

OBISPO PROFESSIONAL PARK
2325 W. Guadalupe Road

comprehensive sign program

Submitted: January 18, 2006
Revised: February 25, 2006

prepared and submitted by:

PREMIER SIGNS & LIGHTING
1750 S. LOS FELIZ, SUITE 101 - TEMPE, AZ 85281 Ph: 480.894.3449 Fax: 602.532.7094

DR04-14

Attachment 2: Comprehensive Sign Program exhibits
April 13, 2006

OBISPO PROFESSIONAL PARK - 2325 W. Guadalupe Road - Gilbert, Arizona

Sign Criteria

These criteria have been developed to ensure design compatibility and consistency among all signs within the Obispo Professional Park complex (hereafter referred to as "Complex") located at 2325 W. Guadalupe Road in the Town of Gilbert, Arizona. Conformance with these criteria will be strictly enforced by the owner and property management company. Any sign that is installed and is not in conformance with these criteria or not approved by the owner or management company must be removed or brought into conformance by the tenant to the satisfaction of the owner or management company.

General Signage Requirements

Any reference herein to the word "tenant" shall be construed to include any occupant of any building unit, either owned or leased, under the terms of a purchase or lease agreement. Any reference to "Owner" shall mean BRIDLE ROAD HOLDINGS, LLC, or its successors. "City" shall refer to Town of Gilbert.

1. Tenant shall submit to the owner two (2) sets of shop drawings and specifications for all signs proposed to be installed on the building, including glass-mounted lettering. Owner or management shall review the shop drawings and specifications and return one set to the tenant marked "approved," "approved as noted," or "revise and re-submit."
2. "Revise and re-submit" drawings will be returned to the tenant with comments. These drawings shall be revised by the tenant and resubmitted to the owner or management company for approval.
3. Upon receipt of approval by owner or management company, tenant shall proceed with the town permit process.
4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed on any part of a sign, except lettering and/or graphics which have received prior written approval by the owner or management company.
5. Tenant or its authorized representative shall obtain all permits for the installation of the tenant signs.
6. Tenant shall have sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations performed on the premises by or on behalf of the tenant. Subsequent to Town approval, tenant may proceed with the installation of signs.
7. The approval of the owner or management company of each tenant sign plan, specifications, calculations or work shall constitute an implication, representation, or certification by the owner or management company that said work complies with applicable statutes, codes, ordinances or other regulations.
8. All signage is subject to Town approval and these criteria.

9. All building mounted signage shall be constructed and installed at the sole expense of the tenant unless prior arrangements to the contrary have been agreed upon and stated in writing in the purchase or lease agreement.

10. Tenant and the tenant's contractor shall be responsible for the repair of any property damage caused by the installation or removal of any signage.

11. All sign bolts, fastenings, sleeves and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or powder-coated rust finish. Black iron material of any type for mounting will be prohibited.

12. 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.

13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. Penetrations of structural L-beams or glue lam beams is not permitted.

14. No exposed tubing, conduit or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed. All raceways shall be non-exposed and shall be installed behind the metal mesh fascia that has been constructed on the building.

15. All signs shall conform to both the Uniform Building Code and the National Electrical Code.

16. Tenant shall bear all liability and responsibility for the operation of their selected sign contractor.

17. Painted lettering on buildings or glass are prohibited.

18. Flashing, moving or audible signs are prohibited.

19. Individual freestanding signs will not be permitted except as described in these plans for sign types "A" and "B" described under Freestanding Signs below.

20. High-performance, glass-applied vinyl graphics may be installed on the tenant doors and windows. The maximum allowable area for vinyl graphics is 6 SF (approximately 28"W x 32"H) with a maximum letter height of 3". All vinyl will be "WHITE" and logos may be approved by owner or management company. All window vinyl will have prior written approval by owner or management company.

General Signage Requirements (continued)

20. Any changes to previously approved signage or other window or storefront lettering or graphics will require the tenant to submit shop drawings and specifications for the written approval of the owner or management company and said changes shall be subject to Town approval.
22. All signage to be erected or installed in or around the complex (including parking signs, directional signs, etc.) shall have the prior written approval by the owner or management company and shall comply with all applicable statutes, codes, ordinances or other regulations set forth by the Town.
23. **BANNERS** - Temporary banners will be allowed for a period of thirty (30) days while the tenant's sign is being manufactured. Banners will be made of vinyl material with digitally-printed graphics or overlaid vinyl. Banners for special events may be hung with prior written consent of the owner or management company. Tenant is responsible for acquiring all necessary permits for temporary signage from the city.

