

GILBERT TOWN SQUARE

MASTER SIGNAGE DESIGN CRITERIA

GILBERT, ARIZONA

Original – December 26, 2000

Revised – January 9, 2002

Revised – November 8, 2012

Triple Five Group of Companies
Gilbert Town Square Syndications Group LLC
1744 S. Val Vista Drive
Suite 102
Mesa, Arizona 85204



APPROVED

Administrative Design Review

Case Planner Initials:

Case # DR 00-32-A

Date: 11/13/12

TABLE OF CONTENTS

| | | |
|------------|--|-------------|
| 1.0 | INTRODUCTION | Page |
| 1.1 | Purpose | 5 |
| 1.2 | Definitions | 5 |
| | (a) Landlord | 5 |
| | (b) Town | 5 |
| | (c) Tenant | 5 |
| | (d) Gilbert Town Square | 5 |
| | (e) Parcel | 5 |
| 1.3 | Conformance | 5 |
| 1.4 | Tenant, Pad Purchaser, Landlord Agreement | 6 |
| 1.5 | Regulations | 6 |
| 1.6 | Exceptions | 6 |
| 2.0 | DESIGN REVIEW & APPORVAL PROCESS | |
| 2.1 | Sign Improvement Requiring Review | 6 |
| 2.2 | Plan Requirements | 6 |
| 2.3 | Application Response Time | 6 |
| 2.4 | Standard of Review | 7 |
| 3.0 | TENANT RESPONSIBILITIES | |
| 3.1 | Responsibility | 7 |
| 3.2 | Approval | 7 |
| 3.3 | Permits | 7 |
| 3.4 | Installation | 7 |
| 3.5 | Expense | 7 |
| 3.6 | Sign Contractor | 7 |
| 3.7 | Maintenance/Damage | 7 |
| 3.8 | Patching | 8 |
| 3.9 | Removal | 8 |
| 4.0 | GENERAL REGULATIONS | |
| 4.1 | Building Mounts | 8 |
| 4.2 | Prohibited Signs | 8 |
| 4.3 | Exemptions | 8 |
| 4.4 | Typeface | 8 |
| 4.5 | Material | 8 |
| 4.6 | Safety | 9 |
| 4.7 | Delivery/Shipment Locations | 9 |
| 4.8 | Address | 9 |
| 5.0 | GENERAL DESIGN CRITERIA & FABRICATION | |
| 5.1 | Wall Signage | 9 |
| 5.2 | Sign Area Calculation | 9 |
| 5.3 | Coverage | 9 |
| 5.4 | Height | 9 |
| 5.5 | Color | 10 |
| 5.6 | Design | 10 |
| 5.7 | Lighting | 10 |
| 5.8 | Faces | 10 |

| | | |
|------------|---|----|
| 5.9 | Returns | 10 |
| 5.10 | Trim Caps | 10 |
| 5.11 | Fasteners | 10 |
| 5.12 | Wiring | 10 |
| 5.13 | Conduit | 10 |
| 5.14 | Manufacturers Labels | 10 |
| 5.15 | Animation | 10 |
| 5.16 | Exceptions | 10 |
| 5.17 | Submittals | 10 |
| 5.18 | Deadlines | 10 |
| 6.0 | SIGNAGE TYPES | |
| 6.1 | Project Identification Signs | 12 |
| 6.2 | Tenant Monument Signs | 12 |
| 6.3 | Office Building Signs | 12 |
| 6.4 | Real Estate & Construction Signs | 12 |
| 6.5 | Wall Signs | 12 |
| 6.6 | Tenant Blade Signs | 12 |
| 6.7 | Directory Signs | 12 |
| 6.8 | Directional Signs | 12 |
| 7.0 | TENANT SPACE IDENTIFICATION (DOOR & WINDOW SIGNANGE) | |
| 7.1 | Location | 12 |
| 7.2 | Material | 12 |
| 7.3 | Size | 12 |
| 7.4 | Maintenance | 12 |
| 7.5 | Removal | 13 |
| 8.0 | SIGN CONTRACTOR | |
| 8.1 | Fabrication/Installation | 13 |
| 8.2 | Insurance | 13 |
| 8.3 | Completeness | 13 |
| 8.4 | Payment | 13 |
| 8.5 | Agency Approvals | 13 |
| 9.0 | GENERAL SPECIFICATIONS | |
| 9.1 | Quality | 13 |
| 9.2 | Finish | 13 |
| 9.3 | Welds | 13 |
| 9.4 | Surfaces | 13 |
| 9.5 | Blemishes | 13 |
| 9.6 | Nonferrous Metals | 13 |
| 9.7 | Curves | 13 |
| 9.8 | Fasteners | 13 |
| 9.9 | Fit | 14 |
| 9.10 | Manufacturers Labels | 14 |
| 9.11 | Manufactures Recommendations | 14 |
| 9.12 | Light Distribution | 14 |
| 9.13 | Switches | 14 |
| 9.14 | Disconnect Switches | 14 |
| 9.15 | Operating Hours | 14 |

10.0 **EXHIBITS**

- Exhibit 1 Gilbert Town Square - Vicinity Map
- Exhibit 2 Gilbert Town Square - Master Site Plan
- Exhibit 3a Gilbert Town Square - Primary Project Identification Sign
- Exhibit 3b Gilbert Town Square - Primary Project Identification Sign
- Exhibit 4a Gilbert Town Square - Secondary Project Identification Sign
- Exhibit 4b Gilbert Town Square - Secondary Project Identification Sign (North)
- Exhibit 4c Gilbert Town Square - Secondary Project Identification Sign (South)
- Exhibit 5a Gilbert Town Square - Removed
- Exhibit 5b Gilbert Town Square - Removed
- Exhibit 6 Gilbert Town Square - Directory Sign/ Tenant Monuments/Office Building Sign

- Exhibit 7 Gilbert Town Square - 200 Building - Plan and Elevation
- Exhibit 8 Gilbert Town Square - 200 Building - Enlarged Elevations
- Exhibit 9 Gilbert Town Square - 200 Building - Enlarged Elevations
- Exhibit 10 Gilbert Town Square - 200 Building - Enlarged Elevations
- Exhibit 11 Gilbert Town Square - Cinema Building - Enlarged Elevations
- Exhibit 12 Gilbert Town Square - 300 Building - Plan and Elevation
- Exhibit 13 Gilbert Town Square - 300 Building - Enlarged Elevations
- Exhibit 14 Gilbert Town Square - 300 Building - Enlarged Elevations
- Exhibit 15 Gilbert Town Square - 300 Building - Enlarged Elevations
- Exhibit 16 Gilbert Town Square - Building A - Plan and Elevations
- Exhibit 17 Gilbert Town Square - Building A - Enlarged Elevations
- Exhibit 18 Gilbert Town Square - Building B - Plan and Elevations
- Exhibit 19 Gilbert Town Square - Building B - Enlarged Elevations
- Exhibit 20 Gilbert Town Square - Tenant Wall Signage

APPROVED
Administrative Design Review

Permit # _____
Case # DR00-32A
Date: 11/13/12

1.0 INTRODUCTION

- 1.1 Purpose: The purpose of the Master Signage Design Criteria is to help insure a sense of design continuity within Gilbert Town Square. Such continuity preserves real estate values, provides a visually appealing environment, encourages design creativity within a consistent framework, and encourages an atmosphere conducive to a successful commercial center.

Furthermore, the intent of the Master Signage Design Criteria is to provide guidelines necessary to achieve a visually coordinated, balance and appealing signage environment for Gilbert Town Square without denying individual expression or special identification though signage. Performance per this Signage Design Criterion shall be enforced and any nonconforming signs shall be removed by the Tenant or his sign contractor at their expense, upon demand by Landlord or Landlord's Agent, together "Landlord".

All signs shall be reviewed by the Landlord and the Association for conformance with the Master Signage Design Criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics or design shall remain the sole right of the Landlord and Association.

Master Signage Design Criteria contained herein apply to all developments within Gilbert Town Square (see Exhibit 2)

- 1.2 Definitions: The following terms will be used in the Master Signage Design Criteria and shall have meaning set forth in the section and the Town of Gilbert Sign Code. Other definitions will be found within the text.

- (a) Landlord – "Landlord" shall mean Gilbert Town Square LLC., it's subsidiaries, assigns, or subsequent owners of all or part of this center.
- (b) Architect – "Architect" shall mean Architect assigned to the Property Location at Gilbert Town Square.
- (c) Town – "Town" shall mean Town of Gilbert, Arizona
- (d) Tenant – "Tenant" shall mean any person or persons, including the Landlord, in rightful possession of a tenant retail/commercial space, or the occupant of a parcel, owned or leased, located within Gilbert Town Square.
- (e) Gilbert Town Square – "Gilbert Town Square" shall mean the real property located on the west side of Gilbert Road at the intersection of Gilbert Road and Civic Center Drive, further described in Exhibit 2.
- (f) Parcel – "Parcel" shall mean an area of land including land commonly referred to as lots or pads, as illustrated in Exhibit 2.

- 1.3 Conformance: Any sign erected, placed, established, relocated, painted, created or maintained in the Town – and in particular the Gilbert Town Square Development- shall conform to all standards, procedures, exemption and all other requirements of the Town of Gilberts Sign Code dated 02/24/2011, henceforth referred to as "Sign Code".

- 1.4 Tenant, Pad Purchaser, Landlord Agreement: The Tenant Landlord Agreement shall be signed by the Landlord(s) or their authorized agent(s) and kept on file by the Landlord.
- 1.5 Regulations: The Design Criteria is intended to conform to all standards of the Town of Gilbert's Sign Code. Any requests for exceptions or variances to the ordinance and regulation of the Town, or standards adopted by the Town must be submitted by the Tenant to the appropriate agency accordance to the established procedures for the granting of such exceptions.

The Master Signage Design Criteria contains restrictions regulating the construction and maintenance of all signs within Gilbert Town Square, and is subject to interpretation by the Landlord. The Landlord may amend or augment the Design Criteria to meet specific site or temporary requirements of any sign in Gilbert Town Square, consistent with the basic objectives of the Master Signage Design Criteria for Gilbert Town Square.

The Landlord assumes no responsibility through its sign review to check for compliance with local codes or ordinances. The Landlord's sign review is intended to ensure that signs meet the intent of the Master Signage Design Criteria for Gilbert Town Square.

- 1.6 Exceptions: Exceptions to these standards shall be reviewed by and made only with the approval of the Landlord. These standards, however, have been set as criteria based upon our field experience and deviations will generally result in serious inequities between Tenants. The Landlord may, in its sole discretion, add, delete or change the Master Signage Design Criteria. However, no deletion or change shall affect written approvals delivered prior to the effective date of the revision. The Landlord must and does retain full right of approval on any sign used in the center independent of and or prior to review and approval by the Town.

2.0 DESIGN REVIEW & APPROVAL PROCESS

- 2.1 Sign Improvements Requiring Review: All building and parcel sign improvements constructed by Tenant or any other entity within Gilbert Town Square will require review and approval by the Landlord. Improvements include, but are not limited to monument signs, wall signs and window signs.
- 2.2 Plan Requirements: Prior to applying to the Town of Gilbert for signage permits, Tenant shall submit to Landlord one (1) copy of detailed drawings indicating the location, size, layout, design, color, lettering and graphics of their proposed signage. All plans for sign improvements submitted by the Tenant or any other entity shall be in accordance with the procedures set forth below. A reputable state licensed sign contractor, architect, or other approved designer shall prepare all plans for submittal.
- 2.3 Application Response Time: After proper submission of said plans and documents in accordance with the provisions herein, the Landlord's approval or disapproval of said plans and documents shall be given to the applicant within a reasonable time. The Landlord will make every effort to complete its review within

fifteen (15) business days after receipt of a properly completed submittal. The Landlord will not be responsible for an inadvertent or unavoidable failure to review in fifteen (15) business days.

- 2.4 **Standard of Review:** The Landlord shall review the design of each submission to evaluate it in terms of commitment to the design theme of overall development and adherence to the Master Signage Design Criteria. The Landlord will evaluate the form and placement of signs and other features in terms of scale and harmony. Such design review shall include, without limitations, architectural style, size, massing, and proportions of visual sign improvements to the existing sign feature and impact to adjacent and surrounding Tenants. More specific requirements and recommendations are detailed throughout the Master Signage Design Criteria. The Landlord, in its sole discretion, may exempt applicants from certain guidelines so long as the exemption does not adversely affect the visibility or harmony of other Tenants.

3.0 TENANT RESPONSIBILITIES

- 3.1 **Responsibility:** Tenant shall be responsible for the manufacture, installation and maintenance of their respective sign.
- 3.2 **Approval:** Each Tenant, prior to applying to the Town of Gilbert for signage permits and prior to fabrication, shall submit to the Landlord or his agent for approval, at least one (1) copy of detailed drawings indicating the location, size, layout, design and color for the proposed sign, including all the lettering and / or graphics.
- 3.3 **Permits:** All permits shall be obtained from the Town of Gilbert by the Tenant or the Tenant's representative, at Tenant's expense. Application for a sign permit shall be made on forms provided by the Town of Gilbert. The application shall contain the location by street and number of the proposed signs, as well as the name and address of the business owner and / or the sign contractor.
- 3.4 **Installation:** No sign shall be fabricated or installed until approval has been granted in writing by Landlord and the Town of Gilbert. Landlord may bring any installed nonconforming or unapproved sign into conformance, by and at the expense of the Tenant, within ten (10) days after notification.
- 3.5 **Expense:** The expense of fabrication and installation of all signs, including permits, shall be the responsibility of the Tenant, who shall also be responsible for compliance with all applicable Town of Gilbert ordinances and with the Master Signage Design Criteria.
- 3.6 **Sign Contractor:** Tenant shall be fully responsible for the selection of Tenant's own sign contractors.
- 3.7 **Maintenance:** Tenant is responsible for the replacement or repair of a part or portion of a sign, resulting from ordinary wear, tear, or damage beyond the control of the owner. Signs shall be repaired with the same materials, colors and style used for their original construction. Landlord shall not be responsible for any damage to Tenant's sign, regardless of source, unless said damage was the direct result of the Landlord or Landlord's agent's action.

- 3.8 Patching: All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish. Tenant is required to paint entire surface area to which signage is attached. Touch-up paint and patch will not be accepted.
- 3.9 Deadline: Tenant shall install all required signs no later than thirty (30) days following the date Tenant opens his shop for business.
- 3.10 Removal: Tenant shall, upon vacation of the leased premises, remove all sign (except street numbers) and restore the surface upon which the signs were painted or mounted to their condition prior to occupancy, including repainting entire surface.

