

DR07-05

# WARNER GREENFIELD SQUARE

## DESIGN REVIEW SIGNAGE

*Preparation Date: 1 October 2007*

*Revision Date: 11 December 2007*

TOWN OF GILBERT  
Approved By Daniel Skodman  
Date 12-13-07



4018 E. WINSLOW • PHOENIX, AZ 85040 • Office: (480) 921-9900 • FAX (602) 437-8073

PREPARED BY: JACK WAGNER

# TABLE OF CONTENTS

Application Information ..... page 3

Legal Description ..... page 3-6

Narrative and Site Data ..... page 7

Introduction ..... page 8

Design Theme ..... page 8

Materials ..... page 9

Sign Schedule ..... page 10-12

Illumination ..... page 12

Vinyl Window Application ..... page 12

Vicinity Map ..... page 13

Parcel Map ..... page 14

Aerial Photo, Site ..... page 15

Site Plan ..... page 16

Sign Criteria ..... page 17-24

Exhibit & Rolled Exhibit Contents ..... page 25

Exhibits ..... page 26-43

Materials/Color Sample Board ..... page 44

# **“Warner Greenfield Square” Design Review Signage**

## **Applicant:**

Gramer Development  
5991 E. Mockingbird Lane • Paradise Valley, AZ 85253  
Contact: Terry Cain  
Tel: 480.659.0078  
Fax: 480.699.0099

## **Representative/Sign Consultant:**

Jack Wagner  
Arizona Commercial Signs  
4018 East Winslow • Phoenix, AZ 85040  
Tel: 480.921.9900 • Fax: 602.437.8073

## **Existing Zoning:**

NC (Neighborhood Commercial)

## **Street Address:**

832 South Greenfield Road – “SHOPS A”  
858 South Greenfield Road – “MARKET” – “fresh&easy” (Tesco)  
882 South Greenfield Road – “PAD-B” - “WAMU”  
888 South Greenfield Road – “SHOPS C”

## **Legal Description: Parcel 304-26-010 J, K & F**

### PARCEL 1

THAT PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 21 THENCE SOUTH 0 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SECTION 21 A DISTANCE OF 683.70 FEET ;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SECTION 21, A DISTANCE OF 908.16 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL RIGHT OF WAY;

THENCE NORTH 38 DEGREES 24 MINUTES 30 SECONDS EAST ALONG SAID BOUNDARY 872.51 FEET TO A POINT ON THE NORTH LINE OF SECTION 21;

THENCE EAST ALONG SAID NORTH LINE OF SECTION 21 DISTANCE OF 366.10 FEET TO THE POINT OF BEGINNING;

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 0 DEGREES 10 MINUTES 36 SECONDS WEST (SOUTH 0 DEGREES 11 MINUTES 30 SECONDS WEST DEED) ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21. A DISTANCE OF 484.55 FEET AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 0 DEGREES 10 MINUTES 36 SECONDS WEST, 2145.30 FEET DISTANCE THERFROM;

THENCE SOUTH 88 DEGREES 01 MINUTES 26 SECONDS WEST 489.66 FEET;

THENCE SOUTH 0 DEGREES 08 MINUTES 35 SECONDS WEST 182.27 FEET;

THENCE WEST 301.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN CANAL KNOWN AS THE EASTERN CANAL, AS RECORDED ON DECEMBER 12 1975, IN BOOK 181 OF DEEDS PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 38 DEGREES 21 MINUTES 15 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL, 871.85 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 21, AND FROM WHICH THE NORTH (SIC) QUARTER CORNER OF SAID SECTION 21 BEARS WEST (ASSUMED BEARING) , 2389.45 FEET DISTANCE THEREFROM;

THENCE, EAST, ALONG SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 252.13 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHEASTERN QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE SOUTH 0 DEGREES 10 MINUTES 36 SECONDS WEST, (SOUTH 0 DEGREES 11 MINUTES 30 SECONDS WEST, RECORD) ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 484.55 FEET, AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 0 DEGREES 10 MINUTES 36 SECONDS WEST, 2145.30 FEET (RECORD) 2145.45 (MEASURED) DISTANCE THEREFROM;

THENCE SOUTH 88 DEGREES 01 MINUTES 26 SECONDS WEST 489.66 FEET;

THENCE SOUTH 0 DEGREES 08 MINUTES 35 SECONDS WEST 182.27 FEET;

THENCE WEST 301.80 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN CANAL KNOWN AS THE EASTERN CANAL, AS RECORDED ON DECEMBER 12<sup>TH</sup> 1975 IN BOOK 181 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 38 DEGREES 21 MINUTES 15 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE EASTERN CANAL, 871.85 FEET (RECORDED) 871.83 FEET (MEASURED), TO A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 21, AND FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 21 BEARS WEST (ASSUMED BEARING), 2389.45 FEET (RECORD) 2389.34 FEET (MEASURED) DISTANCE THEREFROM;

THENCE EAST, ALONG SAID NORTHERLY LINE ON THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 252.13 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFORE THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 33.00 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST, 313.06 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 491.92 FEET;

THENCE NORTH 38 DEGREES 21 MINUTES 39 SECONDS EAST, 399.28 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 245.09 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PROPERTY AS DESCRIBED IN QUIT CLAIM DEED TO THE TOWN OF GILBERT RECORDED IN RECORDING NO. 2006-0124092, AND AMENDED IN QUICK CLAIM DEED RECORDED IN RECORDING NO. 2006- 550127.

PARCEL NO. 3:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION, SOUTH 89 DEGREES, 59 MINUTES, 43 SECONDS WEST, 33.00 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST, 65.00 FEET TO A LINE PARALLEL WITH AND 65.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID SECTION, BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 10 MINUTES 36 SECONDS WEST, 153.43 FEET;

THENCE SOUTH 08 DEGREES 48 MINUTES 44 SECONDS WEST, 64.00 FEET TO THE BEGINNING OF A TANGENT 1974.86 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG A CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 53 MINUTES 09 SECONDS, A CURVE LENGTH OF 65.00 FEET TO THE SOUTHERLY LINE OF THAT LAND DESCRIBED IN DEED TO CENTRES WARNER LLC. RECORDED AS INSTRUMENT NUMBER 2004-0284506, RECORDS OF MARICOPA COUNTY RECORDER;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 473.61 FEET TO THE SOUTHWEST CORNER OF SAID LAND;

THENCE NORTH 38 DEGREES 21 MINUTES 39 SECONDS EAST 358.47 FEET TO A LINE BEING PARALLEL WITH AND 65.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID SECTION;

THENCE ALONG SAID LINE, NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 270.32 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN CONVEYED TO THE TOWN OF GILBERT IN RECORDING NO.2006-124091 AND AMENDED IN RECORDING NO.2006-550125;

**“Warner Greenfield Square”:**  
**Project Coverage**

Net Site Area Total	307,167 sq.ft. (7.96 Acre)
Gross Site Area Total	347,503 sq.ft. (7.98 Acre)
Lot Coverage	12.86%
Landscape Area Req'd	15% Min. = 46,750 sq.ft. Min.
Landscape Area Prov.	44.9% 9 On Site LS / Net Site)

“Parking” Landscape Area	24,077 sq.ft.
“On Site” Landscape Area	137,923 sq.ft.
“Off-Site” Landscape Area	22,591 sq.ft.
“TOTAL” Landscape Area	160,514 sq.ft.

<u>PARKING REQUIRED</u>	<u>VEHICLE</u>	<u>10% BIKE</u>
“PAD-A” (Retail)	6,226 / 250 = 25	=3
“PAD-B” (Bank)	3,520 / 200 = 18	=2
“Shops C”	14,300 / 250 = 58	=6
“Retail Market” (by others)	14,300 / 250 = 58	=6
“Patio”	860 / 400 = 3	=1
Total Required	38,346	= 162 spaces =20

**TOTAL PARKING PROVIDED**

Total Provided	=229 Spaces
Total Accessible Required	=8 Spaces
Total Accessible Provided	=8 Spaces, 2 Being Van Accessible

**BIKE PARKING REQUIRED**

Bike Parking Required	=20
Bike Parking Provided	=20

## **Narrative and Site Data**

The "Warner Greenfield Square" is a Multi-Use Center located Southwest Corner of Warner Road & Greenfield Road in Gilbert. The Project has several proposed entities consisting of Offices, Retail Businesses, a Market and Restaurants. It is contemplated that the "Warner & Greenfield Square" will be a multi-purpose use area. A comprehensive sign plan has been structured to provide a way-finding and identification, and can be classified by categories:

- a. Monument sign type "MA-1" (Exhibit 4 & 5) is intended to provide street level Center Identification, with five future tenant identification panels, to "Warner Greenfield Square", for visitors traveling North or South on Greenfield Road.
- b. Monument sign type "MB-1" (Exhibit 4 & 6), located North West of Monument "MA-1", is intended to provide street level Identification, with five future tenant identification panels, to "Warner Greenfield Square" for visitors traveling East and West on Warner
- c. Monument sign type "MB-2" (Exhibit 4 & 6), located South of Monument "MA-1", is intended to provide street level Identification, with five future tenant identification panels, to "Warner Greenfield Square" for visitors entering North or South on Greenfield Road.
- d. Wall mounted sign types "WA-1" (Exhibit 4, 7, 8, & 9), are intended to provide an easy and safe visual identification and to orient visitors to the proper building inside the "Warner Greenfield Square" Project, for visitors entering North or South on Greenfield Road and East or West on East Warner Road.
- e. Wall mounted sign types "WB-1" (Exhibit 4, 7, 8, 9 & 10), are intended to provide an easy and safe visual identification for visitors entering North or South on Greenfield Road and East or West on East Warner Road.

## **INTRODUCTION**

This Comprehensive Sign Plan/Sign Criteria has been submitted to the City of Gilbert Design Review for approval, as necessary guidelines to help create a professional environment. It may vary to some degree until all approvals have been issued by the City of Gilbert.

This Comprehensive Sign Plan/Sign Criteria has been developed to insure design compatibility among all Tenants and their signage, for 832 South Greenfield Road, 858 South Greenfield Road, 882 South Greenfield Road, and 888 South Greenfield Road in Gilbert, Arizona. All signage shall be in conformance with the Warner Gilbert Square Comprehensive Sign Plan, created in October 2007 and shall be strictly enforced. Any sign installed that is not in conformance to the criteria and not approved by the Developer/Landlord, must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The Developer/Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code. Building/Sign permits by Tenants or their agents, and must be obtained before installation on any signage, from the City of Gilbert.

### **Design Theme**

In creating an environment that is both inviting and professional, we have combined architectural treatments to the 3 monument signs, constructed of aluminum, cultured stone and acrylic. The signage has been designed and placed in areas to easily and safely identify and enhance the architectural features of the building's design. By matching similar columns features, materials and colors used on the Buildings, it is intended to incorporate a unified theme with all buildings in the project. Monument Proposals have been design to not only incorporate the architecture in the structure, but also, to compliment and blend in with the landscape and surroundings. The monument tenant panels and wall signage identification, will be reviewed by the Property Manager, and must meet the stipulations of the sign criteria and the City of Gilbert Zoning Ordinance.

### **SIZE RESTRICTIONS**

Any sign that exceeds 1½' to 1' (at ratio of 1½ s.f. for each 1' of linear frontage), will not be approved. Attached signage shall not exceed two hundred (200) square feet per occupancy or exceed horizontally, a greater distance than eighty percent (80%) of the building wall on which it is displayed, except for buildings containing multiple tenants. The City of Gilbert will further regulate the maximum size of Tenant's sign. Tenant or his agent, will be responsible for procuring any required sign permit(s) from the City. The location of the sign control agency is:

City of Gilbert • 90 East Civic Center Drive Gilbert AZ 85296  
Phone: 480 /503-6700 • Fax: 480/497/4923

### **COLOR**

Color and how it is used will be a strong factor in establishing a Professional and inviting atmosphere. A standard color palette has been approved for both paint and integral colored plex-i-glass. The face colors, return colors and trim-cap are open and are to be approved by Landlord. The integral colored plex-i-glass that has been approved can be identified by the following "Acrylite" designations: 506-Green, 407-Yellow, 211-Red, 607-Blue and clear Acrylic. All colors specified above are acceptable, other colors not included in the palette are subject to review and approval, upon request by Tenant. Ultra bright "Day-Glow" colors will not be approved. All National Franchises or Companies may use their custom corporate colors.



**LOCATION**

The design of "Sign Criteria" has been designed to coordinate with the area on the buildings for Tenant identity. It is possible to have permanent signs on the walls or on the glass. All sign location drawings must be submitted to the Developer/Landlord for approval. See attached exhibits of the elevation drawings.

**MATERIAL and DESIGN - Tenant Signage**

The continued enhancement, with visual appeal of a professional environment, must be kept in mind when designing signage for all buildings. There are a wide variety of materials available to Tenant signage, however, it is important that all material used in the center be of high quality to withstand the severe climate changes we experience in the City of Gilbert and be approved by the Developer/Landlord. The use of high quality materials will help to avoid situations of fading or breaking of signs, to which the Tenants will be required to replace or repair.

**SIGN SCHEDULE:  
"Monument Signage"**

TYPE	QTY	DIMENSIONS (sign area)	SIGN HT.	MATERIALS	ILLUMINATION
Monument "A"	1	6' - 0" x 10' - 0" (60 s.f.) (Overall Sz. 8'-0" x 11' - 9")	12'	Aluminum Cabinet, Aluminum panels Routed copy Plex-i-glass Backing	Internal Illumination Fluorescent Tubing
Monument "B-1" & "B-2"	1 EA.	6' - 0" x 10' - 0" (60 s.f.) (Overall Sz. 8'-0" x 11' - 9")	8'	Aluminum Cabinet, Aluminum panels Routed copy Plex-i-glass Backing	Internal Illumination Fluorescent Tubing

**MONUMENT SIGNAGE**

Monument Proposals have been design to not only incorporate the architecture in the structure, but also, to compliment and blend in with the landscape to help create a professional and inviting atmosphere, while providing an easy & safe way-finding instrument for visitors.