Building Wall Signs

1. The purpose of the tenant signage is to effectively identify and direct clients and customers to a building or part of a building from the street and/or parking areas through the use of the business name.
2. Tenant signage shall be either illuminated or non-illuminated, according to which elevation on which the sign will be placed. All signage on the south building elevations will be NON-ILLUMINATED. All other elevations will be illuminated. Specifics of the sign construction is as follows:

NON-ILLUMINATED (REQUIRED ON SOUTH ELEVATIONS):

Sign will be individual, non-illuminated reverse pan channel letters. Letters shall be constructed of aluminum (faces and returns). Returns shall be 2" and painted Mathews "Brown" (MP06063).

ILLUMINATED (REQUIRED ON NORTH, EAST & WEST ELEVATIONS):

Sign will be individual, halo-illuminated reverse pan channel letters. Letters shall be constructed of aluminum (faces and returns) with the option of having clear plexiglass or lexan backs. Returns shall be 2" and painted Mathews "Brown" (MP06063). Illumination shall be either 15ma double- or single-stroke "WHITE" neon or "WHITE" LED.

3. Maximum length of the sign shall not exceed 80% of the tenants frontage in lineal feet. Each tenant will be allowed to have one (1) square foot of sign area per one (1) lineal foot of unit/store frontage with a minimum of 32 SF. Tenants with more than one elevation shall be allowed signage on each elevation.
4. Logo cans will be allowed, however, the area of the logo can shall not exceed 25% of the total sign area and at no time shall exceed a total area of six (6) square feet. Tenants are permitted to use corporate colors on logo cans with prior approval from Owner or management company. Logo cans can be either illuminated or non-illuminated to coincide with the reverse channel letters and shall be constructed as follows:

Building Wall Signs (continued)

ILLUMINATED:

Logo will be halo-illuminated, reverse-channel style and shall be constructed of aluminum (faces and returns) with the option of having clear plexiglass or lexan backs. Returns shall be 2" in depth and will be painted Mathews "Brown" (MP06063). Illumination shall be either 15ma double- or single-stroke "WHITE" neon or "WHITE" LED.

NON-ILLUMINATED:

Logo will be non-illuminated, reverse-channel style and shall be constructed of aluminum (faces and returns). Returns shall be 2" and painted Mathews "Brown" (MP06063).

5. Use of corporate logos, colors, trademarks and lettering styles shall be permitted under these criteria however they must have prior approval from the Owner or the management company. If a tenant does not have such corporate criteria, the lettering shall be of the following font styles:

Swiss 721

TENANT

Freestanding Signs

ENTRY MONUMENT "A"

1. One entry monument "A" is located northeast corner of the property, 54.0' west of the east property line and 17'8" south of the north property line [compliance with city code 3.71(B) 1.a, 1.b, 1.d].
2. Entry Monument "A" shall consist of a double-faced, internally-illuminated structure of all-aluminum construction, designed to coincide with the architectural integrity of the buildings. The colors of the monument will match the existing color scheme of the building [city code 3.71(B)4].
3. The dimensions of the monument sign will be 8'0"H x 8'0" with a sign copy area of 32 SF. The address numbers will be flat cut out letters secured with silicone at the bottom of the sign. [city code 3.71(B) 1.c].

DIRECTIONAL SIGN "B"

1. One directional monument "B" is located along the east property line, approximately 8'4" west of the east property line and 52'8" north of the south property line. It shall consist of a double-faced, non-illuminated, all-aluminum structure. The dimensions of the monument sign will be 6'0"H x 5'0"W. The colors of the monument will match the existing color scheme of the building. **(NOTE: Minimum setback from any perimeter property line is 75', unless cross access to another business property is provided.)**
2. Mounted on the monument will be digital print display illustrating the building layouts with tenant names and locations. The dimensions of the digital print will be 4'6"H x 4'6"W.
3. The digital print will be a vinyl print with an all-weather laminate overlay.

