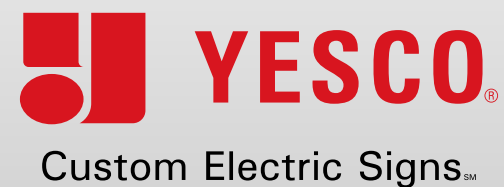


SOUTHBIDGE MARKETPLACE

Comprehensive Sign Program

Southeast corner of Honeycutt & John Wayne Pkwy
Maricopa, AZ 85139-9999

September 2024



6725 West Chicago Street | Chandler, AZ 85226 | 480.449.3726 | www.yesco.com

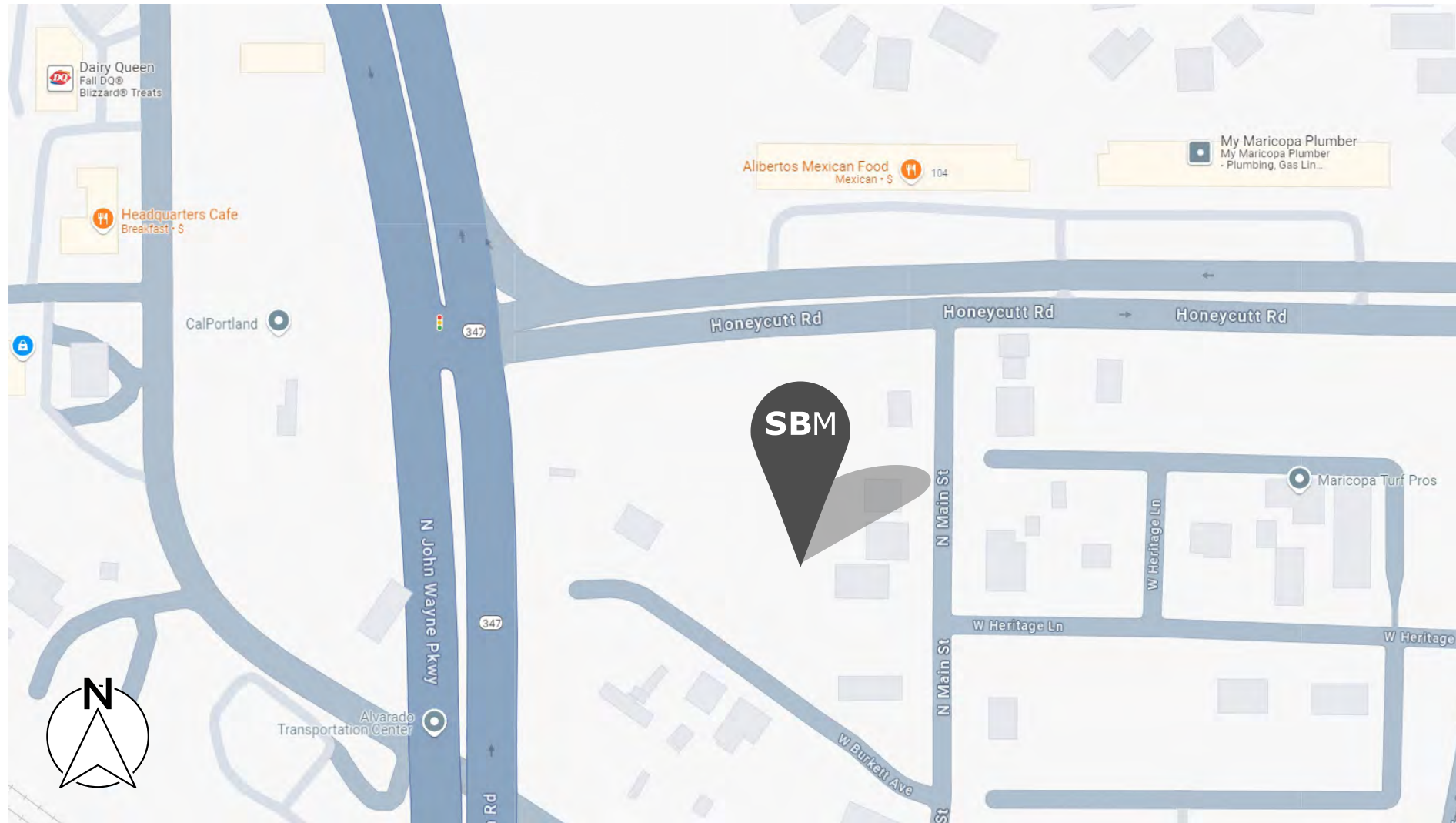
OPY: 62358

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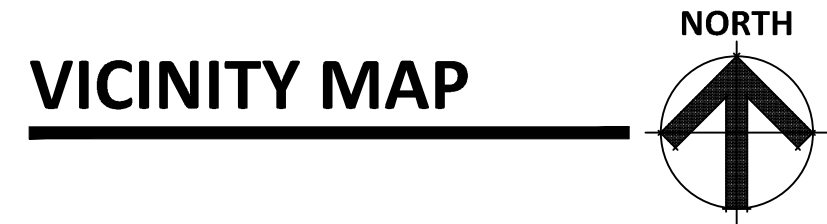
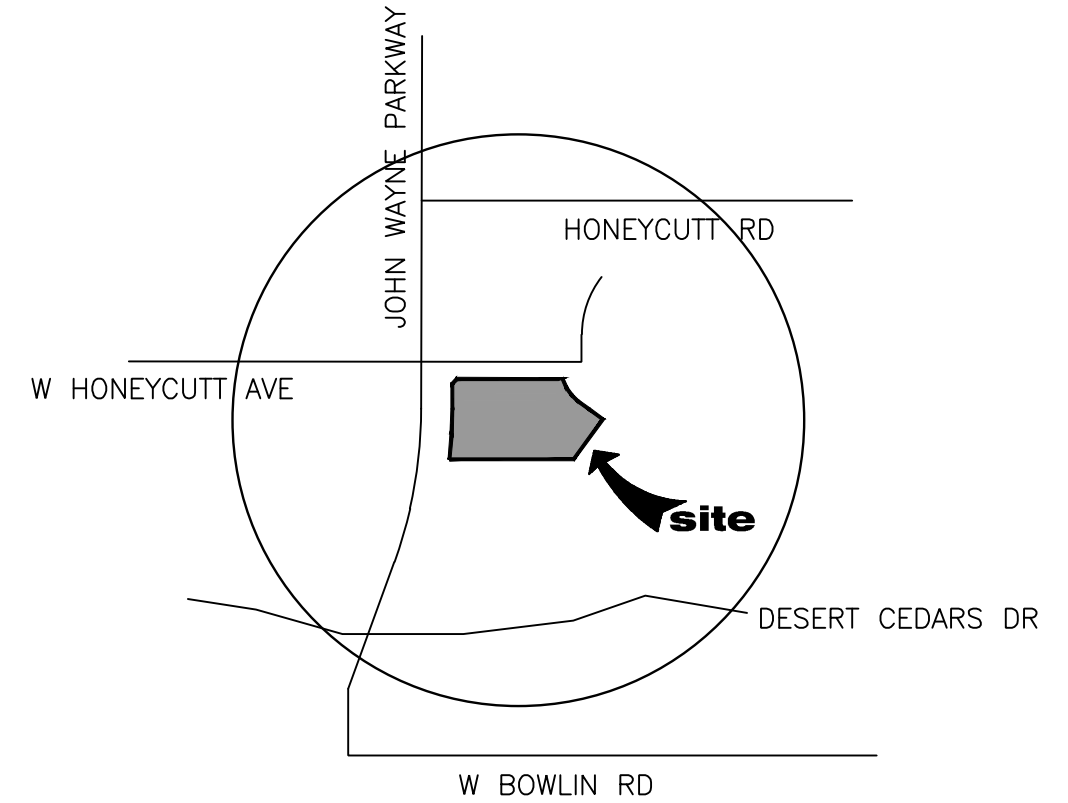
VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, AZ



VICINITY MAP

LANDLORD CONTACT INFORMATION

MICHAEL KOSLOW
 DESERT CEDARS EQUITIES, L.L.C.
 602.799.3462
 karizona@cox.net

SIGNAGE CONSULTANT



Custom Electric Signssm

Phoenix Division
 6725 WEST CHICAGO STREET
 CHANDLER, AZ
 85226
 480.449.3726
www.yesco.com