MONUMENT "MA-1" – One Internally Illuminated Monument sign with (1) Center ID at 14.16 sqft, two panels to be 24" x 57" (9.5 sqft) and 4 tenant panels at 10" x 57", each (3.958 sqft) are proposed for the complex and to be located East of the entrance, as noted on the "Site Plan" (Exhibit 4). A total of 38.4 sqft of Tenant/Pad usage is proposed with an overall square footage of 60 sqft. The overall height for the panels will not exceed 5' x 5" feet and overall Sign height (inclusion of embellishments) will not exceed 8 feet and 1 inch. (See Exhibit 4 for location and Exhibit 5 for proposed monument conception).

MONUMENT "MB-1" & "MB-2" – Two One Internally Illuminated Monument sign with (1) Center ID at 14.16 sqft, two panels to be 24" x 57" (9.5 sqft) and 4 tenant panels at 10" x 57", each (3.958 sqft) are proposed for the complex. Two 8 ft. Monuments are proposed for the complex, one to be located South of the "MA-1" Monument at the entrance, as noted on the "Site Plan" (Exhibit 4). The Second of two, "MB-2" the two proposed for the complex will be on the North end of the Project, where visitors will enter traveling East or West off East Warner Road. A total of 38.4 sqft of Tenant/Pad usage is proposed with an overall square footage of 60 sqft. The overall height for the panels will not exceed 5' x 5" feet and overall Sign height (inclusion of embellishments) will not exceed 8 feet and 1 inch. (See Exhibit 4 for location and Exhibit 6 for proposed monument conceptions.)

**"Wall Signage"**

HEIGHT	AREA	MATERIALS	ILLUMINATION
No closer to roofline Than one-half the Vertical dimension Of the sign.	<p><u>SHOPS A &amp; C</u> - 1½ s.f. per 1 lin. ft. Per elevation, min. 32 s.f., not to exceed 80% storefront-max length.</p> <p><u>SHOPS B</u> - 1½ s.f. per 1 lin. ft. Per elevation, max. 132 s.f., not to exceed 80% storefront-max length.</p> <p><u>FRESH &amp; EASY</u> - 1½ s.f. per 1 lin. ft. Per elevation, max. 195 s.f., not to exceed 80% storefront-max length.</p>	Acrylic faced, Pan-Channel Letters To be made of aluminum	Exposed neon Internal neon or LED's

**"Wall Signage" - Specifications - (Exhibits 4, 7, 8, 9 & 10),**

TYPE	QTY	DIMENSIONS (sign area)	MATERIALS	ILLUMINATION
Wall Signage "WA-1"	N/A Future Tenant	32" Letter Height & 40" Max Letter 23' Overall Height From grade	Aluminum Letters, Plex-i-glass Faces	Pan-Channel Internal Illumination
Wall Signage "WB-1"	N/A Future Tenant	32" Letter Height & 54" Max Letter 23' Overall Height From grade	Aluminum Letters, Plex-i-glass Faces	Pan-Channel Internal Illumination
Wall Signage "WF-2"	1	32" Letter Height & 54" Max Letter 23' Overall Height From grade	Aluminum Letters, Plex-i-glass Faces East Elevation	Reverse Pan-Channel Halo Illumination
Wall Signage "WF-2"	1	32" Letter Height & 85" Max Letter 26' Overall Height From grade	Aluminum Letters, Plex-i-glass Faces East Elevation	Reverse Pan-Channel Halo Illumination

**"Directional Signage" - Specifications - (Exhibits 4, 8 & 11)**

TYPE	QTY	DIMENSIONS (sign area)	MATERIALS	ILLUMINATION
Canopy Signage "DA-1"	3	2' x 2' Sign 36" Overall Max Height From grade	Aluminum Panel Vinyl Overlays	Non-Illumination





# EXHIBIT "4" "SITE MAP"

## EAST WARNER ROAD

ADJ. ZONING PF-1

352'-11"

**MB-1** PROPOSED MONUMENT SIGNAGE

**MA-1** PROPOSED MONUMENT SIGNAGE

**WA-1 WB-1** PROPOSED - "SHOPS - A" WALL SIGNAGE

**DA-1** PROPOSED "PAD -B" DIRECTIONAL SIGNAGE

**WD-1** PROPOSED - "FRESH & EASY" WALL SIGNAGE

**WA-1 WB-1** PROPOSED "PAD -B" WALL SIGNAGE

**WA-1 WB-1** PROPOSED - "SHOPS - C" WALL SIGNAGE

**DA-1** PROPOSED "PAD -B" DIRECTIONAL SIGNAGE

**MB-2** PROPOSED MONUMENT SIGNAGE

**CA-1 CA-2** PROPOSED "PAD-B" CANOPY SIGNAGE

**SOUTH GREENFIELD ROAD**

**EASTERN CST**

fresh & easy  
858 S GREENFIELD RD  
BY OTHERS, UNDER SEPARATE REVIEW AND PERMIT

SHOPS "C"  
15,276 s.f.  
888 SOUTH GREENFIELD RD

Wamu  
PAD 'B' 3,520 s.f.  
882 S GREENFIELD RD

SHOPS "A"  
6,345 s.f.  
832 S GREENFIELD RD

EXISTING SRP BUILDING

RETENTION

RETENTION

ADJ. ZONING SF-7



**Project Name:** WARNER GREENFIELD SQUARE - "SITE MAP"  
Sign Proposal for Parcel 304-26-010F, 010J & 010K  
S.W.C. of Warner & Greenfield, Gilbert, Az

**CONTACT:** JACK WAGNER - 480.329.5650  
**DRAWN BY:** CREE SHORT - 480.921.9900

**SCALE:** SIGN DESIGN: ELEVATION / RENDERING: SITE PLAN: 1" = 80' - 0"  
LANDLORD APPROVAL:

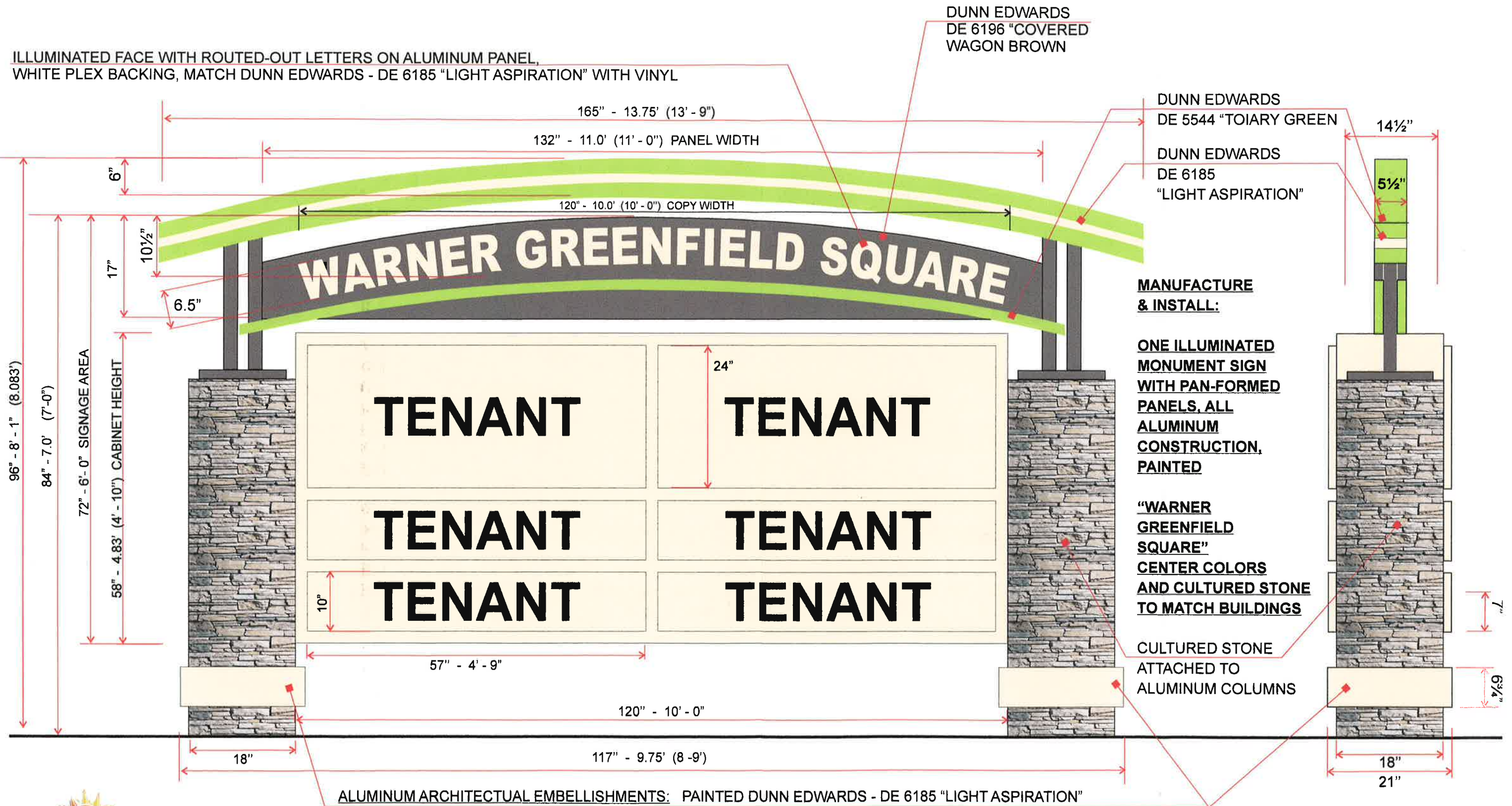
**DETAILS:** DATE OF APPV'L:

**DATE OF DWG.:** 06/25/07  
**REVISE DATE:** 12/12/07



# EXHIBIT "5" • "MONUMENT MA-1"

14.16 sq.ft. Center I.D. • 38.4 sq.ft. Tenant Cabinet • OVERALL SIGNAGE 72" X 120" = TOTAL 60 sq.ft.

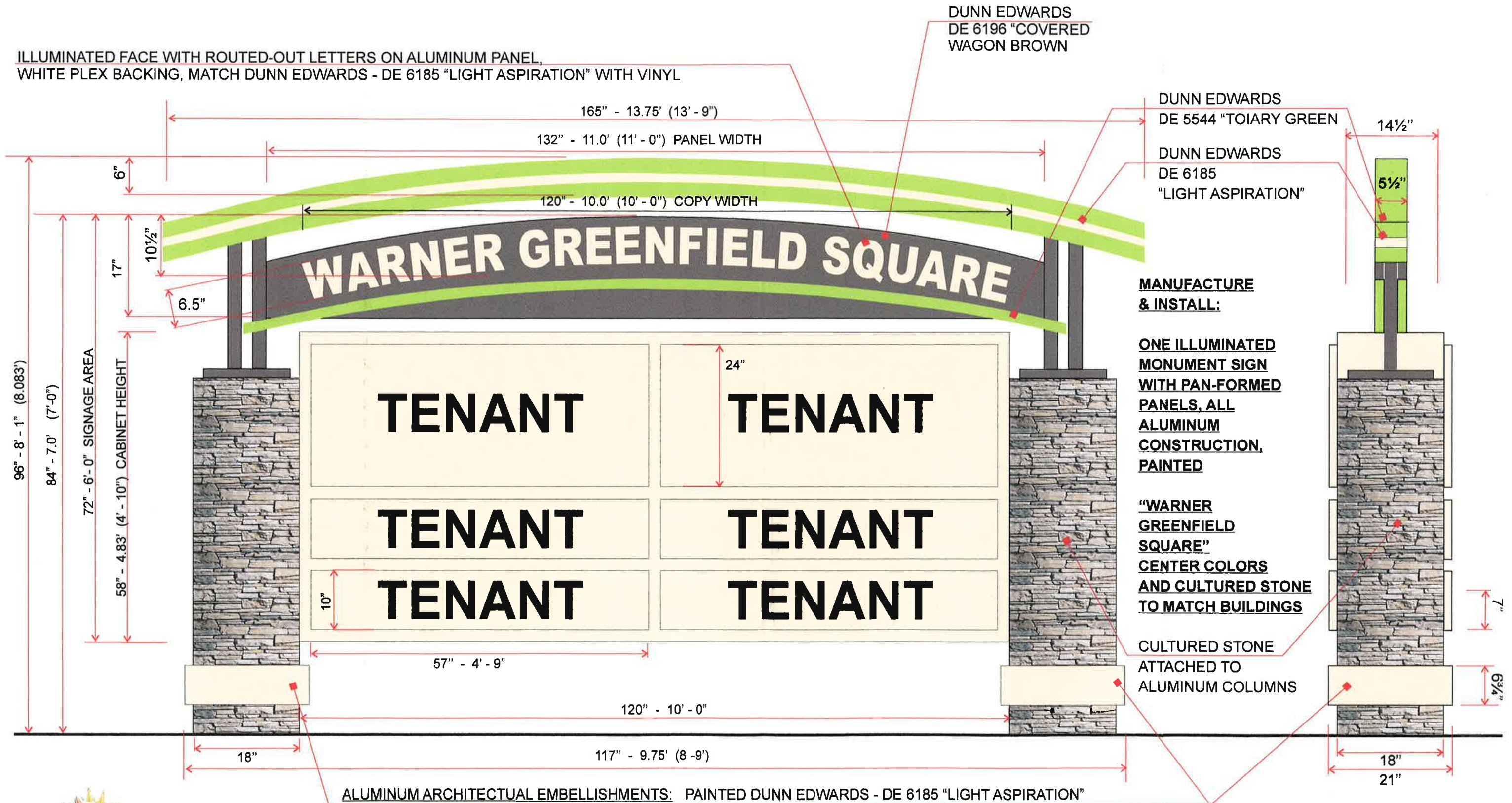


<b>Project Name:</b> WARNER GREENFIELD SQUARE - Monument "MA-1" 29 sqft - 8 FT. PRIMARY MONUMENT SIGNAGE S.W.C. of Warner & Greenfield, Gilbert, AZ	<b>CONTACT:</b> JACK WAGNER - 480.229.3368	<b>SIGN DESIGN:</b> 1/2" = 1' - 0"	<b>ELEVATION / RENDERING:</b>	<b>SITE PLAN:</b>	<b>DATE OF DWG.:</b> 06/06/07
	<b>DRAWN BY:</b> CREE SHORT - 480.633.2089	<b>LANDLORD APPROVAL:</b>	<b>DATE OF APPVL:</b>	<b>REVISION DATE:</b> 12/11/07	



# EXHIBIT "6" • "MONUMENT MB-1 & MB-2"

14.16 sq.ft. Center I.D. • 38.4 sq.ft. Tenant Cabinet • OVERALL SIGNAGE 72" X 120" = TOTAL 60 sq.ft.

