Elliot Commons Business Center 170 S. William Dillard Drive and 175 S. Hamilton Place Gilbert, Arizona

Comprehensive Signage Criteria

The intent of these sign criteria is to establish and maintain guidelines consistent with the Town of Gilbert regulations and policies of the Condominium Association. The purpose is to assure a standard conformance for the design, size and materials used for the Condominium Owner/Tenant Identification.

A. General Requirements

- 1. Owner/Tenant shall submit to the Association, for approval before permit acquisition and fabrication, a copy of detailed drawings covering the location, size, layouts, design and color of the sign, including all lettering and/or graphics. Such detailed drawing will be to scale.
- 2. The Association shall provide written approval of all signage prior to submittal to the Town of Gilbert and subsequent installation. The Association shall approve all conforming drawings in a timely fashion.
- 3. The Owner/Tenant, prior to fabrication and installation of signage, shall obtain all permits for signage and its installation from the Town of Gilbert.
- 4. Owner/Tenant shall be responsible for any and all requirements, specifications and costs associated with Identification signage. When Owner/Tenant has received all necessary approvals for signage from the Town of Gilbert, Owner/Tenant shall provide to the Association a copy of said Municipal approval.
- 5. Owner/Tenant shall mount or display sign only on adjacent wall to owned or leased space.
- 6. No outdoor advertising signage shall be allowed, except that "For Sale", "For Lease", contractor/subcontractor and development signs may be placed on the actual property so advertised subject to restrictions or allowance (see #7) herein.
- 7. Grand Opening signs are limited to Town of Gilbert Ordinance and must be permitted by Town of Gilbert. All Grand opening signs must be removed promptly upon expiration of permit.

8. A-frames Signs may be used. Size and placement must be in compliance Town of Gilbert ordinance. Any non-conforming A-frame may be removed by Town of Gilbert or the Association.

B. Construction Requirements

- 1. All exterior signage shall be installed with bolts; fasteners and/or clips that are hot dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
- 2. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.
- 3. Owner/Tenant shall be responsible for fulfillment of any restoration to the building (remove the signage and accompanying components used to install the sign, plus caulk any holes and touch up with paint to match) upon vacating.
- 4. Flashing, moving or audible signs are not permitted.
- 5. Owner/Tenant shall be fully responsible for the operations of Owner/Tenant's sign contractor. Owner/Tenant shall cause Owner/Tenant's sign contractor to submit to the Association current insurance certificate for the General Liability Insurance and Worker's Compensation insurance, both certificates to name Owner/Tenant and The Elliot Commons Business Center Condominium Association as "additional named insured". The certificates shall be submitted prior to the commencement of any work.
- 6. Owner/Tenant, at his/her sole cost and expense, shall be responsible for all sign maintenance and repairs. Association may repair or replace any broken or faded signs at the Owner/Tenant's expense, after written notification by Association to Owner/Tenant, and failure of Owner/Tenant to repair or replace any broken or faded signs within 15 days after receipt of notice by Owner/Tenant.
- 7. Owner/Tenant shall be responsible for the fulfillment of all requirements of these criteria and the expense of the signage.

Project Details

Project Name:

Elliot Commons Business Center

Project Address:

170 South William Dillard Drive, Buildings 1 - 6, and

175 South Hamilton Place, Buildings 1 -- 7

Zoning:

I-1 PAD

Criteria Specifications

Sign Type:

Individual Reverse Pan Channel Letters and Logo

Illumination:

None

Material:

Paint-Lok metal or aluminum

Construction:

Letters and logos must stud or clip mounted to wall. Signs installed on Split-face CMU Block must be stud mounted with all faces on same

plane. Letters not to exceed 1.5" returns.

Total Size:

Maximum sign area not to exceed one square foot per linear foot of frontage. Sign envelopes are provided for each suite type. No sign shall be placed on building outside of prescribed envelope. Space

between lines must be 3" or greater.

Logo:

Association approval; not to exceed 6 sq ft of sign's square footage.

Letter Style:

Open with Association approval

Color:

Finished color to be 313 Dark Bronze Spray Lat or Frazee Aria Ivory. All letters must be primed prior to painting. Logo colors to approved

by Association.

Installation Location: Signage must be centered in sign envelope vertically and horizontally

before placement. Refer to drawings for exact placement.

Door Vinyl:

White, High Performance, Gerber or Avery vinyl logo and lettering may be applied to entry door. Center of sign area to be 66" from ground. Sign area restricted to 15" x 15". Copy to be restricted to Logo and Hours. No window 'splashes' of vinyl or paint will be

allowed.

