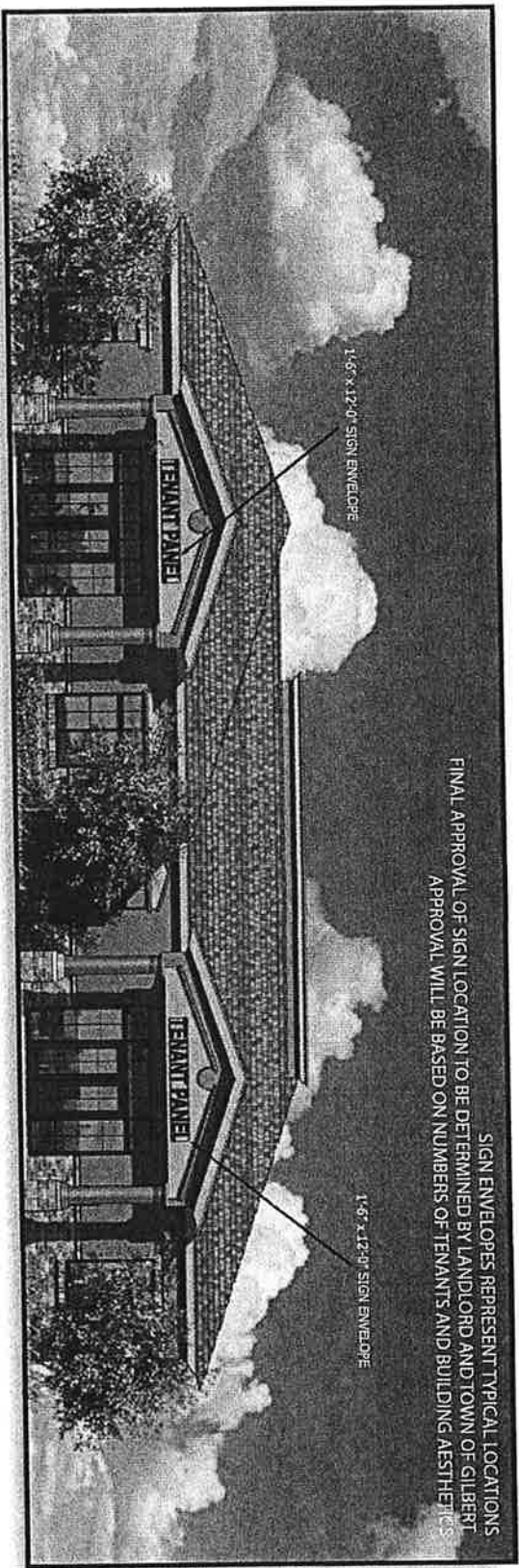
9. Any questions regarding this criteria should be directed solely to the Sign Consultant, and not to UT AZ Development. Please contact: Summit West Signs, 335 E. Baseline Road, Gilbert, Arizona 85233, Phone (480) 926-3465.

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S.M.

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well as to regulatory authorities for use in specifying the signage requirements for the designated property herein.*

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SIGN ENVELOPES REPRESENT TYPICAL LOCATIONS
FINAL APPROVAL OF SIGN LOCATION TO BE DETERMINED BY LANDLORD AND TOWN OF GILBERT
APPROVAL WILL BE BASED ON NUMBERS OF TENANTS AND BUILDING AESTHETICS

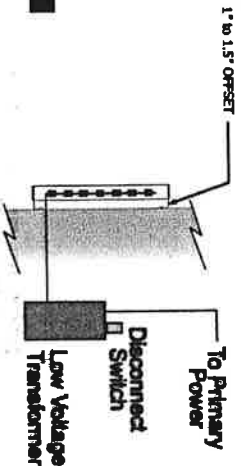
SECTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



SECTION 2
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.



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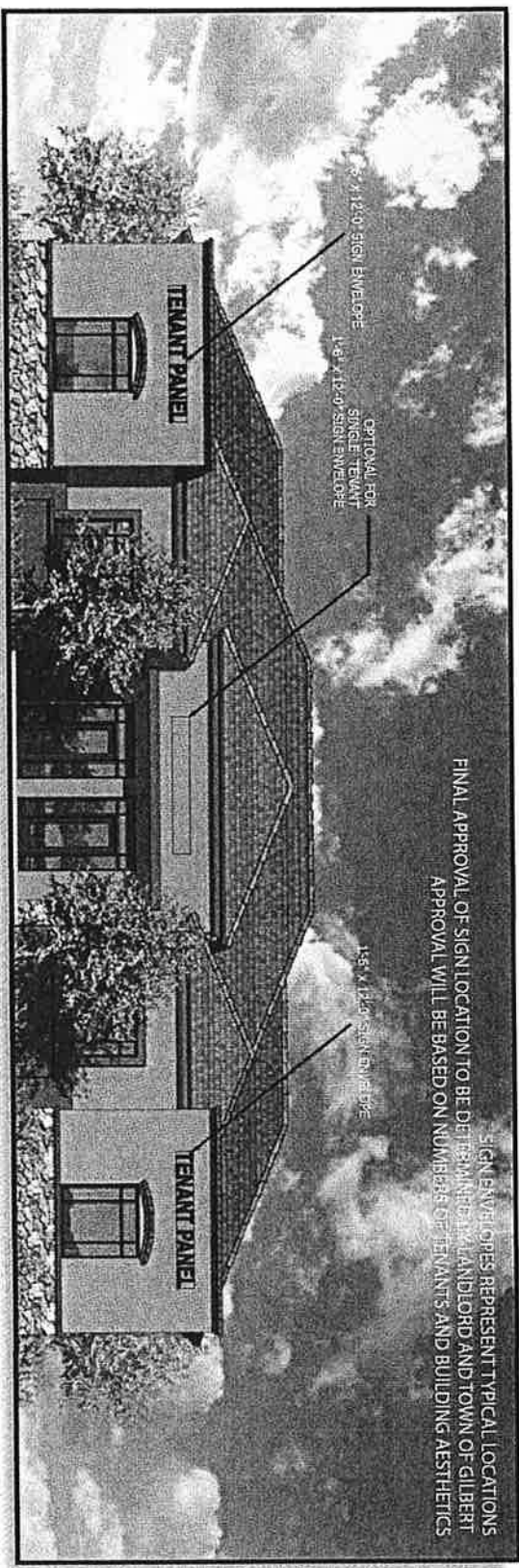
Summit West Signs
A Full Service Sign Company
1000 W. McDowell Ave.
Gilbert, AZ 85234
www.summitwestsigns.com

Client: _____
Design Professional: _____
Village: _____
Location: _____

SCALE: As Noted
DESIGNED BY: Mark DelGrosso
SIGNED BY: Dana Duncan
DATE: 09/11/05 1

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DR04-8
4/5/06
Approve
[Signature]

BUILDING 1 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION
Scale: 1/8" = 1'



FINAL APPROVAL OF SIGN LOCATION TO BE DETERMINED BY LANDLORD AND TOWN OF GILBERT APPROVAL WILL BE BASED ON NUMBERS OF TENANT'S AND BUILDING AESTHETICS