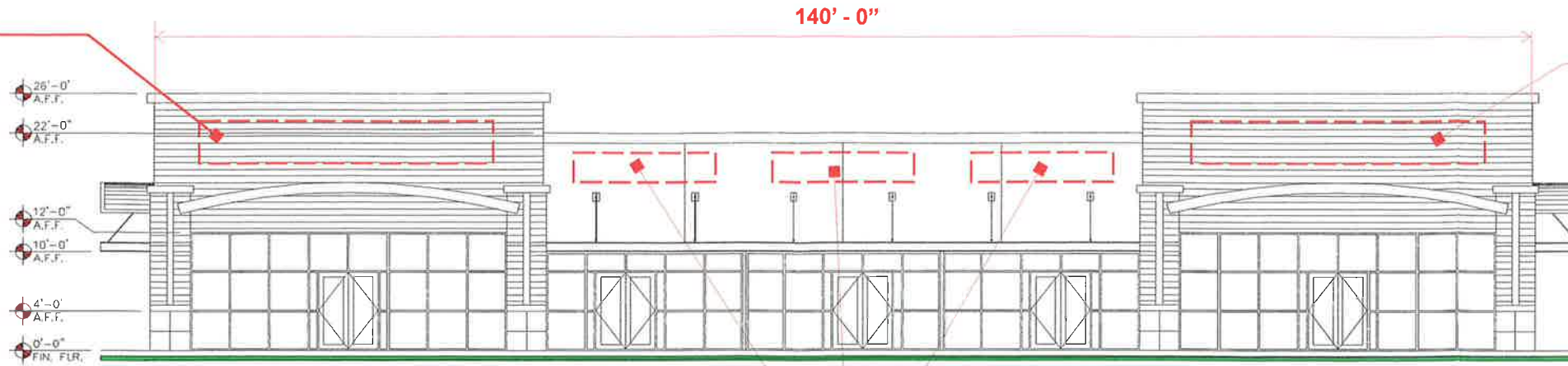


Project Name: <b>WARNER GREENFIELD SQUARE - Monument "MB-1 &amp; MB-2"</b> 29 sqft - 8 FT. PRIMARY MONUMENT SIGNAGE S.W.C. of Warner & Greenfield, Gilbert, AZ	CONTACT: <b>JACK WAGNER - 480.229.3368</b>	SIGN DESIGN: <b>1/2" = 1' - 0"</b>	ELEVATION / RENDERING:	SITE PLAN:	DETAILS: <b>1/2" = 1' - 0"</b>	DATE OF DWG.: <b>06/06/07</b>
	DRAWN BY: <b>CREE SHORT - 480.633.2089</b>	LANDLORD APPROVAL:			DATE OF APPVL:	REVISE DATE: <b>12/11/07</b>



# EXHIBIT "7" - Warner & Greenfield Square - Shops "A"

**WB-1 WALL SIGNS**  
 SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)



**South Elevation**  
 Scale 1/16" = 1' - 0"

**WB-1 WALL SIGNS**  
 SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)

**WB-1 WALL SIGNS**  
 SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)

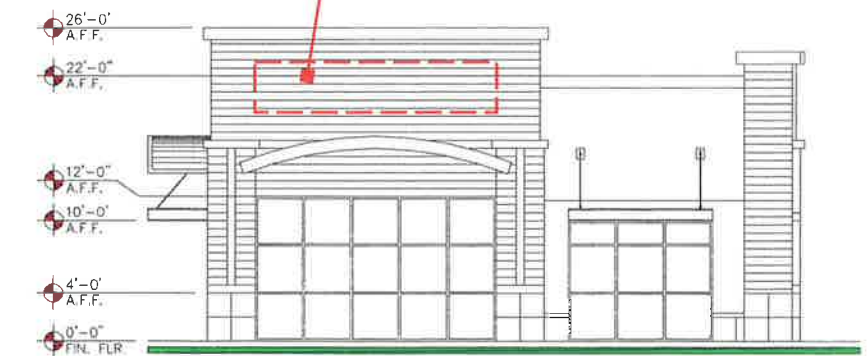
**WA-1 WALL SIGNS**  
 SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 40" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)

**WB-1 WALL SIGNS**  
 SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT  
 (Not to exceed 80% of Leased Frontage or Sign Band)

LEGEND - SIGNS		
MAX SIZE	ELEVATION	SYMBOL
80% OF MAX. SIGN BAND AREA	ALL	-----
1 LINE MAX LETTER HEIGHT-32"	ALL	
2 LINE MAX LETTER HEIGHT-40"	SOUTH	
2 LINE MAX LETTER HEIGHT-54"	NORTH, SOUTH EAST & WEST	

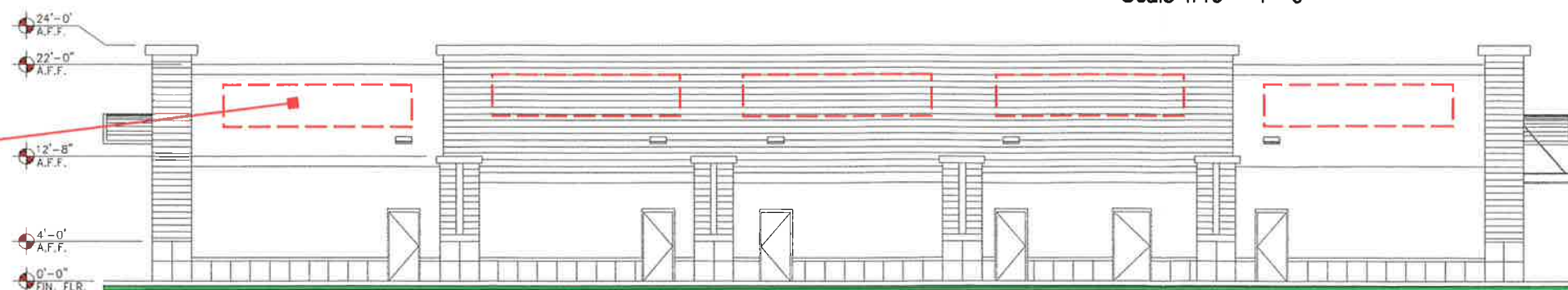


**West Elevation**  
 Scale 1/16" = 1' - 0"



**East Elevation**  
 Scale 1/16" = 1' - 0"

**WB-1 WALL SIGNS**  
 SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)



**North Elevation - Along east Warner road (back of suites)**  
 Scale 1/16" = 1' - 0"



**Project Name:** WARNER GREENFIELD SQUARE - "SHOPS-A ELEVATIONS"  
 Sign Proposal for Parcel 304-26-010F, 010G & 101H  
 832 South Greenfield Rd., Gilbert, AZ

**CONTACT:** JACK WAGNER - 480.329.5650  
**DRAWN BY:** CREE SHORT - 480.921.9900

**SCALE:** SIGN DESIGN: 1/16" = 1' - 0"  
**DETAILS:** LANDLORD APPROVAL:

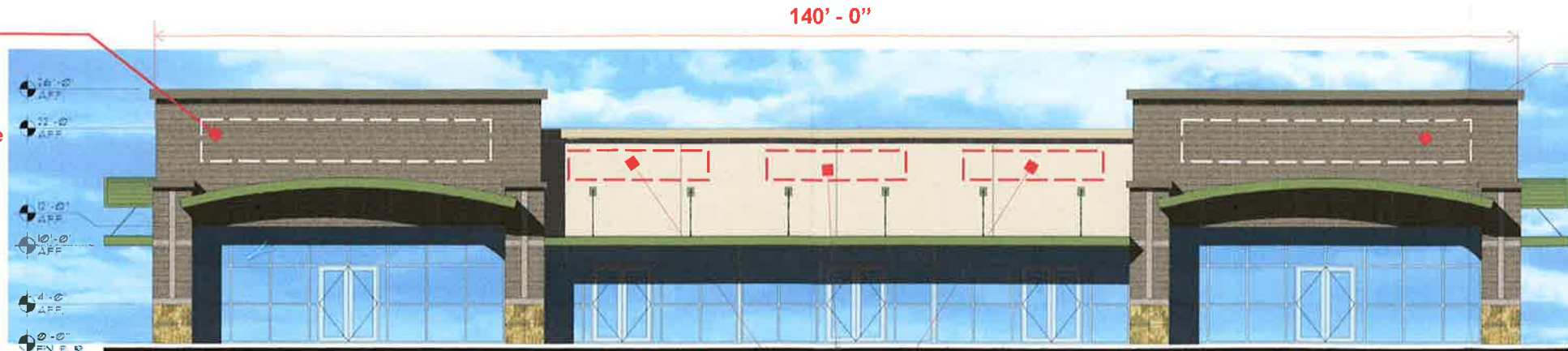
**DATE OF DWG.:** 07/10/07  
**REVISE DATE:** 12/11/07  
**DATE OF APPV'L:**



# EXHIBIT "7" - Warner & Greenfield Square - Shops "A"

## WB-1 WALL SIGNS

SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54"  
 MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)



South Elevation

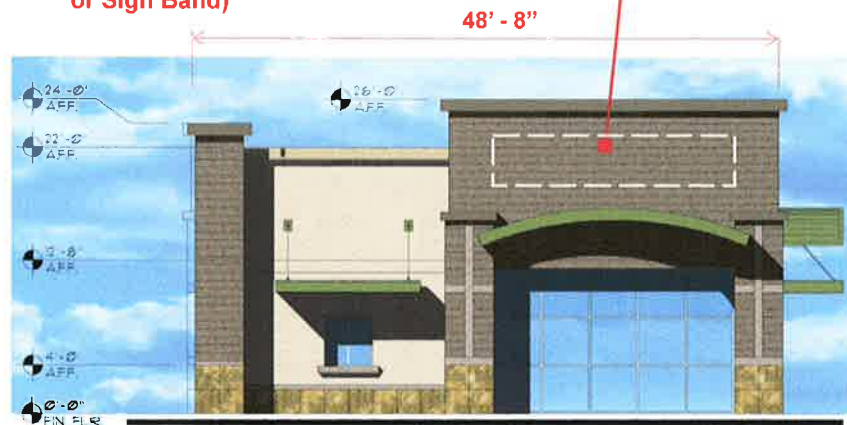
Scale 1/8" = 1' - 0"

## WB-1 WALL SIGNS

SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54"  
 MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)

## WB-1 WALL SIGNS

SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)



West Elevation

Scale 1/8" = 1' - 0"

## WA-1 WALL SIGNS

SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 40" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)

## LEGEND - SIGNS

MAX SIZE	ELEVATION	SYMBOL
80% OF MAX. SIGN BAND AREA	ALL	-----
1 LINE MAX LETTER HEIGHT-32"	ALL	-----
2 LINE MAX LETTER HEIGHT-40"	SOUTH	-----
2 LINE MAX LETTER HEIGHT-54"	NORTH, SOUTH	-----
2 LINE MAX LETTER HEIGHT-54"	EAST & WEST	-----

## WB-1 WALL SIGNS

SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)



East Elevation

Scale 1/8" = 1' - 0"

## WB-1 WALL SIGNS

SIGN SPECS:  
 1 LINE OF COPY 32"  
 2 LINES OF COPY 54" MAX HEIGHT AREA  
 (Not to exceed 80% of Leased Frontage or Sign Band)



North Elevation - Along east warner road (back of suites)

Scale 1/16" = 1' - 0"



Project Name: **WARNER GREENFIELD SQUARE - "SHOPS-A ELEVATIONS"**  
 Sign Proposal for Parcel 304-26-010F, 010G & 101H  
 832 South Greenfield Rd., Gilbert, AZ

CONTACT: **JACK WAGNER - 480.329.5650**  
 DRAWN BY: **CREE SHORT - 480.921.9900**

SCALE: SIGN DESIGN: **1/16" = 1' - 0"**  
 LANDLORD APPROVAL:

DETAILS:

DATE OF APPV'L:

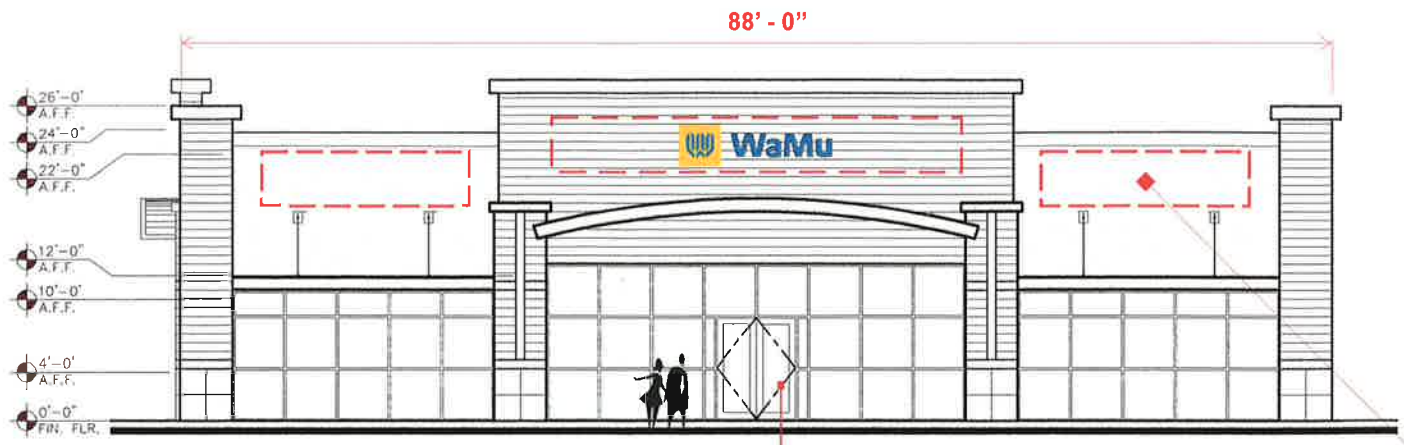
DATE OF DWG.: **07/10/07**  
 REVISE DATE: **12/11/07**



# EXHIBIT "8" - Warner & Greenfield Square Pads "B" - "WAMU Bank"

OVERALL SIGNAGE, *NOT TO EXCEED 132 SQFT*, TOTAL FOR ALL 4 ELEVATIONS. LOCATIONS ARE ONLY FOR POSITIONING AND CUSTOMER WILL DECIDE ON LOCATION AT THE TIME OF INSTALL.

