

Greenway Professional Park Building/Monument Signage Criteria

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Greenway Professional Park for the mutual benefit of all buyers and to assist the Buyer in complying with the regulations of the City of Phoenix Sign Ordinance, and building codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by Buyer shall be brought into conformance at the sole cost and expense of Buyer. If a conflict is found to exist between these criteria and the City of Phoenix Sign Ordinance, the latter shall prevail.

I. GENERAL REQUIREMENTS

- A. Buyer shall submit or cause to be submitted to the Greenway Professional Park Condominium Association Board of Directors ("Association") for approval, prior to fabrication, two (2) copies of detailed drawings indicating the location, size, layout, design color, and method of attachment. ALL signage (including building signs, window decals, monument sign panels, etc.) must be approved by the Association prior to fabrication/installation.
- B. Buyer or Buyer's representatives shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Buyer's sole expense.
- D. Buyer 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 Association or Association's authorized representative.
- F. Buyer shall be responsible for the installation and maintenance of Buyer's sign. Should Buyer's sign require maintenance or repair, Association shall give Buyer thirty (30) days written notice to effect said maintenance or repair. Should Buyer fail to do the same, Association may undertake repairs and Buyer shall reimburse Association within ten (10) days from receipt of Association's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

II. SPECIFICATIONS—BUYER SIGNS

- A. General Specifications
 - 1. No illuminated, animated, flashing or audible signs shall be permitted.
 - 2. All signs and their installation shall comply with all local building codes.
 - 3. Buyer signage shall not include any background color, material and/or structure used to delineate Buyer's signage.

Association shall have sole and separate discretion in varying any provision of these specifications.

4. Painted lettering shall not be permitted except as approved by the Association and the City of Phoenix.
5. Any damage to the sign band face or roof deck resulting from Buyer's sign installation shall be repaired at Buyer's sole cost.
6. Upon removal of any sign by Buyer, any damage to the sign band face shall be repaired by Buyer or Association at Buyer'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 Association.
2. Buyer shall install suite number signage on storefront glass above the entry door using 6" high, white vinyl numbers.

III. DESIGN REQUIREMENTS

Individual letters and logos shall be reverse pan channel aluminum letters. The letters are to be flush mounted onto the building fascia. Any sign installation found to be non-compliant shall be corrected/repared immediately by Buyer at Buyer's sole expense.

A. Sign Area

1. The maximum aggregate sign area per building elevation for each Buyer shall be calculated by multiplying one (1.00) times the length of the suite frontage(s) and/or building elevation(s) occupied by the Buyer. (for example: 20 ft of suite frontage would provide a maximum of 20 sf of allowable signage)

B. Letter Height and Placement Restrictions

1. See attached Exhibits by Royal Sign Company.
2. Length of Sign on Wall Surface: In no event shall any sign exceed eighty percent (80%) of the suite frontage and or building elevation occupied by the Buyer and/or wall surface upon which it is placed. The sign band height as shown on the exhibits by Royal Sign Company and the allowable sign area shall regulate letter height.

C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Buyer's choice, subject to the approval of Association and/or Association's agents and the City of Phoenix.

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.
- 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. Buyer shall be fully responsible for the operations of Buyer's sign contractors and shall indemnify, defend and hold Association harmless for, from and against damages or liabilities on account thereof.

V. MONUMENT SIGN PANELS (Only applicable to those Buyers purchasing a Monument Sign Panel)

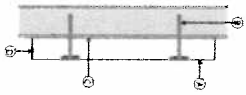
- A. Buyer lettering shall be water-jet cut (at Buyer's expense) to prevent peeling of paint.