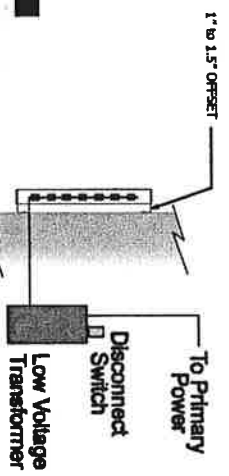
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1'-6" x 12" IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL



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[Signature]

SUNSHINE SIGNS
3107 E. DOWSON ROAD
GILBERT, AZ 85234
PH: 480-848-8888
WWW.SUNSHINESIGNS.COM

CLIENT:
Dana Professional Village

SCALE:
As Noted

DESIGNER:
Mark Delgrosso

SIGNER:
Dana Duncan

DATE: 05/11/05

REVISION:	1
REVISION:	-
REVISION:	-
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REVISION:	-

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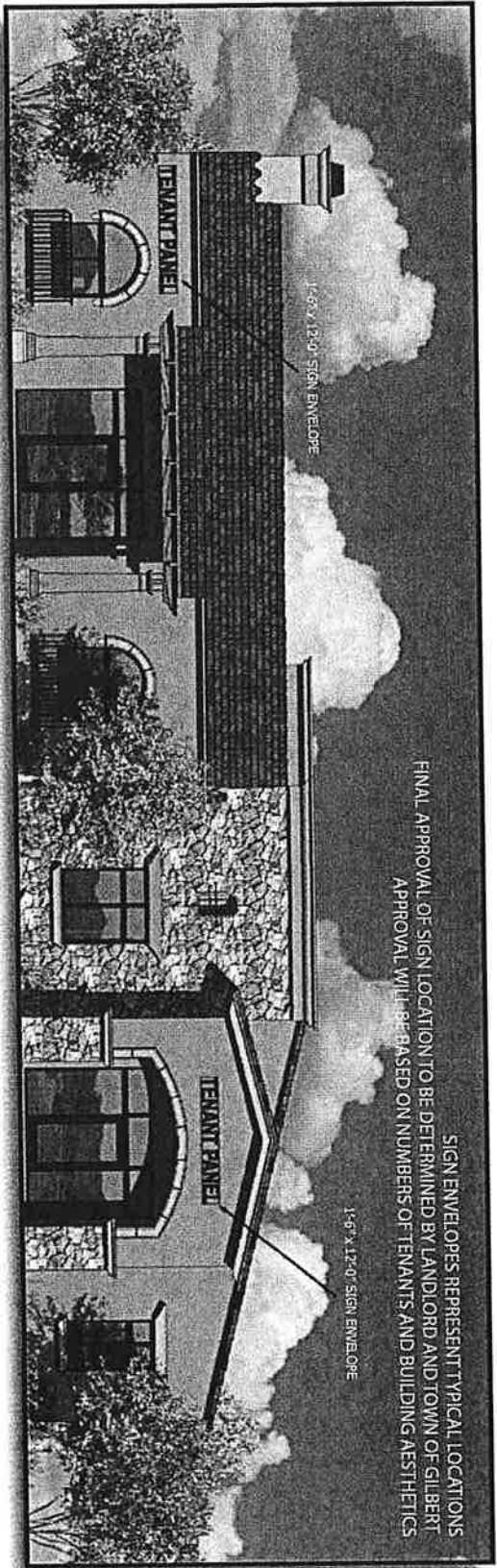
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SIGN ENVELOPES REPRESENT TYPICAL LOCATIONS
FINAL APPROVAL OF SIGN LOCATION TO BE DETERMINED BY LANDLORD AND TOWN OF GILBERT
APPROVAL WILL BE BASED ON NUMBERS OF TENANTS AND BUILDING AESTHETICS

SECTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



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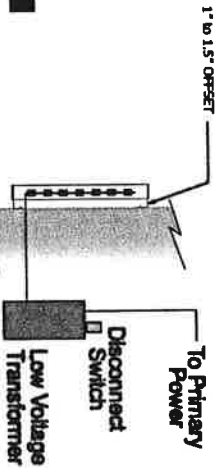


1'-6" x 12" IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.

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355 E. Florence Road
Gilbert, AZ 85233
7048.SummitWestSigns.com

OWNER:
Dana Professional Village

LOCATION:

SCALE:
As Noted

DESIGNER:
Mark Delgrosso

SEAL NO.:
DANA DUNCAN

DATE:
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REVISIONS:

NO.	DATE	DESCRIPTION
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Your signature acknowledges the approval of design beyond and including the date of this seal, meaning liability is required to protect submissions and designs.

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Revised with changes as marked.

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Client Approval Signature: _____

DATE: _____

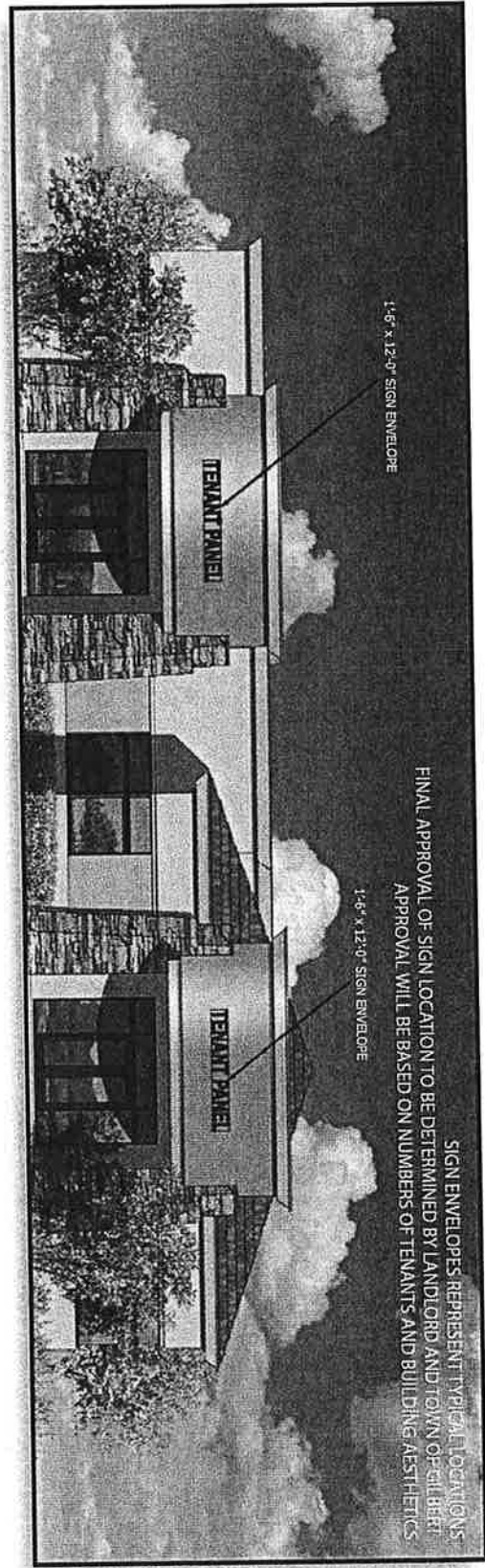
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DATE: _____

DATE: _____

DATE: _____

JOB NUMBER: _____



1'-6" x 12'-0" SIGN ENVELOPE

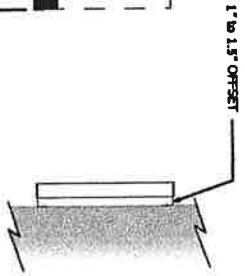
1'-6" x 12'-0" SIGN ENVELOPE

FINAL APPROVAL OF SIGN LOCATION TO BE DETERMINED BY LANDLORD AND TOWN OF GILBERT
APPROVAL WILL BE BASED ON NUMBERS OF TENANTS AND BUILDING AESTHETICS

SIGN ENVELOPES REPRESENT TYPICAL LOCATIONS

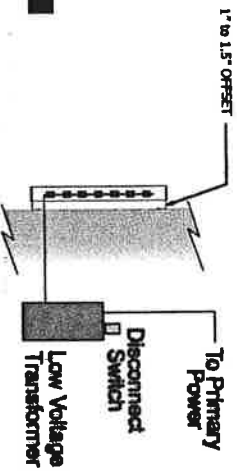
1 R 6 in
TENANT PANEL
12 R 0 in

OPTION 1 FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



1 R 6 in
TENANT PANEL

OPTION 2 FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.

