



Sign Package / Criteria For Fiesta Ranch Auto

Date: October 28, 2003

Project Name: Fiesta Ranch Auto

- Project Address: 860 North McQueen Road**
- Type: Individual Pan Channel Letters With Plexi Faces**
- Illumination: Neon or LED**
- Monument Sign: One C.M.U. /Aluminum Illuminated Monument Sign not to exceed 60 s.f. in sign area and 8' in height, (not including any architectural embellishments), with a minimum of 3' setback from the right-of-way.**
- Building Wall Sign: Each Tenant is allowed a minimum of 32 s.f. of sign area.**
- Letter Style: Open**
- Logo: Note: Restricted to 6 s.f. maximum.**
- Color: Open**
- Size Restriction: Maximum 36" letter/sign height, (if two lines of copy, must maintain 6" between lines).**
- Window Signage: Window signs are restricted to 25% of the individual window in which the sign is located, as per Town of Gilbert zoning code section 3.73-E.**
- Delivery Door Signage: 6" in height**

SIGN CRITERIA

FIESTA RANCH AUTO PARK

I. INTRODUCTION

The purpose of a sign control program is to ensure an attractive shopping environment and to protect the interests of the Landlord and Tenant.

II. GENERAL REQUIREMENTS

- A. Landlord shall administer and interpret the criteria and shall approve all signs in writing prior to their installation.
- B. Submittal and Compliance:
 - 1. Tenant shall submit or cause to be submitted to Landlord, for approval, detailed shop drawings covering location, size, design, color, materials, lettering and graphics of the proposed wall sign. The Tenant must not submit any sign drawings to the Town of Gilbert without first obtaining the Landlord's approval.
 - 2. Landlord shall review the drawings and return them marked "Approved", "Approved as Noted" or "Revise and Resubmit".
 - a. "Approved" drawings will permit Tenant to proceed with permitting, construction and installation of its sign in accordance with the drawings.
 - b. "Approved as Noted" drawings will permit Tenant to proceed with permitting, sign construction and installation, provided that the modifications noted are incorporated into the design. If the Tenant takes exception to the modifications, Tenant shall revise and resubmit.
 - 3. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the building visible from outside the premises except as specifically approved by Landlord. Signs that are installed without written approval or are inconsistent with the approved drawings may be subject to removal and reinstallation by Landlord at Tenant's expense.
 - 4. The Town of Gilbert, Development Services Department, requires sign permits for all signs. It shall be Tenant's sole responsibility to secure these and any other permits that may be required.

5. Landlord's approval of Tenant's plans shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statutes, codes, ordinances, or other regulations. Said compliance shall be the sole responsibility of Tenant for all work performed on the premises by or for Tenant.
 6. Sign contractors performing any sign work at Fiesta Ranch Auto Park must be licensed by the Arizona State Registrar of Contractors, bonded, insured, and UL Listed.
- C. To insure strict compliance with this sign criteria, Landlord suggests that Burns Systems, Inc. provide all tenant signage and has designated Burns Systems, Inc. the sign contractor to furnish and install all signage at Fiesta Ranch Auto Park.
Burns Systems, Inc. (480) 969-6639.

Non-compliance with this sign criteria will be corrected by Landlord at the tenant's expense.

- D. Landlord may repair or replace any broken or faded sign at Tenant's expense.

