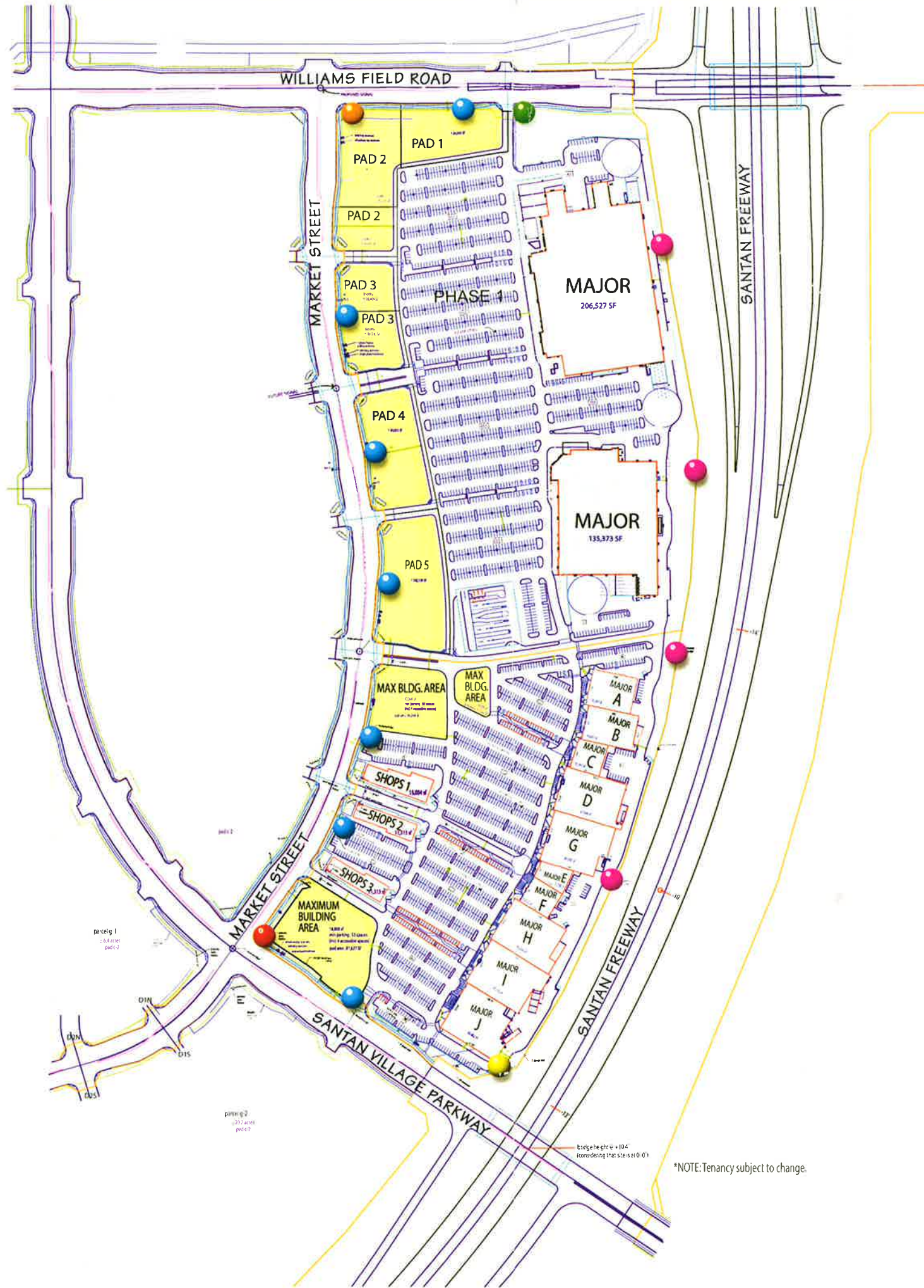
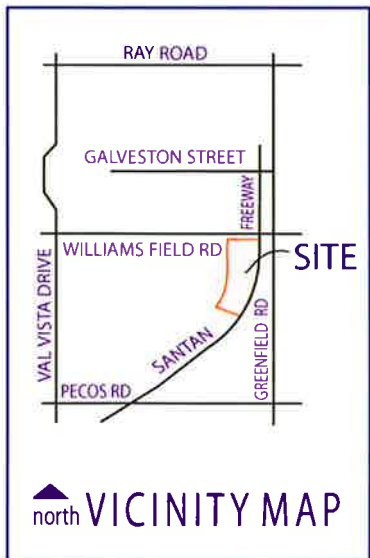


**LEGEND**

- MAJOR TENANT
- SHOPS
- PADS
- SIGN TYPES
- SIGN LOCATIONS

**project data**

|                      |                             |
|----------------------|-----------------------------|
| zoning:              | PAD C-2                     |
| <b>building area</b> |                             |
| majors               | 591,370 sf                  |
| shops                | 37,660 sf                   |
| pads                 | 35,500 sf                   |
| total                | 664,530 sf                  |
| <b>site data</b>     |                             |
| net site area:       | ±3,194,037 sf = ±73.3 acres |
| <b>parking data</b>  |                             |
| required parking:    | = 2795 spaces               |
| provided parking:    | = 3026 spaces               |



- ST-1 ST 1 - FREEWAY SIGN
- ST-2 ST 2 - MULTI TENANT TOWER SIGN
- ST-3 ST 3 - WALMART / SAM'S CLUB MONUMENT SIGN
- ST-4A ST 4A - MAIN GATEWAY ENTRY MONUMENT
- ST-4B ST 4B - MINI GATEWAY ENTRY MONUMENT
- ST-5 ST 5 - FEATURE WALL MONUMENT