4.0 GENERAL REGULATIONS

- 4.1 Building Mounts: All signs attached to building shall be surface mounted or meet the project sign requirements. No signs are permitted in the building mechanical penthouses or other roof top locations
- 4.2 Prohibited Signs: The following types of signs are prohibited: (a) mobile, A-frame or portable signs; (b) signs which emit noise via artificial devices; (c) signs erected, attached or painted upon fences, walls, rocks, or natural features; (d) signs which produce odor, smoke, fire or other such emissions; (e) non-rigid signs, banners, pennants, and balloons; (f) wall mounted cabinet signs and logos, except as permitted in section 4.402.R.12 of the Town of Gilbert Sign Code; and all other types of signs identified as prohibited by Section 4.402.R of the Town of Gilbert Sign Code.
- 4.3 Exemptions: The following signs are exempt from this criteria: (a) official government notices posted by government officers in the performance of their duties to control traffic or to provide warning; (b) temporary decorations or displays which are clearly incidental to and are customarily associated with any national, local or religious holiday or celebrations and comply with Section 4.407.D of the Town of Gilbert Sign Code; (c) temporary or permanent signs erected by a public utility company or construction company to warn of dangerous or hazardous conditions, and (d) the electronic reader board which is part of the main entry monument tower.
- 4.4 Typeface: The typeface and graphics of all signs must be easily read and reflect the architectural style; material and colors of the buildings upon which they are mounted. Approval of typeface and graphics in this regard shall be by the Landlord.
- 4.5 Materials: all signs should be made of durable, hard and long lasting materials designed to be in character with the architecture of Gilbert Town Square. Aluminum (brushed finished, painted or powder coated), brass bronze and plastic are preferred materials. Screws, nails and fasteners must be made of non-corrosive material, and the bases for signs shall be constructed of the same materials deemed compatible by Landlord. In no case shall any sign be secured with wires or strips of wood, which are visible and are not an integral part of the

sign. Non structural trim may be of wood, metal, approved plastic or any combination thereof.

- 4.6 Safety: No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety or health by reason of design, construction, installation, inadequate maintenance or dilapidation. Signs that create an unsafe visual distraction, physical barrier or obstruct the view of motor vehicles operators or pedestrians shall not be permitted. The lowest portion of any sign, which extends over an area intended for pedestrian use, shall not be less than eight (8) feet above the finished grade below the sign. The lowest point of any sign, which extends over an area intended for vehicular use, shall not be less than fourteen (14) feet above the finished grade below the sign.
- 4.7 Delivery/Shipment Locations: If a non-customer door is required for receiving merchandise, the merchant's name and address may be applied to the door, provided the number and /or letters shall be black and no more than three (3) inches high. The top of the numbers and or letters shall be three (3) feet below the top of the door on which they are applied.
- 4.8 Address: If required by the U.S. Post Office, street address numbers may be placed upon the main entrance to the premises, but size, type, color and location of numbers shall be determined by the Landlord.

5.0 GENERAL DESIGN CRITERIA & FABRICATION

- 5.1 Wall Signage: Signs shall consist of pan channel sheet metal, individual block or script letters, surface mounted on building fascia, directly or indirectly illuminated with neon tubing, utilizing rows of neon as recommended by industry standards. Reverse, pan channel letters, halo lit with neon and pegged out from fascia are acceptable. No wall cabinets will be accepted. Surface mounted raceways and background signage plates are not permitted. Other updated material approved by Master Developer and the Town of Gilbert at accepted.
- 5.2 Permanent Signs: Signs shall comply with the approved Comprehensive Sign Program, Master Sign Plan, Final Design Review, or Administrative Design Review subject to the following regulations:

A. Wall Signs

- (1) Applicability. Wall Signs are permitted on any exterior wall of the tenant or user suite.
- (2) Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of thirty-two (32) square feet. For businesses with double frontage the maximum wall sign area as calculated below shall be permitted on two building elevations. Reduced area shall be permitted on additional elevations. The maximum Wall Sign area permitted for a business shall be the greater of:
 - (a) The sign area calculated pursuant to Section 4.407C.1.c for the longest building elevation of the tenant/user suite facing the street; or

- (b) The sign area calculated pursuant to Section 4.407C.1.c for the length of the building elevation of the tenant/user suite in which the principal entrance to the business is located.
 - (3) Sign Area Allowances. Wall Signs are permitted at a rate of one (1) square foot of sign area for each one (1) lineal foot of the building elevation adjacent to the suite. For buildings set back more than seventy-five (75) feet from the right-of-way, one and one half (1.5) square feet of sign area is permitted for each one (1) lineal foot of building elevation adjacent to the suite.
 - (4) Multi-Story Buildings. Wall Signs on multiple floors of a multistory building must meet sign code criteria for multi-story buildings as noted in the Town of Gilbert Land Development Code.
- 5.2 Coverage: In all instances, the maximum length of tenant's signage for in line shops shall not exceed eighty (80) percent to the leased frontage, or be less than forty (40) percent of the leased frontage. Tenant's signs must be centered horizontally on leased frontage.
- 5.3 Height: Height of individual or script letters shall be:
- (a) Twelve (12) inches minimum, thirty (30) inches maximum on multi-tenant buildings with frontage of forty (40) feet or less;
 - (b) Twelve (12) inches minimum, thirty-six (36) inch maximum on multi-tenant building for major anchors or tenants occupying the radial portion of buildings located within Building 200 & 300.
- 5.4 Color: Color of all individual Tenant signage letters and neon to be considered on a case by case basis. The intent is to provide continuity and consistency throughout the project while allowing for individual Tenant corporate colors and logos.
- 5.5 Design: Sign designs shall complement the architecture of the building and shall be placed on an area that is free of architectural details on the facade. The sign shall fit proportionally with the overall building mass and design, as well as the architectural features of the building elevation adjacent to the individuals Tenant's suite.
- 5.6 Lighting: Flashing, blinking, reflective, and rotating lights or signs with an intermittent or varying intensity of artificial illumination, whether as a consequence of a defect in the sign or its illumination source, shall be prohibited. All exposed light shall be shielded to prevent illumination spillage on properties other than where the light source is located.
- 5.7 Faces: Translucent plastic faces shall be three-sixteenth (3/16) inch Plexiglas. Vinyl film to be 3M or equivalent.

- 5.8 Returns: Individual letter and channel returns are not to exceed five (5) inches in depth with bronze or black returns. Alternative style returns that coordinate with sign design may be used subject to review and approval by both Landlord and Town of Gilbert.
- 5.9 Trim Caps: Plastic faces to be trim capped with three-eighth (3/8) inch material.
- 5.10 Fasteners: all fasteners shall be made of non-corrosive material.
- 5.11 Wiring: All wiring shall be in conduit and transformers shall be housed in louvered sheet metal transformer boxes behind fascia wall. There shall be no exposed wiring or raceway on building fascia.
- 5.12 Conduit: Location of all openings for conduit in building wall shall be indicated on sign drawing submitted to the landlord for approval.
- 5.13 Manufacturer's labels: No labels will be permitted in the exposed surface of sign except those required by local ordinance which shall be applied in an inconspicuous location.
- 5.14 Animation: There shall be no flashing action, or animation of any kind.
- 5.15 Exceptions: There will be no exceptions to these sign criteria without written consent of Landlord.
- 5.16 Submittals: One (1) print of signage design must be submitted and approved by the Landlord and the Town of Gilbert prior to installation of signage.
- 5.17 Deadlines: Tenant surface-mounted signage and /or Tenant monument sign shall be installed and operating within thirty (30) days of opening for business according to above criteria. Tenant's failure to comply shall be deemed default.

6.0 SIGN TYPES

- 6.1 Project Identification Signs: One (1) primary project identification sign is located at the main entrance to Gilbert Town Square at the intersection of South Gilbert Road and Civic Center Drive with Tenant panel sign, blue neon accents and electronic reader board as approved by the Town of Gilbert (see Exhibits 3a and 3b). Two secondary project identification signs are located at the northerly and southerly access points to the development with Tenant panel signs only (see Exhibits 4a, 4b and 4c).
- 6.2 Tenant Monument Signs: Tenant of individual parcels are permitted monument signage as approved by Landlord / Association and shall meet requirements of Town of Gilbert Sign Code section 3.7.B.1. Monument signs are limited to forty (40) square feet and not to exceed eight (8) feet in height (see Exhibit 6).
- 6.3 Office Building Signs: For office-only buildings (a building which does not contain retail, lodging, or residential uses) that are located on private streets within Gilbert Town Square, one (1) on-premises free standing monument sign per building. The monument sign should not exceed forty (40) square feet in area or six (6) feet in height, and shall maintain a set back of no less than three (3)

feet from the back of the curb of the private road. The monument sign may include changeable panels (see Exhibit 6).

- 6.4 Real Estate & Construction Signs: Temporary real estate and / or construction signs advertising future development, use or availability for sale, lease of a specific lot or building, or listing the name or names of future tenants or the identification of the business are acceptable. One sign per lot or parcel shall not exceed thirty-two (32) square feet of sign area or exceed eight (8) feet in height above finish grade, except that a sign(s) advertising the whole project shall not be subject to these terms or size restrictions. Signs shall be set back a minimum of ten (10) feet from property line.
- 6.5 Wall Signs: A wall sign is displayed upon or against the wall or parapet of a structure where the exposure face of the sign is in the plane parallel to the plane of the wall and extends not more than twelve (12) inches from the face of the wall these signs may not cover more than (1) one square foot of sign area for each (1) one lineal foot of the building elevation adjacent to the suite. All wall signs must be surface mounted and may be either internally illuminated, illuminated from adjacent light source (i.e. gooseneck lights), backlit with neon tubing, or non-illuminated. Wall signs for Tenants shall be individual letters. No box or wall cabinet signs permitted. If Tenant desires a logo sign, Landlord must grant approval prior to construction, Illuminated letters shall be the same as noted in Section 5.1. Murals, signs, or pictures painted directly on the wall shall not be permitted (see Exhibits 7-20).
- 6.6 Tenant Blade Signs: A tenant blade sign is one which is attached to a building and extends in whole or in part more than twelve (12) inches horizontally beyond the surface of the building to which the sign is attached, If used, the blade sign must not exceed six (6) feet in area, and shall be reviewed by Landlord in a case-by-case basis.
- 6.7 Directory Signs: One (1) sign shall be permitted for each 5 commercial tenant or uses. Signs shall be no greater than forty (40) square feet in area and eight (8) feet in height. Signs shall be set back a minimum of seventy-five (75) feet from any perimeter property line, except where such property line abuts other commercial or employment development and there is a cross access between the commercial or employment properties. Directory Signs shall only be installed on-site in landscape islands or pedestrian areas (see Exhibits 6).
- 6.8 Directional Signage: Tenants who have specific site circulation requirements within their property shall be allowed up to two (2) directional signs, not to exceed three (3) square feet of three (3) feet in height, subject to review and approval by the Landlord. All ground-monument signs must be located within the Tenant's property, but not within required perimeter landscape setback. Signs shall be limited to Traffic Directional arrows and copy reading "enter" and "exit" only. Graphics may be included limited to a single business logo, and occupying no more than twenty-five (25) percent of the sign area.

APPROVED
Administrative Design Review

Permit # _____
Case # DR 00 - 32 A
Date: 11/13/12

7.0 TENANT SPACE IDENTIFICATION (Door & Window Signage)

7.1 Location: Each business or Tenant shall be allowed to display their suite number, business or trade name, logo type and hours of operation at their entry door. For those businesses occupying several bays with multiple entry doors, the above listed information may be repeated at each building entry.

Tenants shall identify the suite numbers centered vertically and held two (2) inches from the top to the window frame in the glazed portion above the door. All other business identification including name, logo, business hours or otherwise shall be limited to 25% of total window area.

7.2 Material: Lettering applied to the glazing of any building shall be of a high quality vinyl in a neutral light color.

7.3 Size: One customary identification sign per building entrance shall not exceed 25% of the total window area. Vinyl applied letters on the glazing of a Tenant space shall fit within the given boxed signage areas. The following letter sizes may be used as a guide:

- (a) Tenant space numerical address height not to exceed four (4) inches,
- (b) Business/trade name or logo identification letters and numbers not to exceed one (1) inch.
- (c) Street address letters and numbers not to exceed one (1) inch.
- (d) Business days and hours of operation letters and numbers not to exceed one (1) inch.

7.4 Maintenance: All signs installed by Tenant shall be maintained by Tenant in like new condition and working order. Landlord shall not be responsible for any damage to Tenant's signs, regardless of source, unless said damage was the direct result of Landlord or Landlord's agent action.

7.5 Removal: Tenant shall, upon vacation of leased premises, remove all signs (except street numbers) and restore the surface upon which the signs were painted or mounted to their original condition prior to occupancy including repainting entire surface.

8.0 SIGN CONTRACTORS

8.1 Fabrication / Installation: All fabrication and installation to be completed by a properly licensed sign contractor.

8.2 Insurance: Sign contractor shall carry workmen's compensation and public liability in the amount of \$500,000 against all damage suffered or done to any and all persons and /or property while engaged in construction or erection of sign. Sign contractor shall furnish evidence of said insurance to Landlord prior to fabrication of installation.

8.3 Completeness: Tenant's sign contractor shall completely install and connect sign display. Sign contractor is responsible for inspecting and accepting all existing conditions including electrical availability prior to contracting for the work.

- 8.4 Payments: Tenant's sign contractor understands and agrees that Tenant is solely responsible for payment for any kind to the sign contractor, and further agrees not to make any claim or lien against Landlord or property for non-payment.
- 8.5 Agency Approval: Tenant is responsible to ensure that all necessary governmental approvals related to sign contractors work have been received.

9.0 GENERAL SPECIFICATIONS

- 9.1 Quality: It is intended that all finished work be of the highest quality to pass examination and scrutiny by the Landlord.
- 9.2 Finish: All work shall be finished to eliminate burrs, cutting edges and sharp corners, Ease all corners and edges.
- 9.3 Welds: Finish welds on exposed surfaces to be imperceptible in the finished work
- 9.4 Surface: Except as indicated or directed otherwise, finish all surfaces smoothly. Surfaces which are designed to be flat shall be without budes, "oil canning," gaps or other physical deformities.
- 9.5 Blemishes: Exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.
- 9.6 Nonferrous Metals: Isolate dissimilar material. Exercise particular care to isolate nonferrous metals from ferrous metals
- 9.7 Curves: Surface which are designated to be curved shall smoothly flow to the required shapes.
- 9.8 Fasteners: Except where approved by Landlord, conceal all fasteners.
- 9.9 Fit: Panel shall be tight fitting, light proof, waterproof and flush with adjacent surface.
- 9.10 Manufacturer Labels: Conceal all identification labels and UL labels inside sign. Do not apply any insignias: decals or other manufacturer's marks.
- 9.11 Manufactures Recommendations: Carefully follow manufacturers recommended fabrication of acrylic plastics.
- 9.12 Light Distribution: Position illuminating elements internally at such spacing as will assure uniform light distribution across the portion of the sign faces intended to be illuminated. Sign faces that exhibit "hot spots" will be unacceptable unless such "hot spots" are intended to be integral design features of the signs.
- 9.13 Switches: Provide timer and light sensor switches for all neon and illuminated signs. Locate switch in an accessible location, out of sight Verified location of power provided by other prior to sign fabrication.