III. DESIGN REQUIREMENTS

- A. Flashing, painted, blinking, rotating, moving or audible signs are not permitted.
- B. The wall sign may identify the individual business of Tenant by name or by name and principal service offered, when the name does not identify the principal service offered. Established logos, crests, or insignias may be included as part of the signs.
- C. Lettering: The letters on all signs shall be either script or individual block type. (NO RACEWAYS will be allowed)Minimum stroke shall be two inches (2"). Logo cans are allowed but must be of an irregular design. (Ex: Logo cans are allowed to be rectangular or square, but must have radius or arched corners.)
- D. Each Tenant will be permitted to place upon the entrance of its premises up to 144 square inches of vinyl application lettering (not to exceed two inches per line in height) indicating hours of business, an emergency telephone number, etc. All other window signage must comply with the ordinances of the City of Gilbert, i.e., window signage may cover no more than twenty-five percent (25%) of window area and said area used in deducted from the sign allowance set forth in Paragraph F.2. below.
- E. Illumination: All illuminated signs on the sign band are to be internally illuminated with no light source visible. No signs will be allowed with intermittent illumination (flashing). No exposed neon, except as halo or accent

(not as outline). No fluorescent and/or incandescent tubing or lamps shall be permitted.

F. Tenant shall have one wall sign on each fascia of Tenant's leased frontage. Signs shall be individual interior illuminated letters flush mounted. Wall signs shall be limited in overall length to eighty percent (80%) of the business front footage of the leased premises. Business front footage is measured along and parallel to the storefront.

1. Wall sign characters shall not exceed 36 inches in height, except as approved by Landlord.

2. The area of the copy on the main fascia shall be no greater than 1.5 square foot of signage for each linear foot of leased frontage. Building front foot refers to the maximum width of the leased premises measured along a straight line.

G. Colors:

1. Acrylic faces must be at least 1/8" in thickness and colors may be red, white, green, yellow, or blue unless otherwise approved by Landlord.

2. Returns on the sign pans will be black, unless otherwise approved by Landlord.

3. The color of the internal neon will be red, white, green, yellow, or blue unless otherwise approved by Landlord.

4. Trim capping on the faces of the sign is to be 3/4 inch black with black screws or it may be the same color as otherwise approved returns.

H. Landlord shall have the right to modify the design requirements for any Tenant.

IV. MONUMENT SIGNS

There will be one multi-tenant monument sign for Fiesta Ranch Auto Park located as described on the plot plan.

V. CONSTRUCTION REQUIREMENTS

A. All sign bolts, fastenings, sleeves and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted. Minimum of four (4) screws per letter.

- B. 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.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof, or flashing caused by sign installation.
- E. No exposed tubing will be permitted, except as halo or accent.
- F. Wall signs shall be centered horizontally on the sign band.
- G. All electrical signs shall bear a UL listing.
- H. All signs shall conform to the Uniform Building Code Standards.
- I. All electrical signs shall conform to the National Electrical Code Standards.
- J. Electrical service to signs shall be on the Tenant's meter.
- K. PK housings are not allowed, 7/8 inch hole maximum. Low voltage drivers are encouraged.
- L. Timers are to be installed with the sign.

For further information and assistance with your signage, code compliance, drawings, etc.
contact: Scott Burns: Burns Systems, Inc (480) 969-6639



BURNS SYSTEMS INC. Office: 480-969-6639 / Fax: 480-969-5260 1516 W. Main St. Mesa, AZ. 85201 burnssystemsinco@qwest.net



PROJECT:

Fiesta
Ranch
Auto Park

ADDRESS:

860 N.
McQueen Rd.

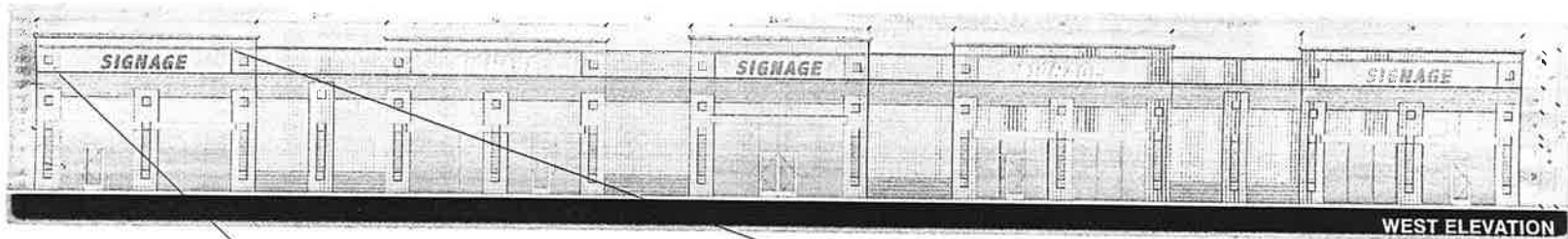
DESIGNER:

THB

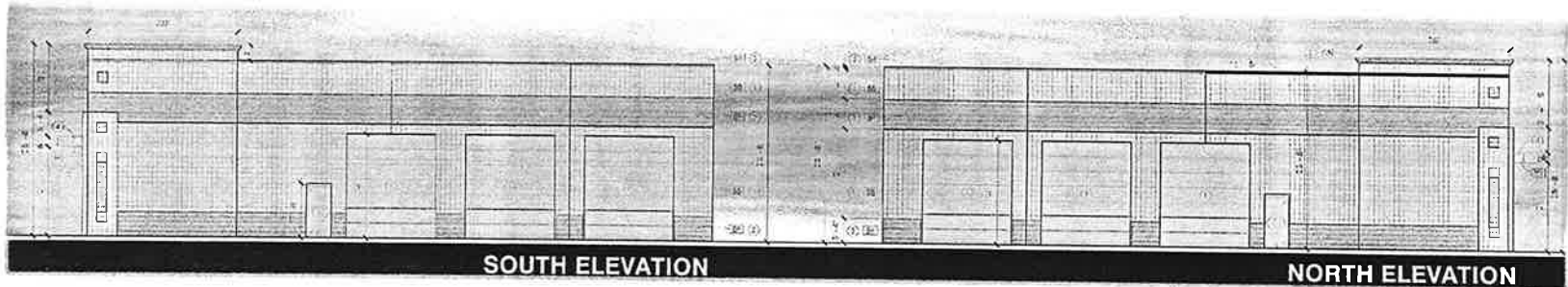
COLORS:

- Building
- Building
- 2114/605 Blue
- 2037 Yellow
- White
- 211 Red
- 507 Green

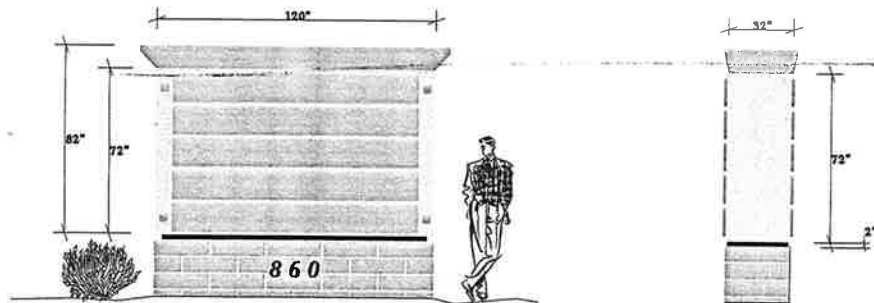
TYPEFACE:



Note: All sign bands are 56" tall, and vary in lengths. No signage shall exceed 80% of the total length of the sign band, or 80% of the total height of the sign band. (Max Letter Height - 44.8")



Monument Sign Detail:



WORK DESCRIPTION:

- 120" x 72" Double sided internally illuminated cabinet.
- 2" Horizontal reveal at base of sign.
- Sign panels to be removable pans, in order to be routed and backed up with plexiglass for illumination at night. (1 1/2" deep)
- The sign will be all aluminum construction, with a monoxed finish, to compliment the building.
- The sign will have an architectural embellishment on top to compliment the building, as well as 4 dimensional pieces on the face of the sign.
- Existing sign base will be used however, it will have to be cut in order to allow new sign to be installed securely.
- All colors are TBD.

Sign Area - 60 Sq Ft.

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