Adm.

DP04-8
4/5/06
Approval
DJB

Summit West SIGNS
435 E. Baseline Road
Gilbert, AZ 85233
480-926-1465
www.summitwestsigns.com

Client:
Dana Professional
Village
Location:

Staff:
As Noted
Designer: Mark DeGrosso
Sales Rep: Dana Duncan

REVISIONS:

DATE	DESCRIPTION
05/11/05	1

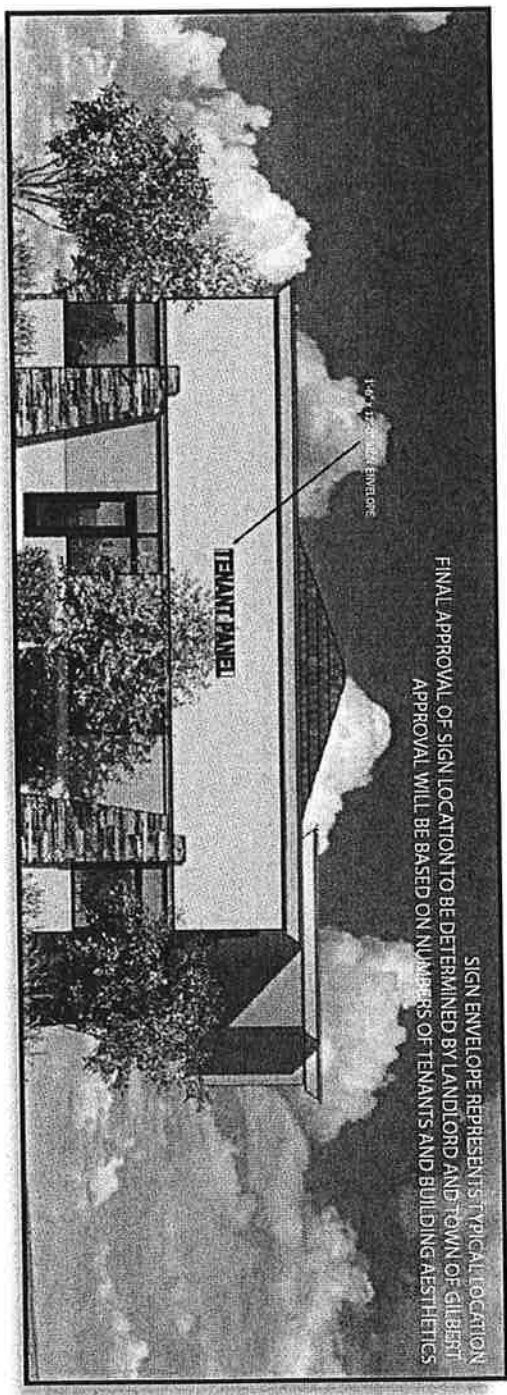
Proceed as shown.
 Proceed with Changes as marked.
 Make Changes and Hold Again.

Client Approval Signature: _____

Date: _____

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DATE: _____
DATE: _____
JOB NUMBER: _____

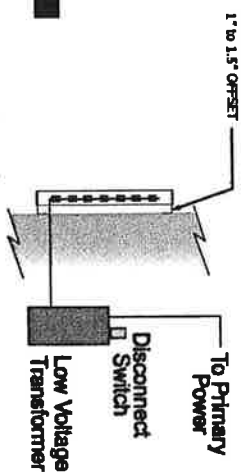


OPTION 1
Scale: 3/4" = 1'
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923



OPTION 2
Scale: 3/4" = 1'
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923

1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.



Adm
DR04-8
4/5/06
Approved
SWB

SUNNYSIDE SIGNS
3801 E. Baseline Road
Chandler, AZ 85243
480-975-3463
mike@sunnysidesigns.com

Client: **Dana Professional Village**
Location: _____

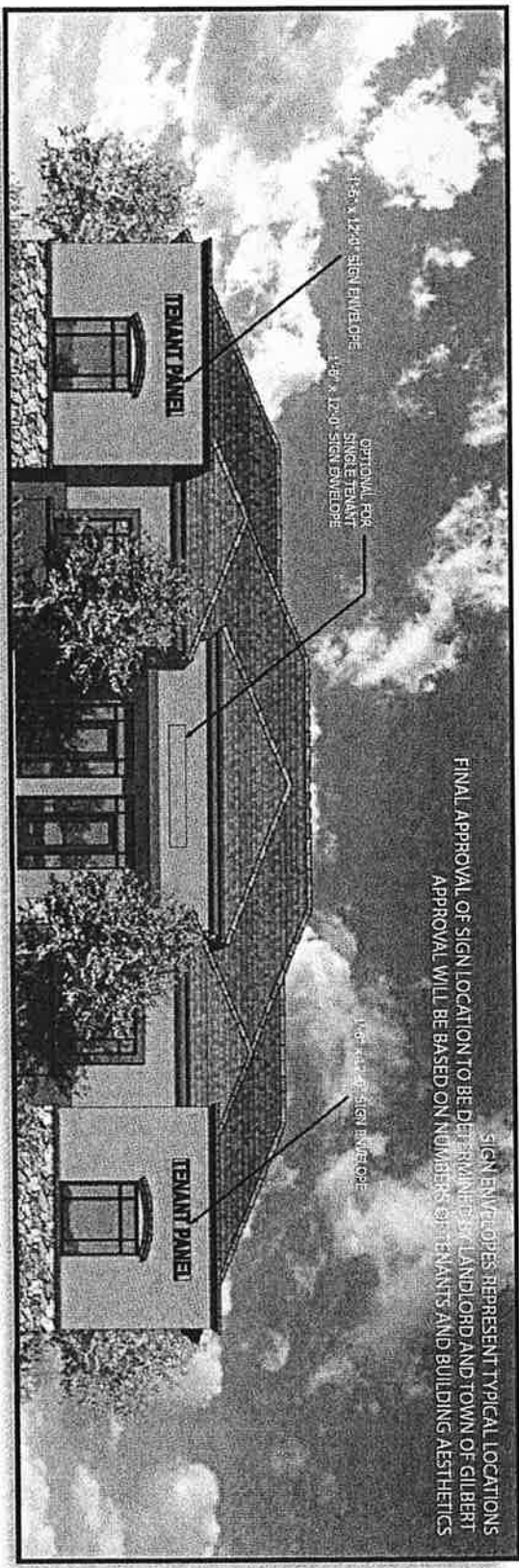
SCALE:
As Noted
DESIGNER:
Mark Delgrosso
SALES REP:
Dana Duncan