SENIOR ACCOUNT EXECUTIVE

KELLY CHIPMAN
 P 480.403.7720
 C 602.402.5515
kchipman@yesco.com

SITE INFORMATION

TOTAL LOT AREA OF DISTURBANCE: *REFER TO PLAN FOR LOT DIMENSION	108,578 S.F. / 2.49 ACRES
TOTAL LOT AREA:	108,578 S.F. (2.49 ACRES)
NEW PARCEL 1:	60,973 S.F.
BUILDING ADDRESS:	44535 W HONEYCUTT AVE
BUILDING 1:	5,000 S.F.
OPEN SPACE:	34,468 S.F.
LANDSCAPE REQUIREMENT:	9,146 S.F. (15%)
LANDSCAPE PROVIDED:	21,505 S.F. (35%)
PARKING REQUIREMENT:	COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 100 S.F. 4,000 S.F. x 80% SEATING = 3,200 S.F. 3,200 S.F. / 100 S.F. = 32 SPACES
TOTAL REQUIRED SPACES:	36 SPACES
PARKING PROVIDED:	38 SPACES
EXCESS PARKING:	2 SPACE
NEW PARCEL 2:	47,605 S.F.
BUILDING ADDRESS:	44405 W HONEYCUTT AVE
BUILDING 2:	3,380 S.F.
OPEN SPACE:	27,221 S.F.
LANDSCAPE REQUIREMENT:	7,141 S.F. (15%)
LANDSCAPE PROVIDED:	17,004 S.F. (36%)
PARKING REQUIREMENT:	COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 75 S.F. 1,960 S.F. x 80% SEATING = 1,568 S.F. 1,568 S.F. / 75 S.F. = 21 SPACES OUTDOOR SEATING = 1 / 400 S.F. 420 S.F. / 400 S.F. = 1 SPACE
TOTAL REQUIRED SPACES:	26 SPACES
PARKING PROVIDED:	28 SPACES
EXCESS PARKING:	2 SPACES
TOTAL REQUIRED PARKING:	62 SPACES
TOTAL PARKING PROVIDED:	66 SPACES
EXCESS PARKING:	4 SPACES
PROPOSED BUILDING HEIGHT:	30'-0" MAXIMUM
PROPOSED IMPERVIOUS SURFACE:	ASPHALT / CONCRETE

SITE DATA

PARCEL NUMBER/S	510-25-009T
EXISTING ZONING	GENERAL MIXED-USE (MU-G)
PROPOSED ZONING	GENERAL COMMERCIAL (GC) ZON23-05
JURISDICTION	CITY OF MARICOPA
LEGAL DESCRIPTION	A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, AZ
BASIS OF BEARING	THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)
DEVELOPMENT STANDARDS:	
MAXIMUM BUILDING HEIGHT:	60'-0"
FRONT SETBACK:	10'-0"
SIDE SETBACK:	0'-0"
STREET SIDE SETBACK:	10'-0"
REAR SETBACK:	20'-0"
LOT COVERAGE:	N/A
RELATED DEVELOPMENT CASES:	REZONE MARICOPA STATION (ZON23-01) APPROVED BY COUNCIL 04-04-2023 APPROVED REZONE WITH A CASE NUMBER ZON23-05
TOTAL LOT AREA OF DISTURBANCE:	108,578 S.F. / 2.49 ACRES

MATERIAL INFORMATION

ALUMINUM CANOPY
 MARQUEE AWNING
 COLOR: SPANISH CARMINE (DEFD11)
 MANUFACTURER: DUNN EDWARDS

NICHIHA AWP 1818
 COLOR: SPRUCE
 SERIES: VINTAGEWOOD

ANODIZED ALUMINUM
 STOREFRONT WITH CLEAR LOW-E INSULATED GLASS

MAN DOOR
 COLOR: BLACK BEAN (DE6385)
 MANUFACTURER: DUNN EDWARDS

SYNTHETIC STUCCO
 COLOR: BLACK BEAN (DE6385)
 MANUFACTURER: DUNN EDWARDS

NICHIHA TUFFBLOCK MODERN SERIES STEEL
 COLOR: SILVER SPOON (DE6366)
 MANUFACTURER: DUNN EDWARDS

BRAKE METAL
 COLOR: BLACK BEAN (DE6385)
 MANUFACTURER: DUNN EDWARDS

INTRODUCTION

The purpose of this Comprehensive Sign Program (CSP) is to ensure the design and production of quality signage to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, Landlord, and Tenants.

This sign program establishes maximum and minimum letter sizes, sign area allowances, locations and fabrication standards, all of which are subject to the sole discretionary approval of the Landlord within the context of this sign program and the lease.

Any issue or stipulation not addressed within this sign program must comply with the city of Maricopa Ordinance and be approved in writing in advance by the Landlord.

SUBMITTALS AND APPROVALS

All Tenant signs are subject to the Landlord's written approval. The Landlord's approval shall be based on the following criteria:

Design, fabrication and method of installation of all signs shall conform to this sign criteria.

The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord's approval:

Submit one (1) set of detailed sign design, shop drawings to the landlord. This drawing to include: all building signage, window signage, and tenant panels (if necessary). You must also include the signature page of this CSP verifying that you have read all requirements and prohibited signage and that you understand and will comply with all items set forth in this CSP. Signature page can be found on page 6 of this document.

Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by local authorities.

Sign drawings must include a scaled storefront drawing illustrating the proposed sign design, the overall suite frontage and the sign placement dimensions on the building. All sizes are to be provided in US dimensions.

Sign drawings must also include a scaled sign elevation and section detail indicating construction and attachment methods and illumination details. All sizes are to be provided in US dimensions.

Letters must be accurately dimensioned and spaced.

SUBMITTALS AND APPROVALS - CONT.

Sign external finishes and types of materials must be included on the sign drawings.

Unless the Landlord has received the above described drawings and information in the quantities set forth above, the Landlord will not approve the Tenant's exterior sign.

Revisions and Approval:

All drawings marked "revise and Resubmit" must be resubmitted with the required corrections prior to fabrication.

Only after all drawings have been marked "Approved" or "Approved as Noted" and after permit is obtained, may the fabricator proceed with fabrication per approved drawings.

FABRICATION AND INSTALLATION REQUIREMENTS

The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:

A stamped set of final drawings reflecting the Landlord's approval shall be on file in the Landlord's office.

All applicable city sign permits required by the local authorities have been obtained.

The Landlord must be notified 48 hours in advance prior to the sign being installed.

The Landlord must receive a Certificate of Insurance from the Sign Contractor actually performing the installation.

The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-Box and any secondary J-Box required) and all other labor, materials, and future maintenance.

The Tenant and their Sign Contractor are responsible for understanding this Criteria and conforming to its requirements.

The Tenant shall ultimately be responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.

All signs must be attached to wall as shown in detailed exhibits.

Spacers must be painted to match wall sign is mounted to.

FABRICATION & INSTALLATION CONTINUED

Ladders, installation equipment and installation crews are not permitted to lean on building, all installation equipment must be freestanding to avoid contact or damage to building or storefront.

All penetrations of the building structure required for sign installation shall be sealed to create a watertight condition and patched to match adjacent finish.

Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by installation of said Tenant's sign.

The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete.

Each Tenant shall be responsible for the performance of its Sign Contractor.

Each Tenant shall be responsible for the removal of its sign within (10) days of vacating the site. Removal of the sign shall include the repair of the wall surface back to its original condition and finish painting to nearest panel edge if color difference is visible. If the Tenant does not repair wall surface to Landlord's satisfaction, Landlord will perform repairs at Tenant's expense.

Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall effect said maintenance or repair to Landlord's satisfaction, at Tenant's expense.

Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within 15 days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said 15 days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

In no case will there be any exposed: conduit, transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication and installation practices.

STOREFRONT SIGNAGE

All Tenants to have a storefront sign. Sign shall be located only in the spaces specifically outlined in this criteria for each building elevation. Signage type and size shall conform to guidelines outlined for each Pad in the following exhibits.

Signs shall be limited to letters designating the store name as set forth in the signed lease agreement between Tenant and Landlord. Trademark logo symbol may be considered upon written approval by the Landlord.

PROHIBITED SIGNS

A. Abandoned Signs

B. No Street or Building Banners, pennants, inflatable signs, tethered balloons, searchlights, and similar attention-getting devices.

NOTE: Temporary Banners are allowed for Grand Openings or Special Events, for a maximum of 15 days and are not to interfere with any other signage.

C. Signs that imitate, resemble or may be confused with any official emergency vehicle, traffic control sign, signal or device.

D. Signs attached to trees, telephone poles, public seating, streetlights or placed on any public right of way without government approval.