Window Vinyl:

Window 'splashes' of fluorescent paint will not be allowed. Tenant may apply White High Performance Vinyl Graphics or Copy to

windows up to 25% of total window area.

Rear Gate/Wall:

One (1) 24w X 18"h reverse pan channel form fabricated of aluminum or Paintlok Metal with 1" returns. Sign to read: Tenant Name, Street Address and Building Number. Panel to be painted 313 Dark Bronze and to have Ivory High Performance Gerber or Avery vinyl copy. Sign

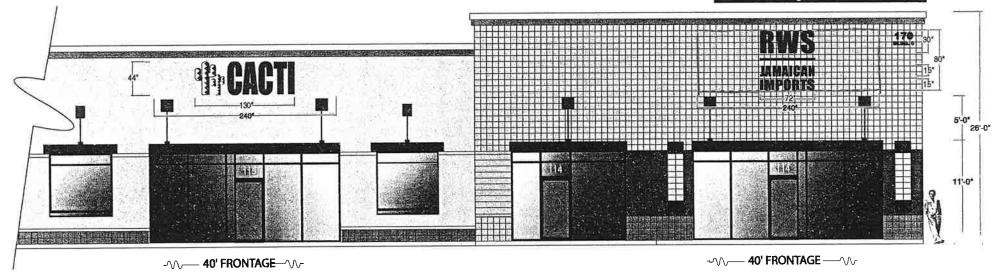
to be clip mounted to Wall 18" from top of wall, 12" from gate.

Man Doors:

To be indicated with high performance black vinyl copy and graphics

mounted to door.

Dillard 6 Right Front Elevation



- Individual non-illuminated reverse pan channel letters and logo of Paint-Lok metal or aluminum with 1.5" returns
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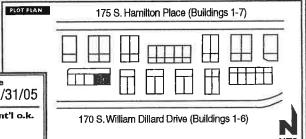
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- Sign area is measured as smallest rectangle enclosing all graphics and copy.
- All signs to be centered horizontally and vertically in sign band.
- Space between lines must be 3" or greater.

Post-it® Fax Note	7671	Date 3/20	# of pages ▶ Э
TO TADO ATKIL	KON	From Tane	10
Co./Dept.		Co. Town	of Gilbert
Phone #		Phone # 80 -	503-6742
Fax #480-835	-1808	Fax #	

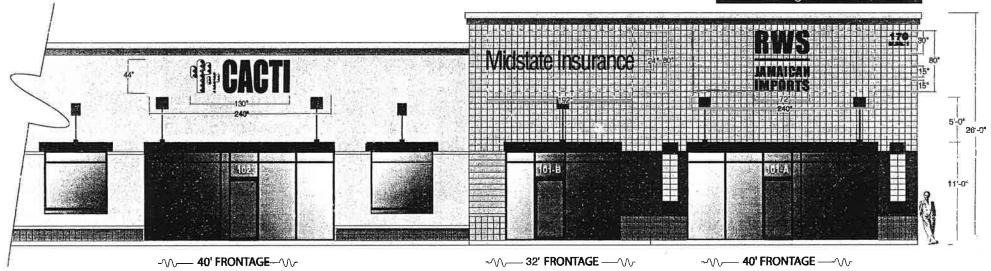




Elliot Commons Business Center	Cont		Date 01/31/0			
Address 170 S. William Dillard Dr Bldg 175 S. Hamilton Place Dr Bldç		3	State AZ	 Scale 3/32"=1'	Draw TG	Int'l o.k



Dillard 1 Right Front Elevation



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FEGGLORY

office 323-0306 fax 323-0299

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3401 each wire zer, suites 10 & 11

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These drawings are intended to easie in visualizing our concepts and products and are proprietary. All drawings and concepts	Client Elliot Commons Business Center	Contact See Your	Property	Manager fo	or Approva		Date 01/31/05	
proposed in these drawings []	Address 170 S. William Dillard Dr Bldg 175 S. Hamilton Place Dr Bldg		State AZ	ZIP 85233	Scale 3/32"=1'	Draw TG	Int'l o.k.	170 S. Willam Dillard Drive (Bu

Attachment 3: Building Elevations with Sign Locations February 10, 2005

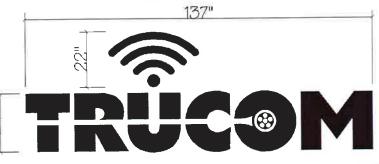
175 S. Hamilton Place (Buil

A.S.
TruCom, LLC
BUSINESS NAME
170 S. William Dillard Dr. Suite 115&116 Gilbert, AZ 85233
TENANT/STORE ADDRESS W/ SUITE #
TENANTS BUSINESS LICENSE #
602-339-1445
PHONE NUMBER
John Drew
CONTACT NAME
[nstall Detail:
11000110000111