DATE: 09/11/05 1

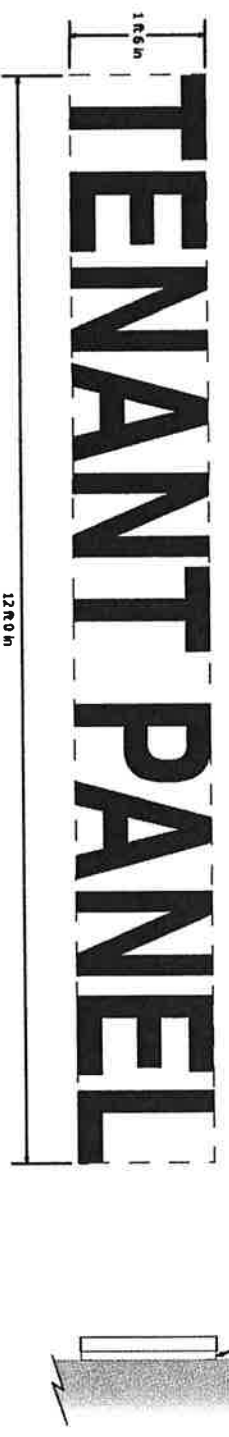
REVISION:	-
REVISION:	-
REVISION:	-
REVISION:	-
REVISION:	-
REVISION:	-

Proceed as shown.
 Proceed with changes as noted.
 Changes as noted.
 Make Changes and Resubmit.
Client Approval Signature: _____

Date: _____
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DATE: _____
DATE: _____
JOB NUMBER: _____



OPTION 1
Scale: 3/4" = 1'
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923



OPTION 2
Scale: 3/4" = 1'
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923



1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.

Adm
DRO4-8
9/15/06
Approval
[Signature]

SUNSHINE SIGNS
391 E. Rosewood Road
Gilbert, AZ 85233
www.sunshinesigns.com

CLIENT: Dena Professional Village
LOCATION:

SCALE: As Noted
DESIGNER: Mark Delgado
DATE: DENA DAVEN
DRAWING: 05/11/05 1

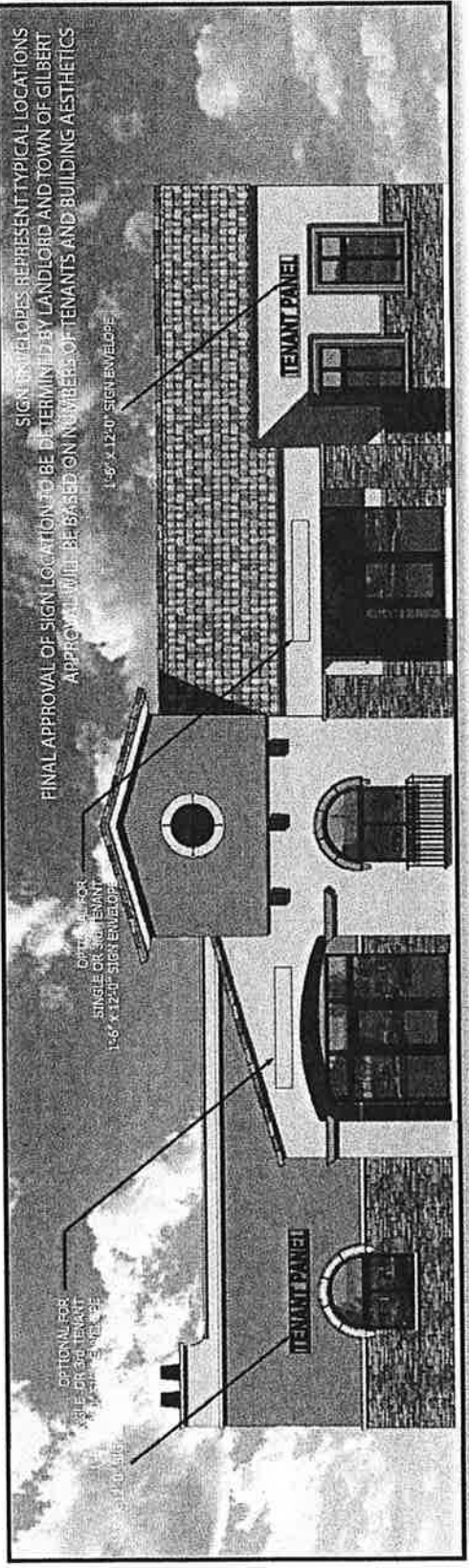
REVISION: -
REVISION: -
REVISION: -
REVISION: -
REVISION: -

This signature acknowledges full approval of design, layout and content, including specifications and materials. Specifications are subject to change without notice and approval by project retention and design.
Any color shown on this page are only for reference. Final colors will be provided and clear as possible. Sign color variations are inevitable due to materials used.

Revised as shown.
 Revised with changes as marked.
 Make Changes and Print Again.

Client Approval Signature: _____
Date: _____
JOB NUMBER: _____
DATE: _____
DATE: _____

6 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION
Scale: 1/8" = 1'



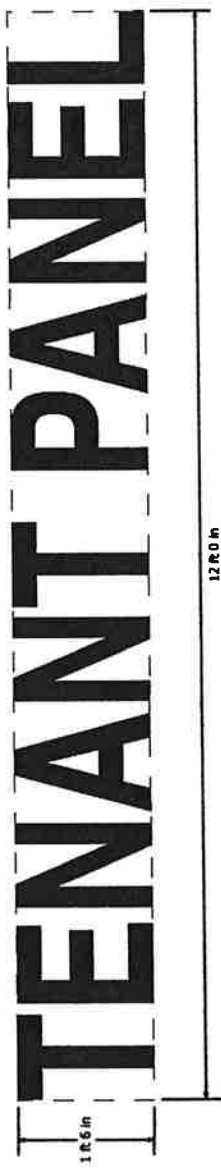
SUNSHINE SIGNS
314 E. Baseline Road
Gilbert, AZ 85233
(480) 976-3105
info@sunshinesigns.com

CLIENT: **Dena Professional Village**
DESIGNER: **Mark Delgrosso**
SALES REP: **Dena Duncan**
DATE: **05/11/06**
REVISIONS: -
REVISIONS: -
REVISIONS: -
REVISIONS: -
REVISIONS: -
REVISIONS: -
REVISIONS: -

Proceed as shown.
 Proceed with Changes as marked.
 Make Changes and Print Again.
Client Approval Signature: _____

Date: _____
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DATE: _____
DATE: _____
JOB NUMBER: _____

OPTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



OPTION 2
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



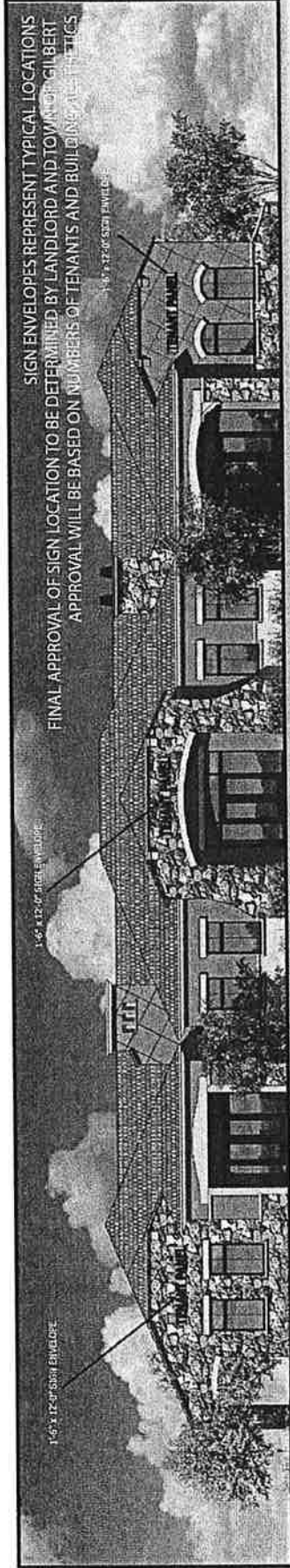
1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.