- 9.14 Disconnect Switches: Provide disconnect switches for all illuminated signs in accordance with electrical code requirements. Locate disconnect and on/off switch in an accessible location, out of sight.
- 9.15 Operating Hours: All tenant signage and lighting must be on and operating during hours prescribed by the Landlord to ensure a cohesive, consistent illumination look for all parts of Gilbert Town Square during all hours.

10.0 EXHIBITS

- Exhibit 1 Gilbert Town Square - Vicinity Map
 Exhibit 2 Gilbert Town Square - Master Site Plan
 Exhibit 3a Gilbert Town Square - Primary Project Identification Sign
 Exhibit 3b Gilbert Town Square - Primary Project Identification Sign
 Exhibit 4a Gilbert Town Square - Secondary Project Identification Sign
 Exhibit 4b Gilbert Town Square - Secondary Project Identification Sign (North)
 Exhibit 4c Gilbert Town Square - Secondary Project Identification Sign (South)
 Exhibit 5a Gilbert Town Square
 Exhibit 5b Gilbert Town Square - Removed
 Exhibit 6 Gilbert Town Square - Directory Sign/ Tenant Monuments/Office Building Sign
 Exhibit 7 Gilbert Town Square - 200 Building - Plan and Elevation
 Exhibit 8 Gilbert Town Square - 200 Building - Enlarged Elevations
 Exhibit 9 Gilbert Town Square - 200 Building - Enlarged Elevations
 Exhibit 10 Gilbert Town Square - 200 Building - Enlarged Elevations
 Exhibit 11 Gilbert Town Square - Cinema Building - Enlarged Elevations
 Exhibit 12 Gilbert Town Square - 300 Building - Plan and Elevation
 Exhibit 13 Gilbert Town Square - 300 Building - Enlarged Elevations
 Exhibit 14 Gilbert Town Square - 300 Building - Enlarged Elevations
 Exhibit 15 Gilbert Town Square - 300 Building - Enlarged Elevations
 Exhibit 16 Gilbert Town Square - Building A - Plan and Elevations
 Exhibit 17 Gilbert Town Square - Building A - Enlarged Elevations
 Exhibit 18 Gilbert Town Square - Building B - Plan and Elevations
 Exhibit 19 Gilbert Town Square - Building B - Enlarged Elevations
 Exhibit 20 Gilbert Town Square - Tenant Wall Signage