BROKEN LINED AREA'S ARE TO INDICATE 80% OF AREA ALLOWED FOR SIGNAGE FOR BUILDING WALL SIGNS



**North Elevation**

Scale 1/16" = 1' - 0"

DOOR VINYL

**CA-2 CANOPY SIGNS**  
SIGN SPECS: NON-ILLUMINATED  
1 LINE OF COPY 8" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



**East Elevation**

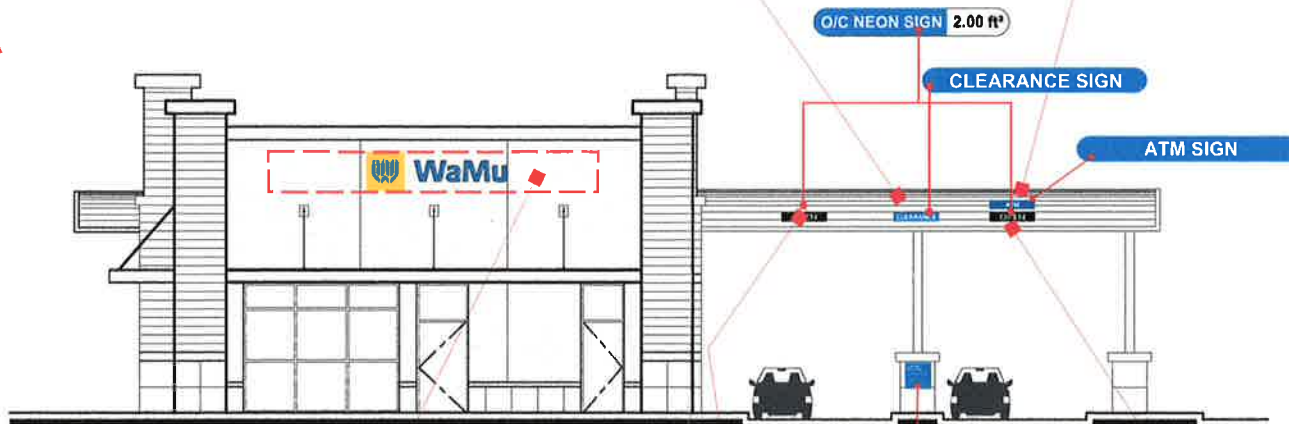
Scale 1/16" = 1' - 0"

DEPOSIT BOX VINYL DECAL  
PNEUMATIC TUBE STICKER

**WB-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**WB-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**CA-2 CANOPY SIGNS**  
SIGN SPECS: NON-ILLUMINATED  
1 LINE OF COPY 8" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



**West Elevation**

Scale 1/16" = 1' - 0"

**WB-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



**South Elevation**

Scale 1/16" = 1' - 0"

**WA-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**CA-1 CANOPY SIGNS**  
SIGN SPECS: ILLUMINATED  
1 LINE OF COPY 8" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



Project Name: **WARNER GREENFIELD SQUARE - "SHOPS-B ELEVATIONS"**  
Sign Proposal for Parcel 304-26-010F, 010G & 101H  
882 South Greenfield Rd., Gilbert, AZ

CONTACT: **JACK WAGNER - 480.329.5650**  
DRAWN BY: **CREE SHORT - 480.921.9900**

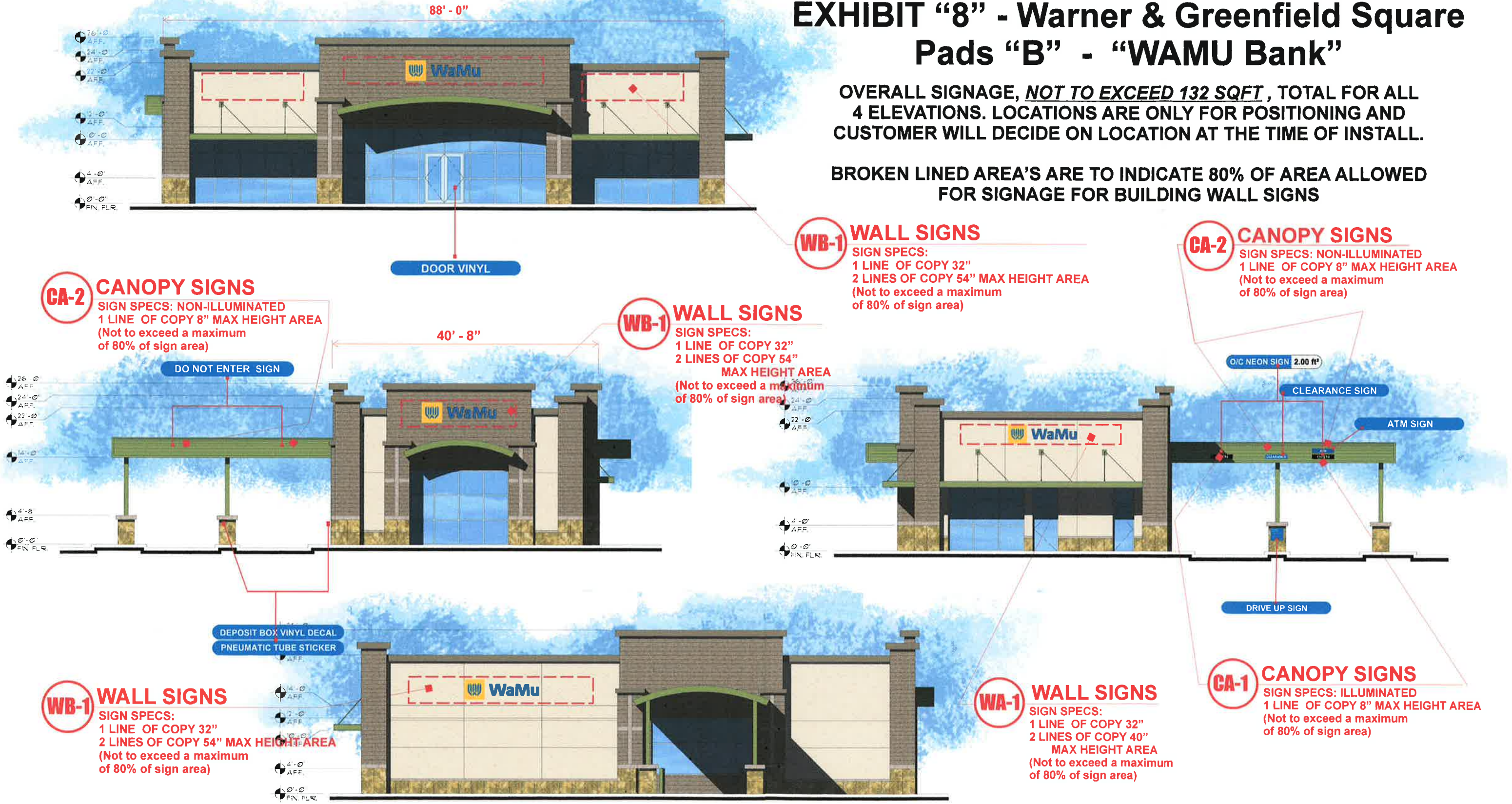
SCALE: SIGN DESIGN:	ELEVATION / RENDERING: 1/16" = 1' - 0"	SITE PLAN:	DETAILS:	DATE OF DWG.: 07/10/07
LANDLORD APPROVAL:			DATE OF APPV'L:	REVISE DATE: 12/11/07



# EXHIBIT "8" - Warner & Greenfield Square Pads "B" - "WAMU Bank"

OVERALL SIGNAGE, *NOT TO EXCEED 132 SQFT*, TOTAL FOR ALL 4 ELEVATIONS. LOCATIONS ARE ONLY FOR POSITIONING AND CUSTOMER WILL DECIDE ON LOCATION AT THE TIME OF INSTALL.

BROKEN LINED AREA'S ARE TO INDICATE 80% OF AREA ALLOWED FOR SIGNAGE FOR BUILDING WALL SIGNS



**CA-2 CANOPY SIGNS**  
SIGN SPECS: NON-ILLUMINATED  
1 LINE OF COPY 8" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**WB-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**CA-2 CANOPY SIGNS**  
SIGN SPECS: NON-ILLUMINATED  
1 LINE OF COPY 8" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**WB-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**WA-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**CA-1 CANOPY SIGNS**  
SIGN SPECS: ILLUMINATED  
1 LINE OF COPY 8" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

**WB-1 WALL SIGNS**  
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



**Project Name:** WARNER GREENFIELD SQUARE - "SHOPS-B ELEVATIONS"  
Sign Proposal for Parcel 304-26-010F, 010G & 101H  
882 South Greenfield Rd., Gilbert, AZ

**CONTACT:** JACK WAGNER - 480.329.5650  
**DRAWN BY:** CREE SHORT - 480.921.9900

**SCALE:** SIGN DESIGN: ELEVATION / RENDERING: 1/16" = 1' - 0"  
SITE PLAN: LANDLORD APPROVAL:

**DETAILS:** DATE OF DWG.: 07/10/07  
DATE OF APP'V'L: REVISE DATE: 12/11/07



# EXHIBIT "9" - Warner & Greenfield Square Shops "C"

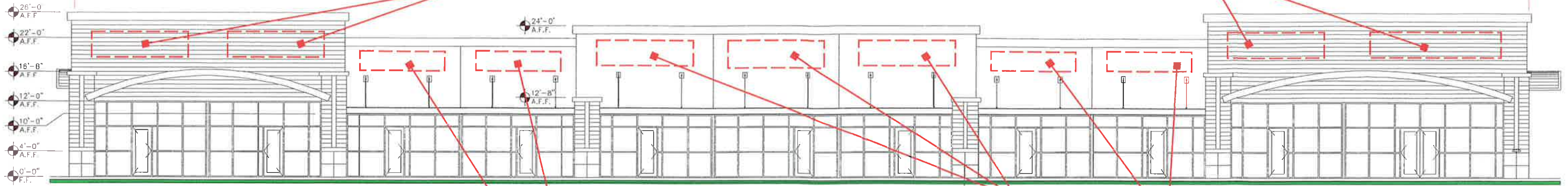
228' - 0"

## WB-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)

## WB-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)



### East Elevation

Scale 1/16" = 1' - 0"

## WA-1 WALL SIGNS

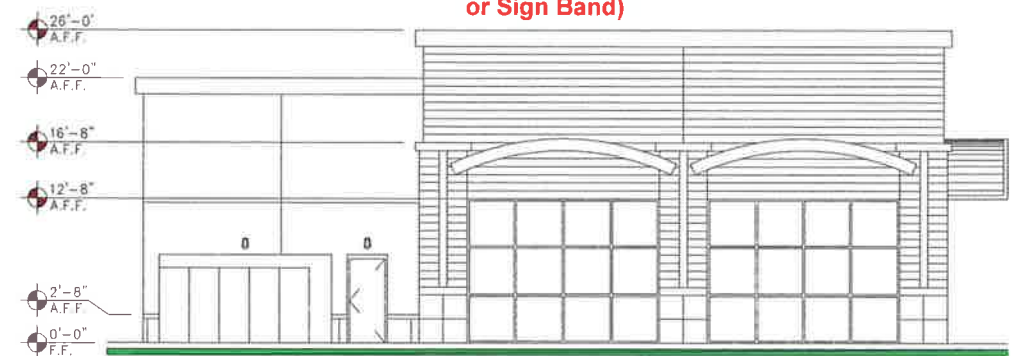
SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)

## WA-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)

## WA-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)

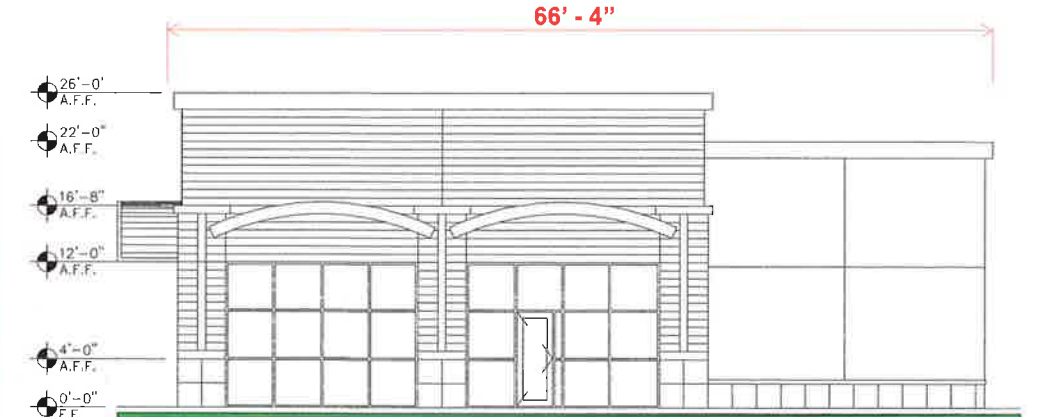


### South Elevation

Scale 1/16" = 1' - 0"