E. Vehicle signs and portable signs.

F. Roof mounted signs and signs projecting above parapet.

G. Weekend directional signs.

H. Signs made of plywood, pressed board or other non-exterior grade wood products.

I. Painted on wall signs and murals

J. Blinking or Flashing Signs

K. Other signs not expressly outlined as acceptable in this criteria.

TENANT ACKNOWLEDGMENT AND COMPLIANCE WITH COMPREHENSIVE SIGN PROGRAM

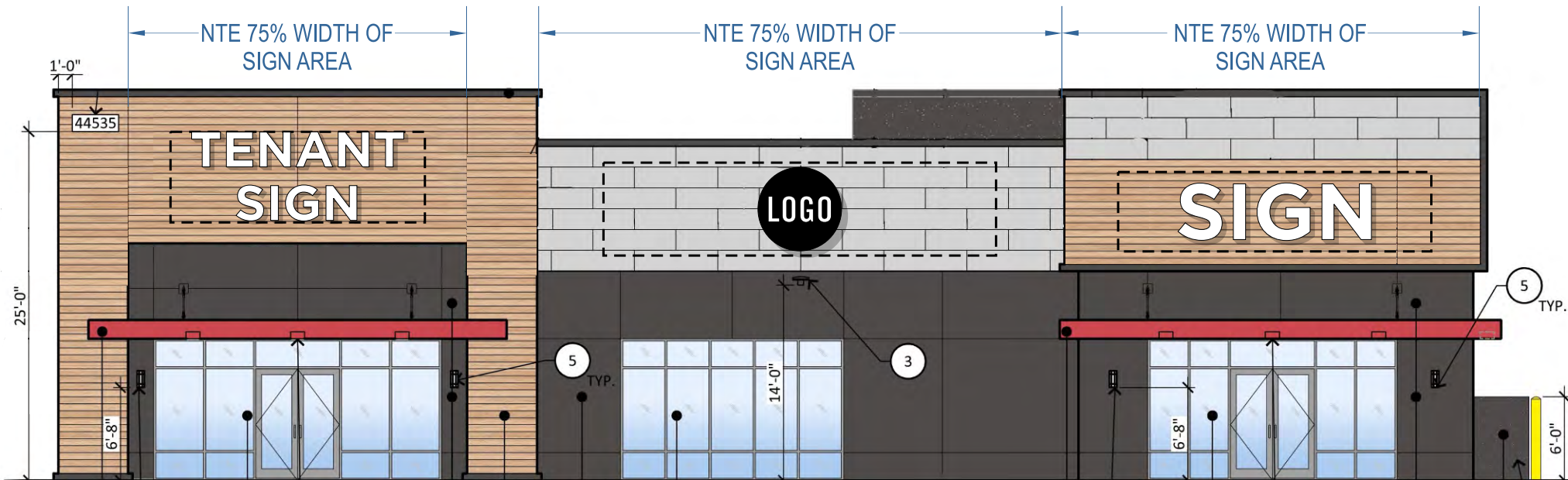
I _____ acknowledge have I have received and read the CSP (Comprehensive Sign Program) in full and will adhere to all policies and procedures set forth in this document.
(PRINT FULL NAME HERE)

BUSINESS NAME: _____ SIGNATURE: _____ TITLE: _____ DATE: _____

**PLEASE FILL THIS OUT AND
SUBMIT THIS PAGE TO THE LANDLORD
WITH A COPY OF YOUR SIGNAGE
SUBMITTAL.**

SIGN MATRIX

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
A FREESTANDING ENTRYWAY MONUMENT SIGN	D/F ILLUMINATED DEVELOPMENT IDENTITY SIGN WITH MULTI- TENANT PANEL SIGNAGE	IDENTIFY DEVELOPMENT AND TENANTS IN THE COMPLEX	LOCATED AT SOUTHEAST CORNER OF HONEYCUTT & JOHN WAYNE PKWY	ONE (1)	9'-4" WIDE x 13'-6" TALL	ALUMINUM FAUX WOOD COMPOSITE ACRYLIC VINYL	INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE	BUILDING / TENANT TYPE	LOCATION	QTY / SIGN AREA	MAX. LETTER / LOGO HEIGHTS		MATERIALS	ILLUMINATION
B MULTI TENANT BUILDINGS WALL SIGNAGE	<p>MAIN ID REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL</p> <p>SECONDARY COPY REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL, NON-ILLUMINATED FCO, ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET</p>	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	<p>1.5 SF PER LINEAL FOOT OF LEASED FRONTAGE</p> <p>CALCULATIONS ARE PER ELEVATION AND NOT AGGREGATE</p> <p>EACH TENANT MAY HAVE A MAXIMUM OF FOUR (4) SIGNS UNLESS OTHERWISE APPROVED BY LANDLORD</p>	<p>LOGO HEIGHT: NTE 72" LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY: NTE 30" PER LINE LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY: NTE 48" MINIMUM LETTER HEIGHT: 18"</p> <p>NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON</p>	<p>MAIN ID SIGNS / LOGO SIGNS FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL</p> <p>SECONDARY SIGNAGE REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL, FRONT & REAR LIT PAN CHANNEL, FCO LETTERS OR PUSH THRU ILLUMINATED CABINET</p>	<p>ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED</p> <p>ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED</p>	
SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
C NON-SAFETY COMPLIANT SIGNAGE	S/F NON- ILLUMINATED PANELS	IDENTIFY AREA WHERE CUSTOMERS ARE TO PICK UP ONLINE + PHONE ORDERS	POLE MOUNTED IN FRONT OF DESIGNATED PARKING SPACE OR FLUSH MOUNT PANEL TO WALL	NUMBER TO BE DETERMINED BY TENANT AND APPROVAL FROM LANDLORD	TYPICAL: 12" WIDE x 18" TALL	ALUMINUM VINYL	N/A: NON-ILLUMINATED

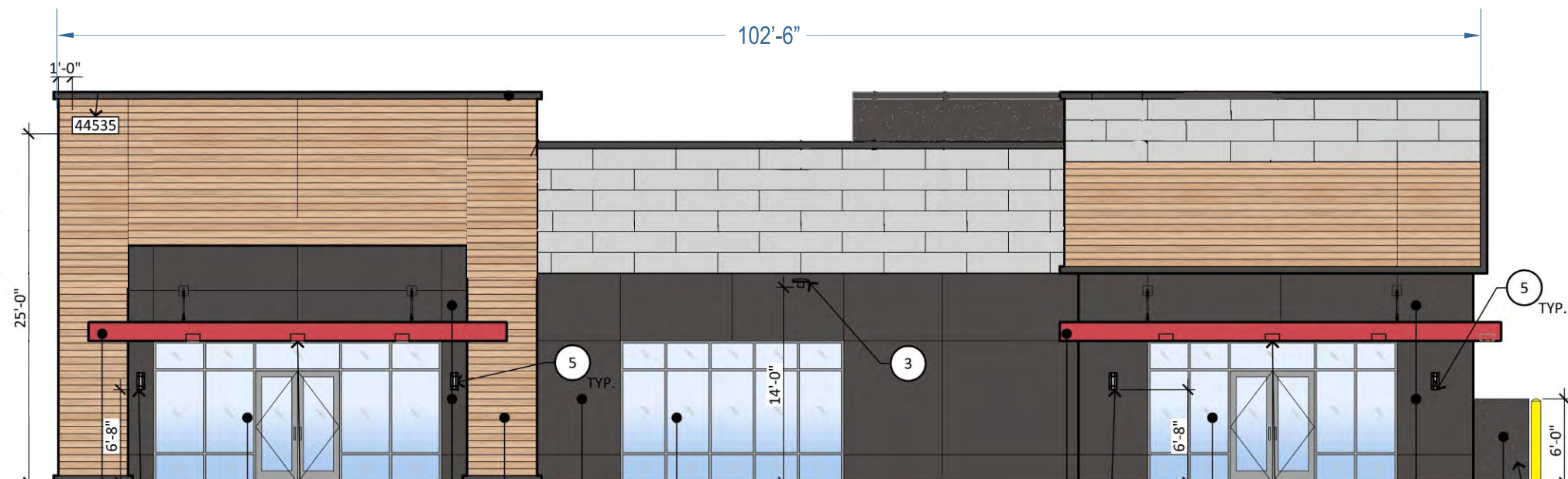


SQUARE FOOTAGE ALLOWANCES:

- 1.5 SQUARE FEET PER LINEAL FOOT OF LEASED FRONTAGE
- 2 LINES OF COPY MAX 30" TALL LETTERS
- 1 LINE OF COPY 48" MAX HEIGHT LETTERS
- LOGO MUSIC LOGO MAX HEIGHT 72

EXAMPLE 1 ELEVATION #1

SCALE: 3/32" = 1'-0"



SINGLE TENANT EXAMPLE

IN THIS EXAMPLE, IF THERE WAS A SINGLE TENANT IN THIS BUILDING, YOU WOULD HAVE 102'-6" OF LEASED FRONTAGE, MULTIPLY THAT BY 1.5, AS SHOWN BELOW, ALLOWING YOU 153.75 SQUARE FEET OF SIGNAGE PERMITTED ON THIS ELEVATION

$102.5 \times 1.5 = 153.75 \text{ SF ALLOWED}$

SQUARE FOOTAGE ALLOWANCES ARE PER ELEVATION AND NOT AGGREGATE

EXAMPLE 2 ELEVATION #1

SCALE: 3/32" = 1'-0"