Adm.

DP04-8- Approved
4/5/06

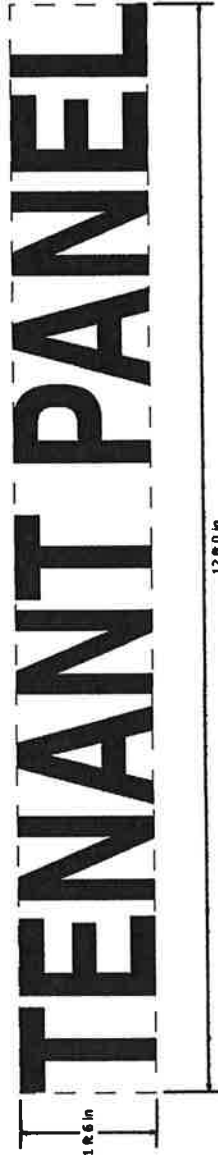
7 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION

Scale: 1/16" = 1'



SECTION 1 FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923

Scale: 3/4" = 1'



SECTION 2 FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923

Scale: 3/4" = 1'



adm.

1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.

APPROVAL
4/15/06

SummitWest SIGNS
301 E. McDowell Blvd
Gilbert, AZ 85733
480-997-3465
mark@summitwestsigns.com

CLIENT:
Dana Professional
Village
Tempe, AZ

DESIGNER:	As Hosed
REVISION:	Mark Delgrasso
DATE:	Dana Duncan
REVISION:	05/11/06 1
REVISION:	-
REVISION:	-
REVISION:	-
REVISION:	-
REVISION:	-

Your signature and seal are required for all contract, including SummitWest Signs from responsibility in regard to incorrect information and changes. Changes on this page are only representative of what colors we want. Final colors will be provided as close as possible. Signage will be made with materials due to materials used.

- Proceed as shown.
- Proceed with Changes as marked.
- Make Changes and Proof Again.

Client Approval Signature:

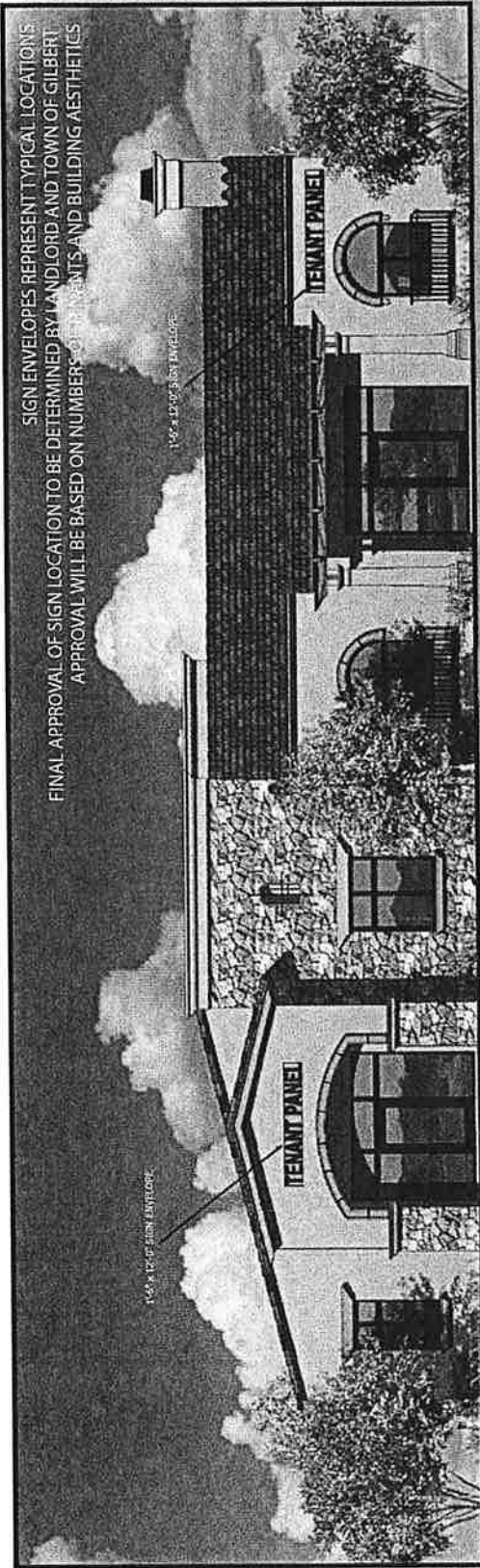
Date: _____

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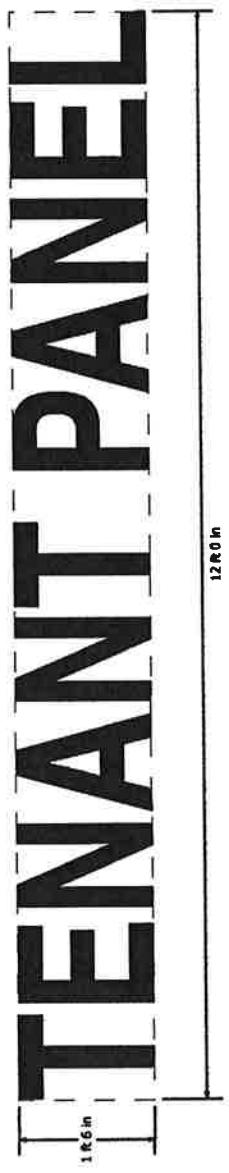
DATE: _____ DATE: _____

PA: _____ JOB NUMBER: _____

BUILDING 8 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION
Scale: 1/8" = 1'



SECTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



SECTION 2
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL. Adm

DR 04-8
4/5/06

Approved
[Signature]

SUNSHINE SIGNS
305 E. Baseline Road
Gilbert, AZ 85233
480-922-1665
mark@sunshinesigns.com