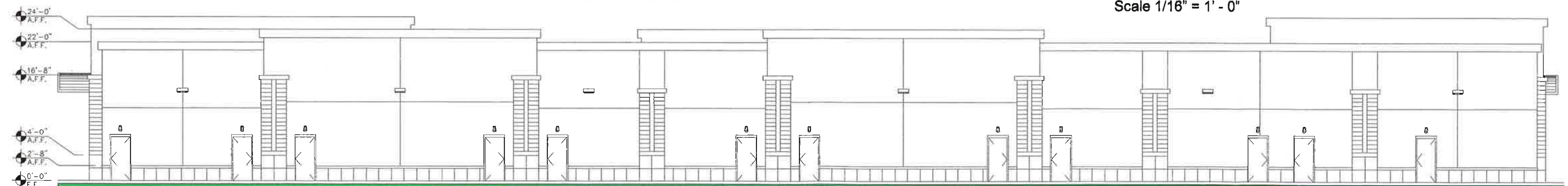
## LEGEND - SIGNS

MAX SIZE	ELEVATION	SYMBOL
80% OF MAX. SIGN BAND AREA	ALL	---
1 LINE MAX LETTER HEIGHT-32"	ALL	
2 LINE MAX LETTER HEIGHT-40"	EAST	
2 LINE MAX LETTER HEIGHT-54"	EAST	



### North Elevation - Faces "fresh&easy" (no signage)

Scale 1/16" = 1' - 0"



### West Elevation

Scale 1/16" = 1' - 0"



Project Name: **WARNER GREENFIELD SQUARE - "SHOPS-C ELEVATIONS"**  
Sign Proposal for Parcel 304-26-010F, 010G & 101H  
888 South Greenfield Rd., Gilbert, AZ

CONTACT: **JACK WAGNER - 480.329.5650**  
DRAWN BY: **CREE SHORT - 480.921.9900**

SIGN DESIGN: \_\_\_\_\_  
LANDLORD APPROVAL: \_\_\_\_\_

ELEVATION / RENDERING: **1/16" = 1' - 0"**

SITE PLAN: \_\_\_\_\_

DETAILS: \_\_\_\_\_

DATE OF APPVL: \_\_\_\_\_

DATE OF DWG.: **07/10/07**

REVISE DATE: **12/11/07**

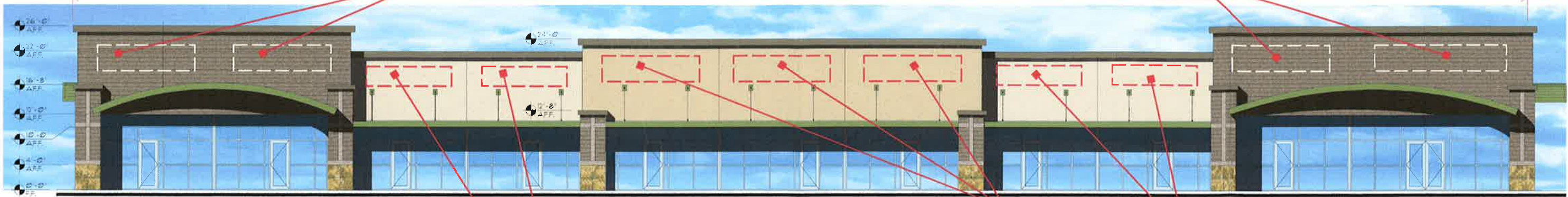


# EXHIBIT "9" - Warner & Greenfield Square Shops "C"

228' - 0"

## WB-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)



East Elevation

Scale 1/16" = 1' - 0"

## WB-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)

## WA-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)  
66' - 4"

## WA-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)

## WA-1 WALL SIGNS

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 40" MAX HEIGHT AREA  
(Not to exceed 80% of Leased Frontage or Sign Band)



South Elevation

Scale 1/16" = 1' - 0"

LEGEND - SIGNS		
MAX SIZE	ELEVATION	SYMBOL
80% OF MAX. SIGN BAND AREA	ALL	-----
1 LINE MAX LETTER HEIGHT-32"	ALL	
2 LINE MAX LETTER HEIGHT-40"	EAST	
2 LINE MAX LETTER HEIGHT-54"	EAST	



North Elevation - Faces "fresh&easy" (no signage)

Scale 1/16" = 1' - 0"



West Elevation

Scale 1/16" = 1' - 0"



Project Name: **WARNER GREENFIELD SQUARE - "SHOPS-C ELEVATIONS"**  
Sign Proposal for Parcel 304-26-010F, 010G & 101H  
888 South Greenfield Rd., Gilbert, AZ

CONTACT: **JACK WAGNER - 480.329.5650**  
DRAWN BY: **CREE SHORT - 480.921.9900**

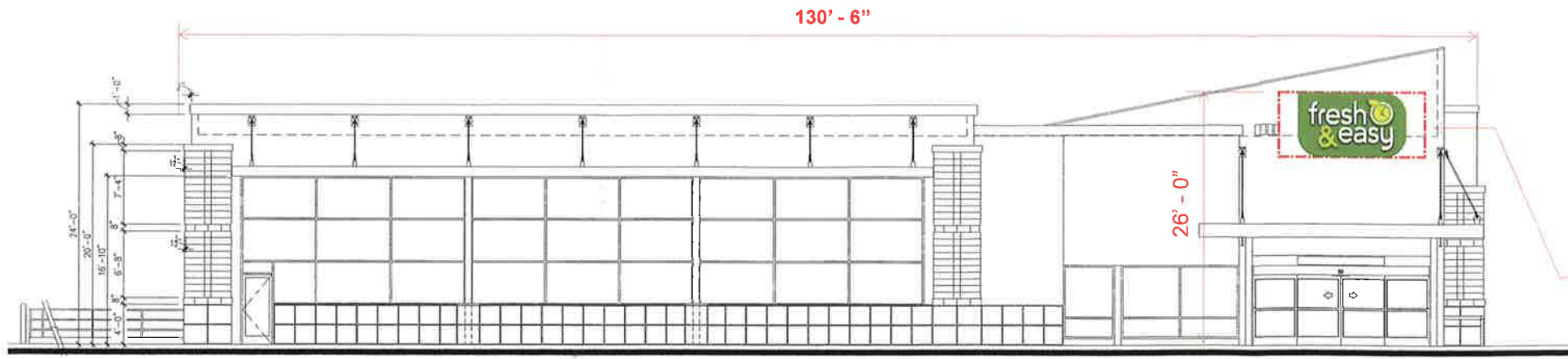
SCALE: SIGN DESIGN: ELEVATION / RENDERING: 1/16" = 1' - 0"  
LANDLORD APPROVAL:

SITE PLAN: DETAILS: DATE OF DWG.: 07/10/07  
DATE OF APPV'L: REVISE DATE: 12/11/07



# EXHIBIT "10"

## Warner & Greenfield Square "fresh & easy"



**East Elevation**

Scale 1/16" = 1' - 0"

**WF-1**

**WALL SIGNS**

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 85" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



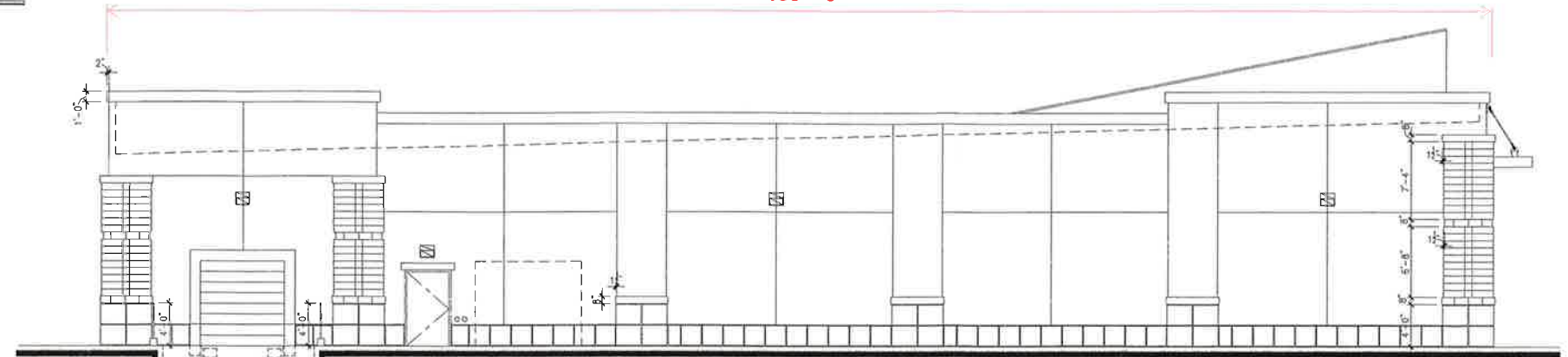
**M2**

- "A" - 86.8 Sq Ft
- "B" - 82.4 Sq Ft
- "C" - 54.3 Sq Ft
- "D" - 38.1 Sq Ft
- "E" - 21.7 Sq Ft

**WF-2**

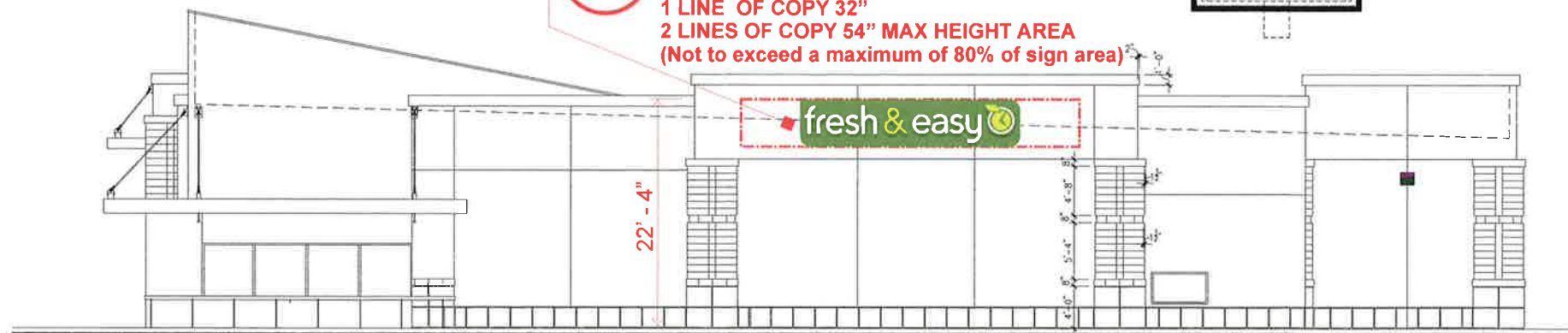
**WALL SIGNS**

SIGN SPECS:  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



**South Elevation**

Scale 1/16" = 1' - 0"



**North Elevation**

Scale 1/16" = 1' - 0"

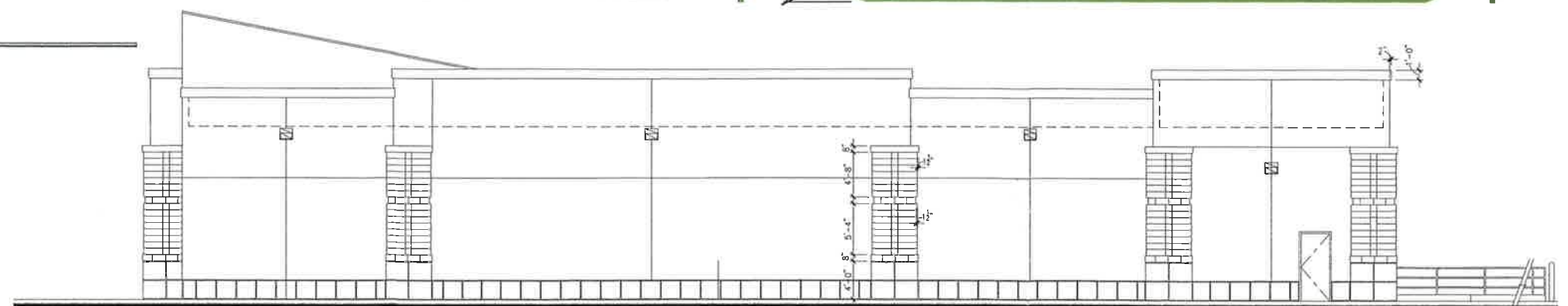


**S2**

w/ Background Panel for Light Colored Mounting Wall Applications

"D" - 94.5 Sq Ft

LEGEND - SIGNS		
MAX SIZE	ELEVATION	SYMBOL
80% OF MAX. SIGN BAND AREA	ALL	-----
1 LINE MAX LETTER HEIGHT-32"	ALL	=====
2 LINE MAX LETTER HEIGHT-54"	NORTH	=====
2 LINE MAX LETTER HEIGHT-85"	EAST	=====



**West Elevation**

Scale 1/16" = 1' - 0"



**Project Name:** WARNER GREENFIELD SQUARE - "fresh&easy" ELEVATIONS  
Sign Proposal for Parcel 304-26-010F, 010J & 010K  
858 S. Greenfield Road, Gilbert, AZ

**CONTACT:** JACK WAGNER - 480.329.5650  
**DRAWN BY:** CREE SHORT - 480.921.9900

**SIGN DESIGN:** LANDLORD APPROVAL:

**ELEVATION / RENDERING:** 1/16" = 1'-0"

**SITE PLAN:**

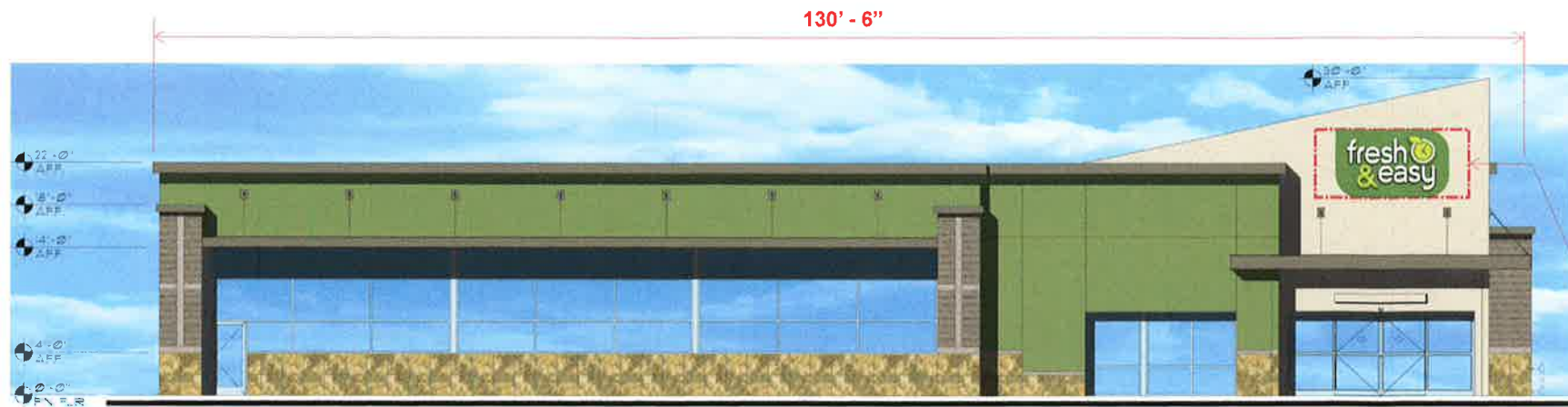
**DETAILS:**

**DATE OF APPVL:**

**DATE OF DWG.:** 07/10/07  
**REVISE DATE:** 10/05/07



# EXHIBIT "10" Warner & Greenfield Square "fresh & easy"



**East Elevation**

Scale 1/8" = 1' - 0"