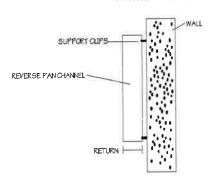
Elliot Commons Business Center Association, LLC
LANDLORDS NAME
14645 E. Cotton Gin Loop Phoenix, AZ 85040
LANDLORDS ADDRESS W/ SUITE #
602-437-4777
PHONE NUMBER
Brittany Carter
CONTACT NAME
x
LANDLORD APPROVAL



(480) 835-7446 Phone (480) 835-1808 Fax (480) 262-3891 Mobile www.sandstormsign.com E-Mail todd@sandstormsign.com Roc # 264384



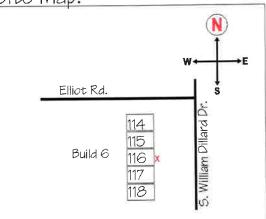
Reverse Pan Channel Letters With Mounting Clips, Non-Illuminated



100' Of Frontage Sign =45 Sq Ft



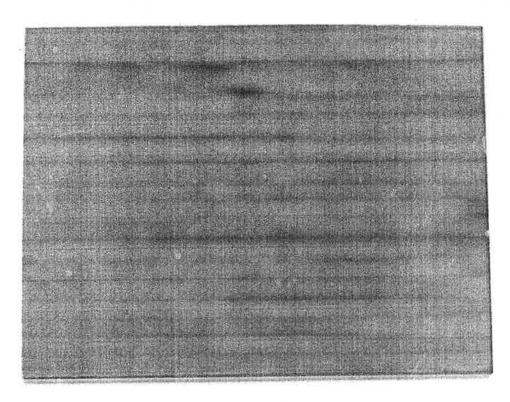
Site Map:



Sign Description:

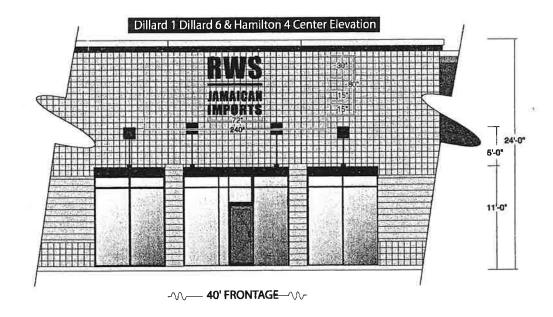
"TRUCOM" Non Illuminated Reverse Pan Channel Letters Fabricated from 22 Gauge Paint-Lok With 1.5" Returns, Sian Clip Mounted Directly To Fascia. Letters To Be Painted 313 Dark Bronze W/Satin Finish.

CUSTOMER APPROVAL X ___



313 Duranodic Bronze

Aria Ivory



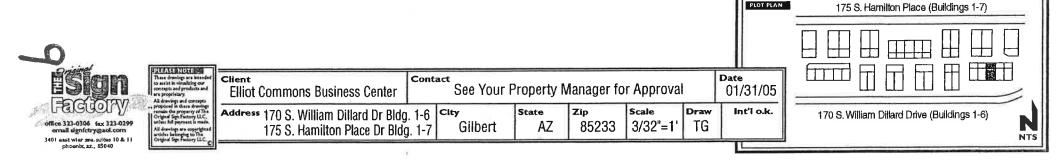
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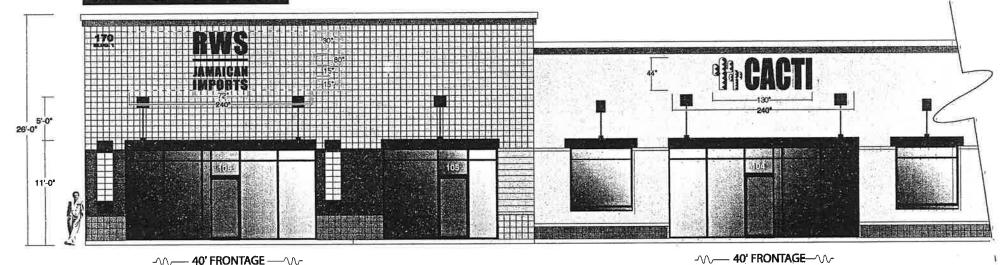
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PLOT PLAN