APPROVED
 Administrative Design Review

Permit # _____
 Case # D200-32A
 Date: 11/13/12

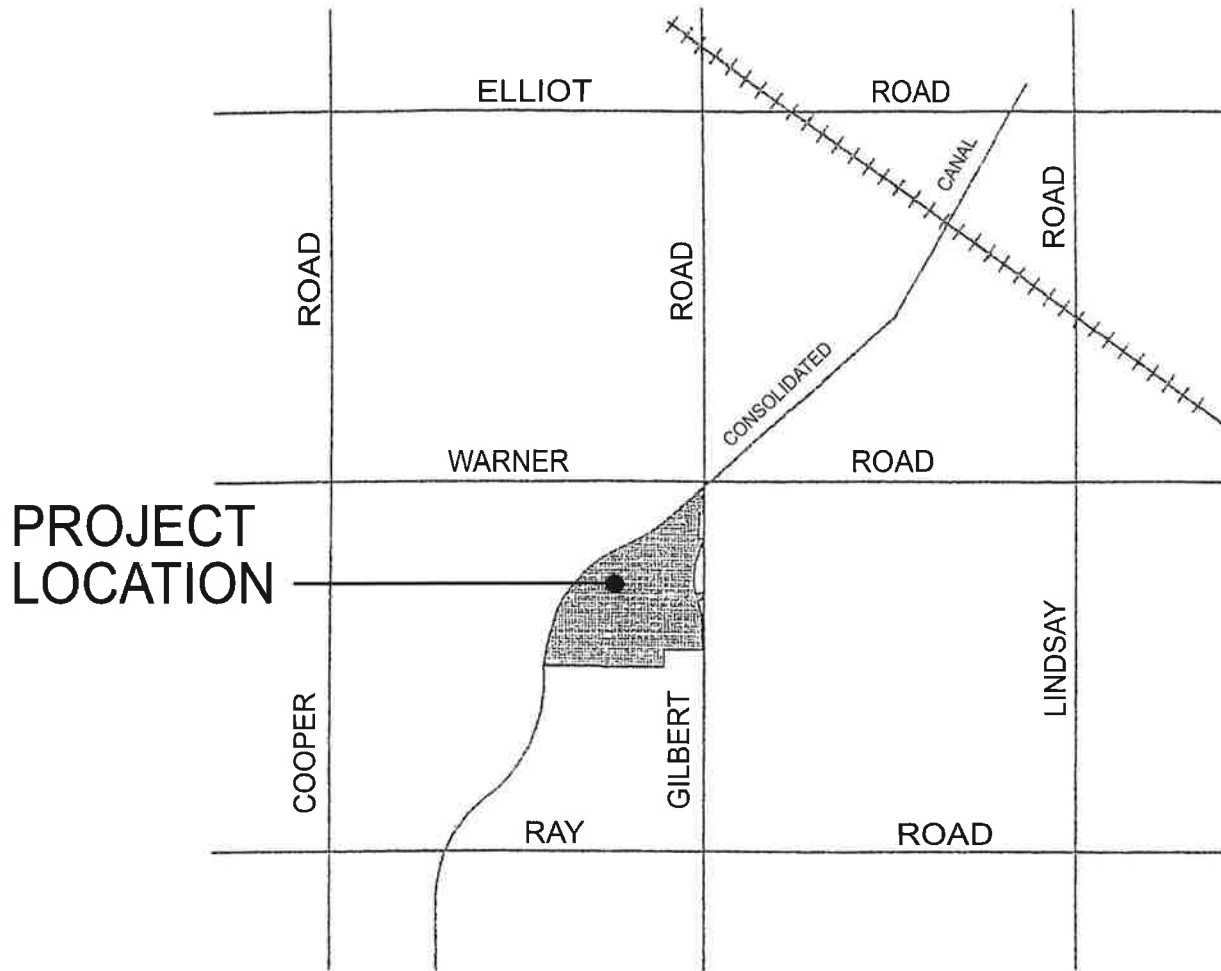


EXHIBIT 1
 GILBERT TOWN SQUARE
 VICINITY MAP

NTS



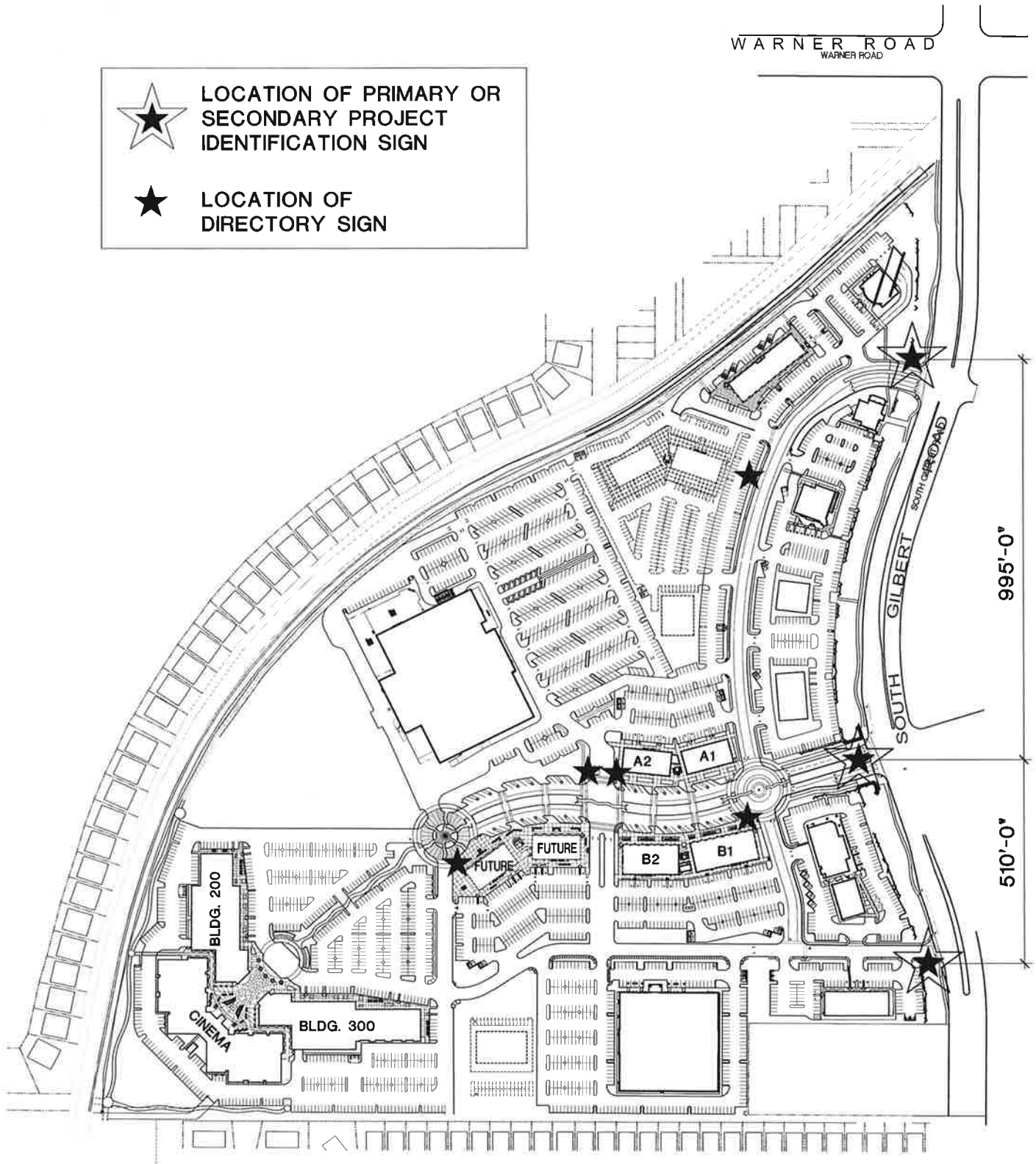


EXHIBIT 2
GILBERT TOWN SQUARE
MASTER SITE PLAN

NTS



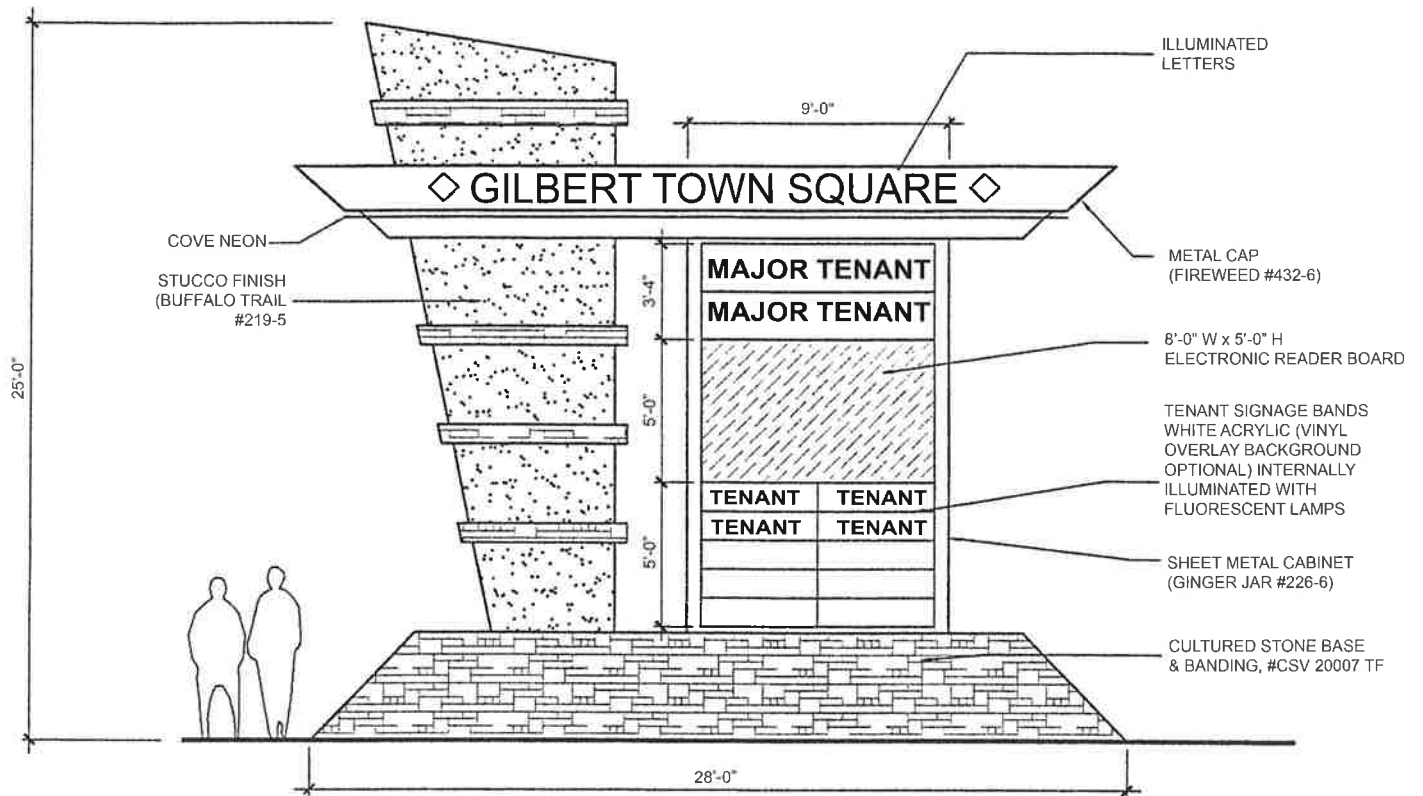


EXHIBIT 3a

GILBERT TOWN SQUARE

PRIMARY PROJECT IDENTIFICATION SIGN

NTS

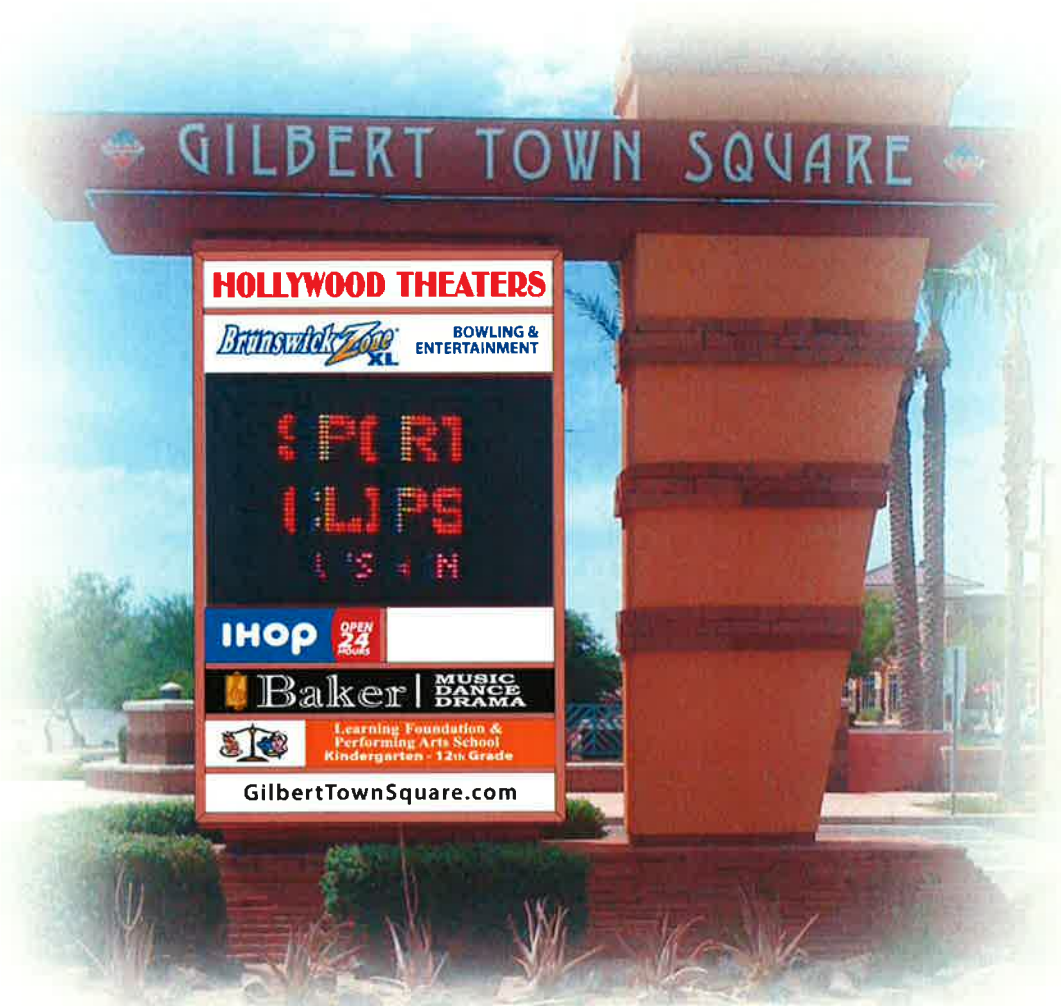


EXHIBIT 3b

GILBERT TOWN SQUARE

PRIMARY PROJECT IDENTIFICATION SIGN

NTS

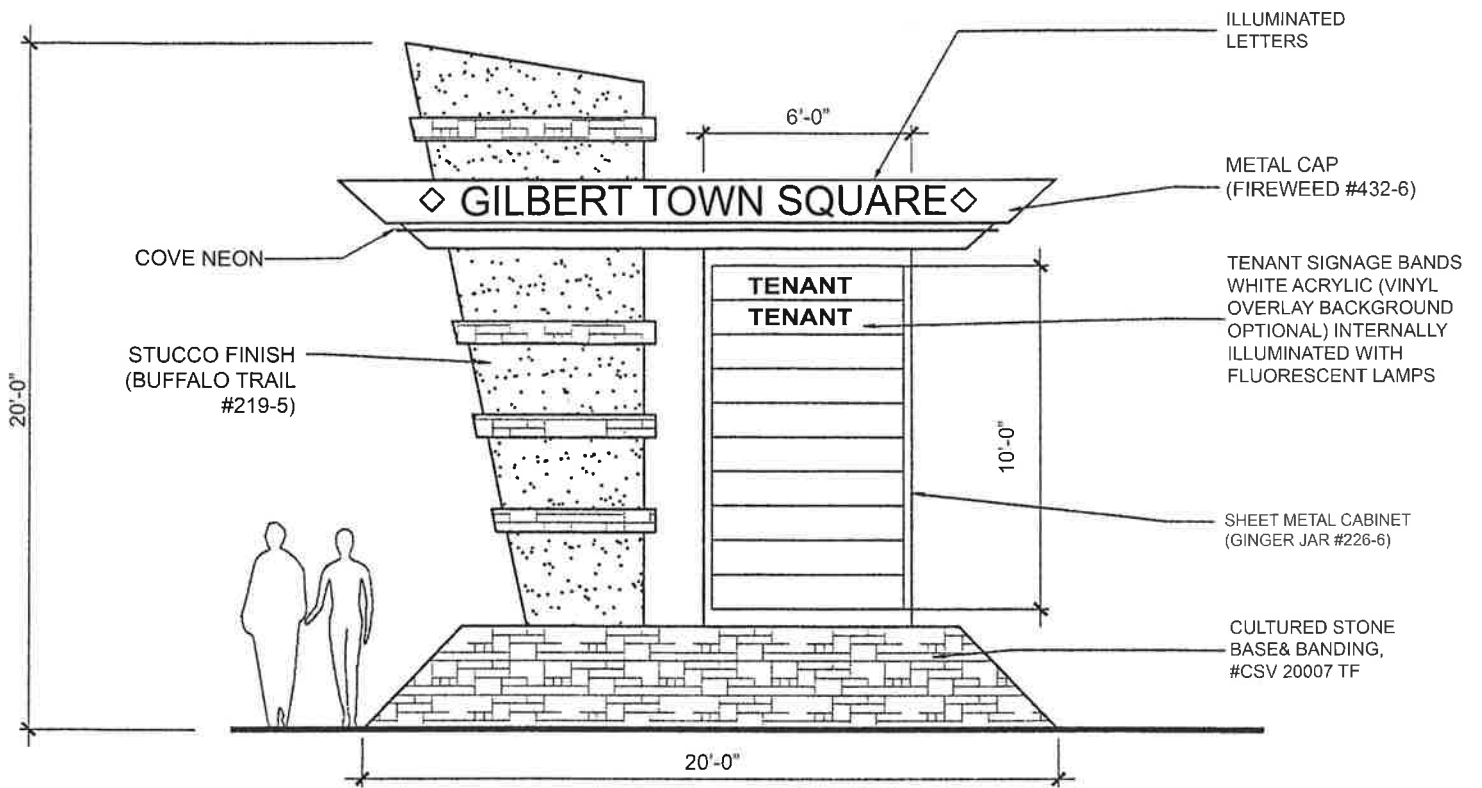


EXHIBIT 4a
 GILBERT TOWN SQUARE

SECONDARY PROJECT IDENTIFICATION SIGN NTS



EXHIBIT 4b

GILBERT TOWN SQUARE

SECONDARY PROJECT IDENTIFICATION SIGN
(NORTH)

NTS



EXHIBIT 4c

GILBERT TOWN SQUARE

SECONDARY PROJECT IDENTIFICATION SIGN
(SOUTH)

NTS

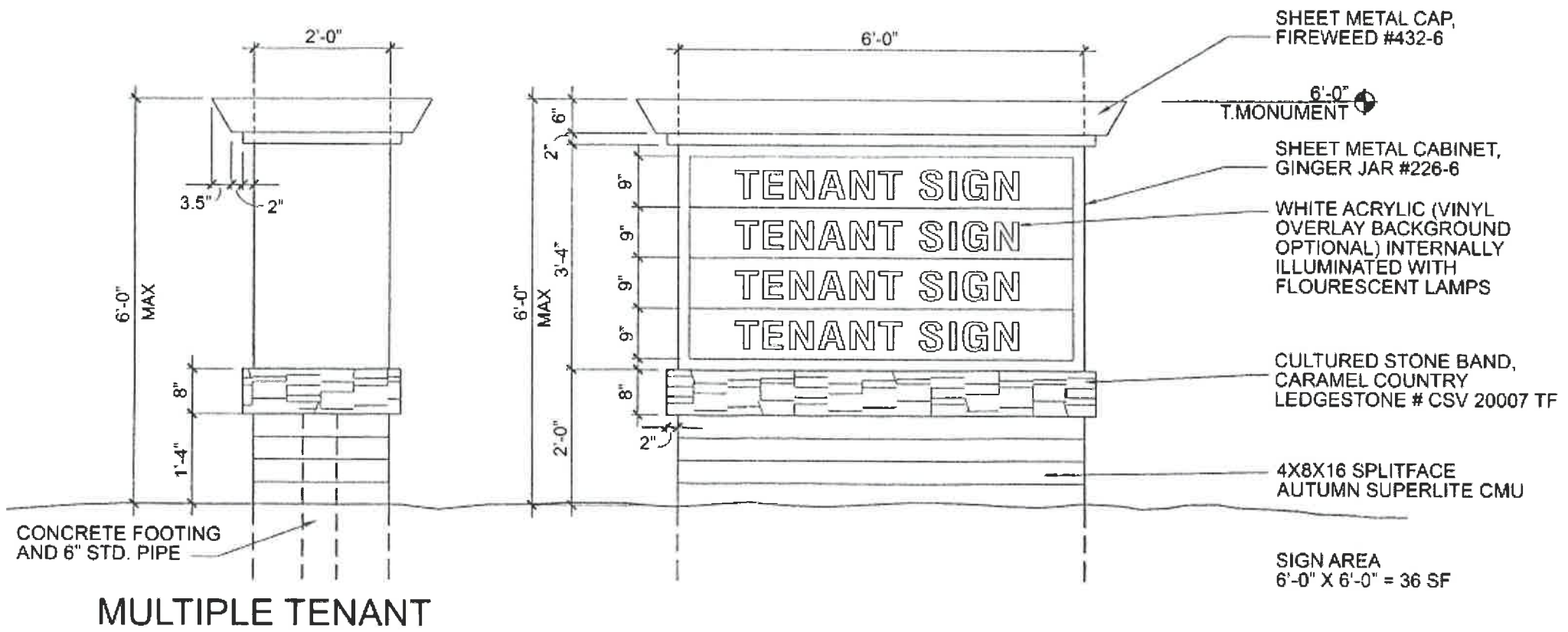
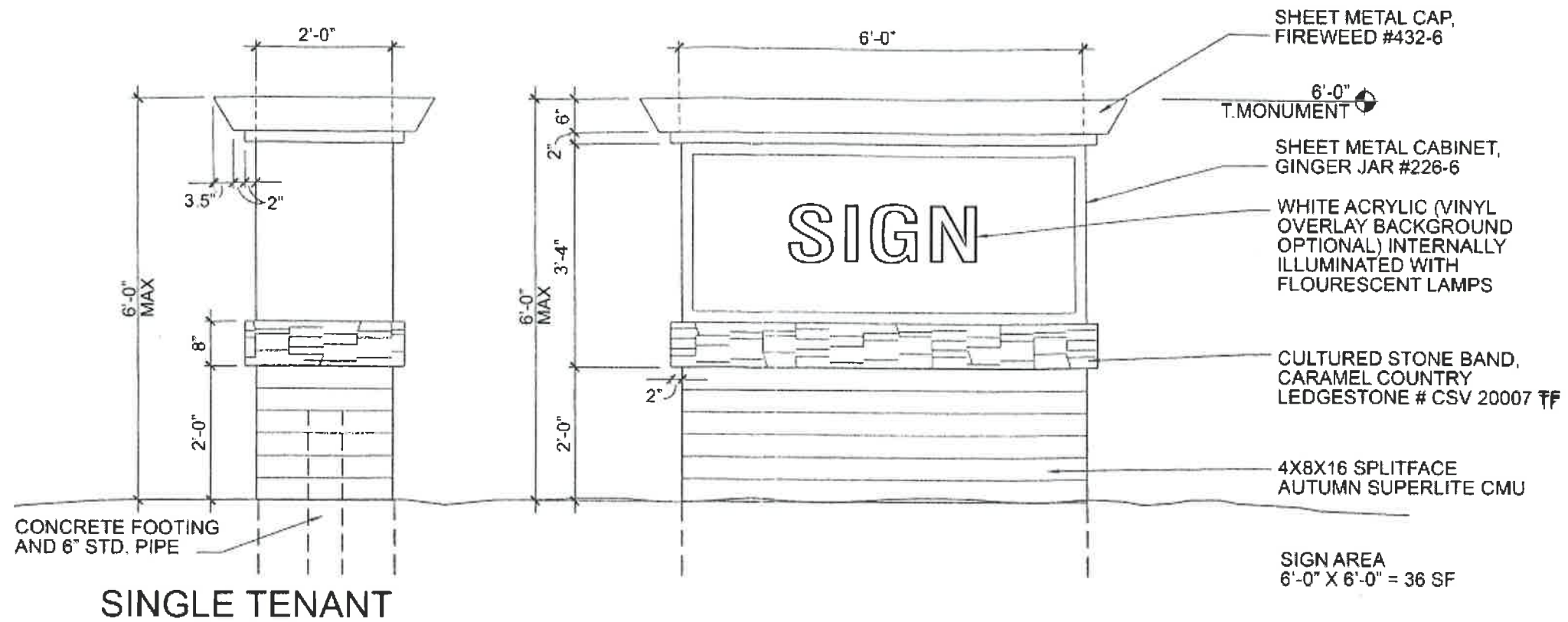


EXHIBIT 4c

GILBERT TOWN SQUARE

SECONDARY PROJECT IDENTIFICATION SIGN
(SOUTH)