**WF-1 WALL SIGNS**

**SIGN SPECS:**  
1 LINE OF COPY 32"  
2 LINES OF COPY 85" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)

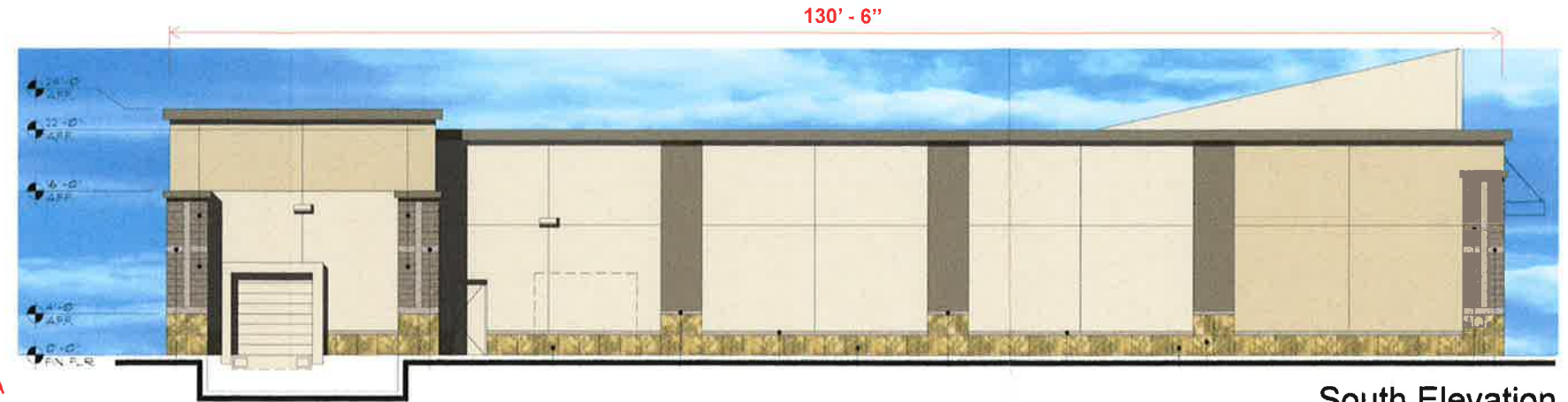


**M2**

- "A" - 86.8 Sq Ft
- "B" - 82.4 Sq Ft
- "C" - 54.3 Sq Ft
- "D" - 38.1 Sq Ft
- "E" - 21.7 Sq Ft

**WF-2 WALL SIGNS**

**SIGN SPECS:**  
1 LINE OF COPY 32"  
2 LINES OF COPY 54" MAX HEIGHT AREA  
(Not to exceed a maximum of 80% of sign area)



**South Elevation**

Scale 1/8" = 1' - 0"

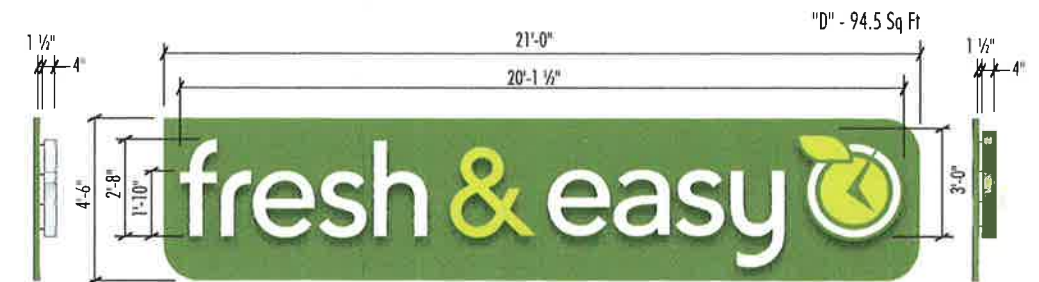


**North Elevation**

Scale 1/8" = 1' - 0"

**S2**

w/ Background Panel for Light Colored Mounting Wall Applications



**West Elevation**

Scale 1/8" = 1' - 0"

**LEGEND - SIGNS**

MAX SIZE	ELEVATION	SYMBOL
80% OF MAX. SIGN BAND AREA	ALL	-----
1 LINE MAX LETTER HEIGHT-32"	ALL	-----
2 LINE MAX LETTER HEIGHT-54"	NORTH	-----
2 LINE MAX LETTER HEIGHT-85"	EAST	-----



**Project Name:** WARNER GREENFIELD SQUARE - "fresh&easy" ELEVATIONS  
Sign Proposal for Parcel 304-26-010F, 010J & 010K  
858 S. Greenfield Road, Gilbert, AZ

**CONTACT:** JACK WAGNER - 480.329.5650  
**DRAWN BY:** CREE SHORT - 480.921.9900

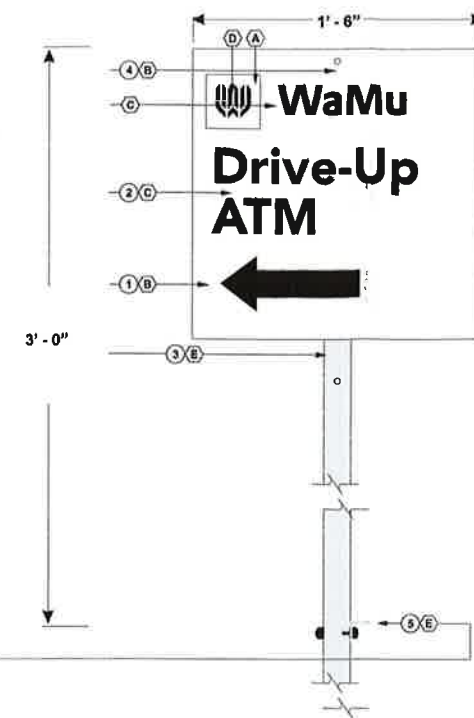
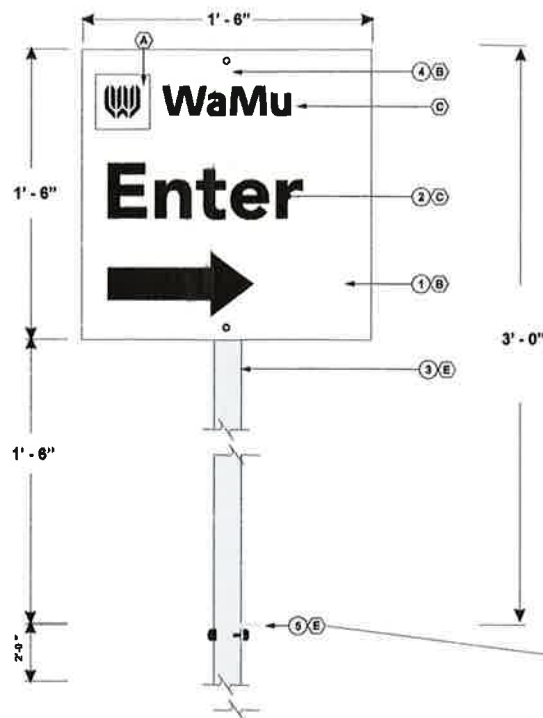
<b>SCALE:</b> SIGN DESIGN:	<b>ELEVATION / RENDERING:</b> 1/8" = 1' - 0"	<b>SITE PLAN:</b>	<b>DETAILS:</b>	<b>DATE OF DWG.:</b> 07/10/07
<b>LANDLORD APPROVAL:</b>			<b>DATE OF APPV'L:</b>	<b>REVISE DATE:</b> 10/05/07



# EXHIBIT "11" Warner & Greenfield Square Pads "B" "WAMU Bank"



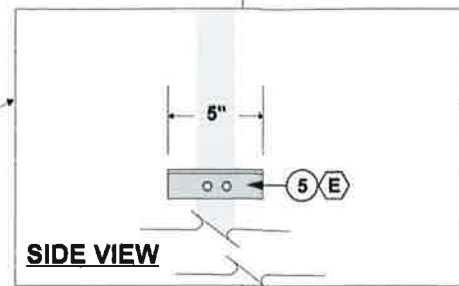
OTHER SIDE



OTHER SIDE

**DA-1 DIRECTIONAL SIGNS**  
SIGN SPECS:  
DOUBLE-FACED DIRECTIONAL  
36" MAX HEIGHT AREA  
(Not to be included in  
total sign square footage)

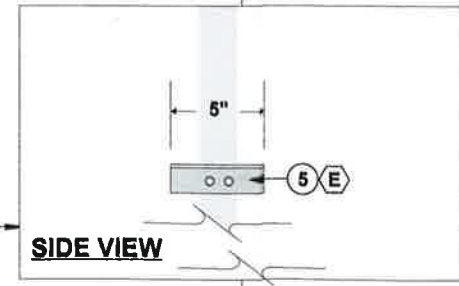
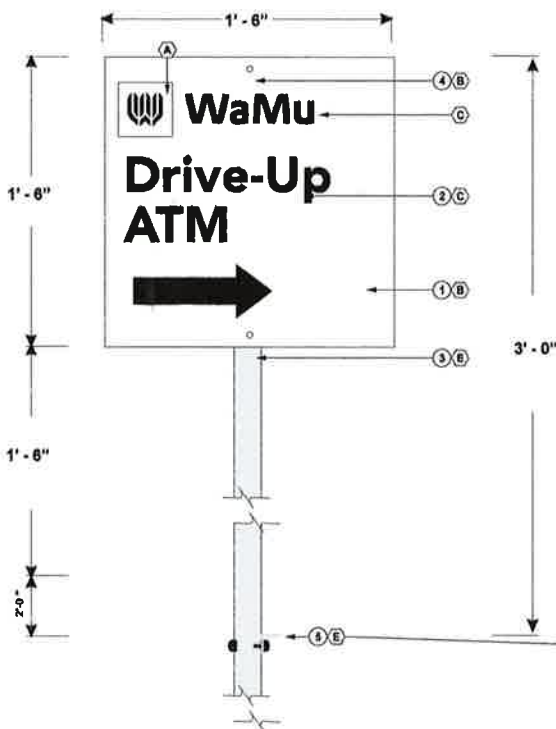
**DIRECTIONAL SIGNS DA-1**  
SIGN SPECS:  
DOUBLE-FACED DIRECTIONAL  
36" MAX HEIGHT AREA  
(Not to be included in  
total sign square footage)



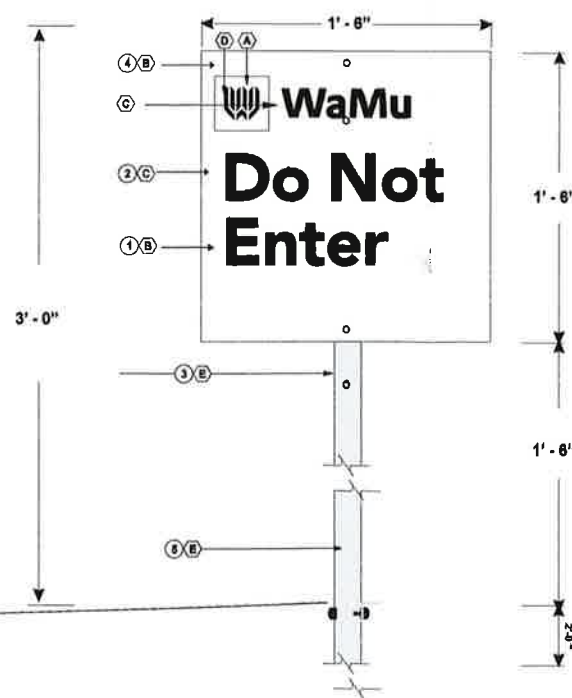
SIDE VIEW

**DIRECTIONAL SIGNS DA-2**  
SIGN SPECS:  
SINGLE-FACED DIRECTIONAL  
36" MAX HEIGHT AREA  
(Not to be included in  
total sign square  
footage)

**DA-2 DIRECTIONAL SIGNS**  
SIGN SPECS:  
SINGLE-FACED DIRECTIONAL  
36" MAX HEIGHT AREA  
(Not to be included in  
total sign square  
footage)



SIDE VIEW



**MATERIAL SPECS:  
"DIRECTIONALS"**  
  
TO BE MADE OF ALUMINUM,  
WITH PAINTED SURFACES,  
WITH VINYL OVERLAYS OF  
CORPORATE COLORS  
  
MOUNTED ON 2" X 2"  
ALUMINUM TUBE POSTS,  
INSTALLED PER  
CROSS SECTION PROVIDED

LEGEND DIRECTIONAL SIGNS		
MAX SIZE	ELEVATION	SF / DF
MAX SIGN HEIGHT-36"	ALL	SF
MAX SIGN HEIGHT-36"	ALL	DF



Project Name: **WARNER GREENFIELD SQUARE - "WAMU PAD-B DIRECTIONALS"**  
Sign Proposal for Parcel 304-26-010F, 010J & 010K  
882 South Greenfield Rd., Gilbert, AZ