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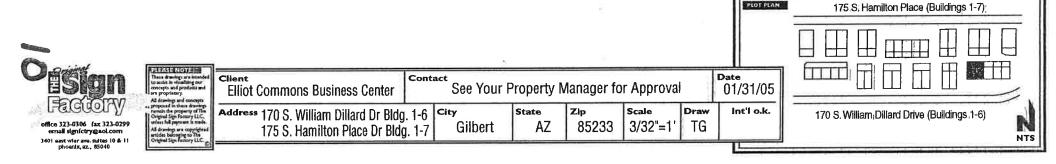


Dillard 1 Left Front Elevation

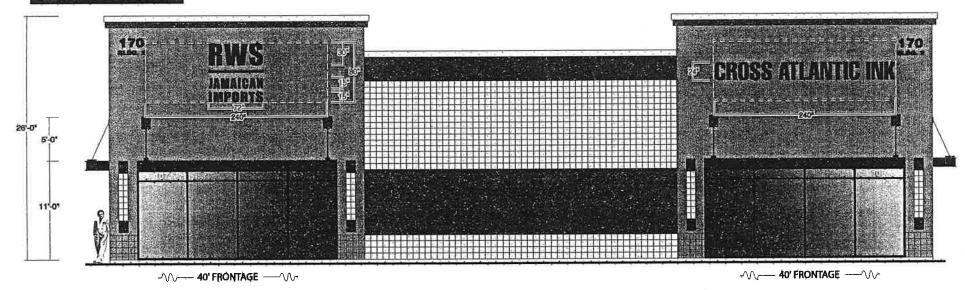


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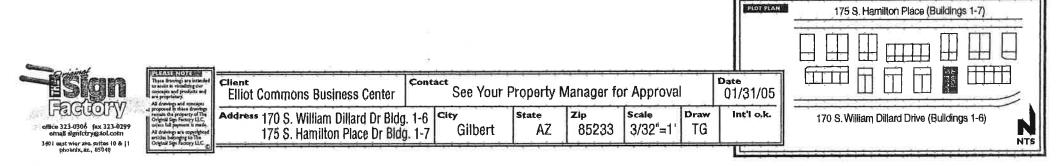


Dillard 2 Front Elevation

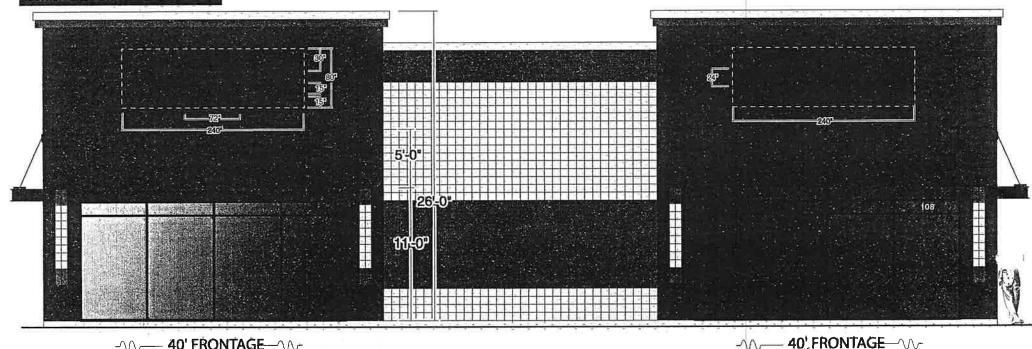


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Dillard 3 Front Elevation



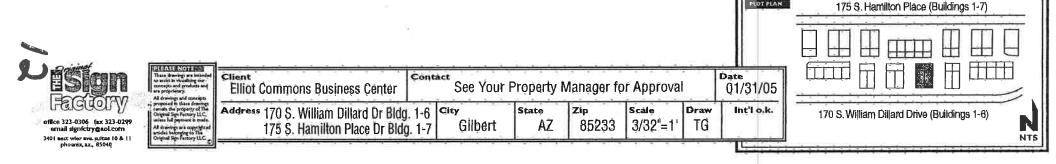
Details:

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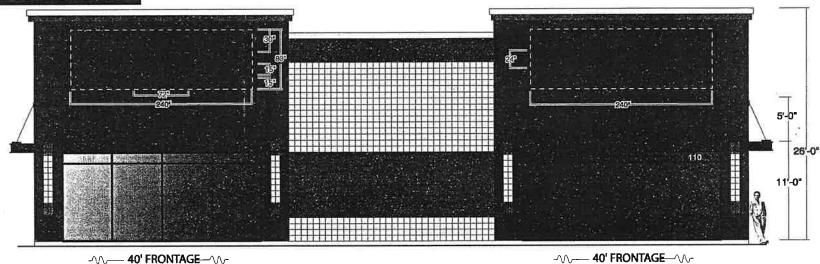
-\\-\-40' FRONTAGE--\\\-