NTS



APPROVED
Administrative Design Review

Permit # _____
Case # DR00-32/A
Date: 11/13/12

**EXHIBIT 6
GILBERT TOWN SQUARE**

DIRECTORY SIGN / TENANT MONUMENT SIGN / OFFICE BUILDING SIGN

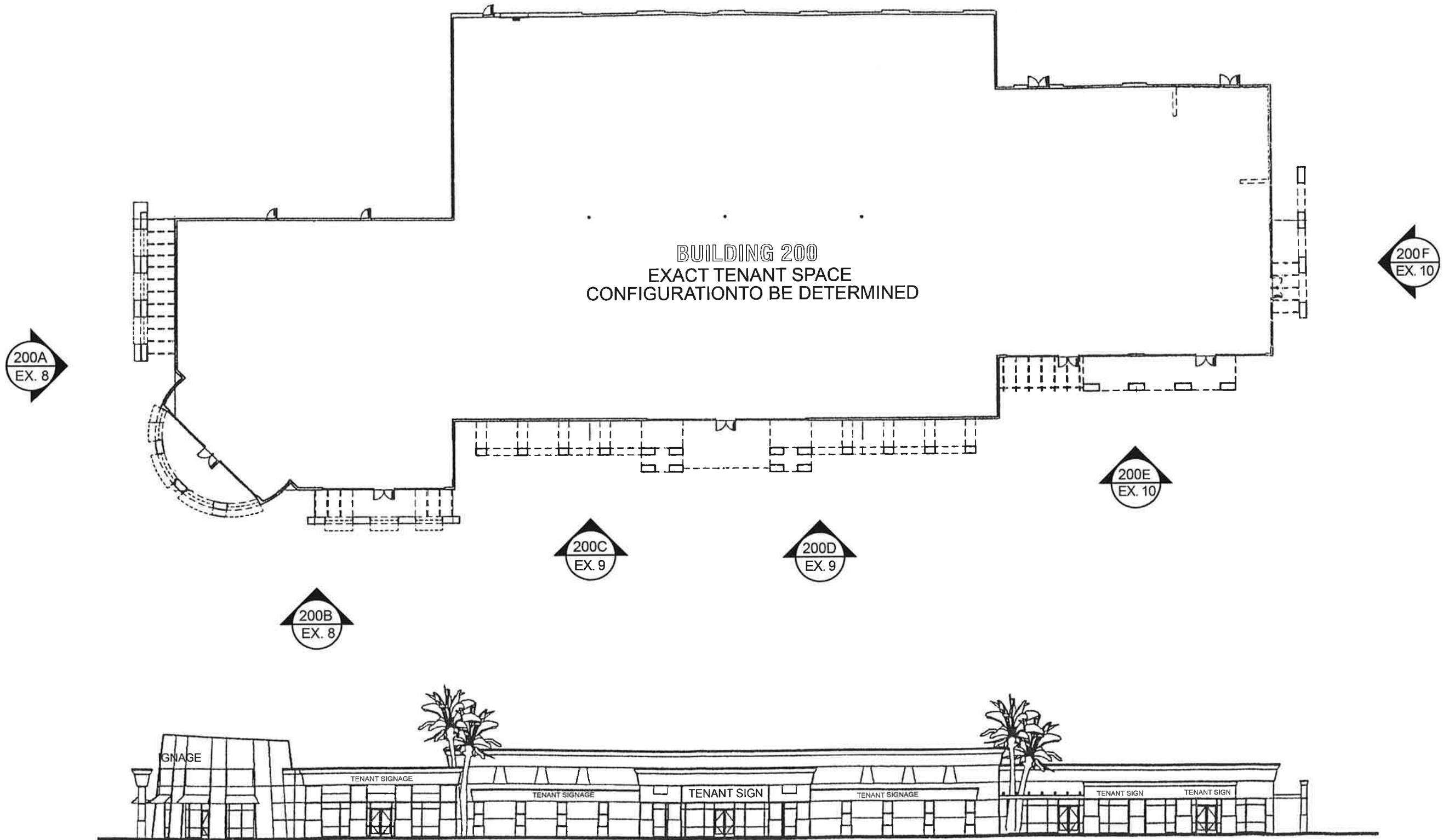
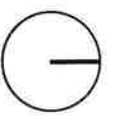


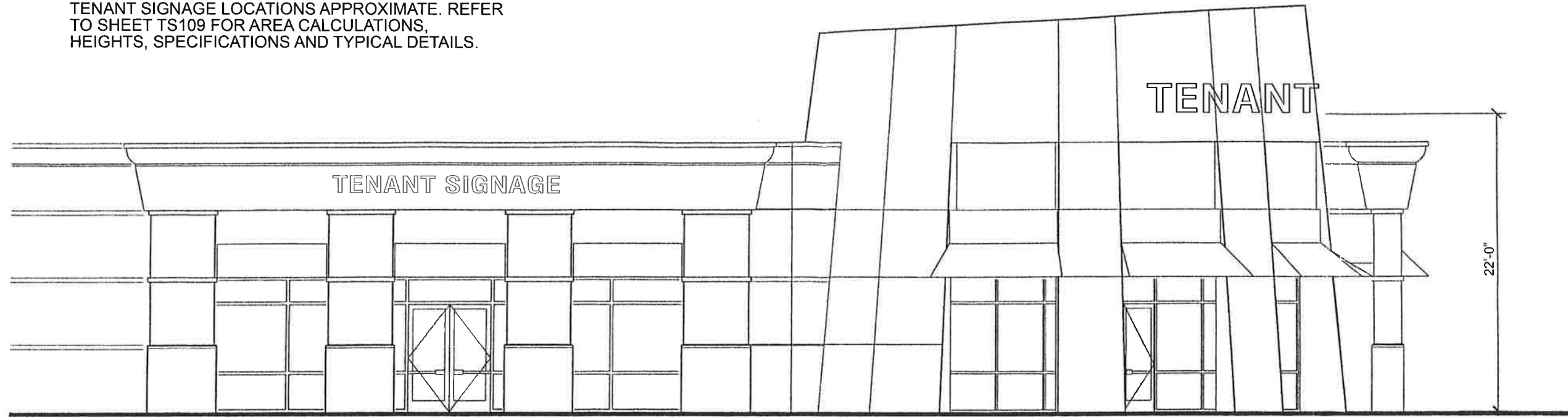
EXHIBIT 7
GILBERT TOWN SQUARE

200 BUILDING - PLAN & ELEVATION

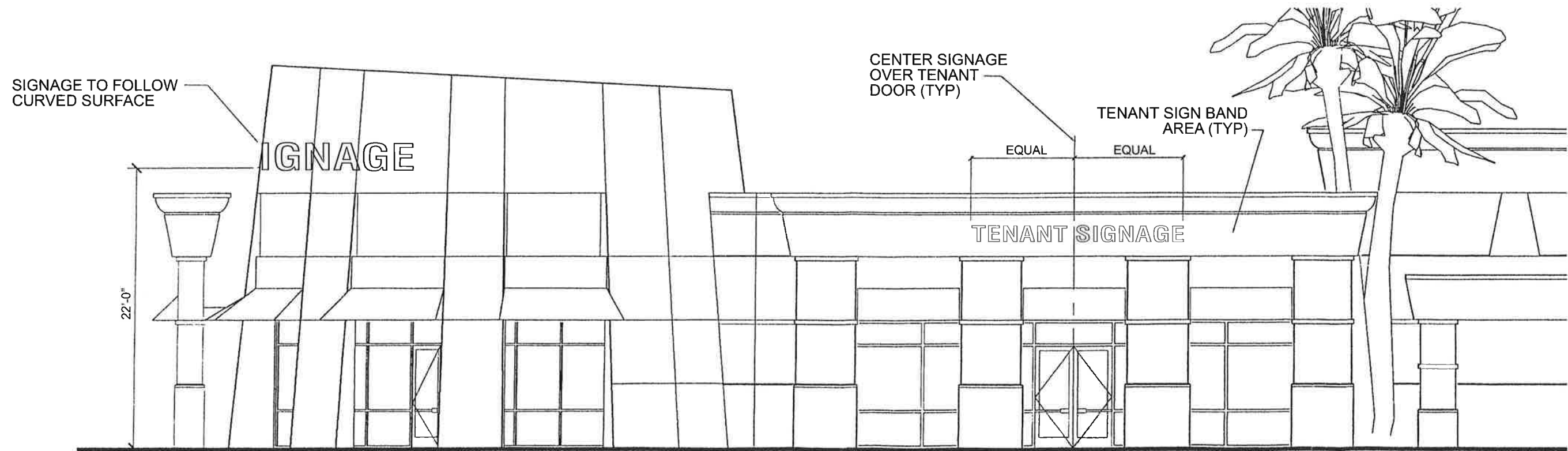
NTS



NOTE:
TENANT SIGNAGE LOCATIONS APPROXIMATE. REFER
TO SHEET TS109 FOR AREA CALCULATIONS,
HEIGHTS, SPECIFICATIONS AND TYPICAL DETAILS.



200A

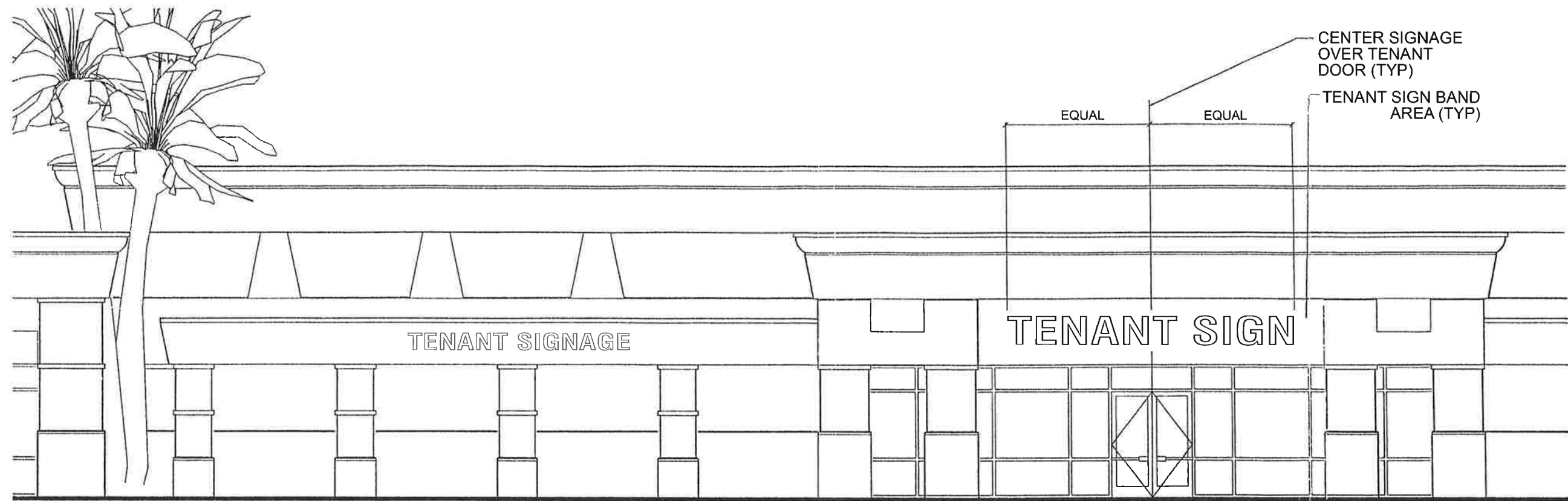


200B

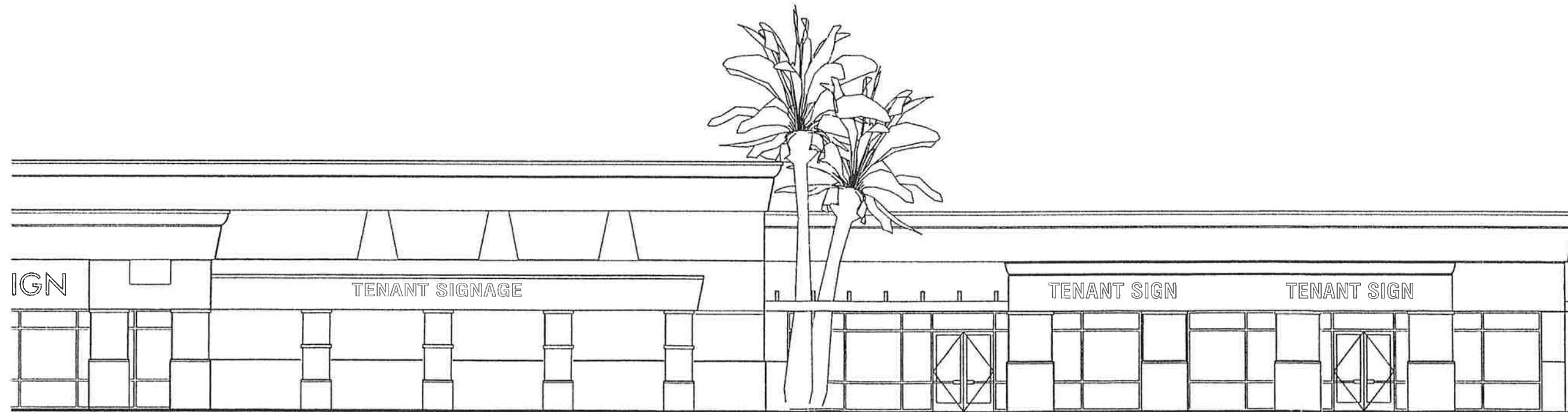
EXHIBIT 8
GILBERT TOWN SQUARE

200 BUILDING- ENLARGED ELEVATIONS

NTS



200C



200D

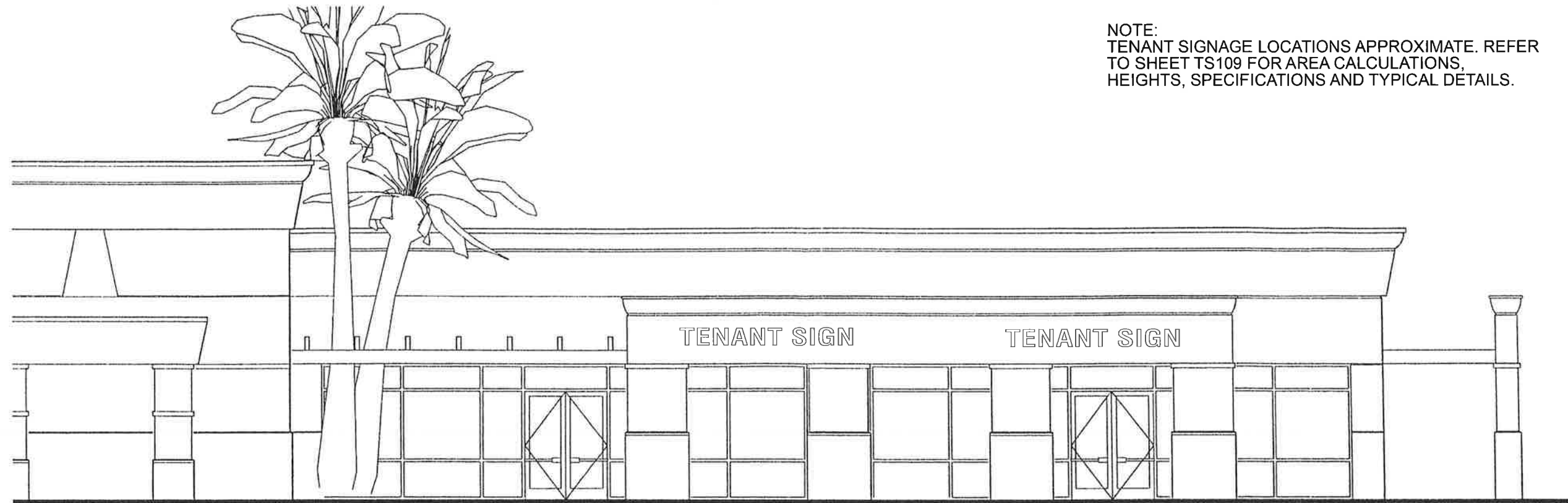
NOTE:
 TENANT SIGNAGE LOCATIONS APPROXIMATE. REFER
 TO SHEET TS109 FOR AREA CALCULATIONS,
 HEIGHTS, SPECIFICATIONS AND TYPICAL DETAILS.