CONTACT:  
**JACK WAGNER - 480.329.5650**  
DRAWN BY:  
**CREE SHORT - 480.921.9900**

SCALE: SIGN DESIGN:  
1" = 1' - 0"  
LANDLORD APPROVAL:

ELEVATION / RENDERING:

SITE PLAN:

DETAILS:

DATE OF DWG.:  
07/10/07

DATE OF APP'V'L:

REVISE DATE:  
12/11/07

**“Canopy Signage” – Specifications - (Exhibits 4, 8 & 12)**

TYPE	QTY	DIMENSIONS (sign area)	MATERIALS	ILLUMINATION
Canopy Signage “CA-1”	2	8” x 36” Sign Panel 18’- 0” Overall Max Height From grade	Aluminum Panel Acrylic Faces	Panel Internal Illumination
Canopy Signage “CA-2”	3	8” x 40” Sign Panel 18’- 0” Overall Max Height From grade	Vinyl Letters, On Aluminum Panel Painted	Non-Illumination Panels

**ILLUMINATION**

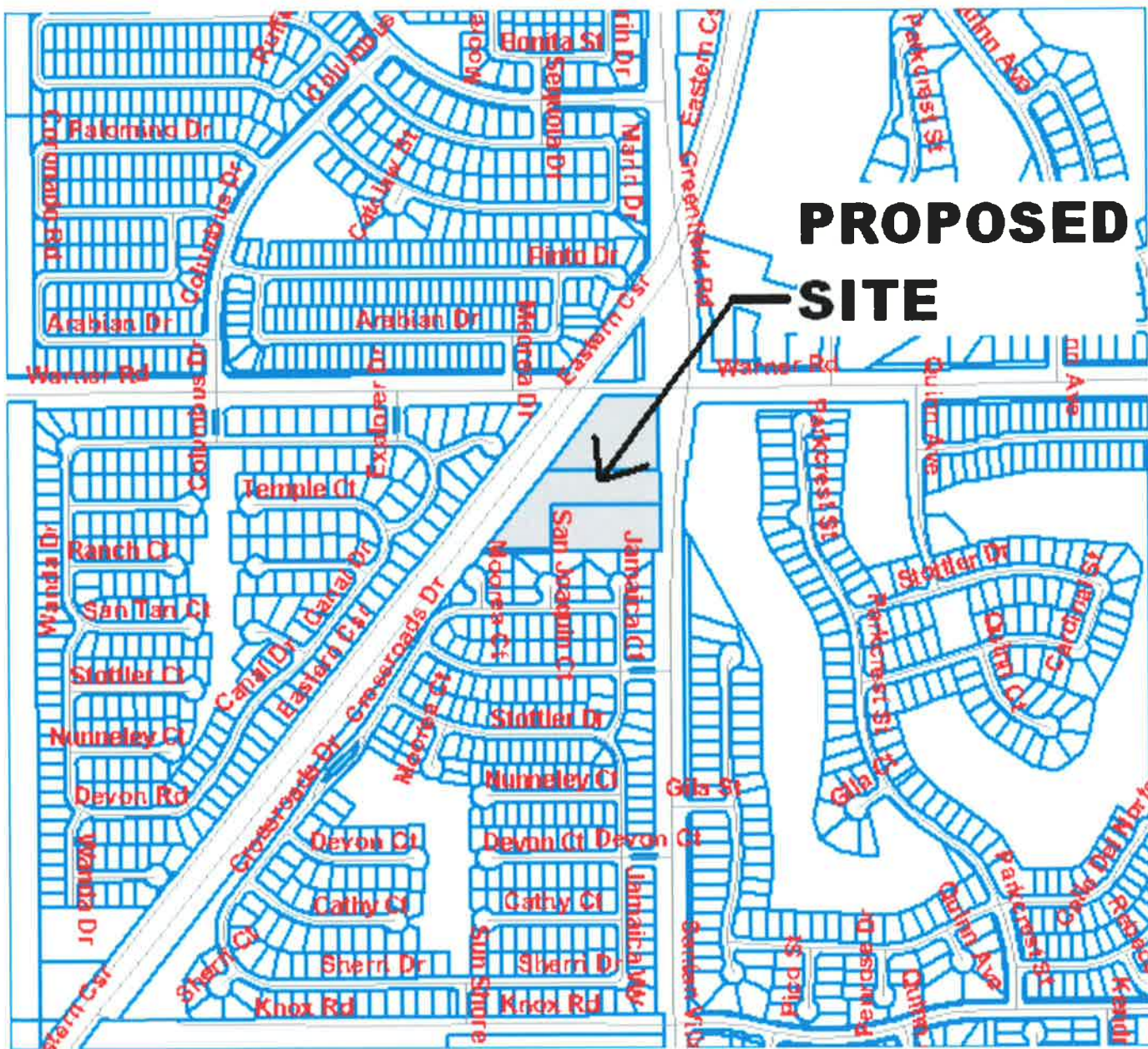
All illuminated signs are to be internally illuminated Pan-Channel letters, lighting or similar, Neon or L.E.D. There will be no signs allowed with intermittent illumination (flashing). All signs are to be stationary.

**VINYL WINDOW IDENTIFICATION**

All materials are to be #220-10 White, reversed out, high performance 3m Scotchcal vinyl, computer generated. Tenant identification is not permitted on the glass doors. Pedestrian signage is only permitted on doors.



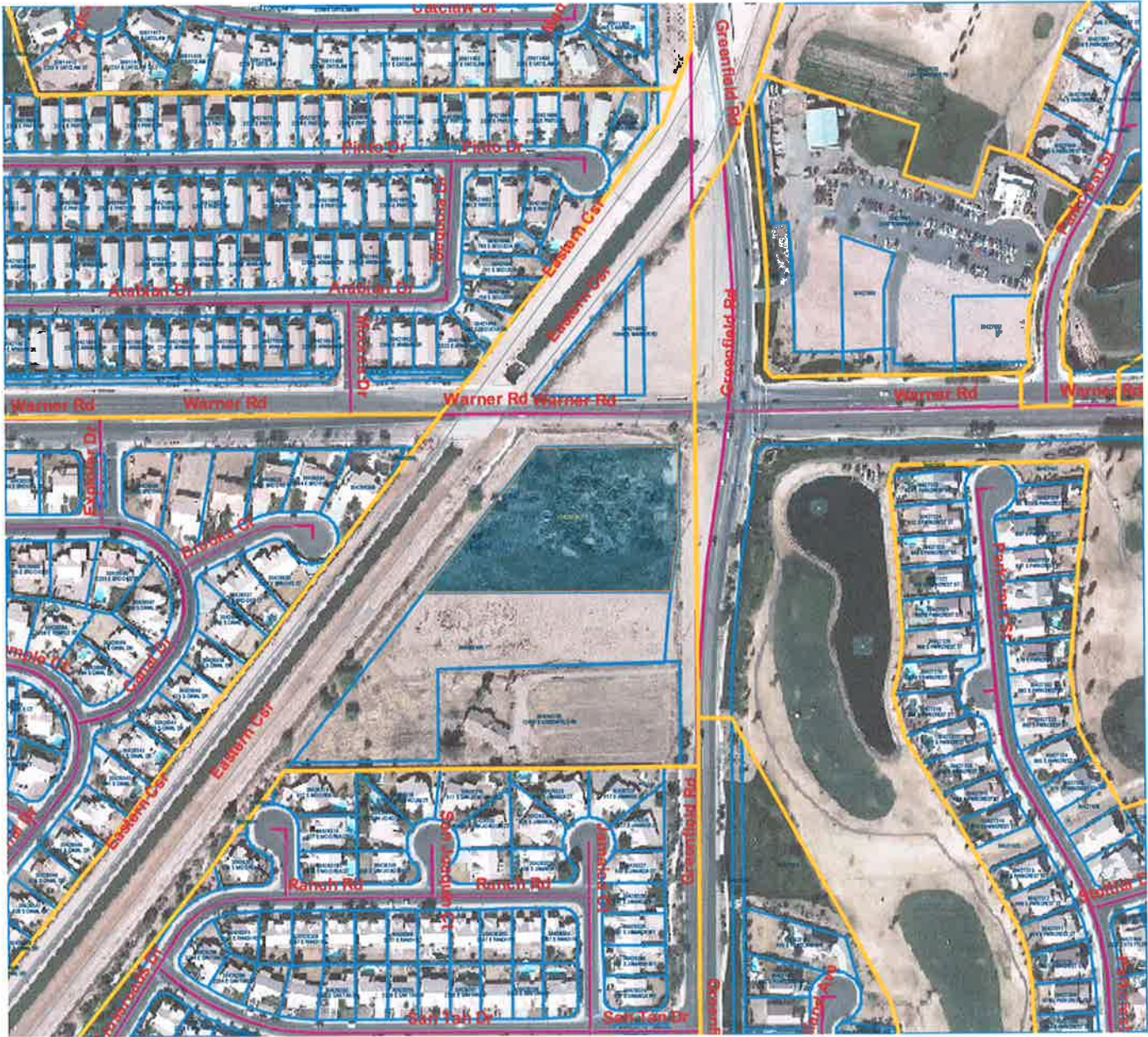
# Vicinity Map - Exhibit 1





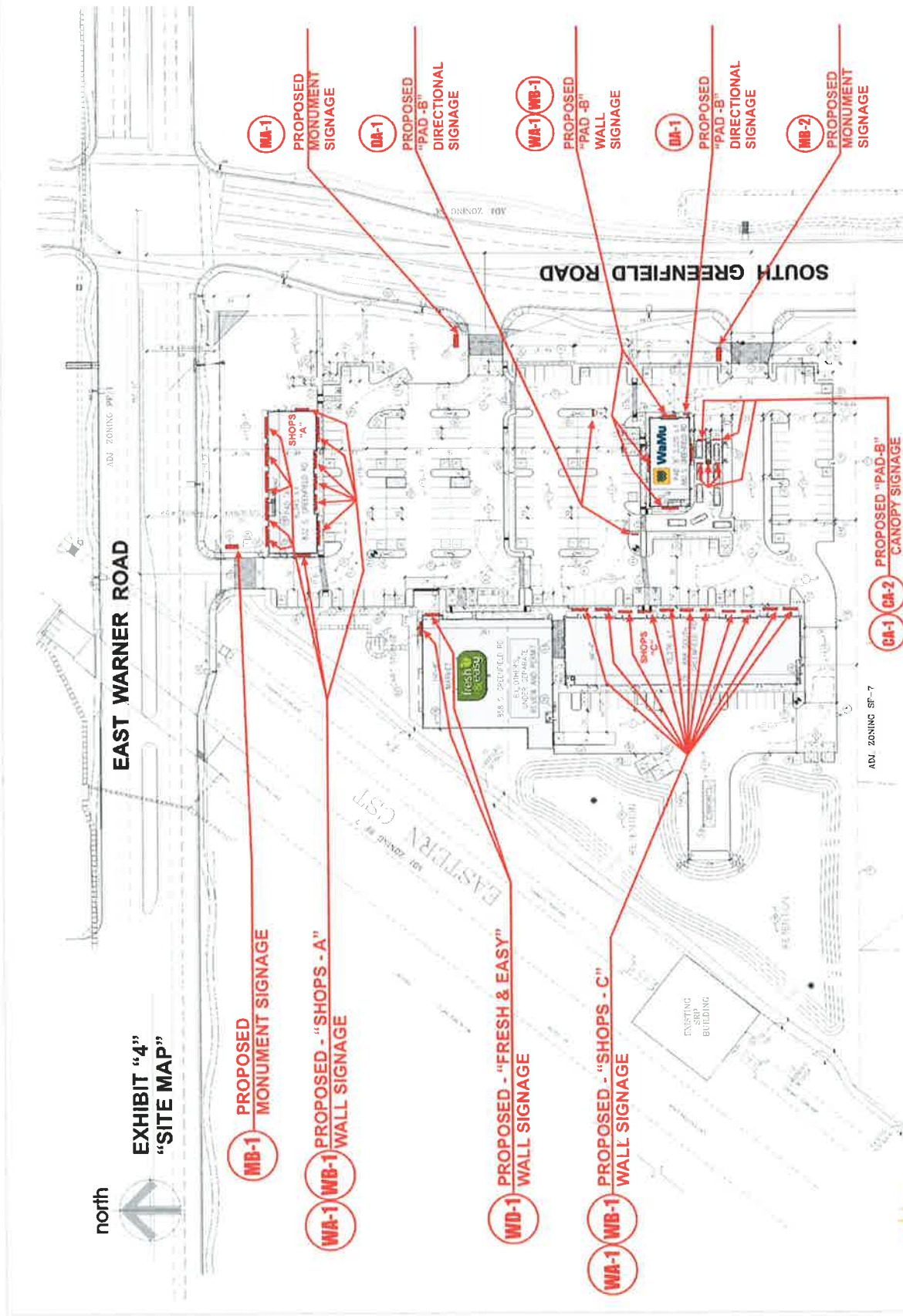


# Site Aerial Photo – Exhibit 3





# Site Plan – Exhibit 4



## EXHIBIT "4" "SITE MAP"

	Project Name: <b>WARNER GREENFIELD SQUARE - "SITE MAP"</b> Sign Proposal for Parcel 304-26-010F, 010J & 010K S.W.C. of Warner & Greenfield, Gilbert, Az	CONTACT: JACK WAGNER - 480.229.5650 DRAWN BY: CREE SHORT - 480.921.9900	ELEVATION/RENDERING - SITE PLAN: 1" = 80' ±	DATE OF DWG: 06/25/07
	www.arizonacommercialsigns.com • 4018 E. WINSLOW • PHOENIX, AZ 8504 • OFF (480) 921-9900 • FAX (602) 437-8073 • THIS DRAWING IS THE PROPERTY OF ARIZONA COMMERCIAL SIGNS & IS NOT TO BE REPRODUCED BY ANY OTHER SIGN COMPANY	LANSBURG APPROVAL:	DATE OF APPL: 12/11/07	REVERSE DATE: 12/11/07



4018 E. Winslow • Phoenix, AZ 85040  
 (480) 921-9900 • fax: (602) 437-8073

PREPARED BY: JACK C. WAGNER

## **“WARNER GREENFIELD SQUARE” Sign Criteria**

The following Sign Criteria has been developed to insure design compatibility among all signage at the S.W. corner of Warner and Greenfield Road in Gilbert, Arizona. Conformance to the criteria will be strictly enforced. Any sign installed that is not conforming and not approved by the Developer/Landlord must be removed or brought into conformance, with the established Sign Criteria, by the Applicant and/or its Sign Contractor.