DESIGNATED TENANT DISPLAY AREAS

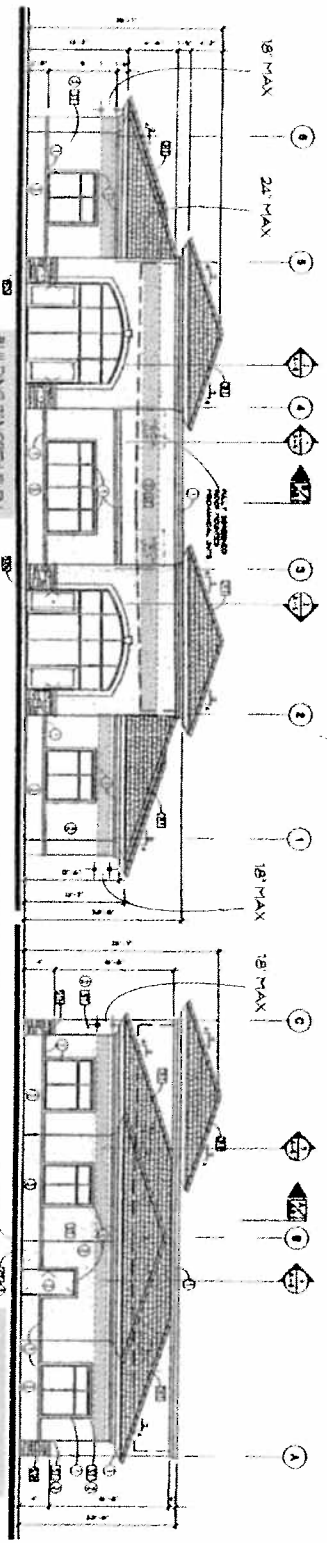
Tenant copy to be 3" deep reverse pan channel aluminum letters painted MAP Anodic-Matte finish and mounted to fascia as indicated.

Notes: Field Verify Fascia Area Prior to Fabrication of Signs

Non-Illuminated RRC - Cross Section Detail



A	RRC Metal Letter
B	Sign Mounting
C	Wall Surface
D	Weep Hole

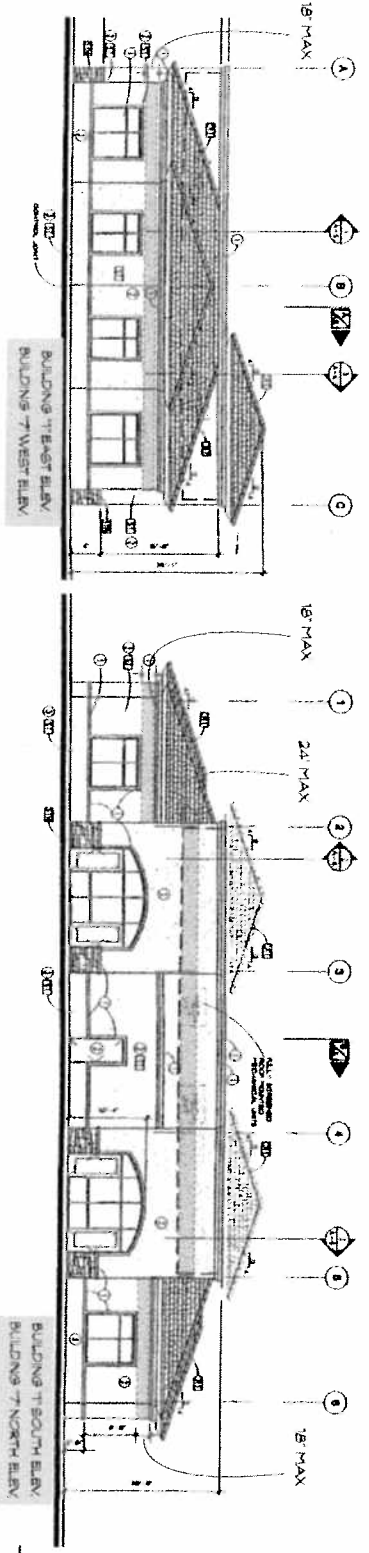


BUILDING NORTH ELEV
BUILDING SOUTH ELEV

BUILDING WEST ELEV
BUILDING EAST ELEV

Scale
1/8" = 1'-0"

(RED BANDS DENOTE SIGN LOCATION) = [Red Band Symbol]