Building Numbers

1. Building numbers will be located south elevation of each building. They will be located in the middle section of the right parapet wall. The buildings will be numbered "1" (westernmost building), "2" and "3" (easternmost building).
2. The building numbers will be individually, non-illuminated reverse pan channel letters. Letters shall be constructed of aluminum (faces and returns). Returns shall be 2" and painted Mathews "Brown" (MP06063)
3. All service doors will have white vinyl laid on them indicating clearly "SERVICE DOOR" and the corresponding building number (see drawing 5.0). Additionally, all suites will have their corresponding suite number in laid white on the window just above the entrance door or on the entrance door itself.

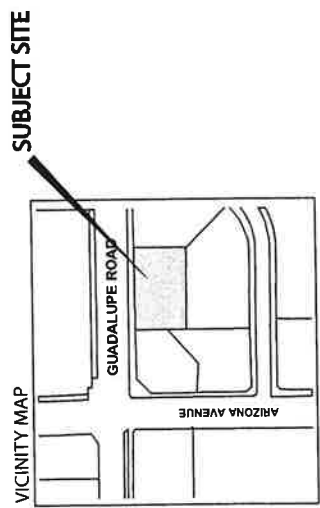
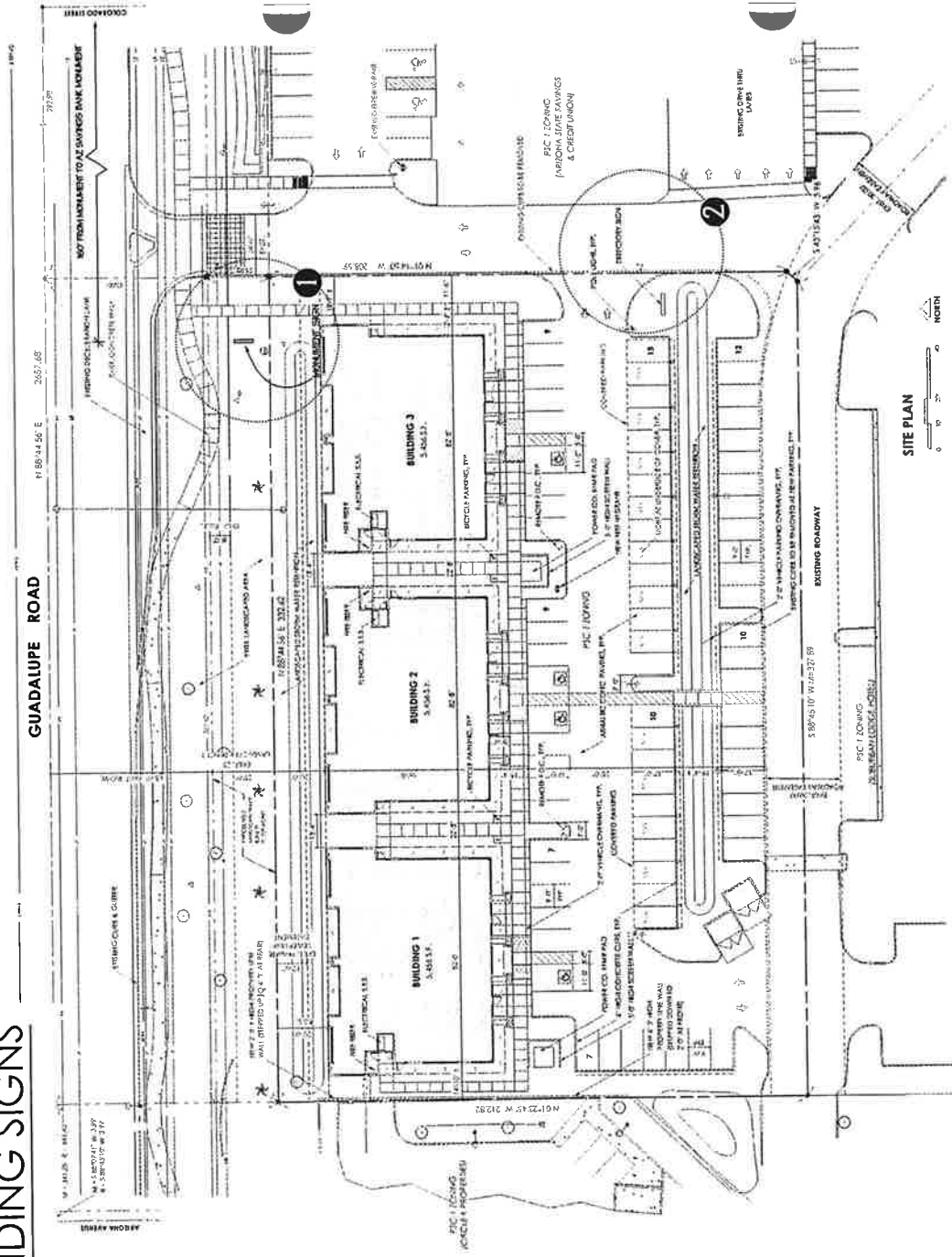
Window Signage