EXHIBIT 9
 GILBERT TOWN SQUARE

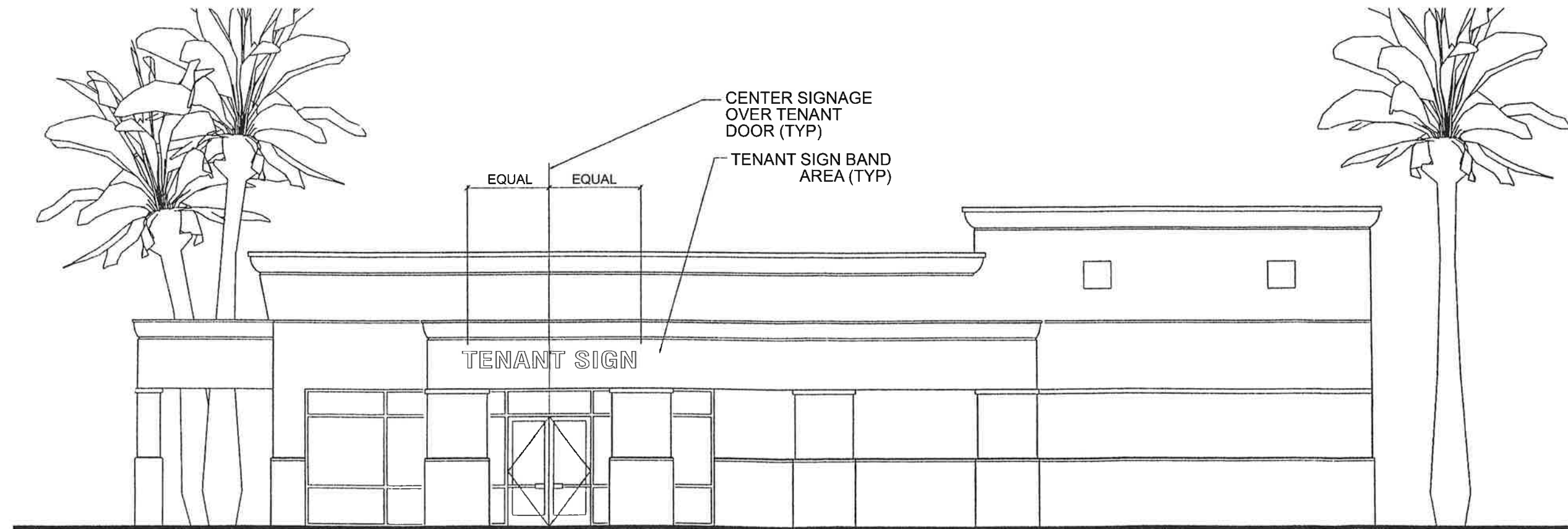
200 BUILDING- ENLARGED ELEVATIONS

NTS

NOTE:
TENANT SIGNAGE LOCATIONS APPROXIMATE. REFER
TO SHEET TS109 FOR AREA CALCULATIONS,
HEIGHTS, SPECIFICATIONS AND TYPICAL DETAILS.



200E



200F

EXHIBIT 10
GILBERT TOWN SQUARE

200 BUILDING- ENLARGED ELEVATIONS

NTS

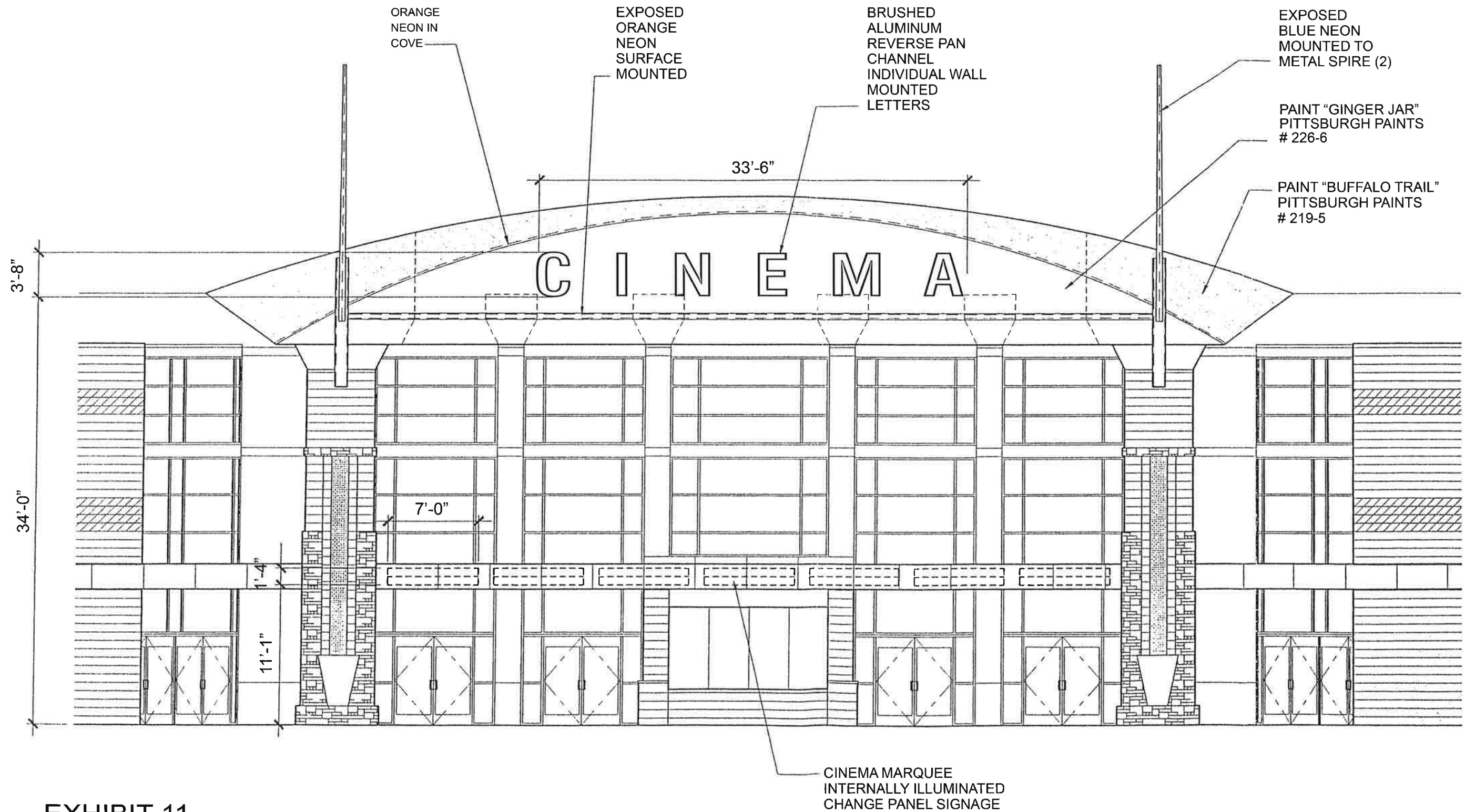


EXHIBIT 11
GILBERT TOWN SQUARE

CINEMA BLDG - ENLARGED ELEVATIONS

NTS

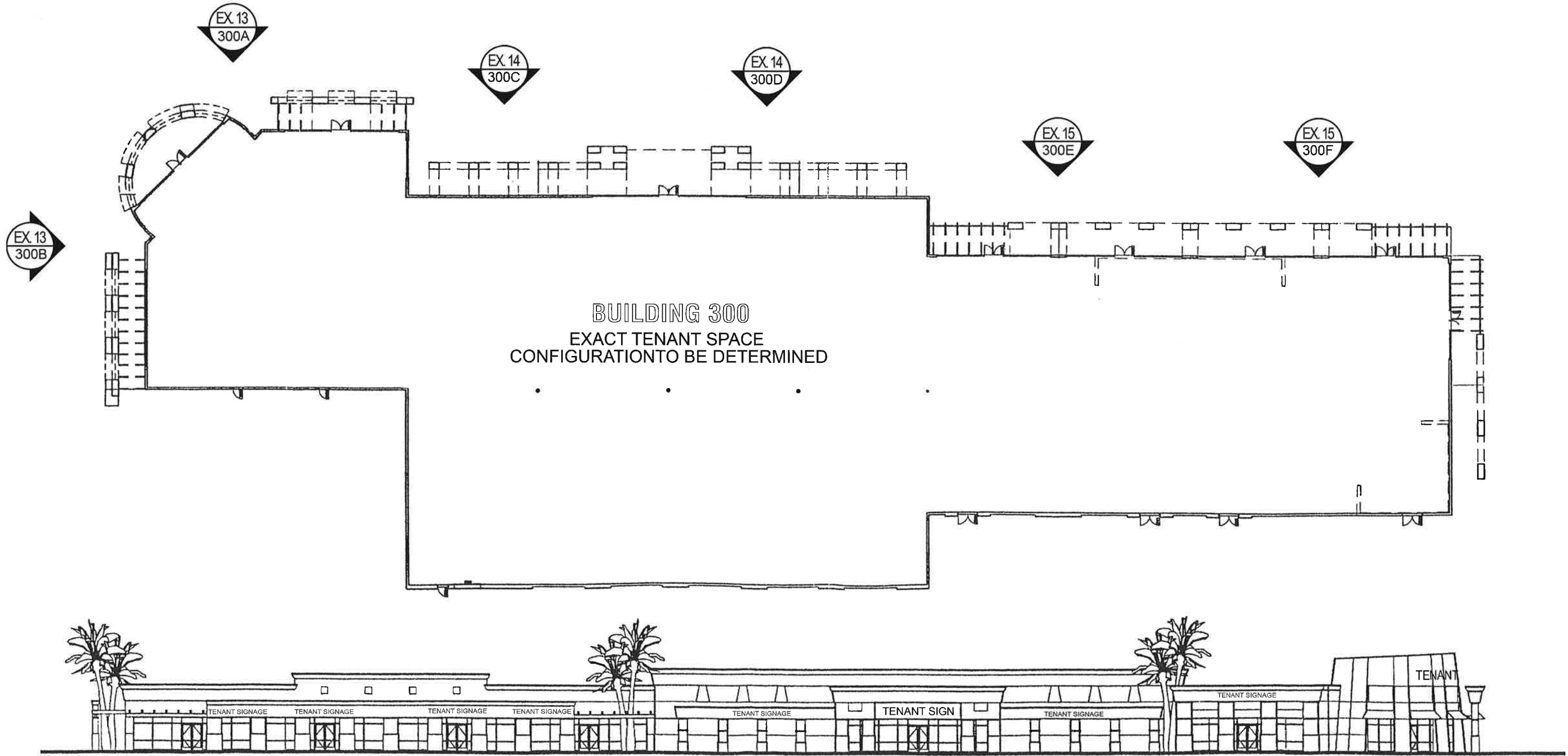
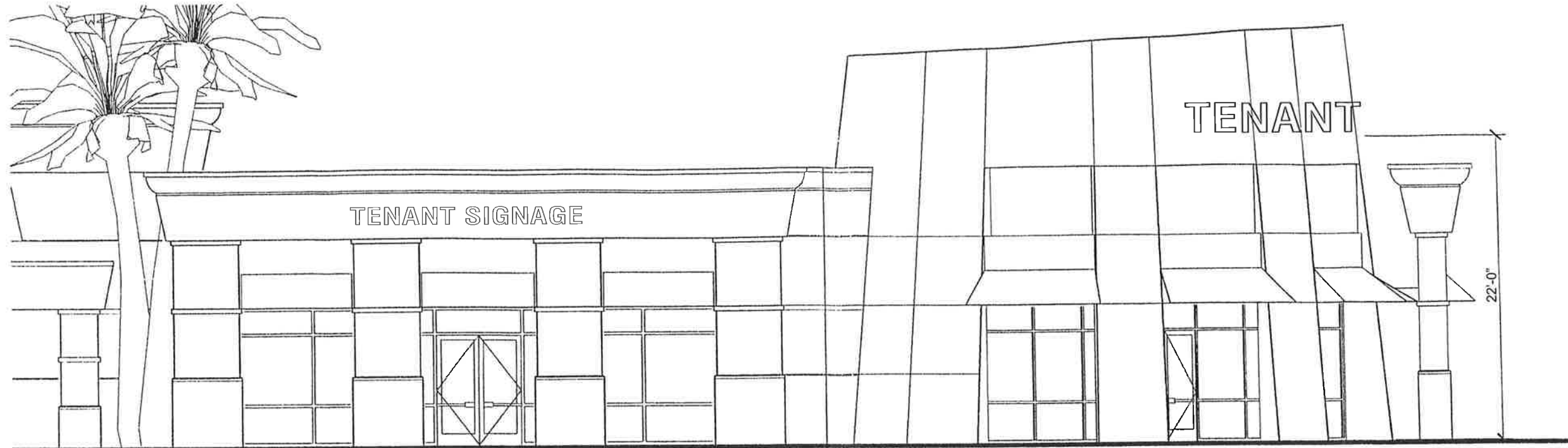


EXHIBIT 12
 GILBERT TOWN SQUARE
 300 BUILDING - PLAN & ELEVATION

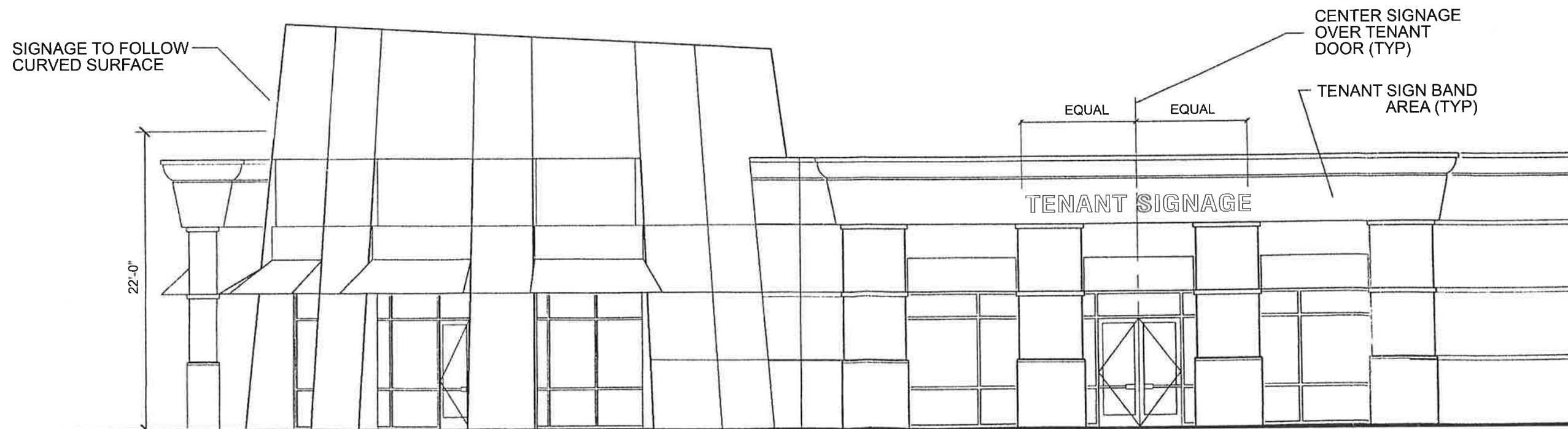
NTS



NOTE:
TENANT SIGNAGE LOCATIONS APPROXIMATE. REFER
TO SHEET TS109 FOR AREA CALCULATIONS,
HEIGHTS, SPECIFICATIONS AND TYPICAL DETAILS.