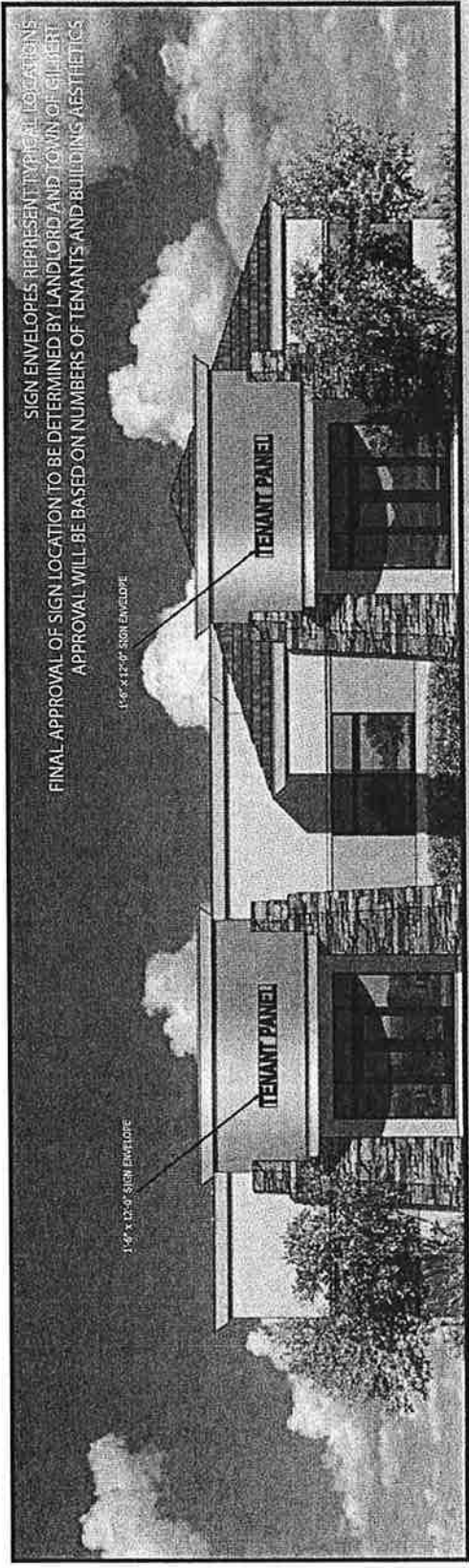
CLIENT: Dana Professional Village
LOCATION: _____
SCALE: As Noted
DESIGNER: Mark Delgado
SALES REP: Dana Duncan
DATE: 05/11/05
REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____

Your signature and stamp/signature for this document are required for all work. Signs have responsibility is required to licensed professionals and design. Changes on this page are only representative of actual work unless noted. Final colors will be matched as close as possible. Right to alter materials and methods is available due to substitute need.

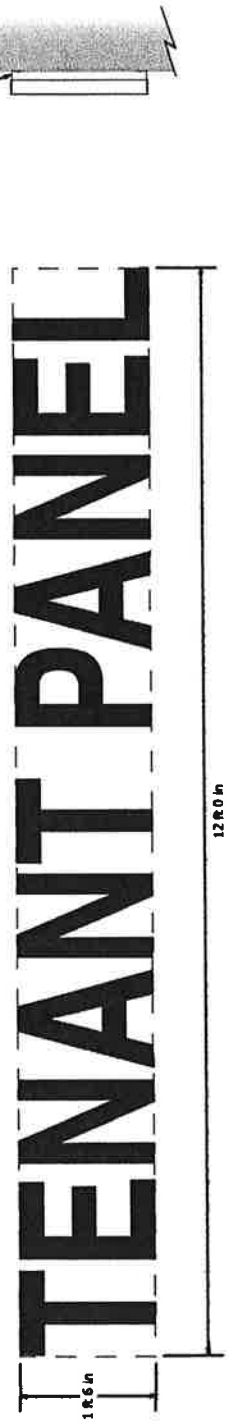
Proceed as shown.
 Proceed with Changes as marked.
 Make Changes and Post Again.
Client Approval Signature: _____

Date: _____
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DATE: _____
DATE: _____
JOB NUMBER: _____

BUILDING 9 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION
Scale: 1/8" = 1'



OPTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



OPTION 2
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL. Adm

DR04-8
4/5/06
Approval



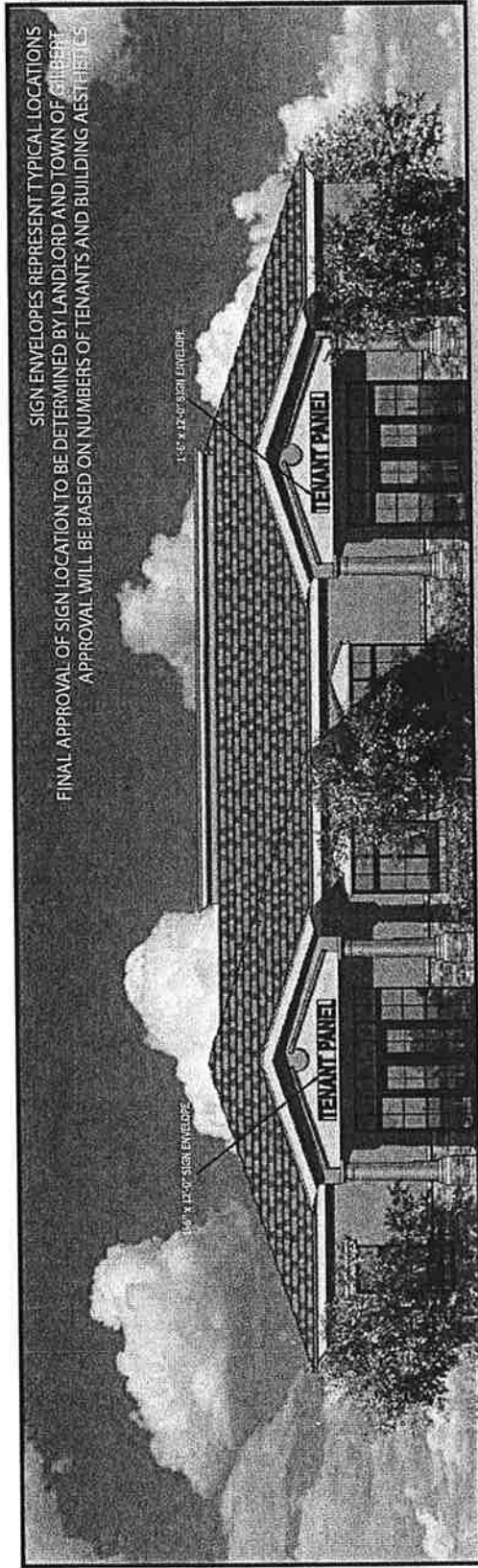
CLIENT: Dana Professional Village
LOCATION:
SCALE: As Noted
DESIGNER: Mark DeGrasso
DATE: 05/11/05
REVISIONS:
1

Your signature acknowledges full approval of design layout and specifications. This document is to be used for construction. Signs from assembly is required to construct information and design.
Any color shown on this page is for informational purposes only. Final color will be provided as close as possible. Slight color variations are inevitable due to materials used.