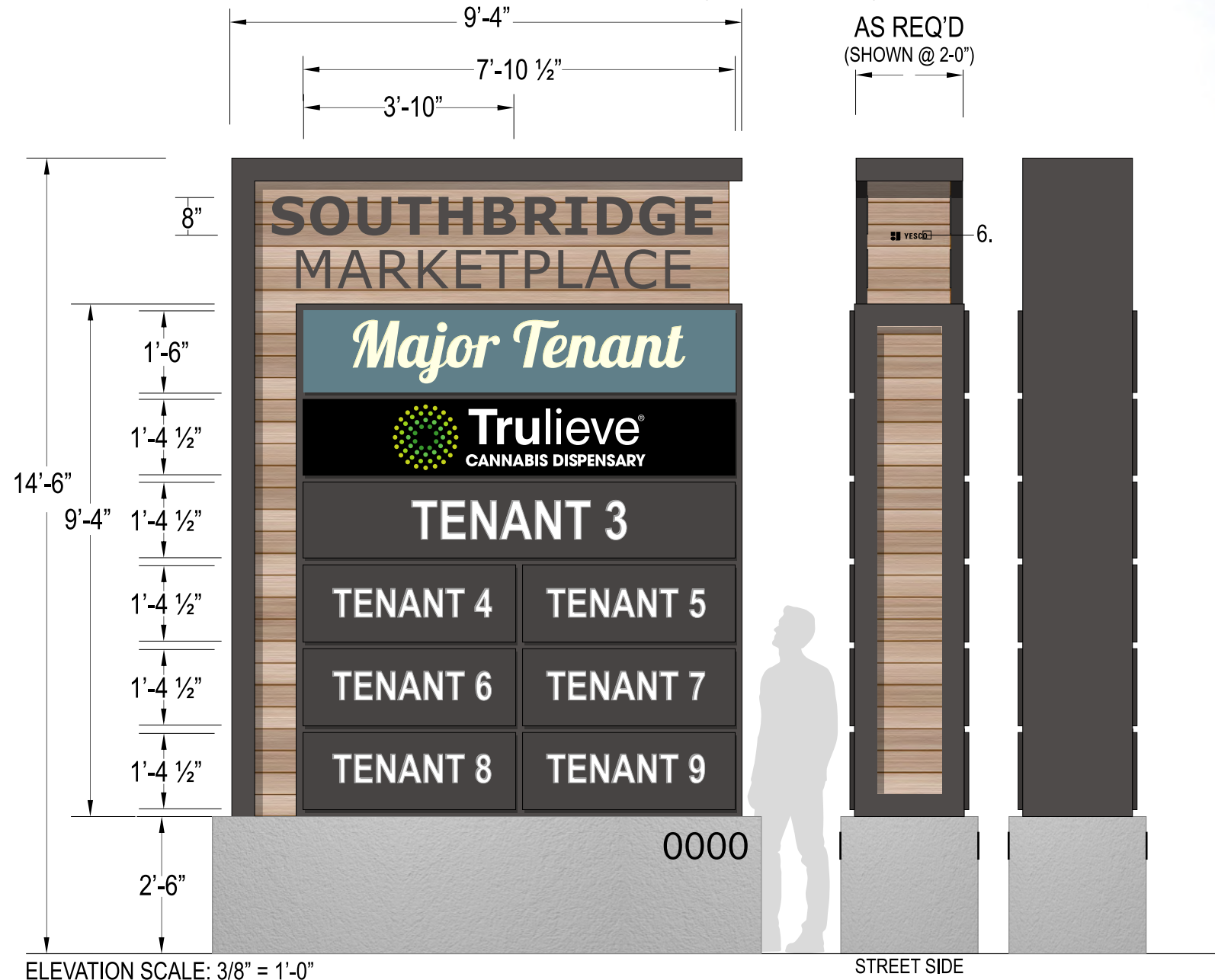


EACH WORD OR LOGO GRAPHIC CAN BE INDIVIDUALLY CALCULATED
WITH ONE CONTINUOUS BOX / RECTANGLE

A D/F ILLUMINATED DEVELOPMENT IDENTITY SIGN WITH MULTI- TENANT PANEL SIGNAGE

PERSPECTIVE VIEW N.T.S.

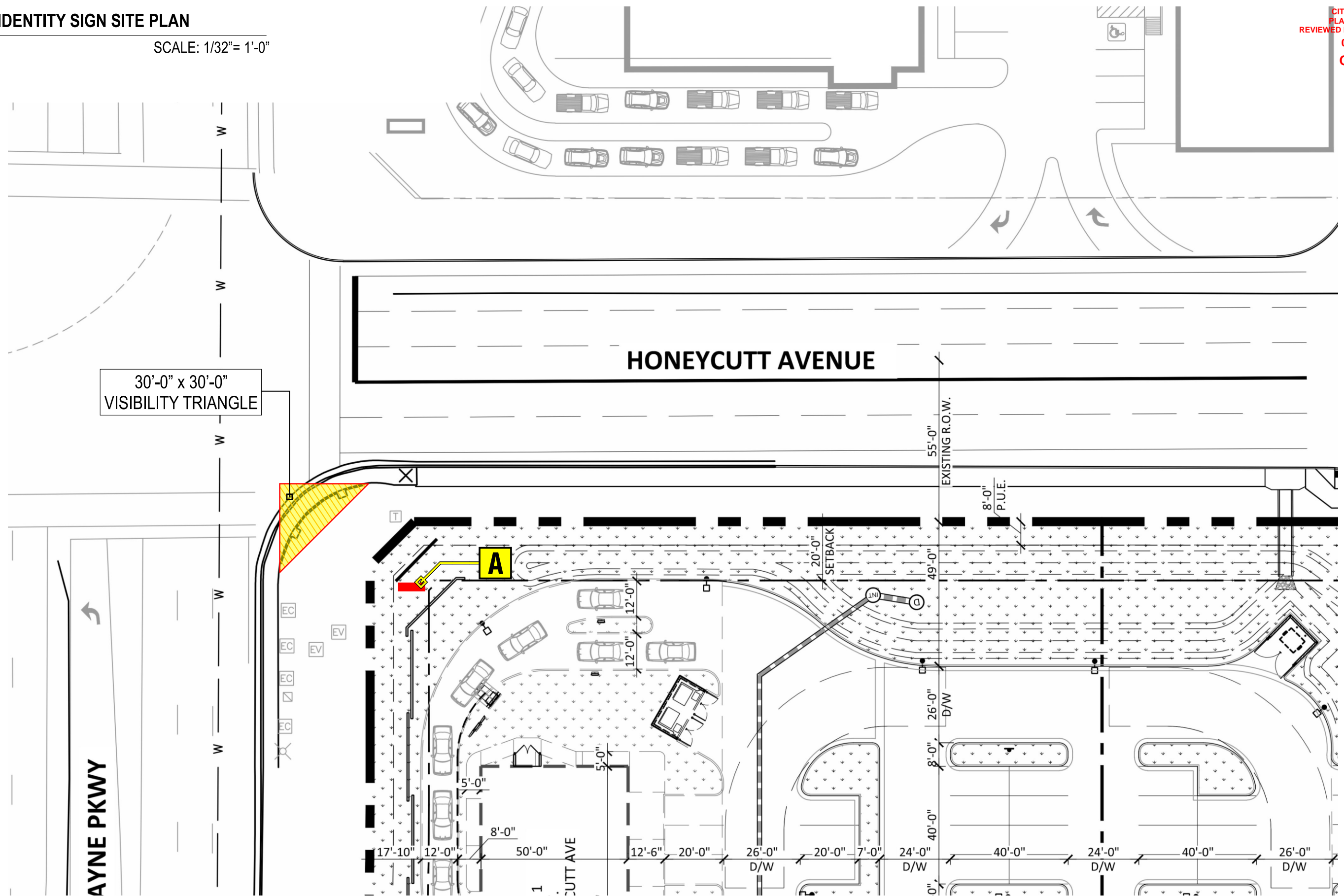
1. ALUMINUM ACCENT CABINET WITH PAINTED FINISH TO MATCH DE BLACK BEAN
2. ALUMINUM CABINET WITH VINTAGE WOOD - NICHHA AWP 1818, SPRUCE PANELS
3. ALUMINUM FCO COPY WITH PAINTED FINISH TO MATCH DE BLACK BEAN
4. 1" DEEP ALUMINUM TENANT CABINETS WITH PAINTED RETURNS TO MATCH BLACK BEAN WITH ROUTED OUT COPY BACKED WITH ILLUMINATED ACRYLIC
5. BASE FINISHED TO MATCH DE SILVER SPOON WITH TEXTURED FINISH WITH ALUMINUM FCO ADDRESS #s (TBD)
6. BLACK VINYL YESCO LOGO
7. CONCEALED AMBER LEDs TO WASH DOWN BELOW ONTO COPY (SEE NIGHT VIEW)



