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(480) 921-9900

Phoenix, AZ 85040
fax: (602) 437-8073

PREPARED BY: SCOTT D. HUDSON

***SIGN CRITERIA
GILBERT & GUADALUPE***

SIGN CRITERIA

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

The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the Town of Gilbert.

The following is a description of the design criteria:

GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. 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".
2. "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.
3. 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.
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 the prior written approval of the Developer/Landlord.

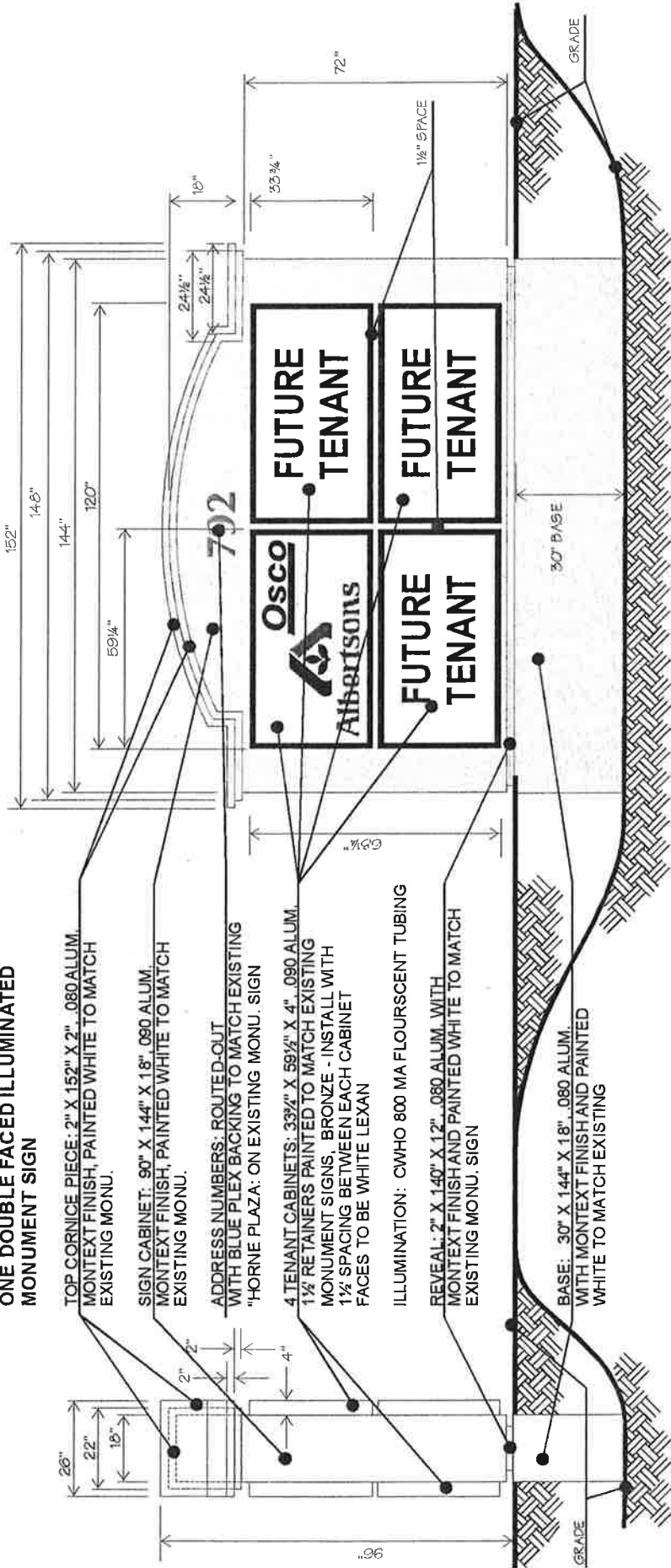
5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. 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.
8. 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.
9. All signage shall be constructed and installed at the Tenant's expense.
10. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by 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 bronze and no black iron material of any type will be permitted.
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.
14. All exposed metal shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label and be mounted on top of letters.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.