BUILDING EAST ELEV
BUILDING WEST ELEV

BUILDING SOUTH ELEV
BUILDING NORTH ELEV

Client

Greenway Professional Park

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Phoenix, AZ



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TEL: 602.778.4500
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Design Firm

design@vodka.com

5 FEB 06

5 CURVE

RFP

1-04

Owner Number
06-0413

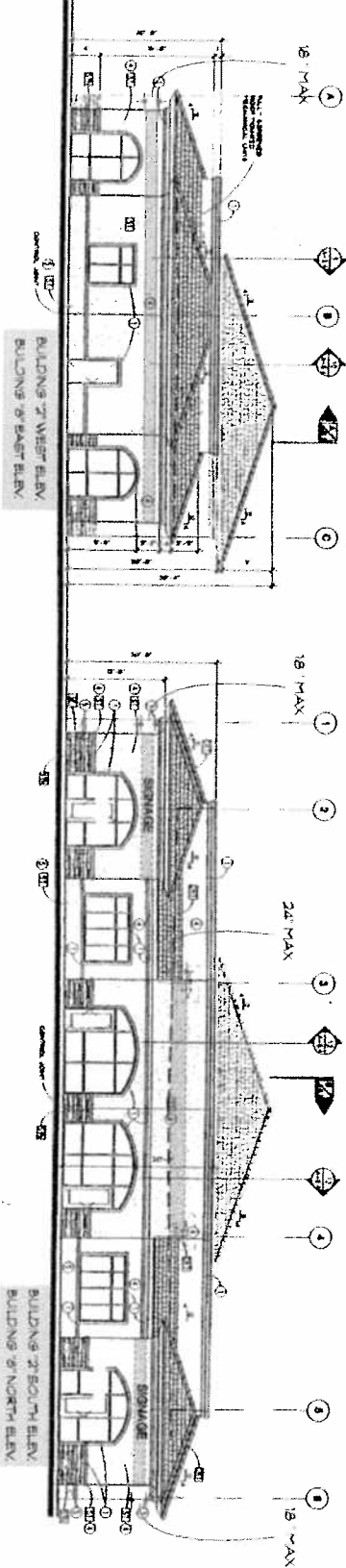
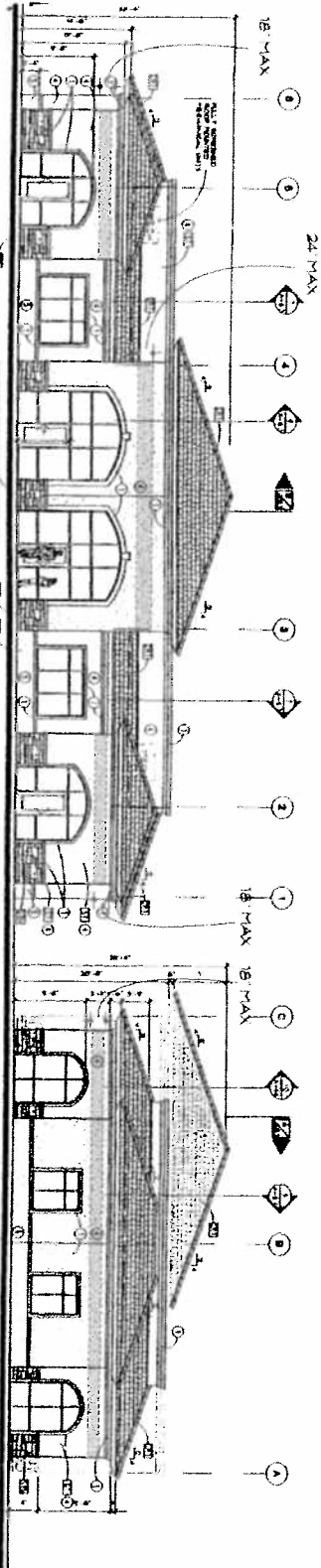
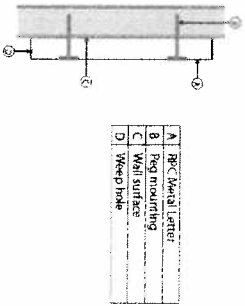
Building Type
1 & 7

**DESIGNATED TENANT
DISPLAY AREAS**

Tenant copy to be 3" deep reverse painted aluminum letters painted MAP Anodic. Marble finish stud mounted to fascia as indicated.

Note: Field Verify Grade Area
Prior to Fabrication of Signs

Non-Illuminated BRCC - Cross Section Detail



**Griffin by
Professional
Park**

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Phoenix, AZ



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DATE: 02/06/06

Client Name:

Design/Drawn by:

20 FEB 06

S. Curran

RPD

1/26

Draw Number
06-0474

Building Type
2 & 8