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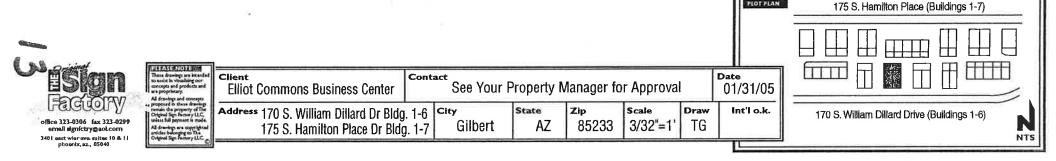


Dillard 4 Front Elevation

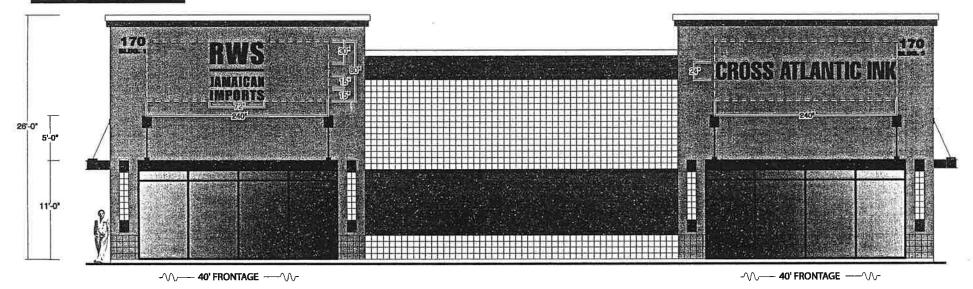


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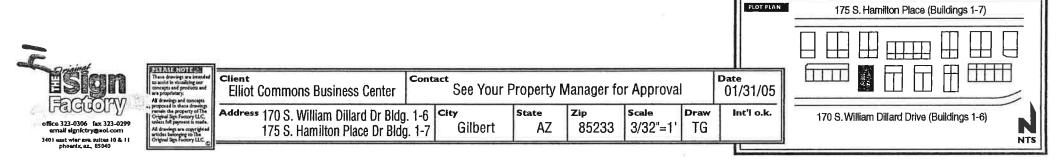


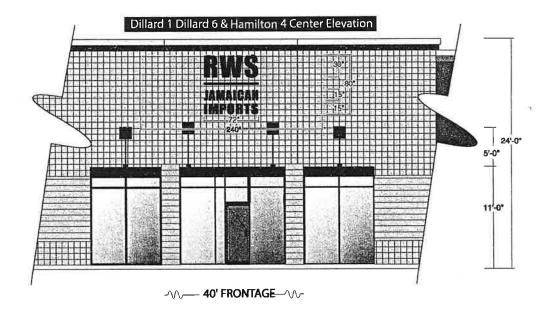
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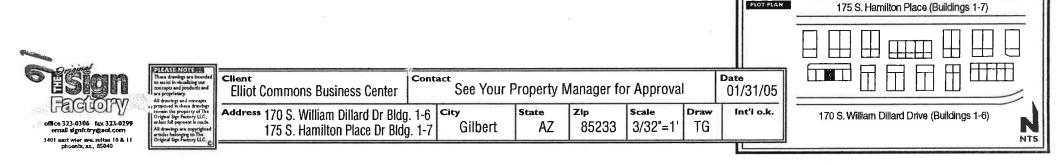
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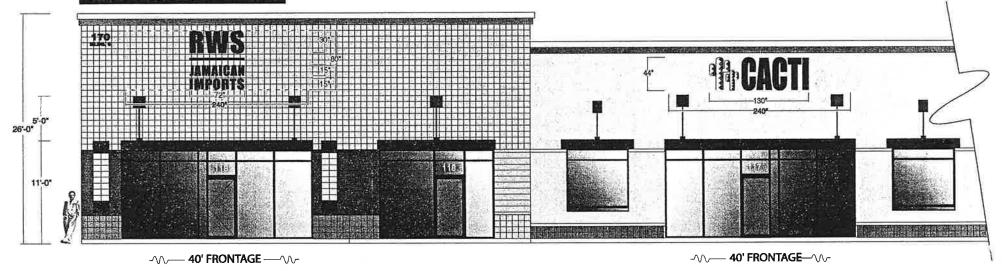


