



## SIGN CRITERIA

Patterson Ranch Shopping Center  
Gilbert, Arizona

### A. INTRODUCTION

These criteria have been established for the purpose of assuring an outstanding center for the mutual benefit of all Tenants and are in addition to the requirements as stated in the Lease between Landlord and Tenant. Conformance shall be strictly enforced and any installed nonconforming or unapproved signs shall be brought into conformance at the sole expense of the Tenant.

Landlord shall administer and interpret the criteria. Bootz & Duke Sign Co. is the consulting company for this center.

### B. GENERAL REQUIREMENTS

1. Each Tenant shall submit or cause to be submitted to the Landlord for approval before fabrication at least two (2) copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs including all lettering and/or graphics.
2. All permits for signs and their installations shall be obtained by the Tenant or his representative.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. Painted lettering directly to the wall shall not be permitted.
5. Flashing or audible signs shall not be permitted.
6. All electrical signs and their installations must comply with all uniform building and electrical codes.
7. No exposed conduit, tubing or transformers shall be permitted.

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8. All letters, conductors, transformers and other equipment shall be neatly concealed in water tight condition.

9. Exposed neon shall not be allowed.

C. CONSTRUCTION REQUIREMENTS

1. All exterior bolts, fastenings and clips shall be of hot dipped galvanized iron and no black iron materials of any type shall be permitted.

2. Locations of all openings for conduit and sleeves in building walls shall be indicated by the sign contractor on drawings submitted for approval of Landlord's architect. The contractor shall install the same in accordance with the approved drawings.

3. No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.

4. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.

5. Tenant shall be fully responsible for the operations of Tenant's sign contractor.

D. DESIGN REQUIREMENTS FOR IN-LINE TENANTS & PAD TENANTS

1. Identification signs shall be designed as an integral part of the storefront in a manner complimentary to adjacent and facing storefronts and the overall design concept of the shopping center.

2. Tenant signs shall be allowed on all walls of their leased premises. Each tenant shall be allowed 1 1/2 square feet of sign per each foot of building wall upon which the sign is installed. Their length shall not exceed 80% of the wall upon which it is placed.

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3. Each tenant must limit the area of their sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but must not exceed the area allocated for signage. Each in-line Tenant shall have a minimum of one sign. Tenants with multiple walls may have one on each wall (i.e. front and rear sides).

4. All Tenants will have wall signs fabricated to meet the following:

a. Pan channel letters will be fabricated with 22 gauge paint-loc metal painted dark bronze.

b. Chain franchises will be allowed to use their official color and logos for signage with Landlord approval.

c. In-line tenant letters will be 5" thick with a minimum 1/8" plexiglas faces and 3/4" bronze trimcap. Plexiglas colors are open pending Landlord approval.

d. All illuminated letters must be illuminated by neon with 30 ma remote transformers.

Bootz & Duke Sign Company is the consulting sign company for this project. If you have any questions or need the services of a qualified sign company, please contact:

Steve Nelsen, Sales Representative  
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**Project Title**

**PATTERSON RANCH PL**  
GILBERT, ARIZONA



**Patterson Properties, Inc.**

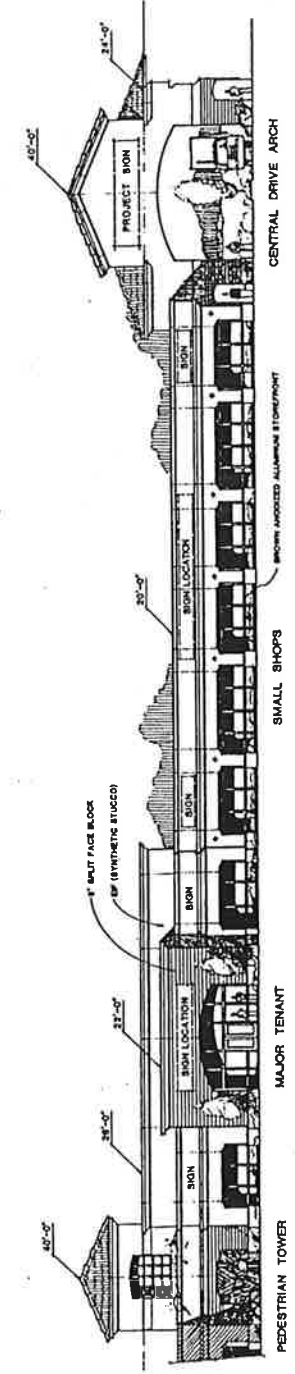
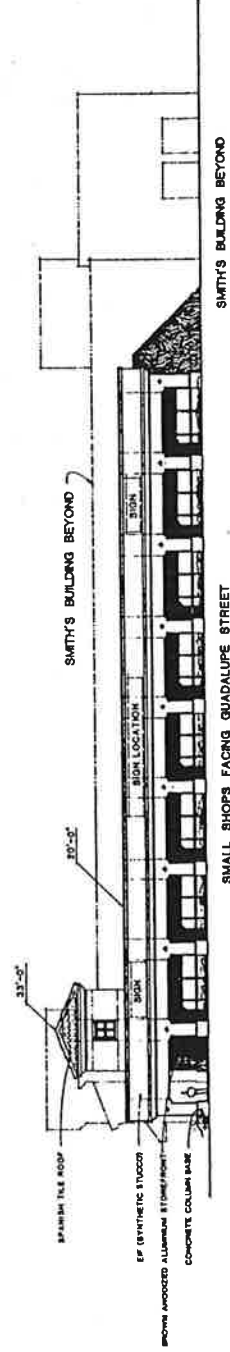
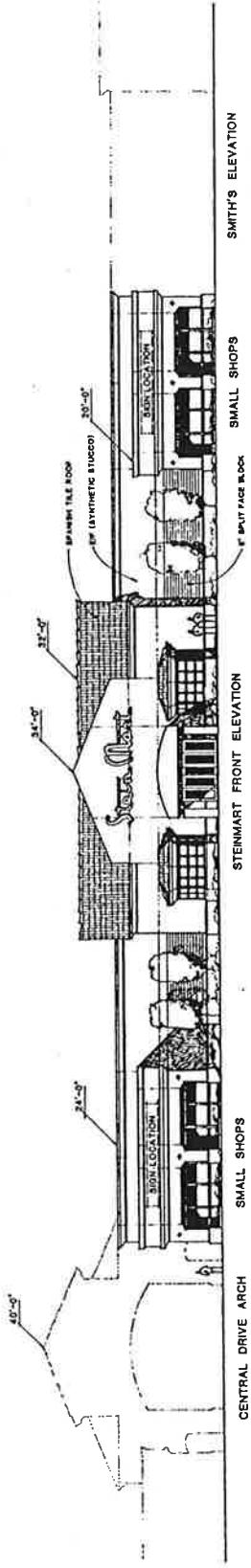
Architect	CCM3
Client	MCDONALD
Contract	CCM
Date	11/17/95
Scale	1/8" = 1'-0"
Job No.	94-118

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Sheet Description	CONCEPTUAL BUILDING ELEVATIONS
Drawn	MCDONALD
Checked	CCM
Date	11/17/95
Scale	1/8" = 1'-0"
Job No.	94-118

Sheet No. **A2 OF A3**



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**DR95-35 To DRB on July 20, 1995**  
CONCEPTUAL BUILDING ELEVATIONS