The Landlord must approve all signs, in writing, prior to installation. All signs must be permitted and obtained from the Town of Gilbert.

*The following is a description of the design criteria:*

### **GENERAL SIGNAGE REQUIREMENTS**

1. Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.
2. The Landlord shall review the shop drawings and specification (2) two sets and return (1) one set to the Applicant marked “Approved”, “Approved as Noted”, or “Revise and Re-Submit”.
3. “Revise and Re-Submit” drawings will be returned to the Applicant with comments. These Drawings, shall be revised by the Applicant and re-submitted to the Landlord for its approval.
4. Upon receipt of the Landlord approval, Applicant must first obtain permit from Building Department with the Town of Gilbert. Subsequent to city approval, Applicant may proceed with installation.
5. 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 the prior written approval of the Developer/Landlord.

6. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
7. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
8. The Landlord's approval of the Applicant's plan specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with the Applicant statutes/codes, ordinances, or other regulations.
9. All signage is subject to the Town of Gilbert approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
10. All signage shall be constructed and installed at the Tenant's expense.
11. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
12. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
13. 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.
14. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
15. All exposed metal shall be painted to render them inconspicuous.
16. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
17. All electrical signs shall bear the UL label and be mounted on top of letters.
18. All signs shall conform to Uniform Building Code Standards.
19. All electrical signs shall conform to National Electrical Code Standards.
20. Tenant shall be liable for the operation of their Sign Contractor.
21. Painted lettering will not be permitted.
22. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.
23. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by the Developer/Landlord and the Town of Gilbert.

24. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays, shall be subject to the approval of the Developer/Landlord prior to fabrication, implementation and/or installation.
25. Wall signs shall consist of individual internally illuminated pan channel letters and Pan-Channel tag lines, with plexi-glass faces, 5" returns and 3/4" to 1" trim cap. Colors to be determined by landlord and tenant. Neon or L.E.D. may be used for Illumination in all or part of sign. These letters shall be by the Developer / Landlord.
26. All signage for End-Line Tenants shall calculate signage by the following formula:  
1-1/2' square feet, of signage per 1' of linear leased frontage. No sign to exceed 80% of leased front, vertical height or horizontal width of sign area.
27. Letter style and color shall be subject to the approval by the Developer/Landlord.
28. All logos may exceed 6 sqft.

**Criteria for the following to follow:**

SHOP "A" TENANTS

PAD "B" BANK "WAMU"

SHOPS "C" TENANTS

MARKET "fresh & easy"

## **SHOP "A" TENANTS:**

Shops "A" Tenants may have two (2) exterior signs, one (1) leased front fascia and back of leased space and end Tenants that have leased spaced on end caps may place one (1) sign on Tower elements. No sign to exceed 80% of leased front, vertical height or horizontal width of sign area.

1. Letters to be pan-channel letters made of .040 aluminum, with returns 5".
2. 5" Returns, 3/4" Trim-Cap and 1/8" Plex face colors to match in color and determined by the Tenant.
3. Illumination to be NEON or LED.
4. Wall Signs "WA-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 40", not to exceed 80% of leased frontage in height or width of sign area and a min. of 32 sqft.
5. Wall Signs "WB-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 54", not to exceed 80% of leased frontage in height or width of sign area and a min. of 32 sqft.
6. Shops "A", End Cap Tenants may place signs on tower elements, on sides of leased space (East & West Elevations). End Cap Tenants will be allowed signage on sides of building. The signage on all elevations of the leased space, must not exceed the total square footage allowed per leased frontage space.
7. Tenants may place signs on back of building (back of leased space facing Warner Road-North Elevation). The signage on all elevations of the leased space, must not exceed the total square footage allowed per leased frontage space.
8. "Window Vinyl" does not count against the allowable square feet of signage for leased space and must be approved by the Developer/Landlord. Maximum cover not to exceed 25% of window space and no permitting is required, City of Mesa Police Code.
9. Front signage (South Elevation) will be a ratio of 1 1/2 sqft to 1 lineal foot of Tenants leased space.
10. All National Franchises or Companies may use their custom corporate colors.



## **PAD "B" BANK:**

Pad "B" Tenants may have two (2) exterior signs with business name; one (1) leased front fascia and one (1) on each elevation of buildings leased space. No sign to exceed 80% of leased front or vertical height of sign area and a max of 132 sqft.

1. Letters to be pan-channel letters made of .040 aluminum without raceways.
2. 5" Returns, 3/4" Trim-Cap and 1/8" Plex face colors to match in color and determined by the Tenant.
3. Illumination to be NEON or LED.
4. Front and back signage (North & South Elevation) will be a ratio of 1 1/2 sqft to 1 lineal foot of Tenants leased space, with a minimum of 40 sqft and not to exceed 80% of leased front or vertical height of sign area.
5. Side and back of building, signage (East & West Elevation) to have a ratio of 1 sqft to 1 of lineal leased space footage, with a minimum of 40 sqft and not to exceed 80% of leased front or vertical height of sign area.
6. Wall Signs "WA-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 40", not to exceed 80% of leased frontage in height or width of sign area.
7. Wall Signs "WB-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 54", not to exceed 80% of leased frontage in height or width of sign area.
8. "Directional Signage" not to exceed 36" in height and is not counted against allowable square feet of signage for leased space. Signage must be out of the visibility triangle as to make it unsafe for visitors entering from Greenfield.
9. "Window Vinyl" does not count against the allowable square feet of signage for leased space and must be approved by the Developer/Landlord. Maximum cover not to exceed 25% of window space and no permitting is required, City of Mesa Police Code.
10. "Banking "Drive-Thru" Canopy" Signage: Public Directional Signage, not counted against allowable square feet of signage for leased space;
  - "CLOSED/OPEN" – Illuminated, not to exceed 8" and does not count against Tenant allowable signage. Signs to have plex faces or routed out with all electrical and conduit to be contained in watertight aluminum housings.
  - "DO NOT ENTER", "ATM", and "CLEARANCE" – Non-Illuminated, aluminum and vinyl, not to exceed 8" in height and 42" in width
11. All National Franchises or Companies may use their custom corporate colors.

## **SHOPS "C" TENANTS:**

Shops "C" Tenants may have one (1) exterior sign on leased front fascia. No sign to exceed 80% of leased front or vertical height of sign area and a min. of 32 sqft.

1. Letters to be pan-channel letters made of .040 aluminum, with returns 5".
2. 5" Returns, 3/4" Trim-Cap and 1/8" Plex face colors to match in color and determined by the Tenant.
3. Illumination to be NEON or LED.
4. Wall Signs "WA-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 40", not to exceed 80% of leased frontage in height or width of sign area.
5. Wall Signs "WB-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 54", not to exceed 80% of leased frontage in height or width of sign area.
6. "Window Vinyl" does not count against the allowable square feet of signage for leased space and must be approved by the Developer/Landlord. Maximum cover not to exceed 25% of window space and no permitting is required, City of Mesa Police Code.
7. Front signage will be a ratio of 1 1/2 sqft to 1 lineal foot of Tenants leased space, with a minimum of 32 sqft.
8. All National Franchises or Companies may use their custom corporate colors.

## **MARKET "fresh & easy":**

"Market Space" Tenant may have two (2) exterior signs, one (1) leased East front fascia on the Tower element and on North Elevation of leased space. No sign to exceed 80% of leased front or vertical height or horizontal width of sign area and a max of 195 sqft.

1. Letters to be reverse pan-channel letters, with halo illumination, attached to logo, constructed of .040 aluminum, no raceways permitted.
2. Internal Illumination to be NEON or LED.
3. Front signage (East Elevation) will be a ratio of 1½ sqft to 1 lineal foot of Tenants leased space, with a minimum of 40 sqft and not to exceed 80% of leased front or vertical height or horizontal width of sign area and.
4. Side and back of building, signage (North Elevation) to have a ratio of 1 sqft to 1 of lineal leased space footage, with a minimum of 40 sqft and not to exceed 80% of leased front or vertical height or horizontal width of sign area.
5. Wall Signs "Wf-1" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 40", not to exceed 80% of leased frontage in height or width of sign area.
  - a. Letters "fresh" and "easy": 3/16" white SG modified Acrylic with 1" White Trim-Cap. 4" Returns of .040 alum., paint PMS 7496. Backs: 177 clear polycarbonate w/2<sup>nd</sup> surface green cast vinyl (26). Illumination – White GELcore Ultra LED'S.
  - b. Letter "&", 3/16" white SG modified Acrylic w/applied cast lime vinyl (136). 1" Green Trim-Cap, painted PMS 7496. 4" Returns .040 alum., paint PMS 7496. Backs, 177 clear polycarbonate w/2<sup>nd</sup> surface green cast vinyl (26). Illumination – White GELcore Ultra LED'S.
  - c. "Clock Logo" 1" formed white SG plex with 1" w/applied cast lime vinyl (136) and "Vivid Green cast vinyl (156). 1" Trim-Cap Green, painted PMS 7496. 4" Returns are .040 alum. paint PMS 7496. Backs, 177 clear polycarbonate w/2<sup>nd</sup> surface green cast vinyl (26). Illumination – White GELcore Ultra LED'S.
  - d. "Background Panel" .125 aluminum painted PMS 7496 (satin finish). 1½" Returns are .063 alum. paint PMS 7496. Illumination – Green Excel LED System Halo around perimeter hidden in fabricated channel 1/.177 Clear Lexan cover.
6. Wall Signs "Wf-2" - Max letter height for one (1) line of copy not to exceed 32", two (2) lines of copy maximum of 54", not to exceed 80% of leased frontage in height or width of sign area.
  - a. Letters "fresh" and "easy": 3/16" white SG modified Acrylic with 1" White Trim-Cap. 4" Returns of .040 alum., paint PMS 7496. Backs: 177 clear polycarbonate w/2<sup>nd</sup> surface green cast vinyl (26). Illumination – White GELcore Ultra LED'S.

- b. Letter “&”, 3/16” white SG modified Acrylic w/applied cast lime vinyl (136). 1” Green Trim-Cap, painted PMS 7496. 4” Returns .040 alum., paint PMS 7496. Backs, 177 clear polycarbonate w/2<sup>nd</sup> surface green cast vinyl (26). Illumination – White GELcore Ultra LED’S.
  - c. “Clock Logo” 1” formed white SG plex with 1” w/applied cast lime vinyl (136) and “Vivid Green cast vinyl (156). 1” Green Trim-Cap, painted PMS 7496. 4” Returns are .040 alum. paint PMS 7496. Backs, 177 clear polycarbonate w/2<sup>nd</sup> surface green cast vinyl (26). Illumination – White GELcore Ultra LED’S.
  - d. “Background Panel” .125 aluminum painted PMS 7496 (satin finish). 1½” Returns are .063 alum. paint PMS 7496. Illumination – Green Excel LED System Halo around perimeter hidden in fabricated channel 1/.177 Clear Lexan cover.
7. “Window Vinyl” does not count against the allowable square feet of signage for leased space and must be approved by the Developer/Landlord. Maximum cover not to exceed 25% of window space and no permitting is required, City of Mesa Police Code.
8. All National Franchises or Companies may use their custom corporate colors.

## **EXHIBIT CONTENTS**

<u>Exhibit 4</u> "Site Plan":1 laser print & 1 PMT .....	page 26-27
<u>Exhibit 5</u> "Monument MA-1":1 laser print & 2 PMT .....	page 28-29
<u>Exhibit 6</u> "Monument MB-1 & MB-2":1 laser print & 2 PMTS .....	page 30-31
<u>Exhibit 7</u> "Shops A":1 laser print & 2 PMTS .....	page 32-33
<u>Exhibit 8</u> "Pad B – WAMU BANK":1 laser print & 2 PMTS .....	page 34-35
<u>Exhibit 9</u> "Shops C":1 laser print & 2 PMTS .....	page 36-37
<u>Exhibit 10</u> "Market 'Fresh&Easy' ":1 laser print & 2 PMTS .....	page 38-39
<u>Exhibit 11</u> "Directionals 'WAMU BANK' ":1 laser print & 2 PMTS .....	page 40-41
<u>Exhibit 12</u> "Canopy Signage 'WAMU BANK' ":1 laser print & 2 PMTS .....	page 42-43

## **ROLLED EXHIBIT CONTENTS**

<u>Exhibit 4</u> "Site Plan":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 4</u> "Site Plan":	1 – 24" X 36" Color Print	
<u>Exhibit 5</u> "Monument MA-1":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 5</u> "Monument MA-1":	1 – 24" X 36" Color Print	
<u>Exhibit 6</u> "Monument MB-1 & MB-2":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 6</u> "Monument MB-1 & MB-2":	1 – 24" X 36" Color Print	
<u>Exhibit 7</u> "Shops A":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 7</u> "Shops A":	1 – 24" X 36" Color Print	
<u>Exhibit 8</u> "Pad B – WAMU BANK":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 8</u> "Pad B – WAMU BANK":	1 – 24" X 36" Color Print	
<u>Exhibit 9</u> "Shops C":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 9</u> "Shops C":	1 – 24" X 36" Color Print	
<u>Exhibit 10</u> "Market 'Fresh&Easy' ":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 10</u> "Market 'Fresh&Easy' ":	1 – 24" X 36" Color Print	
<u>Exhibit 11</u> "Directionals 'WAMU BANK' ":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 11</u> "Directionals 'WAMU BANK' ":	1 – 24" X 36" Color Print	
<u>Exhibit 12</u> "Canopy Signage 'WAMU BANK' ":	3 – 24" X 36" Blackline Prints	
<u>Exhibit 12</u> "Canopy Signage 'WAMU BANK' ":	1 – 24" X 36" Color Print	