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 Make Changes and Proof Again.
Client Approval Signature:

Date:
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DATE _____
DATE _____
JOB NUMBER _____

BUILDING 10 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION
Scale: 1/8" = 1'



SIGN ENVELOPES REPRESENT TYPICAL LOCATIONS
FINAL APPROVAL OF SIGN LOCATION TO BE DETERMINED BY LANDLORD AND TOWN OF GILBERT
APPROVAL WILL BE BASED ON NUMBERS OF TENANTS AND BUILDING AESTHETICS

SUNSHINE SIGNS
3101 E. BUCKLEY BLVD. SUITE 100
GILBERT, AZ 85233
PH: 480-272-7163
www.sunshinesigns.com

CLIENT: Dana Professional Village
LOCATION:
SCALE: As Noted
DESIGNER: Hank DeGrosso
STATUS: Dana Duncan
DATE: 05/11/05

REVISIONS:
1. APPROVALS: 05/11/05

Your signature acknowledges full approval of design provided. Sign has responsibility to report to correct information and design.
Any color shown on this page is not to scale. Color will be restricted as close as possible. Sign color materials are available due to materials used.

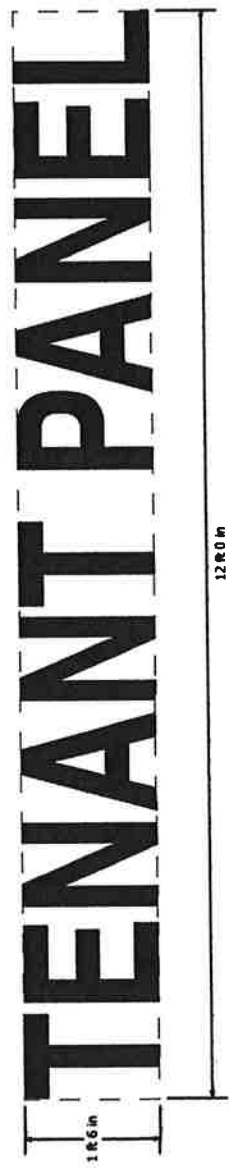
Proceed as shown.
 Proceed with changes as noted.
 Make Changes and Proof Again.

Client Approval Signature:

DATE: _____
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DATE: _____
DATE: _____
JOB NUMBER: _____

SECTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



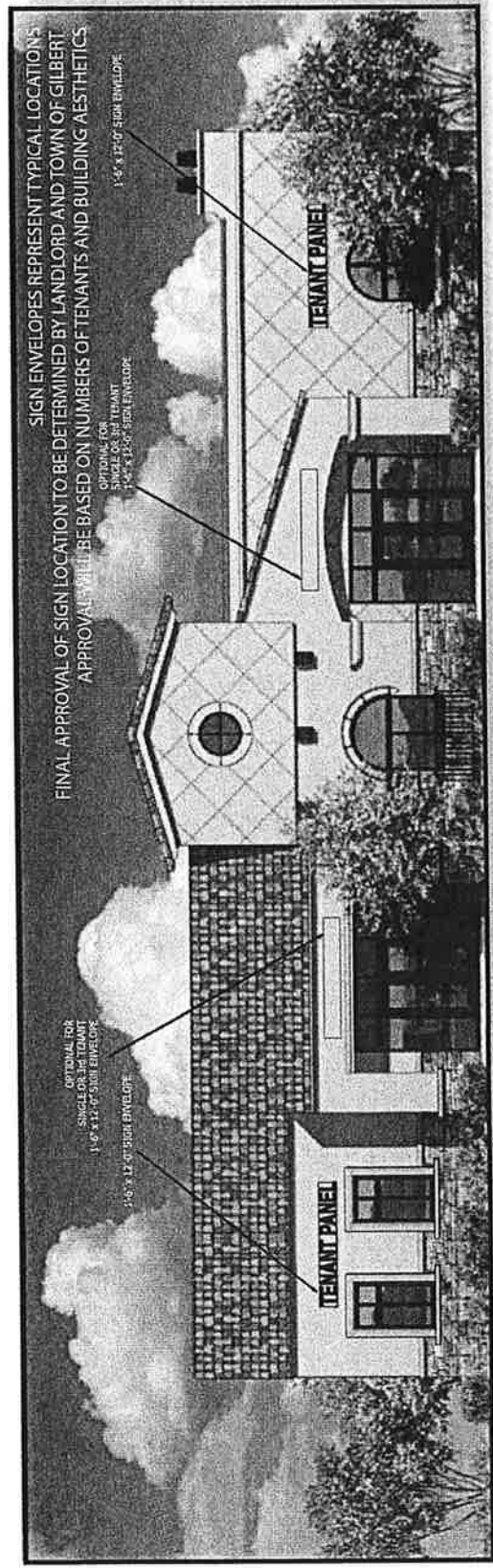
SECTION 2
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'



1'-6" x 12' IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL

DR04-8
4/5/06
Approval
[Signature]

BUILDING 11 REVERSE PAN CHANNEL LETTERS - FRONT ELEVATION
Scale: 1/8" = 1'



SummitWest SIGNS
3701 E. Baseline Road
Gilbert, AZ 85233
480-975-1465
http://www.summitwestsigns.com

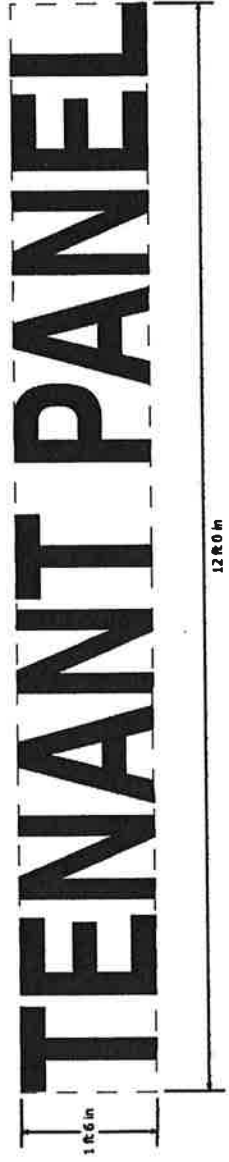
CLIENT: Dana Professional Village
LOCATION:
SCALE: As Noted
DESIGNER: Mark Dolgoren
SALES REP: Dana Durcan
DATE: 05/11/06

Your signature and initials are full proof of approval. The client's signature is required to indicate that the design is the property of the client and that the client is responsible for the design. The client's signature is required to indicate that the client is responsible for the design. The client's signature is required to indicate that the client is responsible for the design.

Proceed as shown.
 Proceed with changes as marked.
 Make changes and proof again.
Client Approval Signature:

Date: _____
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DATE: _____
DATE: _____
JOB NUMBER: _____

OPTION 1
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
NON-ILLUMINATED 1" TO 2" DEEP LETTERS PAINTED MAP BLACK N-923
Scale: 3/4" = 1'

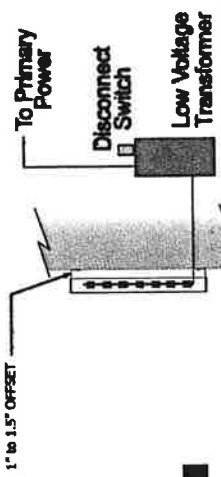


OPTION 2
FABRICATE AND INSTALL REVERSE PAN CHANNEL LETTERS
WHITE LED-ILLUMINATED LETTERS WITH 1" TO 2" DEEP RETURNS
PAINTED MAP BLACK N-923
Scale: 3/4" = 1'