1. Window signage will be allowed on the front door of the tenant's leased space. If the tenant occupies more than one unit, they may be allowed additional window vinyl signage with the written approval of the owner or management company.
2. Window signage will be limited to office/store name, hours of operation, office telephone, emergency telephone, suite number. All other variations must have prior approval.
3. All vinyl will be white in color and the space available will be limited to 6 SF, unless otherwise approved as outlined in # 1 above. Letter height on the vinyl will be a maximum of 3".
4. Logos may be used with prior written approval by the owner or management company.
5. All window signage, except that which is outlined above, is prohibited. No paper signs, painted window graphics or window banners will be allowed.

1.0 - LOCATION OF FREESTANDING SIGNS

OBISPO PROFESSIONAL PARK
 2325 W. Guadalupe Rd - Gilbert, Arizona

- (1) MONUMENT SIGN
 3' setback from Guadalupe R.O.W. (landscape tract)
 54'-0" west of the eastern property line
- (2) DIRECTIONAL SIGN
 8'-4" west of eastern property line
 52'-8" north of the southern property line



THIS DRAWING IS THE PROPERTY OF:
PREMIER SIGNS & LIGHTING
 1750 S. LOS FELIZ - SUITE 101 TEMPE, ARIZONA 85281
 Ph: 480.894.3449 Fax: 602.532.7094

FILE NAME
 SITE MAP - 2325 W. GUADALUPE RD.

DRAWN BY
 R. Rivera

CUSTOMER APPROVAL

DATE:

DRAW / REV
 1 of 1

SCALE

ORIG. DATE
 10/30/05

REV. DATE

SALES REP.