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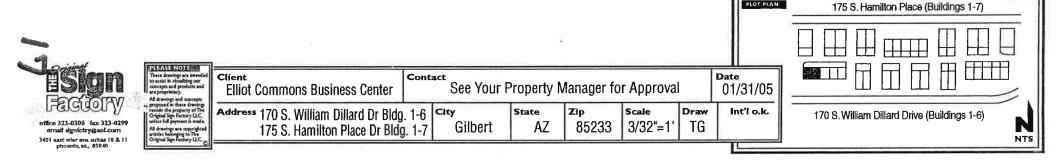


Dillard 6 Left Front Elevation

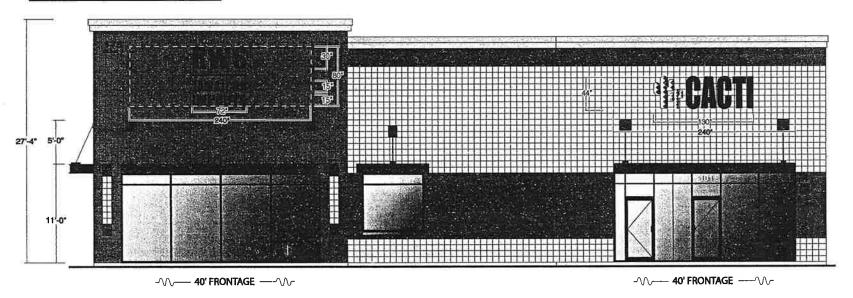


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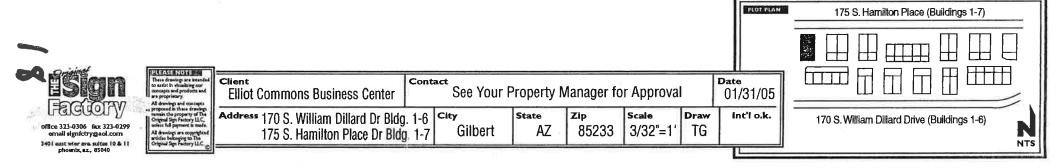


Hamilton 1 Front Elevation

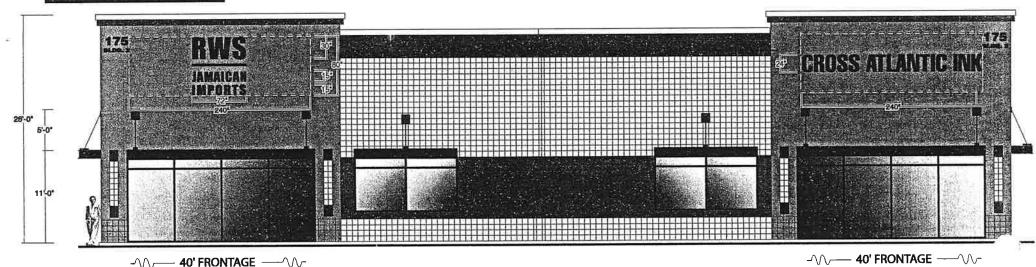


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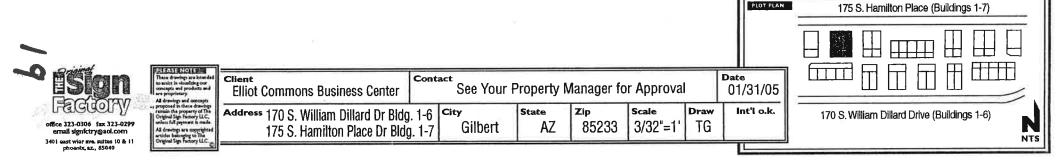


Hamilton 2 Front Elevation

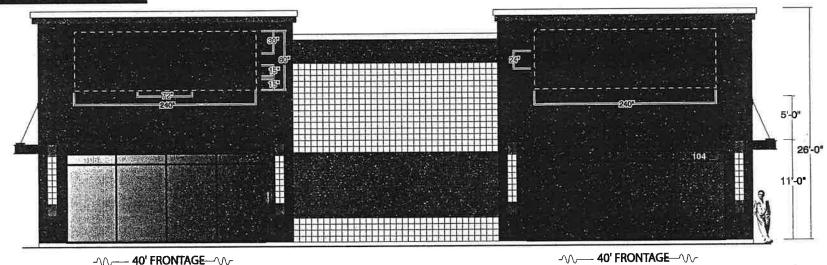


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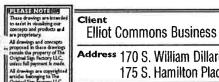
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PLOT PLAN

