

The Brickyard On Mill • Tenant Sign Criteria Overview

The Brickyard on Mill is a unique and diverse complex with an unusual variety of tenants and numerous building tenant sign circumstances. This criteria specifies tenant sign types and locations subject to type of business and location in the complex in order to prevent random proliferation of signage. Each tenant may select from the type of signs allowable for placement in the zone(s) specified for his or her space.

BANK OF AMERICA BUILDING EXTERIOR

Office tenants floors 3 through 6...Permitted Signs

Sign Type L2 or L3 Letters Location Zone 1A

Restaurant / Commercial tenants floor 2...Permitted Signs

Type L1 letters Location Zone 2A
 Type L2 or L3 letters Location Zone 1B
 Type L4 letters Location Zone 2B
 Type W window graphics Location Zone 4
 Type M menu board Location adjacent to entry.

Restaurant / Commercial tenants floor 1...Permitted Signs

Type L4 letters Location Zone 2B
 Type T1 tab sign Location Zone 3
 Type T2 3-dimensional sign Location Zone 3

BANK OF AMERICA BUILDING GALLERY

Restaurant / Commercial tenants floor 2...Permitted Signs

Type L4 letters Location Zone 2B
 Type T1 tab sign Location Zone 3
 Type T2 3-dimensional sign Location Zone 3
 Type W window graphics Location Zone 4

Restaurant / Commercial tenants floor 1...Permitted Signs

Type L4 letters Location Zone 2B
 Type T1 tab sign Location Zone 3
 Type T2 3-dimensional sign Location Zone 3

ARTISAN COURT BUILDING EXTERIOR

Permitted Signs

Type L1 letters Location Zone 2A
 Type L2 or L3 letters Location Zone 1
 Type L4 letters Location Zone 2B
 Type T1 tab sign Location Zone 3
 Type T2 3-dimensional sign Location Zone 3

ORCHIDHOUSE BUILDING EXTERIOR

Restaurant / Commercial tenants floor 1...Permitted Signs

Type L2 or L3 letters Location Zone 1
 Type L4 letters Location Zone 2B
 Type T1 tab sign Location Zone 3
 Type T2 3-dimensional sign Location Zone 3

Brownstone Tenants...Permitted Sign

Type N nameplate Location Zone 5

The Brickyard On Mill Tenant Sign Criteria

These criteria have been established for the purpose of assuring a graphically unique center, and for the mutual benefit of all tenants and residents. Conformance will be strictly enforced and any installed nonconforming or unapproved sign(s) shall be corrected to comply at the expense of the tenant.

The Owner is to administer and interpret the criteria, and is solely empowered to authorize any departure.

A. General Requirements

1. Each tenant shall submit or cause to be submitted for approval before fabrication at least three copies of detailed drawings covering the location, size, layout, design and color of the proposed sign(s), including all lettering and/or graphics.
2. All signs shall be constructed and installed, including electrical hookup at tenant's expense. Tenant shall cause his sign(s) to be installed no later than forty five (45) days after tenant opens for business.
3. All signs and their installation shall comply with all local building, zoning and electrical codes. Nothing in this criteria shall imply a waiver of requirements by local authority.
4. No signs shall be permitted outside of the prescribed zones unless approved by the owner and the City of Tempe.
5. All permits for signs and their installation shall be obtained by the tenant or his representative.
6. Tenant shall be responsible for the fulfillment of all requirements and specifications.
7. All signs shall be constructed and installed at tenant's expense.

8. At the end of the tenant's lease term or at the time tenant vacates the premises, whichever shall first occur, tenant's sign shall remain installed and be a part of the landlord's real property. Tenant is not entitled, for any reason whatsoever, to remove its sign or any part thereof after tenant's initial installation of said sign. If, however, land lord allows tenant to remove its sign for whatever reason, tenant shall patch, repair or replace any damage to the building to landlord's satisfaction.