22. 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.
23. 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 or implementation.
24. Wall signs (I.D. NAME ONLY) shall consist of individual internally illuminated pan channel letters with plex-i-glass faces, 5" returns and 3/4" to 1" trim cap. Color is open to landlord and tenants approval. Signs with modifiers shall consist of individual reverse pan channel letters with a halo illumination. Color 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.
25. All signage for End-Line Tenants shall calculate signage by the following formula:
1-1/2' square feet of signage per 1' of linear frontage. No sign to exceed 80% of leased front or vertical height of sign band.
26. Letter style and color shall be subject to the approval by the Developer/Landlord.
27. A minimum of 32 square feet of wall sign area shall be allowed per tenant/user.

SHOP TENANTS

1. Tenants may have (1) one exterior sign on leased front fascia and the Tenants that have leased spaced on end caps may place signs on Tower elements. Not to exceed Town of Gilbert's sign allowance.
2. Letters to be pan-channel letters made of .040 aluminum with returns 5".
3. Return colors to be black or 313-Bronze.
4. Trim-cap color may be 3/4" and to match plex face.
5. Neon color to be decided by the Developer/Landlord.
6. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
7. Franchises may use their custom colors.

**MANUFACTURE & INSTALL:
ONE DOUBLE FACED ILLUMINATED
MONUMENT SIGN**



TOP CORNICE PIECE: 2" X 152" X 2", .080 ALUM. MONTEXT FINISH, PAINTED WHITE TO MATCH EXISTING MONU.

SIGN CABINET: 90" X 144" X 18", .090 ALUM. MONTEXT FINISH, PAINTED WHITE TO MATCH EXISTING MONU.

ADDRESS NUMBERS: ROUTED-OUT WITH BLUE PLEX BACKING TO MATCH EXISTING "HORNE PLAZA: ON EXISTING MONU. SIGN

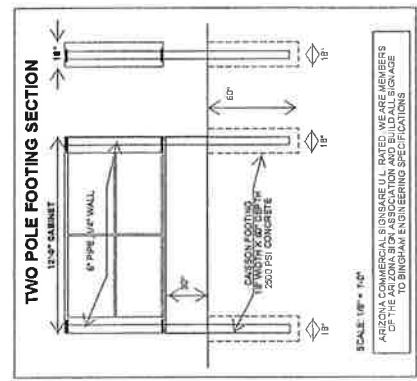
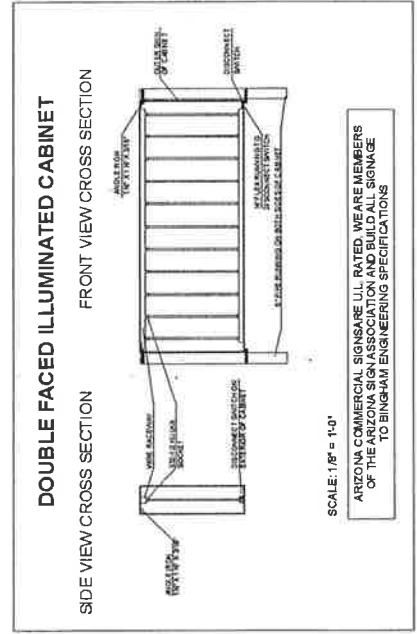
4 TENANT CABINETS: 33 1/2" X 59 1/2" X 4", .090 ALUM. 1 1/2" RETAINERS PAINTED TO MATCH EXISTING MONUMENT SIGNS. BRONZE - INSTALL WITH 1 1/2" SPACING BETWEEN EACH CABINET FACES TO BE WHITE LEXAN

ILLUMINATION: CWHO 800 MA FLOURSCENT TUBING

REVEAL: 2" X 140" X 12", .080 ALUM. WITH MONTEXT FINISH AND PAINTED WHITE TO MATCH EXISTING MONU. SIGN

BASE: 30" X 144" X 18", .080 ALUM. WITH MONTEXT FINISH AND PAINTED WHITE TO MATCH EXISTING

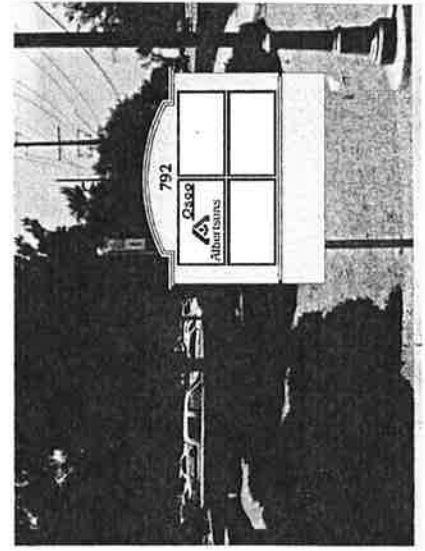
SQUARE FOOTAGE: 56.875 SQFT (6' X 10' CABINET)