300A



300B

EXHIBIT 13
GILBERT TOWN SQUARE

300 BUILDING - ENLARGED ELEVATIONS

NTS



300C



300D

EXHIBIT 14
GILBERT TOWN SQUARE

300 BUILDING - ENLARGED ELEVATIONS

NTS

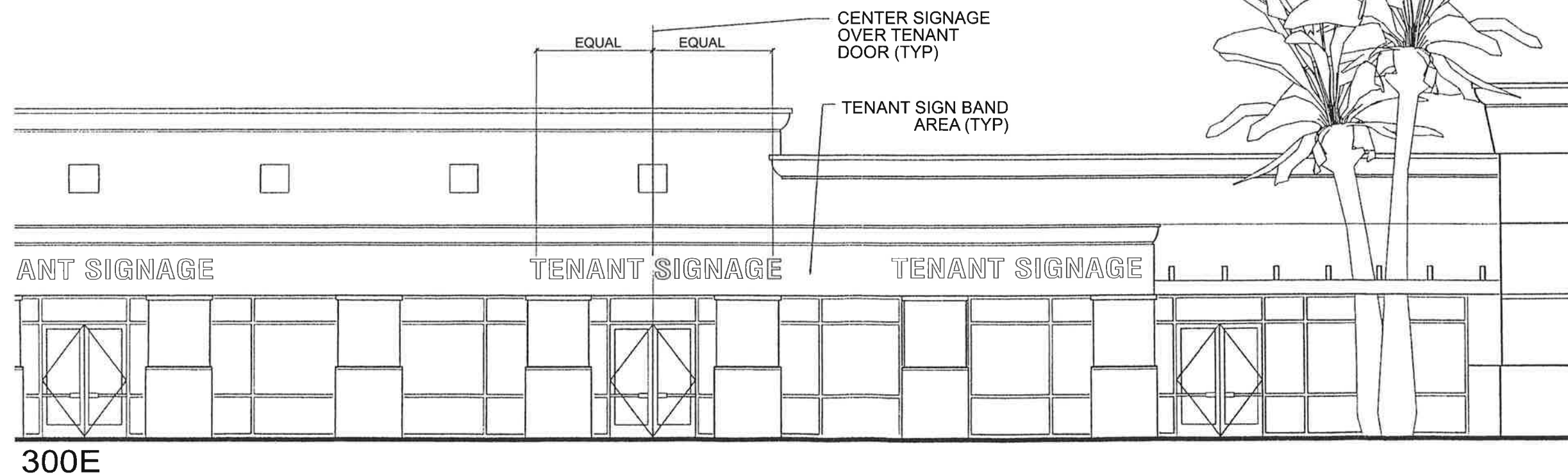
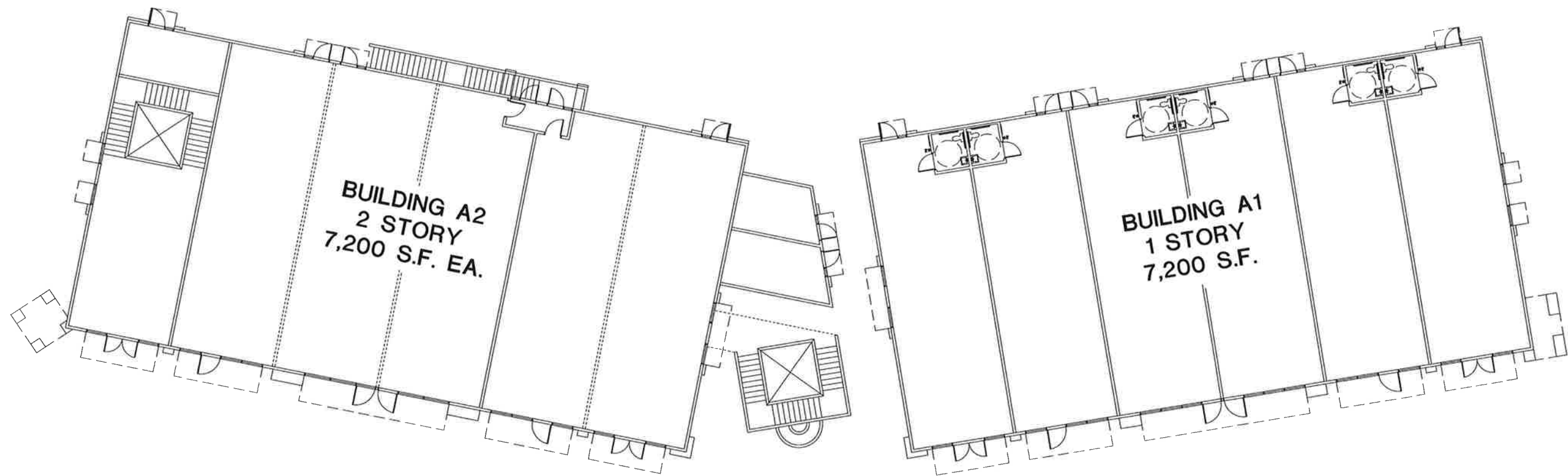


EXHIBIT 15
GILBERT TOWN SQUARE

300 BUILDING- ENLARGED ELEVATIONS



FLOOR PLAN BUILDINGS A1 & A2 



SOUTH ELEVATION BLDG. A2

BLDG. A1

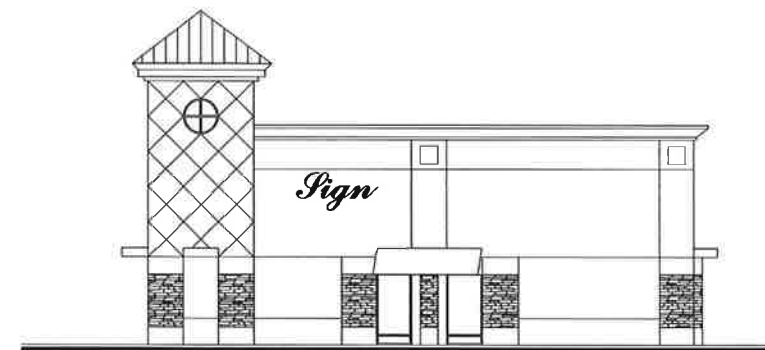


NORTH ELEVATION BLDG. A1

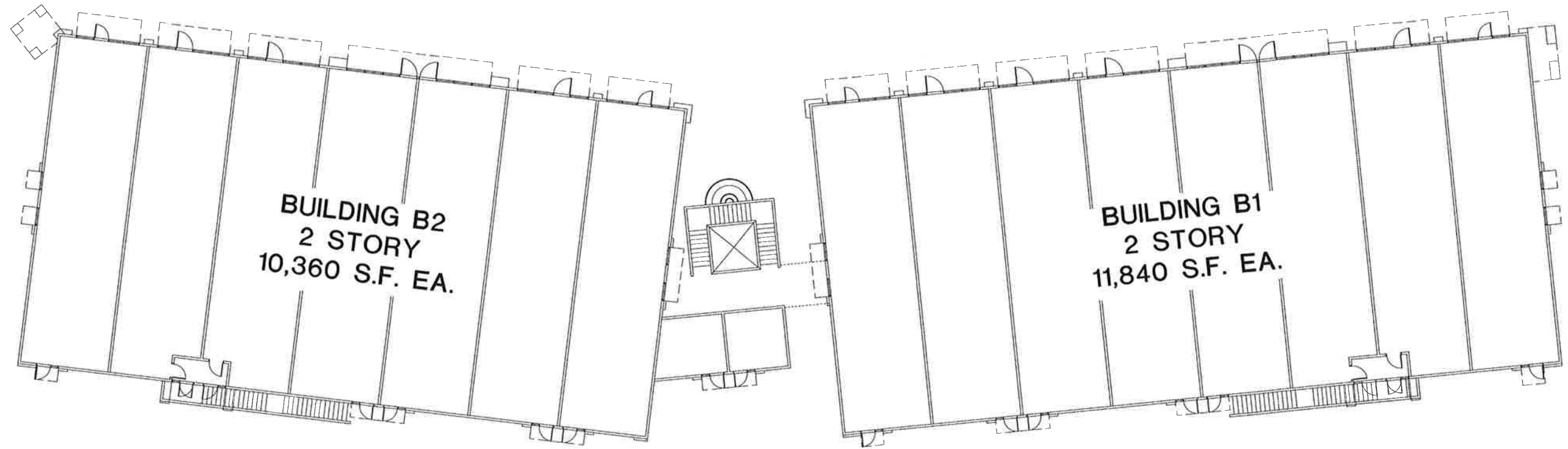
BLDG. A2



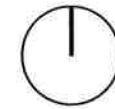
WEST ELEVATION - BLDG. A2



EAST ELEVATION - BLDG. A1



FLOOR PLAN BUILDINGS B1 & B2



SOUTH ELEVATION B2

B1

EXHIBIT 18

GILBERT TOWN SQUARE

BUILDING B PLAN & ELEVATIONS

NTS

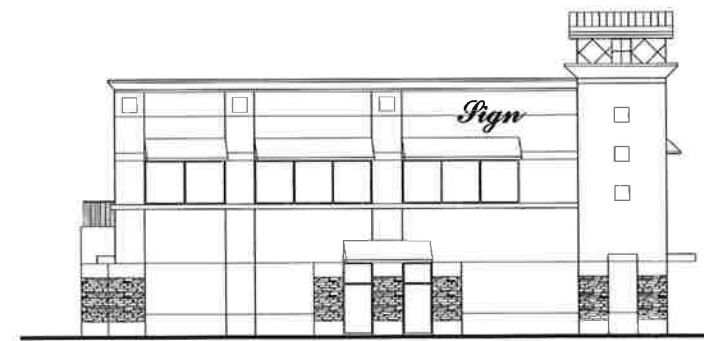


NORTH ELEVATION B1

B2



WEST ELEVATION B2



EAST ELEVATION B1

GILBERT TOWN SQUARE MASTER SIGNAGE DESIGN CRITERIA

5.0 GENERAL DESIGN CRITERIA AND FABRICATION

5.1 **WALL SIGNAGE:** SIGNS SHALL CONSIST OF PAN CHANNEL SHEET METAL, INDIVIDUAL BLOCK OR SCRIPT LETTERS, SURFACE MOUNTED ON BUILDING FASCIA, DIRECTLY OR INDIRECTLY ILLUMINATED WITH NEON TUBING, UTILIZING ROWS OF NEON AS RECOMMENDED BY INDUSTRY STANDARDS. REVERSE, PAN CHANNEL LETTERS, HALO LIT WITH NEON AND PEGGED OUT FROM FASCIA ARE ACCEPTABLE. NO WALL CABINETS WILL BE ACCEPTED. SURFACE MOUNTED RACEWAYS AND BACKGROUND SIGNAGE PLATES ARE NOT PERMITTED. OTHER UPDATED MATERIAL APPROVED BY MASTER DEVELOPER AND THE TOWN OF GILBERT AT ACCEPTED.

5.2 **PERMANENT SIGNS:** SIGNS SHALL COMPLY WITH THE APPROVED COMPREHENSIVE SIGN PROGRAM, MASTER SIGN PLAN, FINAL DESIGN REVIEW, OR ADMINISTRATIVE DESIGN REVIEW SUBJECT TO THE FOLLOWING REGULATIONS:

A. WALL SIGNS

- (1) **APPLICABILITY:** WALL SIGNS ARE PERMITTED ON ANY EXTERIOR WALL OF THE TENANT OR USER SUITE.
- (2) **TOTAL BUSINESS SIGN AREA.** EACH BUSINESS SHALL BE PERMITTED A MINIMUM WALL SIGN AREA OF 32 SQUARE FEET. FOR BUSINESSES WITH DOUBLE FRONTAGE THE MAXIMUM WALL SIGN AREA AS CALCULATED BELOW SHALL BE PERMITTED ON TWO BUILDING ELEVATIONS. REDUCED AREA SHALL BE PERMITTED ON ADDITIONAL ELEVATIONS. THE MAXIMUM WALL SIGN AREA PERMITTED FOR A BUSINESS SHALL BE THE GREATER OF:
 - (a) THE SIGN AREA CALCULATED PURSUANT TO SECTION 4.407C.1C FOR THE LONGEST BUILDING ELEVATION OF THE TENANT/USER SUITE FACING THE STREET; OR
 - (b) THE SIGN AREA CALCULATED PURSUANT TO SECTION 4.407C.1C FOR THE LENGTH OF THE BUILDING ELEVATION OF THE TENANT/USER SUITE IN WHICH THE PRINCIPAL ENTRANCE TO THE BUSINESS IS LOCATED.
- (3) **SIGN AREA ALLOWANCES.** WALL SIGNS ARE PERMITTED AT A RATE OF 1 SQUARE FOOT OF SIGN AREA FOR EACH 1 LINEAL FOOT OF THE BUILDING ELEVATION ADJACENT TO THE SUITE. FOR BUILDINGS SET BACK MORE THAN 75 FEET FROM THE RIGHT-OF-WAY, 1.5 SQUARE FEET OF SIGN AREA IS PERMITTED FOR EACH 1 LINEAL FOOT OF BUILDING ELEVATION ADJACENT TO THE SUITE.
- (4) **MULTI-STORY BUILDINGS.** WALL SIGNS ON MULTIPLE FLOORS OF A MULTISTORY BUILDING MUST MEET SIGN CODE CRITERIA FOR MULTI-STORY BUILDINGS AS NOTED IN THE TOWN OF GILBERT LAND DEVELOPMENT CODE.