B. Design Requirements

1. Signs shall be permitted only within the prescribed sign zones.
2. Each tenant will be permitted to install one illuminated or non-illuminated sign on the storefront. The maximum projection of any wall or surface mount sign from the wall surface or lease line shall be sixteen inches. Signs installed on canopies shall project no more than 8 inches beyond the leading edge of the canopy.
3. Sign Area...Minimum aggregate sign area per tenant is fifty square feet except that area may increase by one square foot per each lineal foot of storefront over fifty feet. Major tenants may be allowed up to two hundred square feet subject to owner approval, unless otherwise approved by the owner and the City of Tempe.
4. Wording of signs shall not include the product sold except as a part of tenant's trade name or insignia unless otherwise approved by the Owner.
5. Signs shall be composed of individual or script lettering and/or two or three dimensional graphics. Signs with background panels shall be designed in a manner compatible with the storefront and are subject to Owner approval. Cabinet signs other than Type T Tab Signs are not permitted. Design of form, color and materials reflecting the character and architecture of The Brickyard on Mill is encouraged.

6. Approval or disapproval of sign submittals based on the aesthetics of design shall remain the right of the landlord.

C. General Specifications

1. Painted lettering is not permitted, except as specified for Type W Window Graphics.
2. Freestanding signs other than menu boards are not permitted except as noted in miscellaneous requirements.
3. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
4. Electrical conduits shall be concealed to the greatest extent possible. Unavoidably exposed conduits shall be placed, painted or finished so as to minimize their visual appearance.
5. All conductors, transformers and other equipment shall be concealed.
6. Electrical service to all signs shall be on the tenant's meter and not be part of Common Area construction or operation costs.
7. All signs, bolts, fastening and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, bronze unless otherwise noted in the drawings.
8. No signmaker's labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be in an inconspicuous location.
9. Tenant shall be fully responsible for the operations of tenant's sign contractors. Cutting or drilling of any building surface or feature required for sign installation must be fully detailed in tenant's sign drawing submittal and shall not commence without prior site review by the owner or his agent and subsequent written

approval.

10. Tenant shall be responsible for the installation and maintenance of all signs. Tenant shall provide for additional back-up bracing angles if necessary to install sign.

11. Tenant's sign contractor shall repair any damage caused by said contractor's work or by its agents or employees and tenant shall be liable for the operations of tenant's sign contractor.

12. Signs installed without written approval of the landlord may be subject to removal and re-installation at the tenant's expense.

D. Miscellaneous Requirements

1. Each tenant will be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or approved decal application lettering, not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc. not to be included in tenant's allowable sign area calculations.
2. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Owner, in block letters, the tenant's name and address not to be included in tenant's allowable sign area calculations. Where more than one tenant uses the same door, each name and address shall be applied. Color of letters will be as specified by the Owner.
3. The tenant shall provide any required address numbers in accordance with the owner's criteria, not to be included in tenant's allowable sign area calculations.
4. Floor signs and/or menu holders, requiring insertion into

TENANT SIGNS

TYPE	DESCRIPTION	PAGE	LOCATION	PAGE	MAX AREA	REMARKS
Office Building Signature Tenant Signs						
L2	Metal letters, wall mounted		Zone A/B Optional		150 sq ft	One sign each at east & west elevations.
Office Building Major Tenant Signs						
L4	Fabricated metal letters		Zone 2B		48 sq ft	
General Tenant Signs						
L1	Fabricated metal letters mounted atop canopies.		Zone 2A		24 sq ft	
L2	Metal letters, wall mounted		Zone 1		24 sq ft	
L3	Metal letters, wall mounted		Zone 1		24 sq ft	
L4	Fabricated metal Letters		Zone 2B		24 sq ft	
T1	Fabricated panel sign projecting or overhead mounted		Zones 2B & 3		12 sq ft	
T2	Sculptural 3-dimensional graphics projecting or overhead mounted		Zones 2B & 3		24 sq ft	
W	Window graphics		Zone 4		*	*Area not to exceed 25% of window area. Variance by tenant required for level 2 locations.
M	Menu Board		-		6 sq ft	Quantity one per restaurant tenant. Not permitted within public right of way.
E	Entry Graphics		-		-	Address / hours / name copy per drawing.
N	Brownstone Nameplate		Zone 5		1.5 sq ft	Brownstone tenants only.

Fully detailed drawings of all signs must be submitted to and approved by the Owner prior to application for City of Tempe sign permit(s).