DEVELOPMENT IDENTITY SIGN SITE PLAN

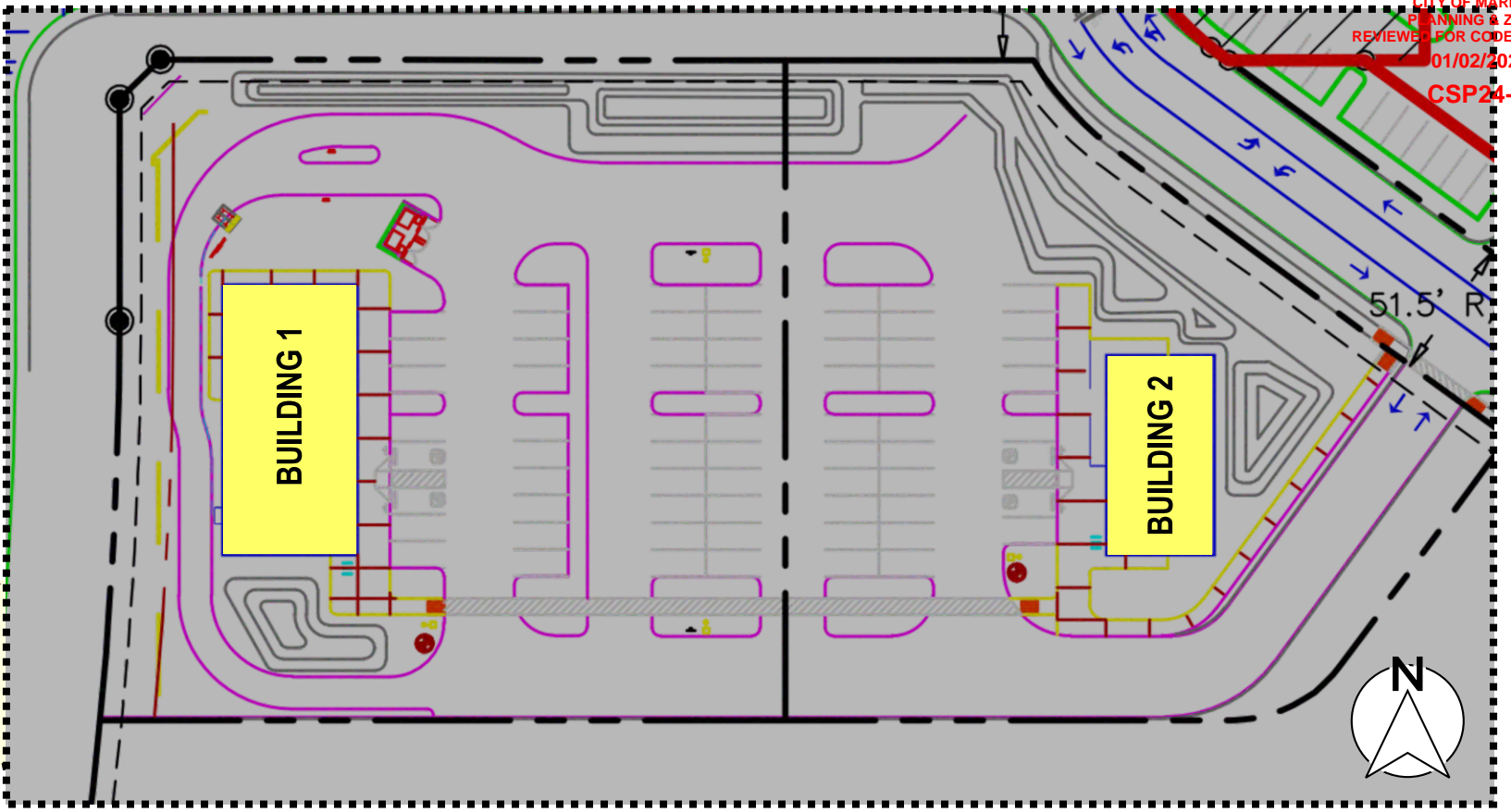
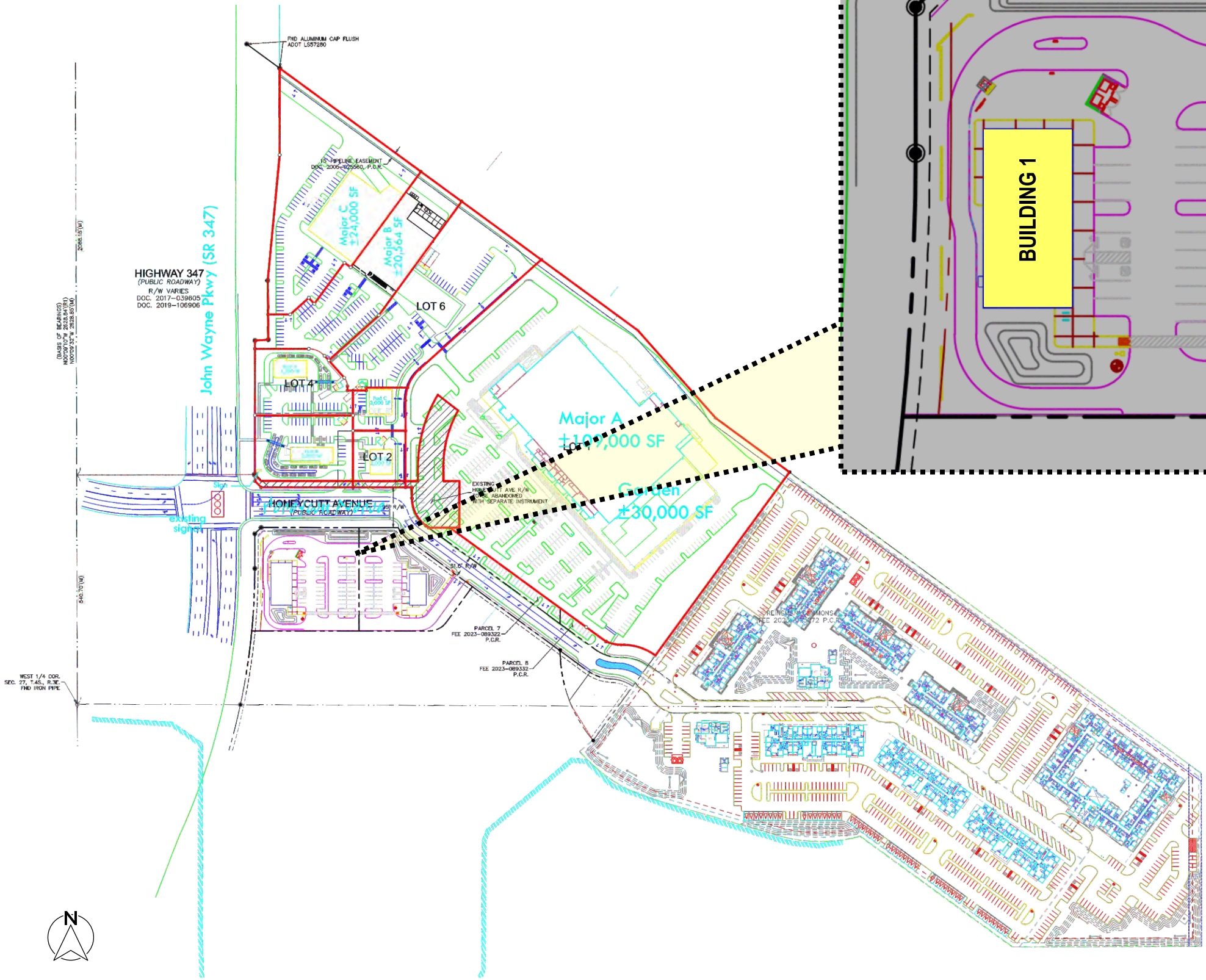
SCALE: 1/32" = 1'-0"