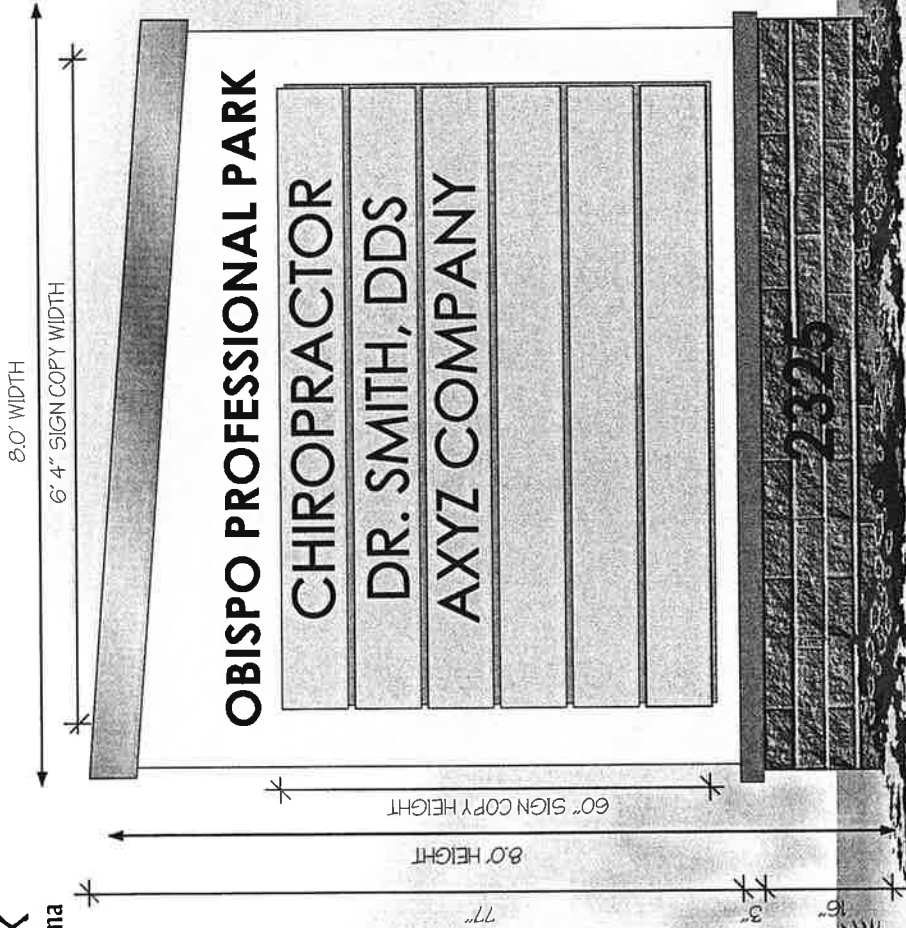
PROJECT
 OBISPO PROFESSIONAL PARK

CUSTOMER
 SQUARE FEAT, INC.

STATE AZ

2.0 - FREESTANDING MONUMENT SIGN "A"

OBISPO PROFESSIONAL PARK
 2325 W. Guadalupe Rd - Gilbert, Arizona



SQUARE FEAT, INC. - MONUMENT SIGN
 - Internally-illuminated Monument Sign
 - Double-faced, Aluminum Construction w/ Montex Finish
 - Sign Copy - routed with black day/night plexiglass back

(1) MONUMENT CAP & BASE

- Aluminum construction, painted Montex finish
- Cap Color: Clear coat aluminum to match building caps
- Base Color: "Papaya Red" (to match building)

(2) MONUMENT BODY

- Aluminum frame construction w/ aluminum sheathing
- Internally-illuminated with fluorescent lighting
- Sign copy to be routed with black plexiglass back
- Address numbers to be Sintra or Acrylic flat cut-out letters attached with silicone
- Painted Montex finish, Color: "Bone"

(3) TENANT PANELS

- Aluminum reverse pan with routed sign copy
- Panels to be backed with black day/night plexiglass
- Tenant panels to be 8'11" x 7'0"

(4) MONUMENT FOOTING

- Monument to be pole mounted per design standards and footing details set forth by the Arizona Sign Association

TOTAL SIGN COPY AREA = 60" x 76" = 317 SF

THIS DRAWING IS THE PROPERTY OF:
PREMIER SIGNS & LIGHTING
 1750 S. LOS FELIZ - SUITE 101 TEMPE, ARIZONA 85281
 Ph: 480.894.3449 Fax: 602.532.7094

PROJECT OBISPO PROFESSIONAL PARK	FILE NAME MONUMENT SIGN
CUSTOMER SQUARE FEAT, INC. CITY GILBERT STATE AZ	DRAWN BY R. Rivera
ORIG. DATE 10/30/05	CUSTOMER APPROVAL
REV. DATE	DATE:
SALES REP.	SCALE
	DRAW / REV 1 of 1



3.0 - FREESTANDING DIRECTIONAL SIGN "A"

OBISPO PROFESSIONAL PARK
 2325 W. Guadalupe Rd - Gilbert, Arizona

SQUARE FEAT, INC. - DIRECTORY SIGN

- Non-Illuminated Directory Sign
- Double-faced, Aluminum Construction w/ painted finish
- Site Map to be determined upon completion of buildings