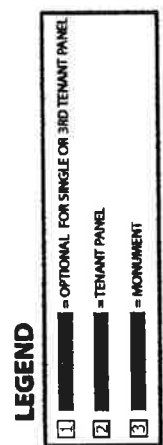
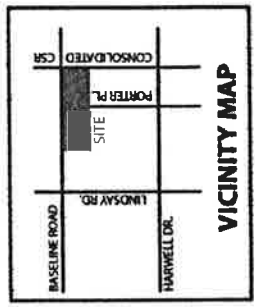
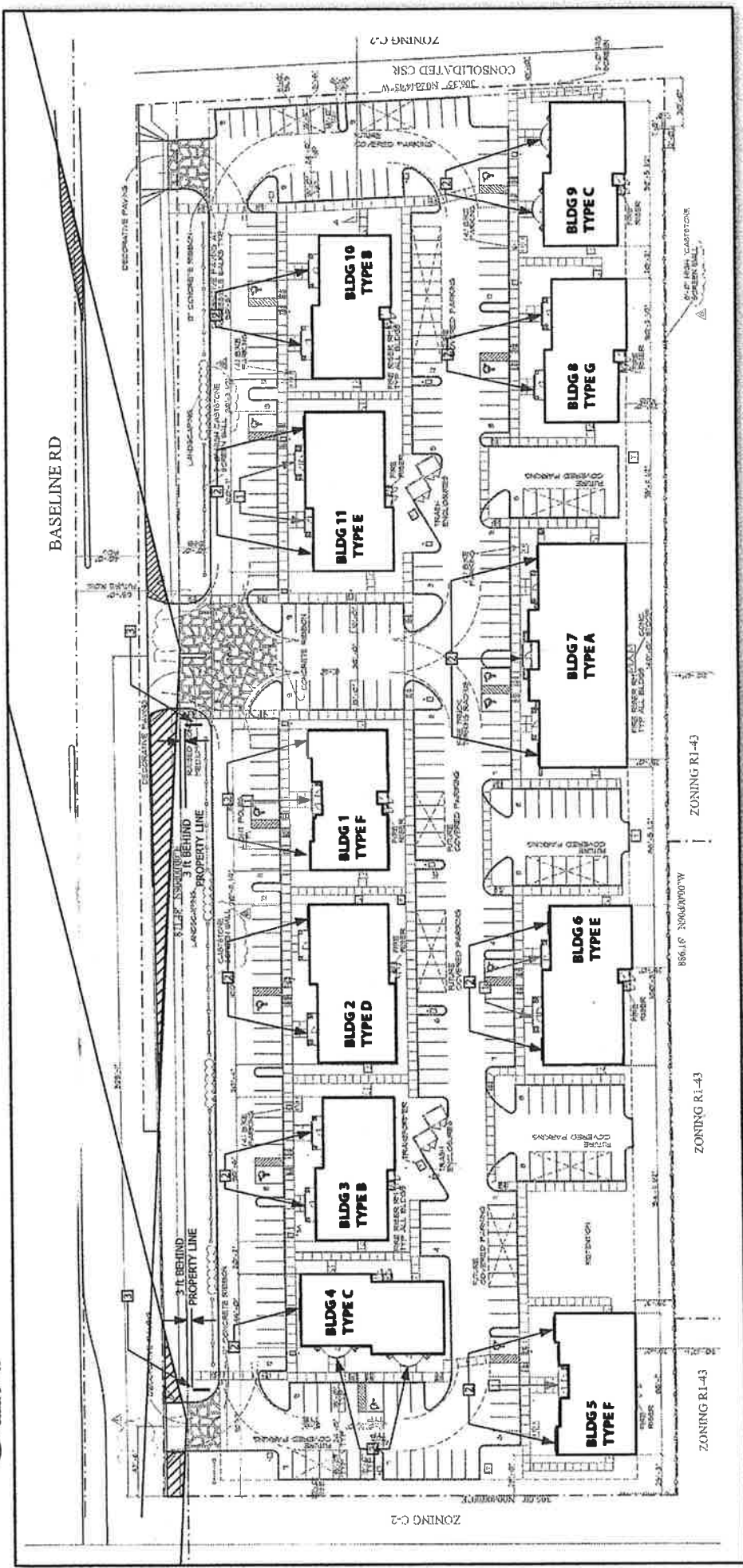


1'-6" x 12" IS RECOMMENDED SIZE. DEVIATIONS REQUIRE LANDLORD AND TOWN OF GILBERT APPROVAL.

Adm. Design Review
DB 04-8
DATE: 4/5/06
Approval *[Signature]*



ITEM 12 SITE PLAN
Scale: 1" = 60'



ADH. DESIGN REVIEW APPROVED
DR04-8
4/5/06





4/5/06

April 4, 2006

Maria Cadavid
Town of Gilbert
90 East Civic Center Road
Gilbert, AZ 85296

Mary Anne,
Please review
for approval
Thank
Maria

Re: Dana Professional Village Comprehensive Sign Plan

Dear Maria:

Per the attached email correspondence, the Comprehensive Sign Plan for Dana Professional Village has been revised to correct the administrative errors per your comments received March 29, 2006. The following changes were made to the original sign plan:

Page/Bldg	Description
Pg 6	Paragraph 8 changed to allow offset of sign band within fascia
Pg 7	"Placement of Letters" paragraph 2 changed to allow offset of sign letters
Bldg 1—11	Offset from building and RPC depth changed for all buildings

This should clarify the requirements for justification of the signage on the fascia, the depth of the lettering and the offset from the fascia for all buildings within this Professional Village. We await your approval of the updated sign package and subsequent approval of the UTAZ building sign. Thank you again for all of your help and assistance in this matter. If there are any other required items or questions, please contact me at 480-776-3400.

Sincerely,

Arch Ratliff
Senior Vice President
Development and Construction

OK

MAR
4-5-06

Maria Cadavid

From: Maria Cadavid
Sent: Monday, February 27, 2006 4:17 PM
To: 'arch@utaz.com'
Cc: Mary Anne Redman; Michael Milillo; Linda Edwards
Subject: Dana Professional Village Sign Plan UTAZ - East of the SECof Lindsay and Baseline roads

Arch, last week you asked me what would be the process for placing the UTAZ logo off center on this project when the sign plan approved (DR04-8 on 5/31/05) states clearly the placement of the sign to be on the center of the designated wall and sign band. I reviewed the sign plan text and drawings and also talked to Mary Anne and spoke with Mike Milillo, Senior Planner and Zoning Administrator. In addition, I found that you propose to change the depth of the RPC from 1" to 2".

As you know we are busier than we would like to and at the same time have to maintain the standards of the projects approved. I will approve your request administratively (over the counter) subject to the following:

The UTAZ logo can be offset within the sign band originally placed and approved on this building, building 7. The option of offsetting the sign within the sign band will be permitted not only for building 7- UTAZ occupancy, but for any tenant in any of the 11 buildings approved for this project. Please submit revised exhibit for this building and also address item 8 on page 6 which should be revised to allow offsetting the sign placement within the sign band.

Lastly, address and revise any section of the sign plan/exhibit that addresses the return depth of all RPC letters when the case of logos, to be allowed up to 2" in depth.

Upon submittal of the items described above, I will sign the approval. If you have any questions, please contact me directly at (480) 503-6812 or e-mail me at mariac@ci.gilbert.az.us Thanks, Maria S Cadavid, Planning Manager

2/27/06

Mary Anne,
 Please hold on to this
 until we hear from UTAZ

Thank Maria