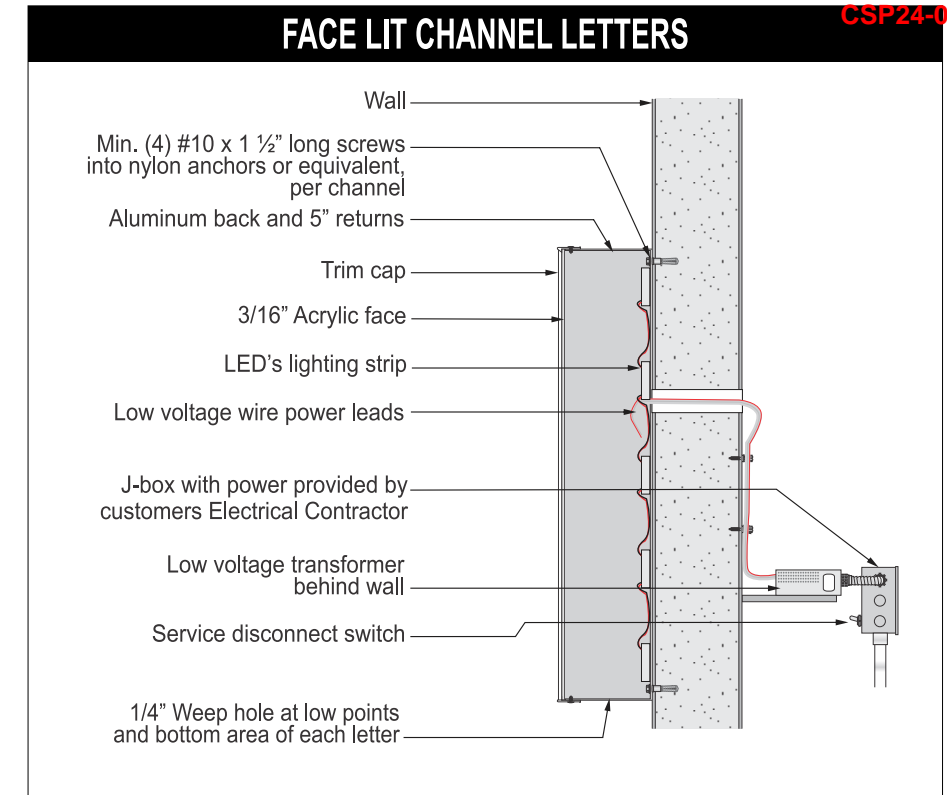
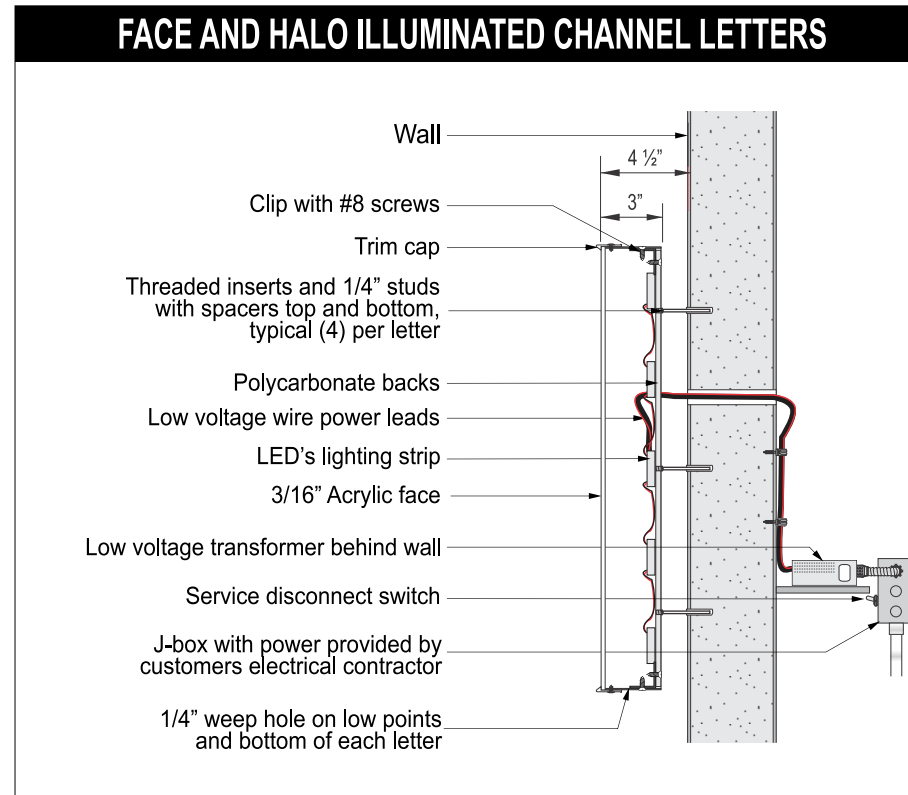
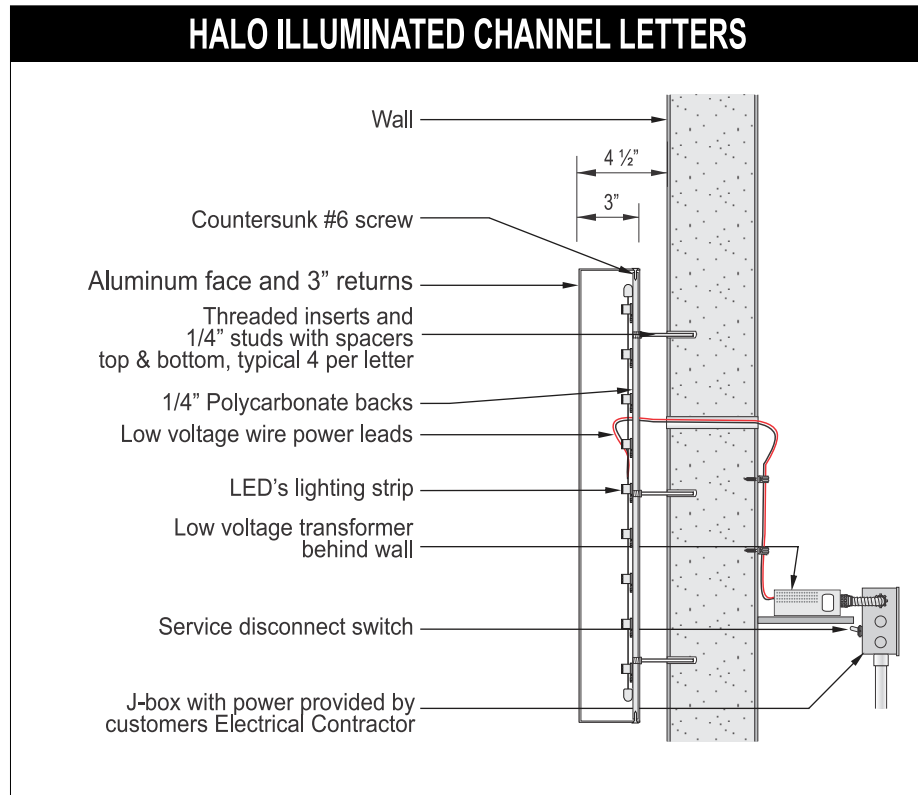
CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
01/02/2025
CSP24-05



PARCEL SITE PLAN - BUILDING 1 + 2

CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
01/02/2025
CSP24-05





HALO ILLUMINATED EXAMPLES



FACE & HALO ILLUMINATED EXAMPLES

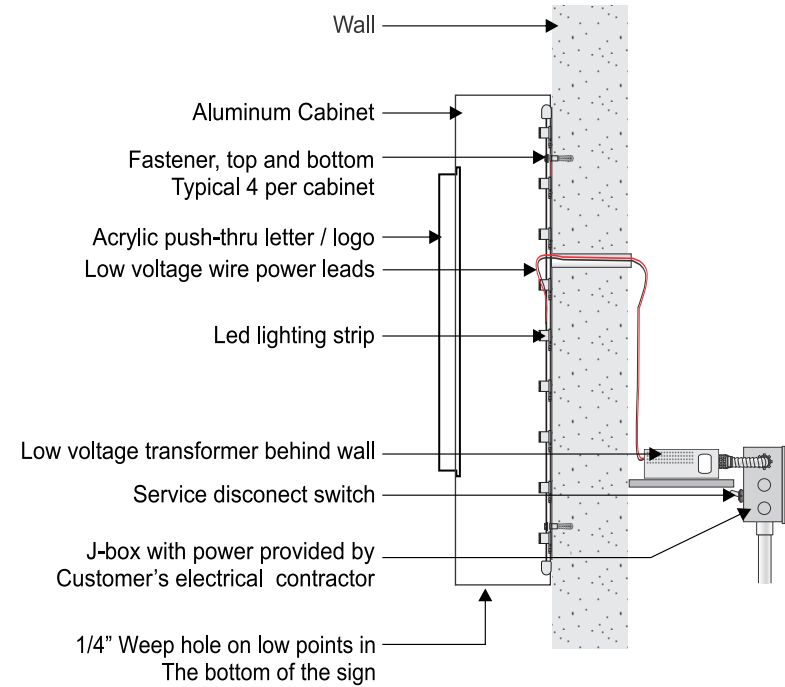


FACE ILLUMINATED EXAMPLES

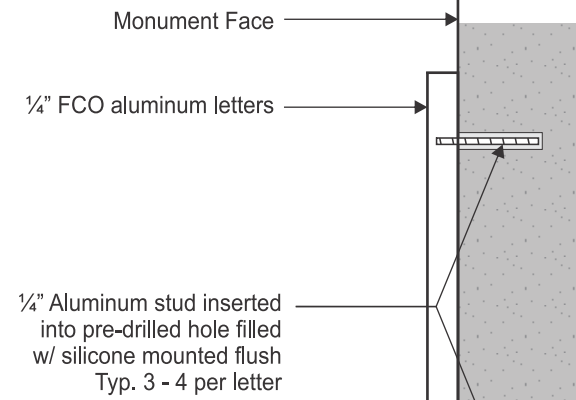


SECONDARY SIGNAGE TYPE: FCOs OR PUSH-THRU ILLUMINATED CABINETS

SIGN CABINET WITH ROUTED PUSH THRU GRAPHICS



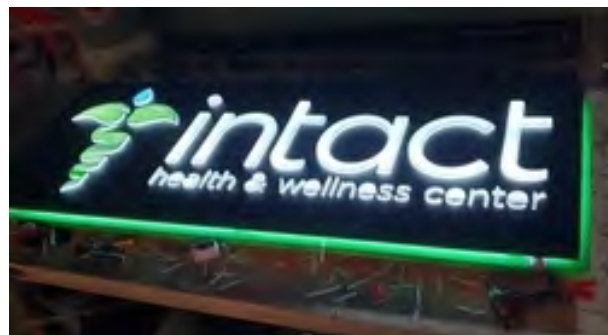
FLAT CUT OUT LETTERS - STUD MOUNTED FLUSH