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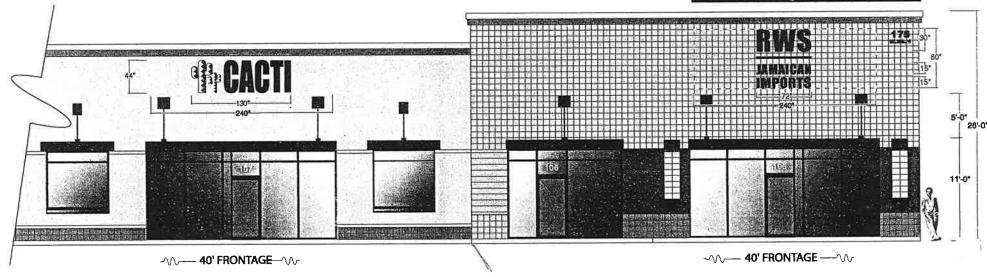
Elliot Commons Business Address 170 S. William Dillar

170 S. William Dillard Drive (Buildings 1-6)

175 S. Hamilton Place (Buildings 1-7)

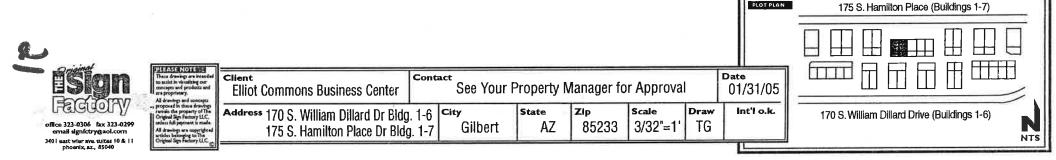
Center	Cont	See Your F	roperty N	lanager fo	r Approval		Date 01/31/05
d Dr Bldg ce Dr Bldg		City Gilbert	State AZ		Scale 3/32"=1'	Draw TG	Int'l o.k.

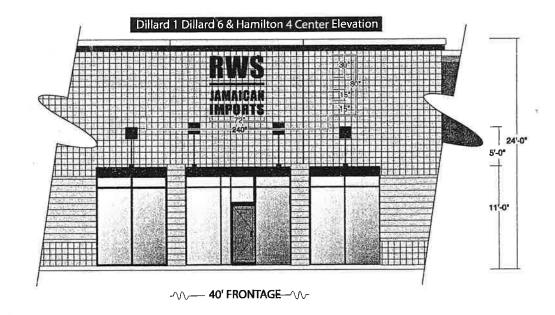
Hamilton 4 Right Front Elevation



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LA STORE are branded slitting our roducts and	CI
d concepts me drawings perty of This ctory LLC, and is made, a copyrighted	A
Continues	

Client	Business Center
EIHOL COMMONS	Business Center

See Your Property Manager for Approval

ddress 170 S. William Dillard Dr Bldg. 1-6 City 175 S. Hamilton Place Dr Bldg. 1-7 Gilbert

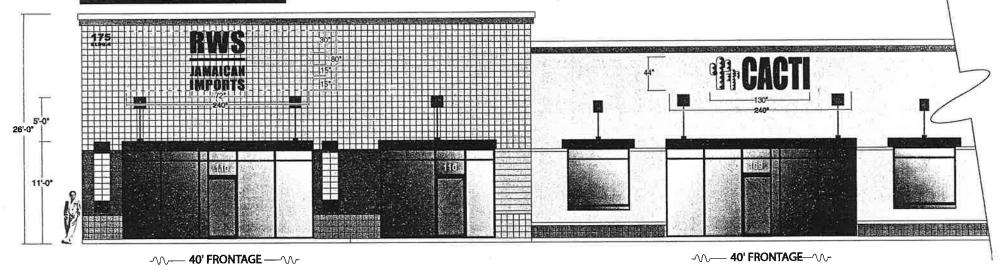
State ΑZ Zip 85233

Scale Draw 3/32"=1' TG

Date 01/31/05 Int'l o.k.

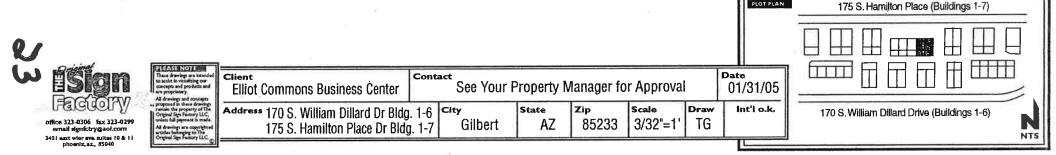
175 S. Hamilton Place (Buildings 1-7) 170 S. William Dillard Drive (Buildings 1-6)