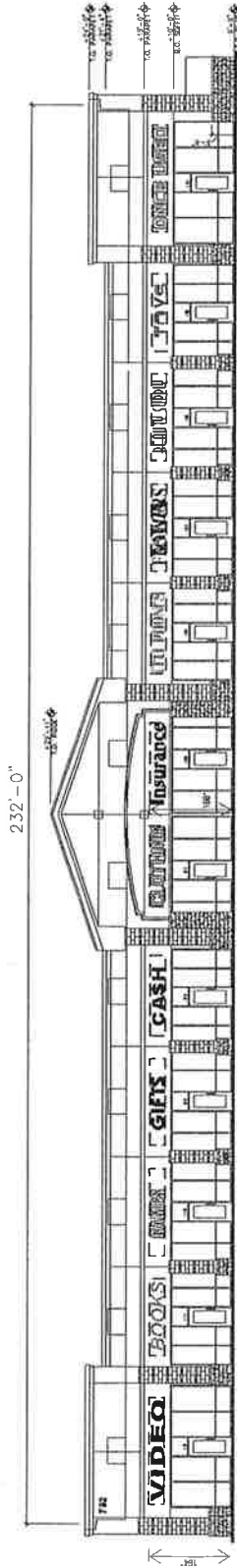
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Project Name: LEXON - Monument - 792 Gilbert Road, (Gilbert & Guadalupe) Gilbert, AZ	DATE OF DWG: 06/09/05	REVISION DATE:
Scale: 3/8" = 1' - 0"	LANDLORD APPROVAL:	DATE OF APPL':

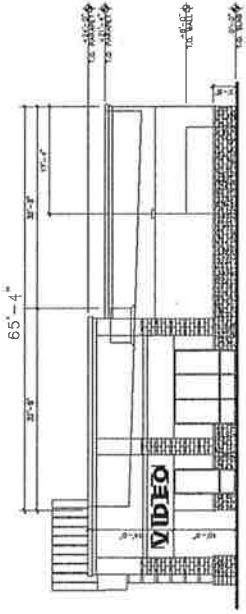
Arizona Commercial Signs
Arizona Commercial Signs are U.L. Rated, We are Members of the Arizona Sign Association and Build All Signage to Birmingham Engineering Specifications



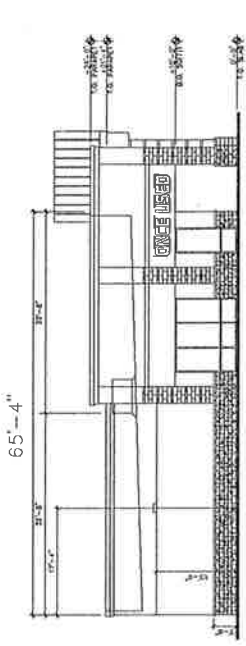
Not To Scale



RS-N North Elevation - "RETAIL SHOPS" Pad
 Scale 1/32" = 1'




RS-W West Elevation - "RETAIL SHOPS" Pad
 Scale 1/32" = 1'



RS-E East Elevation - "RETAIL SHOPS" Pad
 Scale 1/32" = 1'

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Project Name: Nationwide 	CONTACT: SCOTT HUDSON - 602.570.1912	
	DATE OF DWG: 06/09/05	REVISION DATE:
SCALE(S):	ELEVATION: 1/32" = 1' - 0"	DATE OF APPVL:
SIGN DESIGN:	LANDLORD APPROVAL:	
DETAILS:		

THIS DRAWING IS THE PROPERTY OF ARIZONA COMMERCIAL SIGNS & IS NOT TO BE REPRODUCED BY ANY OTHER SIGN COMPANY