EXAMPLE:
CHANNEL LETTERS WITH FCO SECONDARY COPY



ILLUMINATED PUSH THRU CABINET EXAMPLES



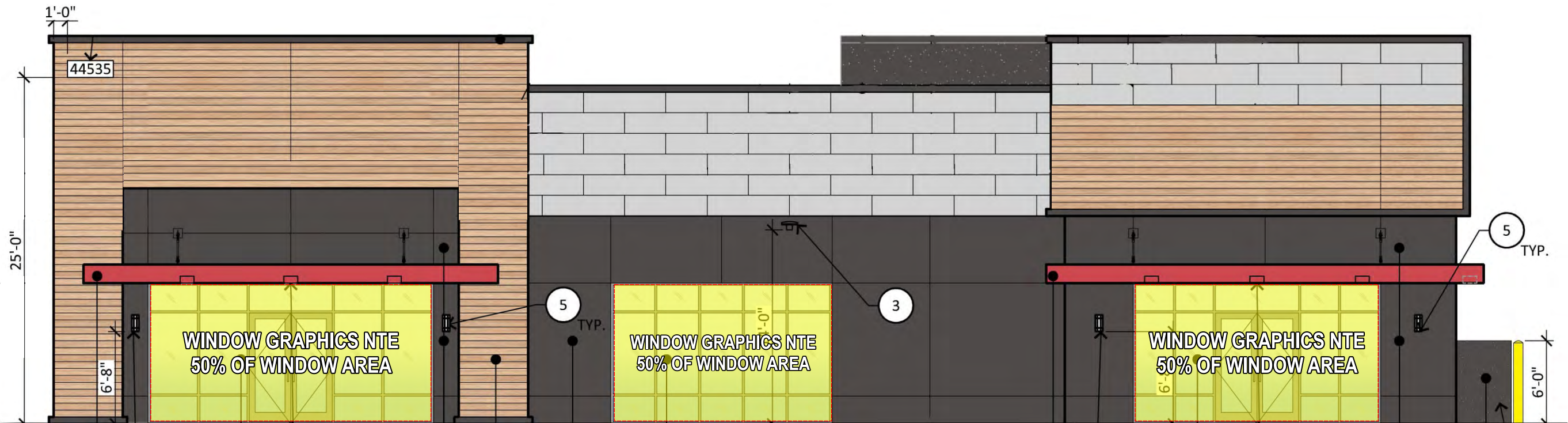
FLAT CUT OUT LETTER EXAMPLES



EXAMPLES:
CHANNEL LETTERS WITH PUSH THRU CABINET FOR
SECONDARY COPY



WINDOW GRAPHICS ARE PERMITTED BUT MAY NOT COVER MORE THAN 50% OF EACH WINDOW SURFACE LOCATED AT THE FRONT OF A BUILDING.

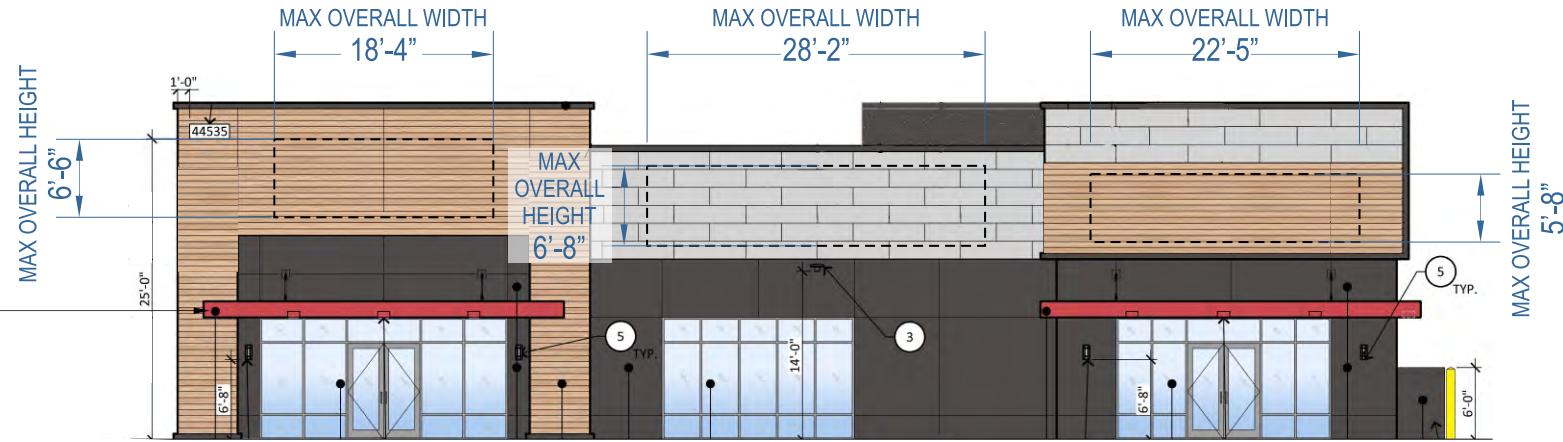


EXAMPLE ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 1: ALLOWABLE LOGO + LETTER HEIGHTS & SQUARE FOOTAGE

TENANT SIGNAGE TO BE PLACED ON SIGN BANDS ONLY.
SIGNAGE ON CANOPY MUST BE APPROVED BY LANDLORD



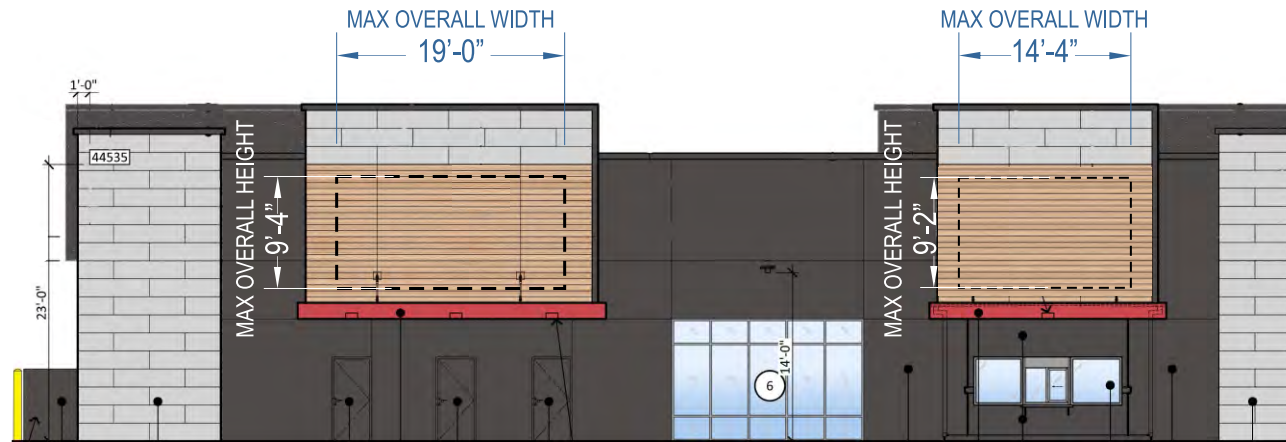
EAST ELEVATION (BUILDING 1)

SCALE: 1/16" = 1'-0"



NORTH ELEVATION (BUILDING 1)

SCALE: 1/16" = 1'-0"



WEST ELEVATION (BUILDING 1)

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (BUILDING 1)

SCALE: 1/16" = 1'-0"

***SIGN SQUARE FOOTAGE ALLOWANCE:**
SIGN AREA NOT TO EXCEED 1 1/2 SF PER
ONE LINEAR FOOT OF LEASED FRONTAGE

***NOTE:** ONLY ONE SIGN IS PERMITTED PER TENANT SPACE FACING THE PARKING LOT, OR ROW FRONTAGE OF THE TENANT SPACE. MEANING, A TENANT IN THE SOUTHERN PORTION WOULD BE ALLOWED SIGNAGE ON FRONT PARKING SPACE AND REAR FACING JW PKWY. A TENANT IN THE NORTHERN PORTION OF THE SPACE ALLOWED PARKING LOT FACING, NORTH HONEYCUTT AVE. FACING AND REAR JWP PKWY FACING. IF THERE IS ONE TENANT IN THE WHOLE BUILDING THEN THEY ARE ALLOWED PARKING LOT FACING, HONEYCUTT AVE. FACING, AND REAR FACING.

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL SIGN SHALL NOT EXCEED 80% OF THE LEASED TENANT FRONTAGE UNLESS OTHERWISE INDICATED OUTLINED AREAS

MAXIMUM HEIGHT OF LOGO ALLOWED: 6'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED

FOR TWO LINES OF COPY: 2'-6" TALL LETTERS

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 4'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS OUTLINED WITH DOTTED LINE

ALL PRIMARY CHANNEL LETTERS MUST BE ILLUMINATED

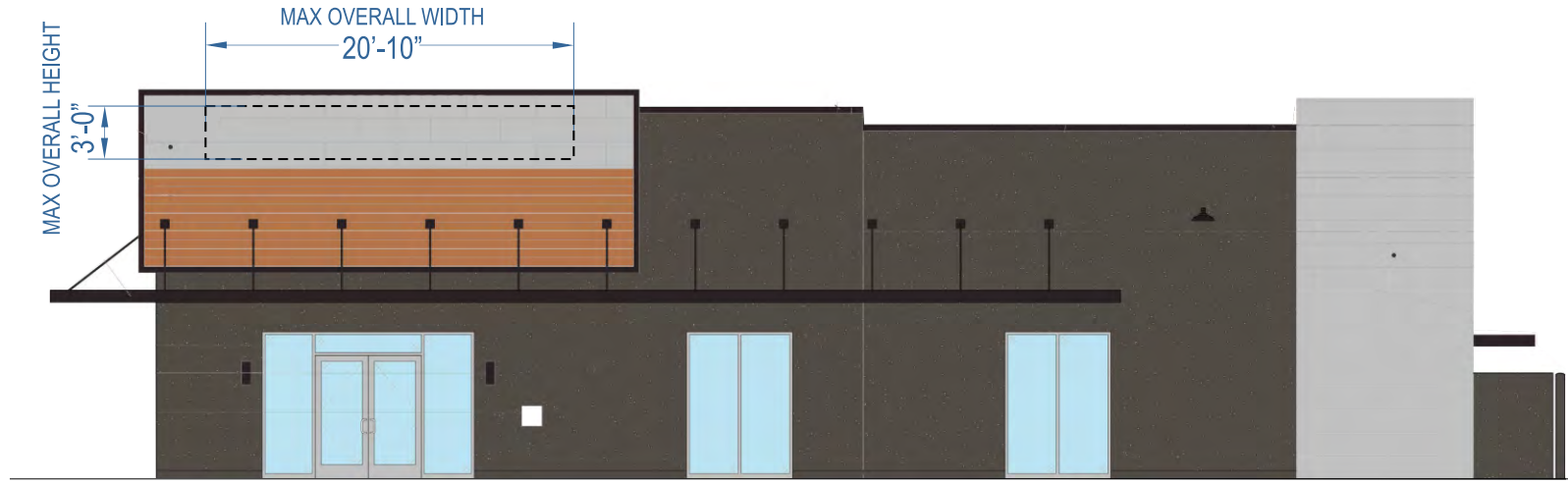
SIGNAGE TO BE CENTERED HORIZONTALLY AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY IN ANY WAY WITHOUT PERMISSION FROM LANDLORD