(1) DIRECTORY SIGN CAP

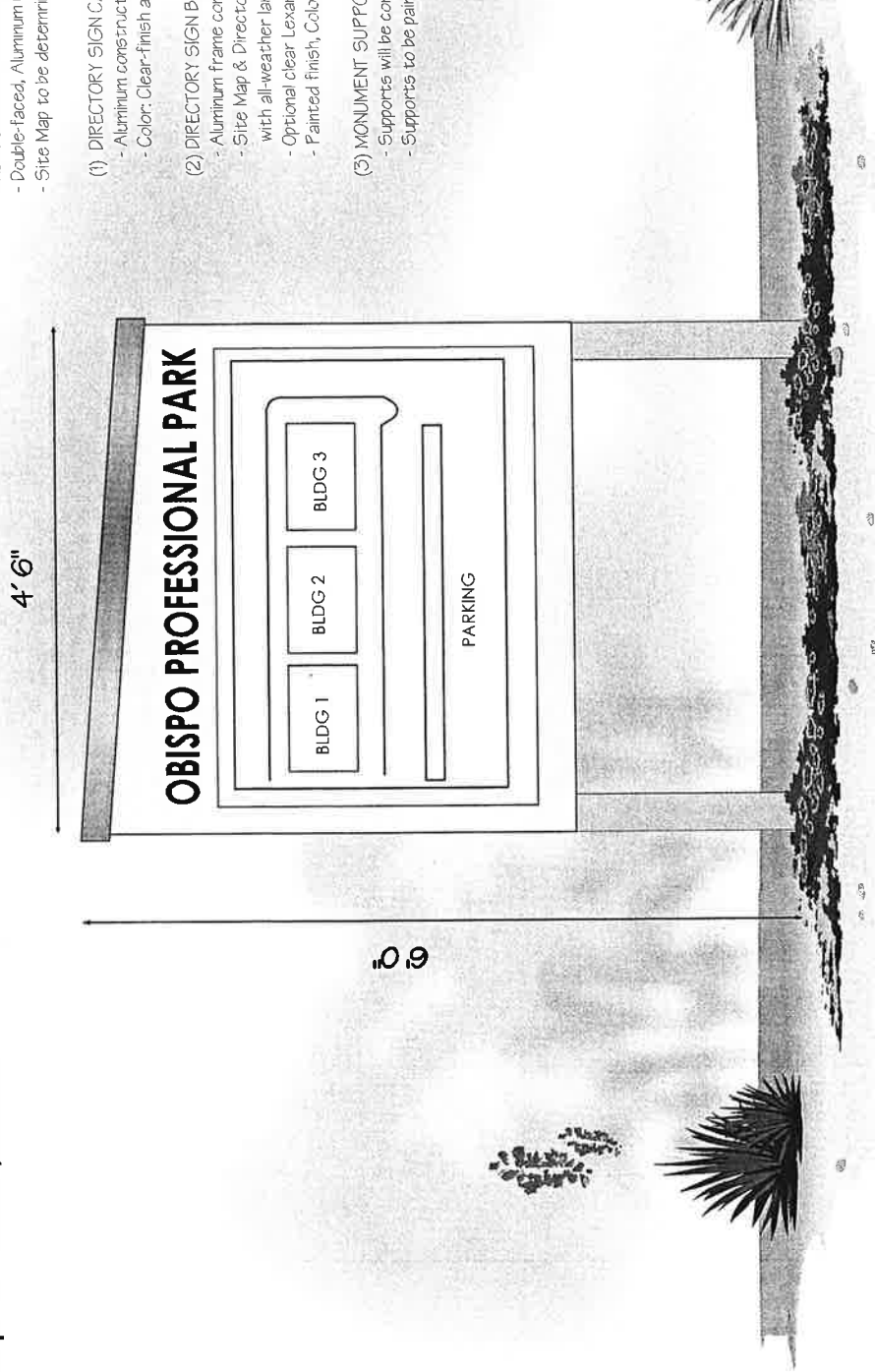
- Aluminum construction, painted Montex finish
- Color: Clear-finish aluminum to match building caps

(2) DIRECTORY SIGN BODY

- Aluminum frame construction w/ aluminum sheathing
- Site Map & Directory to be digital printed vinyl overlay with all-weather laminate finish.
- Optional clear Lexan or Plexiglass cover to go over site map
- Painted finish, Color: "Bone"