Hamilton 4 Left Front Elevation

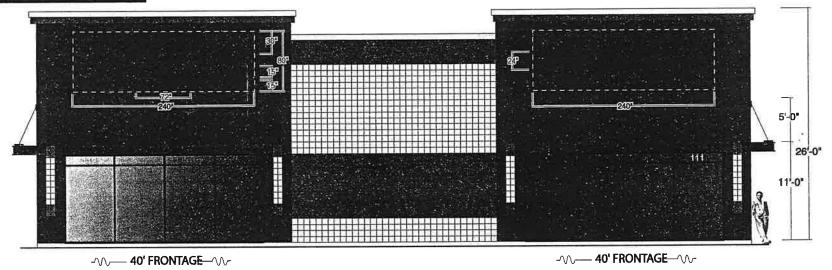


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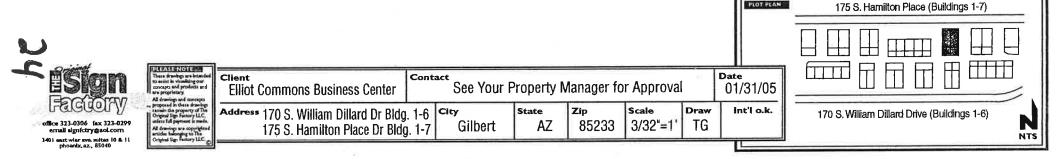


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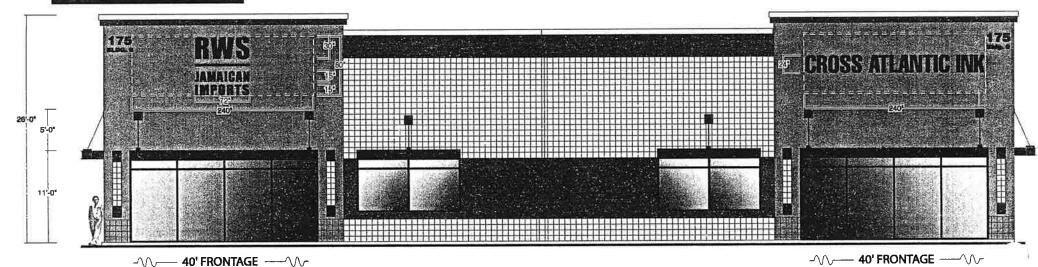


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- Space between lines must be 3" or greater.

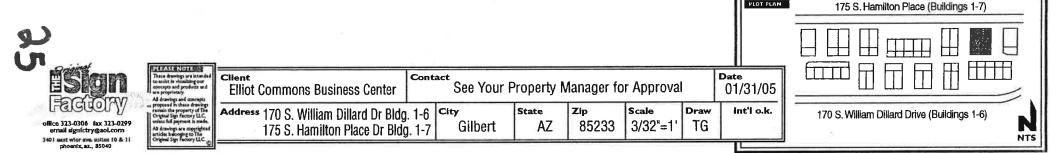


Hamilton 6 Front Elevation

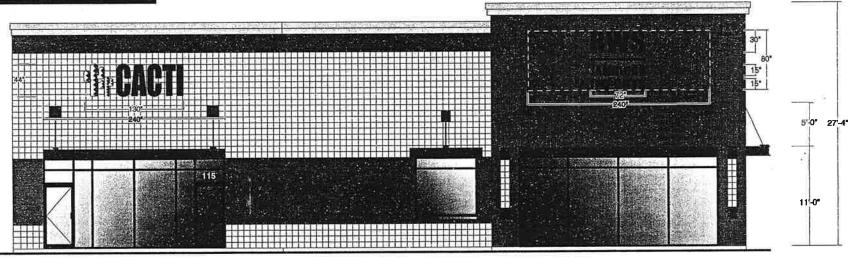


- Individual non-illuminated reverse pan channel letters and logo of Paint-Lok metal or aluminum with 1.5" returns
- Letters and logos must stud or clip mount to wall. Signs installed on split-face CMU block must be stud mounted with all faces on same plane.
- Letters to be primed and painted 313 dark bronze or Frazee Aria Ivory

- · Logo colors to be approved by landlord
- Maximum sign area not to exceed 1 Linear Ft. to 1 SqFt. with minimum allowance of 32 SqFt. per tenant.
- Sign area is measured as smallest rectangle enclosing all graphics and copy.
- · All signs to be centered horizontally and vertically in sign band.
- Space between lines must be 3" or greater.



Hamilton 7 Front Elevation



-\\\--- 40' FRONTAGE--\\\-

-\\.— 40' FRONTAGE--\\.-

- Individual non-illuminated reverse pan channel letters and logo of Paint-Lok metal or aluminum with 1.5" returns
- Letters and logos must stud or clip mount to wall. Signs installed on split-face CMU block must be stud mounted with all faces on same plane.
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