**APPROVED**  
Administrative  
Design Review

Permit # PDA-2005-00013  
Case # DR04-34/ARD  
Date: 4-11-05



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|  |                          |
|--|--------------------------|
| <b>PROJECT:</b><br>SAN TAN VILLAGE FOR<br>WESTCOR / GILBERT LLC<br>Gilbert, AZ |                          |
| <b>TITLE:</b><br>Site Location Plan  |                          |
| <b>DESIGN NO:</b><br>2003-E-018  | <b>DATE:</b><br>03/01/05 |
| <b>SCALE:</b><br>AS NOTED  | <b>REVISIONS:</b>        |
| <b>SHEET NO:</b><br>SP-1   |                          |

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REVISED 03/01/05

# SANTAN VILLAGE

## General Requirements Phase 1 and 2 Building Signage (Revised 4/25/2005)

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout San Tan Village, Phase 1 and 2 for the mutual benefit of all tenants, and to comply with the approved Master Sign Package for the development, regulations of the Town of Gilbert Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the Town of Gilbert as part of a Master Sign Package submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of Gilbert, the latter shall prevail.

### I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.

- G. Advertising devices such as attraction boards, posters, banners and flags are permitted in accordance with Article 4.4: Sign Regulations of the Gilbert Land Development Code. Tenant shall obtain Developer's approval in addition to any permit(s) required by the Town of Gilbert. (Revised 3/31/2005)

### II. SPECIFICATIONS - TENANT SIGNS

#### A. General Specifications

1. No animated, flashing or audible signs shall be permitted.
2. All signs and their installation shall comply with all local building and electrical codes.
3. No exposed raceways, crossovers or conduit shall be permitted. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage. Developer shall have the sole and separate discretion in varying any provision of these specifications.
4. All cabinets, conductors, transformers and other equipment shall be concealed.
5. Painted lettering shall not be permitted except as approved by the Developer and the Town of Gilbert.
6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
7. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant or by Developer at Tenant's cost.

#### B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Developer.

### III. DESIGN REQUIREMENTS

Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the Town of Gilbert electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

#### A. Sign Area

1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying one and one-half (1.50) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. For major

and mini-major tenants, sign area may be increased by up to twenty five (25%) percent to accommodate national corporate identification programs. For shop and pad tenants located within seventy five (75) feet of a street property line, sign area for the elevation parallel to the street shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the tenant. Each shop tenant and freestanding pad tenant shall be permitted a minimum of thirty two (32) square feet of sign area per elevation upon which signage is placed.

B. Letter Height and Placement Restrictions

1. Tenant signage shall be installed in accordance with the approved Master Sign Package in location designated by the Developer and/or Developer's agents.
2. ~~Mini-Majors and shop tenants occupying 0000 SF or less shall be limited to a maximum letter height of thirty-six (36") inches. Mini-Majors occupying 10000 SF through 19999 SF shall be limited to a maximum letter height of sixty (60") inches. Mini-Majors occupying 20000 SF through 49999 SF shall be limited to a maximum letter height of seventy-two (72") inches. Majors occupying greater than 50000 SF shall be limited to a maximum letter height of ninety-six (96") inches. (Deleted 4/25/2005)~~ All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Master Sign Package. In the event that tenant sign copy is displayed using multiple lines of text, the maximum height for the multiple lines of text shall not exceed one hundred (100) inches. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of San Tan Village. Developer shall have sole and separate discretion in varying any provision of these specifications.
3. Dimensions of Sign on Wall Surface: In accordance with Section 4.407C.1f: Sign Regulations of the Gilbert Land Development Code, the length of a wall sign shall not exceed eighty (80%) percent of the horizontal length of the exterior building elevation and/or wall surface upon which it is placed. The height of a wall sign shall not exceed eighty (80%) percent of the vertical dimension of the background to which the signage is attached. (Revised 3/31/2005)
4. Shop tenant signage shall not exceed eighty (80%) percent of Tenant's leased storefront length. (Revised 3/31/2005)

C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the Town of Gilbert.

D. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a silhouette, exposed neon and/or combination of lighting methods mentioned herein.

E. Under Canopy Sign

1. Each shop tenant shall install a double-faced non-illuminated under canopy blade sign in accordance to specifications approved in this Master Sign Package. Major and Mini-Major tenants shall have the option to do so. For cost efficiencies and design/construction uniformity, all under canopy blade signs have been manufactured by Developer's project sign contractor and purchased in bulk by Developer. Each tenant that requires a blade sign shall reimburse Developer for the cost of the display and installation thereof.

F. All under canopy blade sign copy shall be flat cut out graphics and surface applied to both sides of the display. The Developer and/or Developer's Agents shall approve in writing all copy and layout prior to installation of the blade sign. Each shop tenant shall furnish and install the approved copy for said display at tenant's sole and separate expense. For convenience, tenant can furnish the copy to Developer's project sign contractor for mounting and/or can provide the project's sign contractor with electronic art suitable for production. Tenant shall pay for all costs associated with the production and mounting of tenant's blade sign copy.

G. The blade sign shall be suspended and/or projected using a mechanism consistent with other under canopy blade signs throughout the San Tan Village Phase 1 and 2 as specified.

#### IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Developer harmless for, from and against damages or liabilities on account thereof.