(3) MONUMENT SUPPORTS

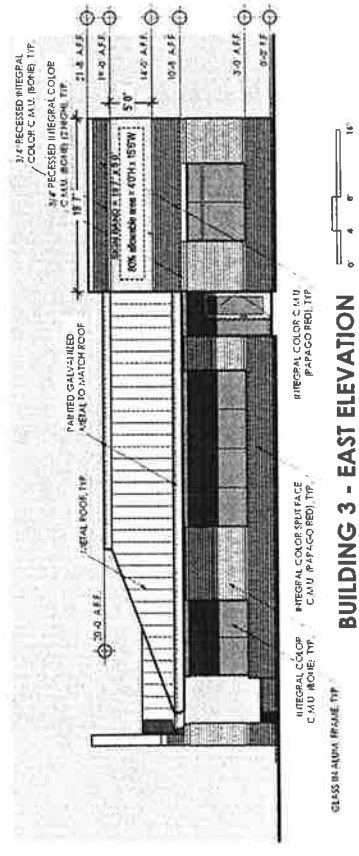
- Supports will be constructed of 4"x4" aluminum square-tube
- Supports to be painted "Papago Red" (to match building)



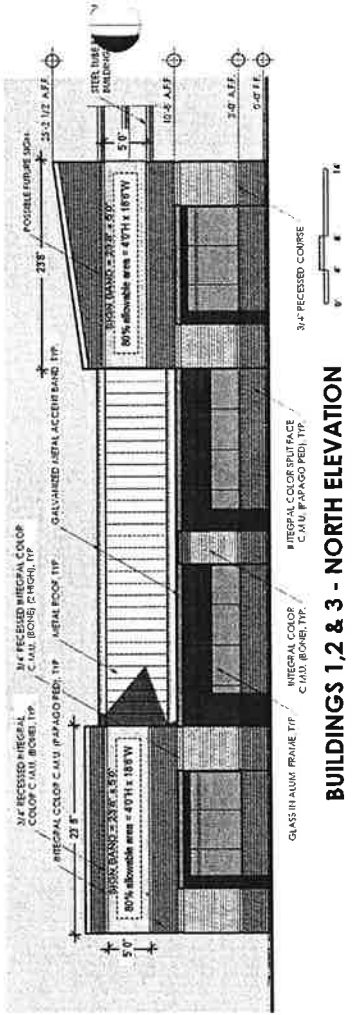
PROJECT OBISPO PROFESSIONAL PARK	ORIG. DATE 10/30/05	DRAW / REV 1 of 1	FILE NAME DIRECTIONAL MONUMENT	DRAWN BY R. Rivera	THIS DRAWING IS THE PROPERTY OF: PREMIER SIGNS & LIGHTING	
CUSTOMER SQUARE FEAT, INC.	REV. DATE	SCALE	CUSTOMER APPROVAL	DATE:	1750 S. LOS FEUZ - SUITE 101 TEMPE, ARIZONA 85281 Ph: 480.954.3449 Fax: 602.532.7094	
CITY GILBERT	SALES REP.					
STATE AZ						

4.0 - LOCATION OF WALL SIGNS

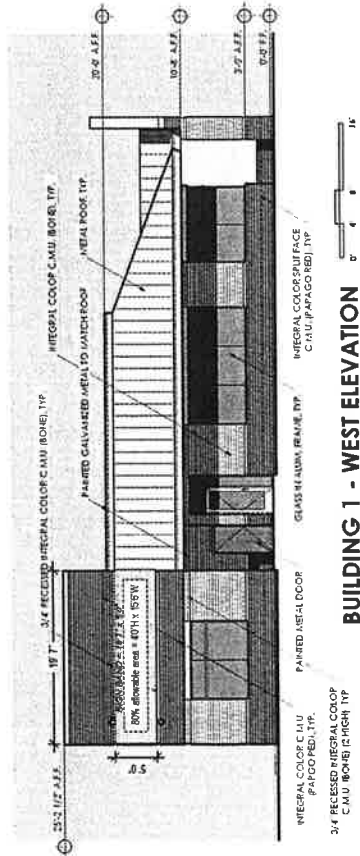
OBISPO PROFESSIONAL PARK
2325 W. Guadalupe Rd - Gilbert, Arizona



