

Brookside Bell Professional Park

Building Signage Plan

BROOKSIDE BELL PROFESSIONAL PARK

BUILDING SIGNAGE PLAN

Submittal and Compliance

1. Each Owner/Occupant shall submit or cause to be submitted to the Landlord/Landlord's agent/Association of Brookside Bell Professional Park (herein after referred to as BBPP) for review and approval, prior to submitting for permits and manufacturing, two (2) sets of detailed shop drawings for the proposed signage indicating the location, size, color, materials, letter, graphics, conduit, junction boxes, sleeves and other mounting apparatus.

Submit drawings to : Brookside Bell Professional Park
ATTN: *Joelynn Ross*
Victoria Properties Mgmt., LLC
637 South 48th Street, Suite 212
Tempe, AZ 85281

Office: (480) 303-6701

Fax: (480) 303-6704

2. Signs installed without the approval of BBPP or that are inconsistent with approved drawings may be subject to removal and proper installation at Owner/Occupant's expense.
3. Owner/Occupant and its sign company shall repair any damage caused during installation of signage.
4. No flashing, animated, blinking, rotating, moving, audible, or portable signs, posters, banners, or flags shall be permitted.
5. Any variations to standards set or items not covered in this Building Signage Plan shall not be allowed unless prior written approval is obtained from BBPP.

Building Mounted Signage

1. Owner/Occupant occupying a single/multi-tenant building shall be permitted (1) square foot of sign area for each lineal foot of frontage of the exterior building elevation where the sign is displayed. The total aggregated area of all such wall sign(s) shall not exceed 15% of the front face/plane of a single- or multi-tenant building, or wall plane of an individual business frontage where more than one tenant occupies the building. The calculation of such aggregate shall be measured from the ground to the roofline of the building.
2. Sign shall be oriented to the business street frontage or to common use parking lots on which the business fronts or takes access. Where a commercial building has more than one street frontage, only one of the frontages on a street may be designated by the owner/agent as the front of the building for purposes of calculating aggregated allowed wall sign area.
3. Owner/Occupant shall be allowed a maximum of two (2) lines of copy where allowable.
4. Letter height for single line copy: 8 inches minimum and 18 inches maximum. In the event there are two (2) lines of copy the minimum letter height shall be 8 inches and the maximum letter height shall be 12 inches. The space between the lines of copy shall be 6 inches.
5. Letter style shall be Helvetica or Optima Medium.
6. All building mounted signage shall be individual injection molded plastic letters and shall be stud mounted flush to wall. Maximum return shall be 12". Exposed Raceways shall not be permitted. As long as the aforementioned criteria are met, the lettering may be illuminated by halo affect or other means as long as it does not require additional lighting to be added (i.e. raceway, spot lights-ground or building mounted, over canopy lights). Lettering shall be heavy grade plastic and shall be the same injection molded Minnesota style Duranodic bronze. Final approval will be at the sole discretion of Brookside Bell Professional Park. Metal signs shall be permitted if backlit halo is desired. Metal signs must be of the same color. Maximum return for backlit halo shall be 4".
7. Locations must be prior approved by Brookside Bell Professional Park. All sign copy shall stay within eight (8) inches from all doors, windows and building architectural features.
8. Only one tenant per designated sign area is permitted.

Construction Requirements

1. All sign bolts, fastening, 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.
2. 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.
3. All penetrations of the building structure, letters, conductors, tubing or other equipment required for sign installation shall not be exposed.
4. All exposed metals shall be painted to render them inconspicuous.
5. Sign contractor an/or Owner/Occupant shall pay for any damage to the fascia, canopy, structure, roof or flashing caused by sign installation. Owner/Occupant shall be fully responsible for the operations of Owner/Occupant's sign contractor.
6. No would exposed tubing, ballasts, crossovers, conductors, transformers, or conduit will be permitted.
7. Location of all openings for conduit and sleeves in building walls shall be indicated by the sign contractor on drawings submitted for approval by SCW. The contractor shall install the same in accordance with the approved drawings.
8. All signs and their installation must comply with all applicable uniform building and electrical codes used in the City of Surprise. All electrical signs shall bear U.L. label.
9. All sign companies contracted with by Owner/Occupant must be a licensed contractor in the State of Arizona and must carry worker's compensation and public liability insurance against all damage suffered or done to any and all personal and/or property while engaged in the construction or erection of signs in the amount of two million and no/100 dollars (\$2,000,000.00) per occurrence.

Front Entrance Door Lettering: +/- or adjacent window

Owner/Occupants shall be allowed white, die cut vinyl lettering professionally done on the front entrance door or adjacent window only of its suite.

The following will be allowed and must be submitted to Landlord for final approval.

1. Owner/Occupant's name of Business.
2. Names of Doctor(s) practicing within business (or other employees)
3. Hours of operation.
4. Phone Number

Letter style shall be Helvetica medium or Optima medium.

Letter heights shall be a maximum of 3" and a minimum of 1", with $\frac{3}{4}$ " space between lines.

Private/Delivery Entrance Door Lettering:

All Private/Delivery entrances shall be marked as such using the same lettering criteria as set above.

No other window signage will be allowed without Landlord approval.