ANY STAND OFFS OR SPACERS MUST BE PAINTED TO MATCH WALL COLOR

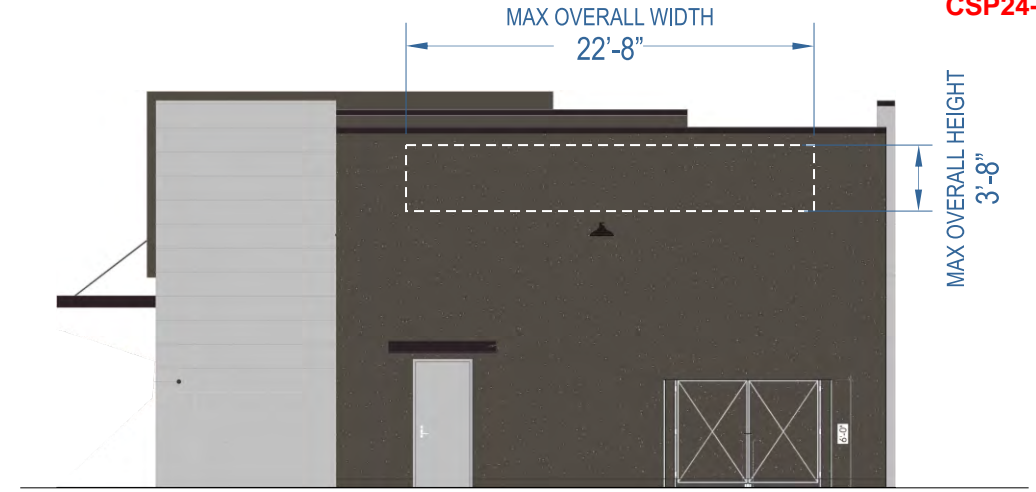
ELECTRONIC MESSAGE CENTERS ARE NOT ALLOWED

BUILDING 2: ALLOWABLE LOGO + LETTER HEIGHTS & SQUARE FOOTAGE



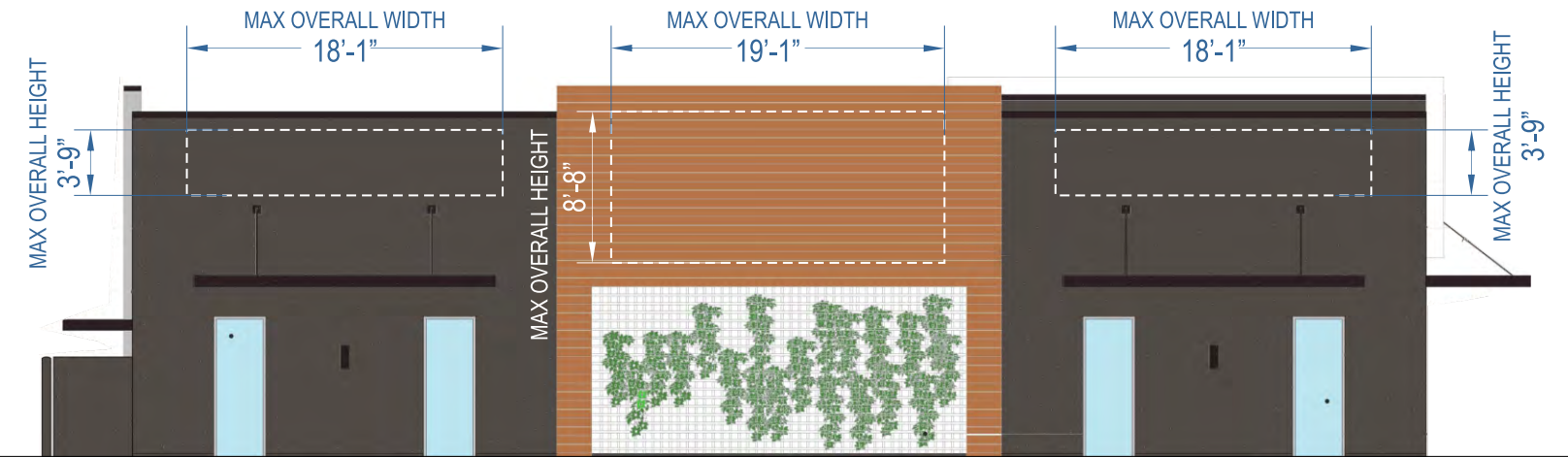
WEST ELEVATION (BUILDING 2)

SCALE: 3/32" = 1'-0"



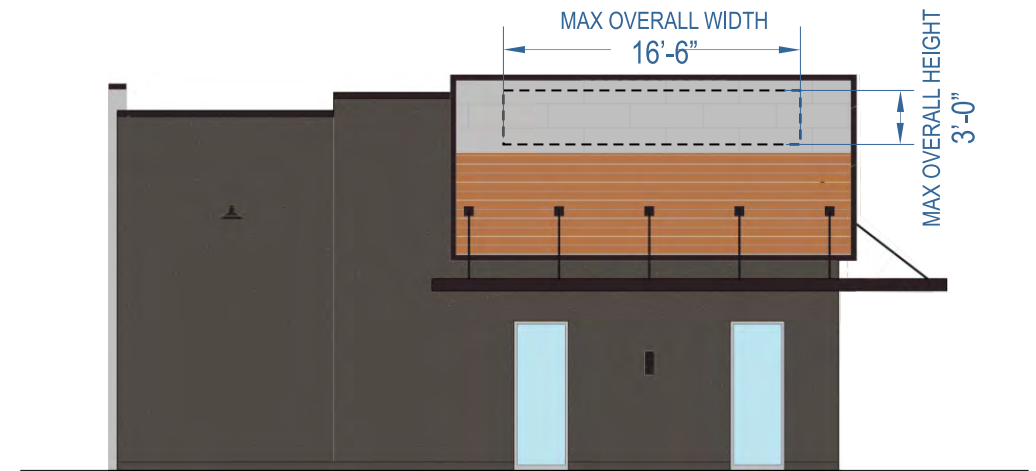
SOUTH ELEVATION (BUILDING 2)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (BUILDING 2)

SCALE: 3/32" = 1'-0"



NORTH ELEVATION (BUILDING 2)

SCALE: 3/32" = 1'-0"

***SIGN SQUARE FOOTAGE ALLOWANCE:**
 SIGN AREA NOT TO EXCEED 1 1/2 SF PER ONE LINEAR FOOT OF LEASED FRONTAGE

***NOTE:** ONLY ONE SIGN IS PERMITTED PER TENANT SPACE FACING THE PARKING LOT, OR ROW FRONTAGE OF THE TENANT SPACE. MEANING, A TENANT IN THE SOUTHERN PORTION WOULD BE ALLOWED SIGNAGE ON FRONT PARKING SPACE AND REAR FACING JW PKWY. A TENANT IN THE NORTHERN PORTION OF THE SPACE ALLOWED PARKING LOT FACING, NORTH HONEYCUTT AVE. FACING AND REAR JWP PKWY FACING. IF THERE IS ONE TENANT IN THE WHOLE BUILDING THEN THEY ARE ALLOWED PARKING LOT FACING, HONECUTT AVE. FACING, AND REAR FACING.

MAXIMUM WIDTH OF USEABLE FRONTAGE:
 THE MAXIMUM WIDTH OF A BUILDING WALL SIGN SHALL NOT EXCEED 80% OF THE LEASED TENANT FRONTAGE UNLESS OTHERWISE INDICATED OUTLINED AREAS

MAXIMUM HEIGHT OF LOGO ALLOWED: 6'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED

FOR TWO LINES OF COPY: 2'-6" TALL LETTERS

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 4'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS OUTLINED WITH DOTTED LINE

ALL PRIMARY CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY IN ANY WAY WITHOUT PERMISSION FROM LANDLORD

ANY STAND OFFS OR SPACERS MUST BE PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT ALLOWED