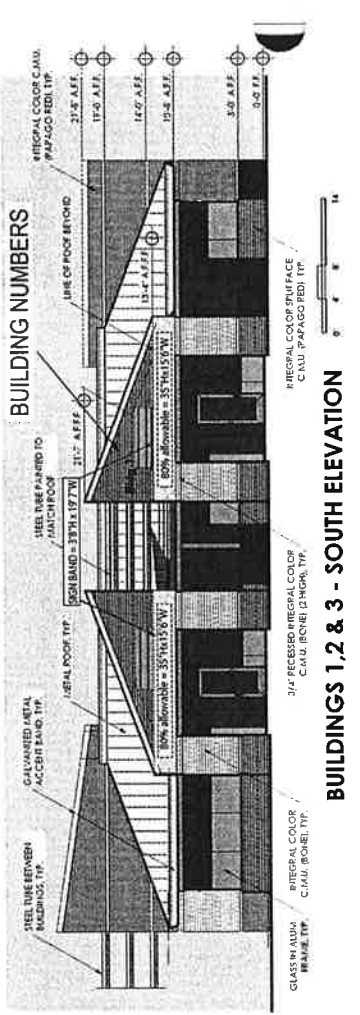
BUILDING 3 - EAST ELEVATION



BUILDINGS 1, 2 & 3 - NORTH ELEVATION



BUILDING 1 - WEST ELEVATION



BUILDINGS 1, 2 & 3 - SOUTH ELEVATION

PROJECT OBISPO PROFESSIONAL PARK	ORIG. DATE 10/30/05	DRAWN BY R. Rivera	FILE NAME BUILDING ELEVATIONS
CUSTOMER SQUARE FEAT, INC.	REV. DATE SALES REP.	CUSTOMER APPROVAL	THIS DRAWING IS THE PROPERTY OF: PREMIER SIGNS & LIGHTING 1750 S. LOS FELIZ - SUITE 101 TEMPE, ARIZONA 85281 PH: 480.894.3449 FAX: 602.532.7094
CITY GILBERT	STATE AZ	DATE:	



5.0 - BUILDING & WINDOW SIGNAGE

OBISPO PROFESSIONAL PARK
 2325 W. Guadalupe Rd - Gilbert, Arizona

5(A) - BUILDING LETTERS

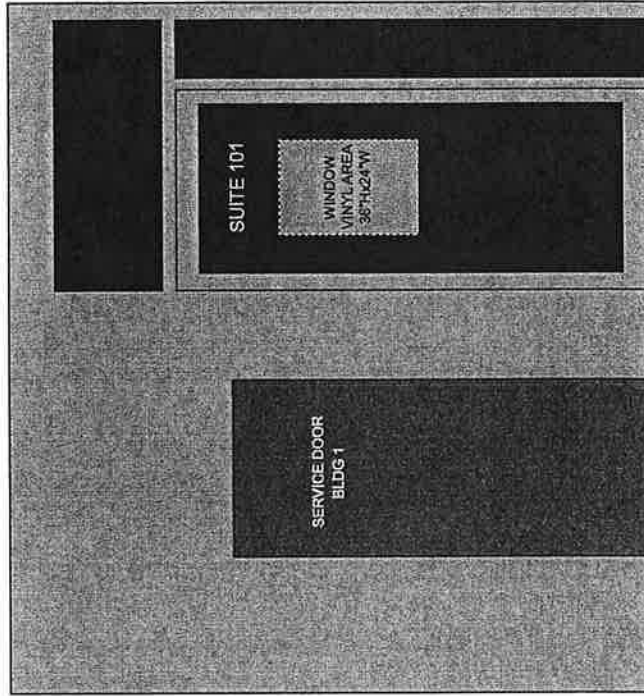
- Building letters shall be constructed of aluminum (faces and returns). Returns shall be 2" and painted Mathews "Brwn" (MPO6063)

[Bldg 1

18-1

5(B) - DOOR VINYL

- Suite number to be laid above the entrance door; letters to be 6"H
- "SERVICE DOORS" to be clearly marked; letters to be 2.5"H.
- Tenants to have 6 SF of window vinyl area on their entrance door



PROJECT OBISPO PROFESSIONAL PARK		ORIG. DATE 10/30/05	DRAW / REV 1 of 1	DRAWN BY R. Rivera	FILE NAME BUILDING & WINDOW SIGNAGE
CUSTOMER SQUARE FEAT, INC.		REV. DATE	SCALE	CUSTOMER APPROVAL	
CITY GILBERT	STATE AZ	SALES REP.	DATE:		THIS DRAWING IS THE PROPERTY OF: PREMIER SIGNS & LIGHTING 1750 S. LOS FELIZ - SUITE 101 TEMPE, ARIZONA 85281 Ph: 480.854.3449 Fax: 602.532.7094