5.3 **COVERAGE:** IN ALL INSTANCES, THE MAXIMUM LENGTH OF TENANT'S SIGNAGE FOR IN LINE SHOPS SHALL NOT EXCEED EIGHTY-PERCENT (80%) TO THE LEASED FRONTAGE, OR BE LESS THAN FORTY- PERCENT (40%) OF THE LEASED FRONTAGE. TENANT'S SIGNS MUST BE CENTERED HORIZONTALLY ON LEASED FRONTAGE.

5.4 **HEIGHT:** HEIGHT OF INDIVIDUAL OR SCRIPT LETTERS SHALL BE:

- A. TWELVE (12) INCHES MINIMUM, THIRTY (30) INCHES MAXIMUM ON MULTI-TENANT BUILDINGS WITH FRONTAGE OF FORTY (40) FEET OR LESS;
- B. TWELVE (12) INCHES MINIMUM, THIRTY-SIX (36) INCH MAXIMUM ON MULTI-TENANT BUILDING FOR MAJOR ANCHORS OR TENANTS OCCUPYING THE RADIAL PORTION OF BUILDINGS LOCATED WITHIN BUILDING 200 & 300.

5.5 **COLOR:** COLOR OF ALL INDIVIDUAL TENANT SIGNAGE LETTERS AND NEON TO BE CONSIDERED ON A CASE BY CASE BASIS. THE INTENT IS TO PROVIDE CONTINUITY AND CONSISTENCY THROUGHOUT THE PROJECT WHILE ALLOWING FOR INDIVIDUAL TENANT CORPORATE COLORS AND LOGOS.

5.6 **DESIGN:** SIGN DESIGNS SHALL COMPLEMENT THE ARCHITECTURE OF THE BUILDING AND SHALL BE PLACED ON AN AREA THAT IS FREE OF ARCHITECTURAL DETAILS ON THE FACADE. THE SIGN SHALL FIT PROPORTIONALLY WITH THE OVERALL BUILDING MASS AND DESIGN, AS WELL AS THE ARCHITECTURAL FEATURES OF THE BUILDING ELEVATION ADJACENT TO THE INDIVIDUALS TENANT'S SUITE.

5.7 **LIGHTING:** FLASHING, BLINKING, REFLECTIVE, AND ROTATING LIGHTS OR SIGNS WITH AN INTERMITTENT OR VARYING INTENSITY OF ARTIFICIAL ILLUMINATION, WHETHER AS A CONSEQUENCE OF A DEFECT IN THE SIGN OR ITS ILLUMINATION SOURCE, SHALL BE PROHIBITED. ALL EXPOSED LIGHT SHALL BE SHIELDED TO PREVENT ILLUMINATION SPILLAGE ON PROPERTIES OTHER THAN WHERE THE LIGHT SOURCE IS LOCATED.

5.8 **FACES:** TRANSLUCENT PLASTIC FACES SHALL BE THREE-SIXTEENTHS (3/16) INCH PLEXIGLAS. VINYL FILM TO BE 3M OR EQUIVALENT.

5.9 **RETURNS:** INDIVIDUAL LETTER AND CHANNEL RETURNS ARE NOT TO EXCEED FIVE (5) INCHES IN DEPTH WITH BRONZE OR BLACK RETURNS. ALTERNATIVE STYLE RETURNS THAT COORDINATE WITH SIGN DESIGN MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY BOTH LANDLORD AND TOWN OF GILBERT.

5.10 **TRIM CAPS:** PLASTIC FACES TO BE TRIM CAPPED WITH THREE-EIGHTHS (3/8) INCH MATERIAL.

5.11 **FASTENERS:** ALL FASTENERS SHALL BE MADE OF MOM-CORROSIVE MATERIAL.

5.12 **WIRING:** ALL WIRING SHALL BE IN CONDUIT AND TRANSFORMERS SHALL BE HOUSED IN LOUVERED SHEET METAL TRANSFORMER BOXES BEHIND FASCIA WALL. THERE SHALL BE NO EXPOSED WIRING OR RACEWAY ON BUILDING FASCIA.

5.13 **CONDUIT:** LOCATION OF ALL OPENINGS FOR CONDUIT IN BUILDING WALL SHALL BE INDICATED ON SIGN DRAWING SUBMITTED TO THE LANDLORD FOR APPROVAL.

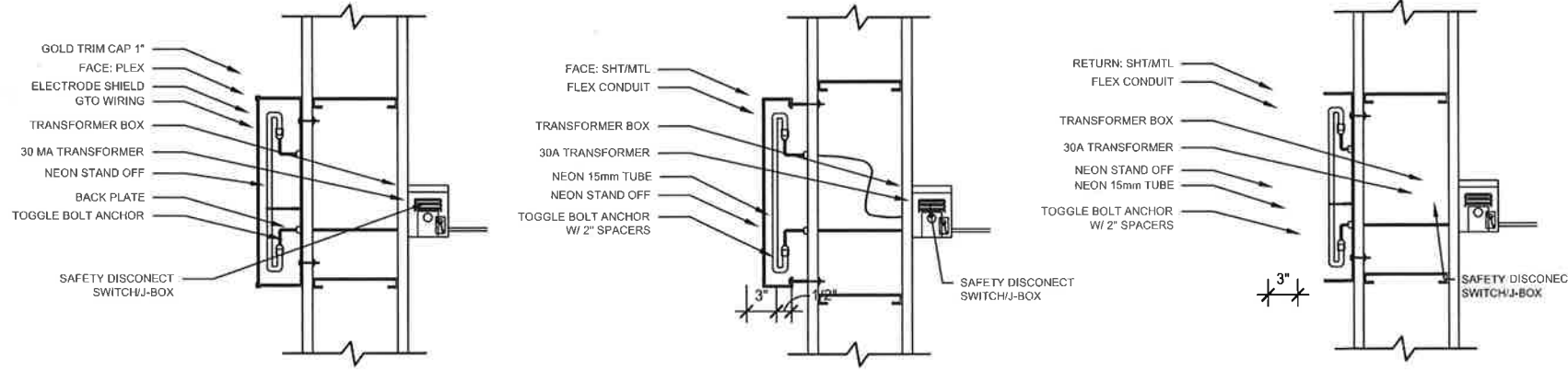
5.14 **MANUFACTURER'S LABELS:** NO LABELS WILL BE PERMITTED IN THE EXPOSED SURFACE OF SIGN EXCEPT THOSE REQUIRED BY LOCAL ORDINANCE WHICH SHALL BE APPLIED IN AN INCONSPICUOUS LOCATION.

5.15 **ANIMATION:** THERE SHALL BE NO FLASHING ACTION, OR ANIMATION OF ANY KIND.

5.16 **EXCEPTIONS:** THERE WILL BE NO EXCEPTIONS TO THESE SIGN CRITERIA WITHOUT WRITTEN CONSENT OF LANDLORD.

5.17 **SUBMITTALS:** ONE (1) PRINT OF SIGNAGE DESIGN MUST BE SUBMITTED AND APPROVED BY THE LANDLORD AND THE TOWN OF GILBERT PRIOR TO INSTALLATION OF SIGNAGE.

5.18 **DEADLINES:** TENANT SURFACE-MOUNTED SIGNAGE AND /OR TENANT MONUMENT SIGN SHALL BE INSTALLED AND OPERATING WITHIN THIRTY (30) DAYS OF OPENING FOR BUSINESS ACCORDING TO ABOVE CRITERIA. TENANT'S FAILURE TO COMPLY SHALL BE DEEMED DEFAULT.



PAN CHANNEL LETTER

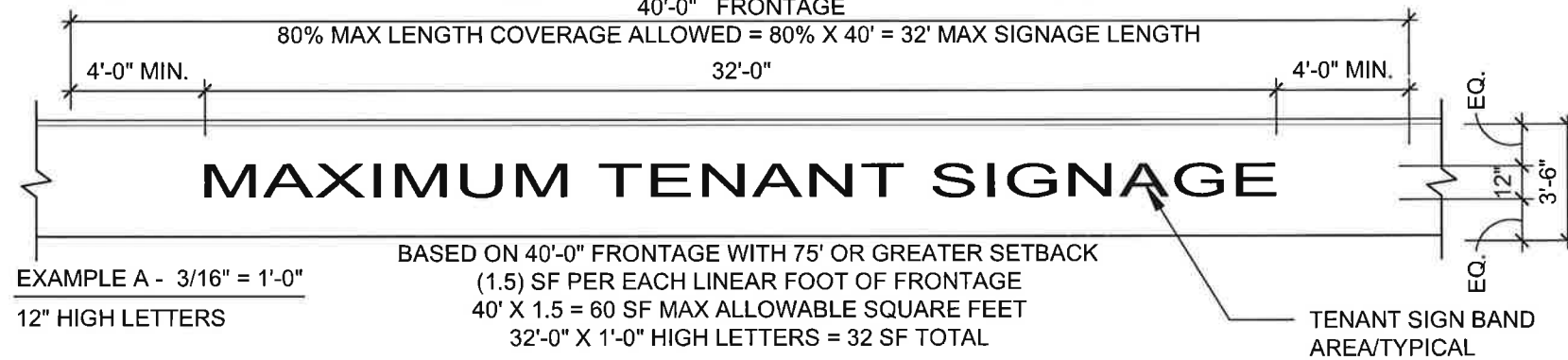
NTS

REVERSE PAN CHANNEL LETTER

NTS

OPEN FACE PAN CHANNEL LETTER

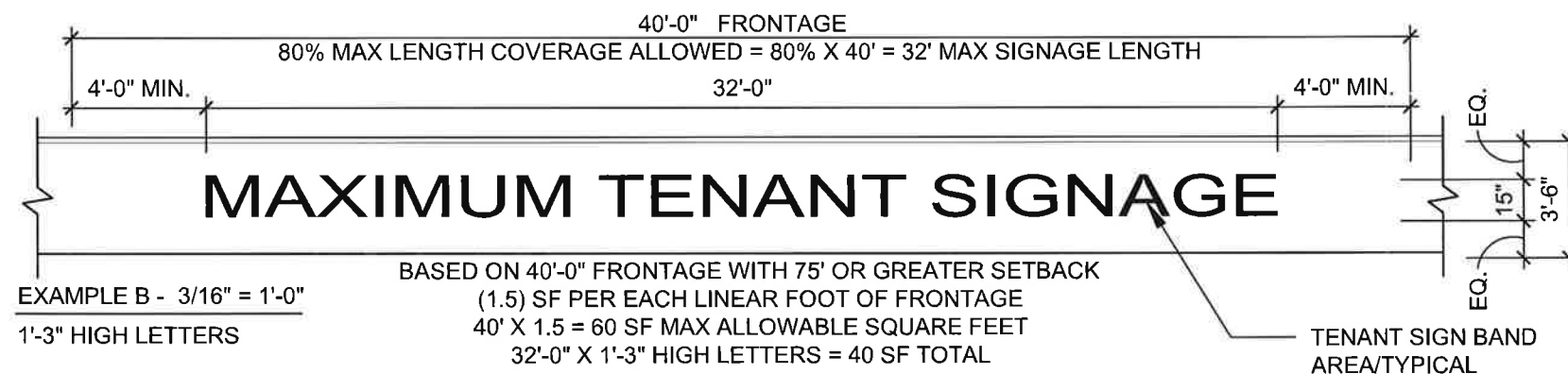
NTS



EXAMPLE A - 3/16" = 1'-0"
12" HIGH LETTERS

BASED ON 40'-0" FRONTAGE WITH 75' OR GREATER SETBACK
(1.5) SF PER EACH LINEAL FOOT OF FRONTAGE
40' X 1.5 = 60 SF MAX ALLOWABLE SQUARE FEET
32'-0" X 1'-0" HIGH LETTERS = 32 SF TOTAL

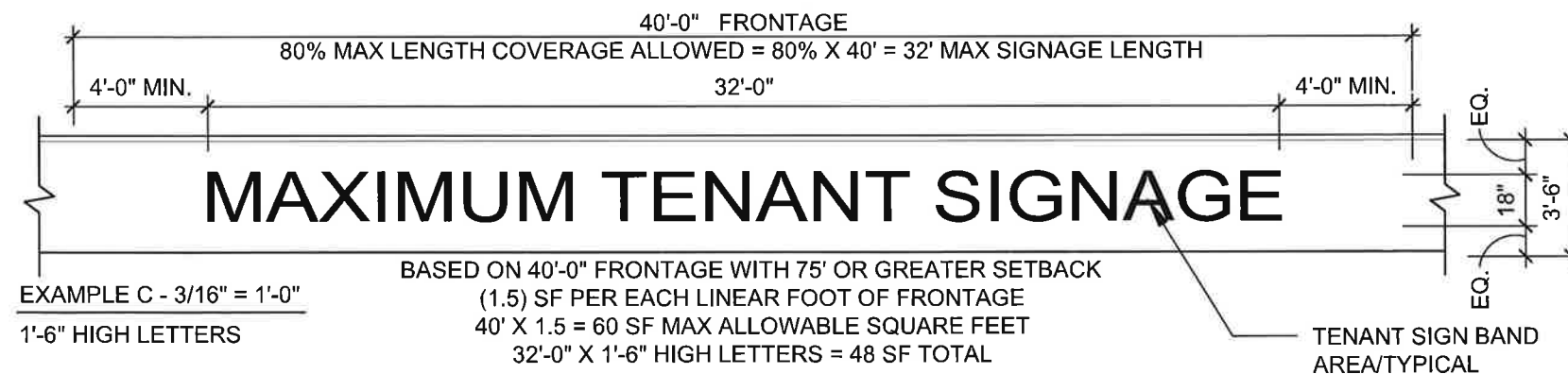
TENANT SIGN BAND AREA/TYPICAL



EXAMPLE B - 3/16" = 1'-0"
1'-3" HIGH LETTERS

BASED ON 40'-0" FRONTAGE WITH 75' OR GREATER SETBACK
(1.5) SF PER EACH LINEAL FOOT OF FRONTAGE
40' X 1.5 = 60 SF MAX ALLOWABLE SQUARE FEET
32'-0" X 1'-3" HIGH LETTERS = 40 SF TOTAL

TENANT SIGN BAND AREA/TYPICAL



EXAMPLE C - 3/16" = 1'-0"
1'-6" HIGH LETTERS

BASED ON 40'-0" FRONTAGE WITH 75' OR GREATER SETBACK
(1.5) SF PER EACH LINEAL FOOT OF FRONTAGE
40' X 1.5 = 60 SF MAX ALLOWABLE SQUARE FEET
32'-0" X 1'-6" HIGH LETTERS = 48 SF TOTAL

TENANT SIGN BAND AREA/TYPICAL

EXHIBIT 20

GILBERT TOWN SQUARE

TENANT WALL SIGNAGE (BUILDINGS MORE THAN 75 FEET FROM THE R.O.W.)