



Circa '78

1803 E Rio Salado Pkwy, Tempe AZ 85281

V 1.0 June, 2019

Prepared For:
DA-OB, LLC ("Owner")
C/O Mark Davis
mark@48devco.com
602-432-8905
1415 N 7th Avenue
Phoenix, AZ 85003



Prepared By:
#1 Signs
C/O Matt Olinger
matt@number1signs.net
714-262-1379
1842 N 3rd Street – Ste 104
Tempe, AZ 85281

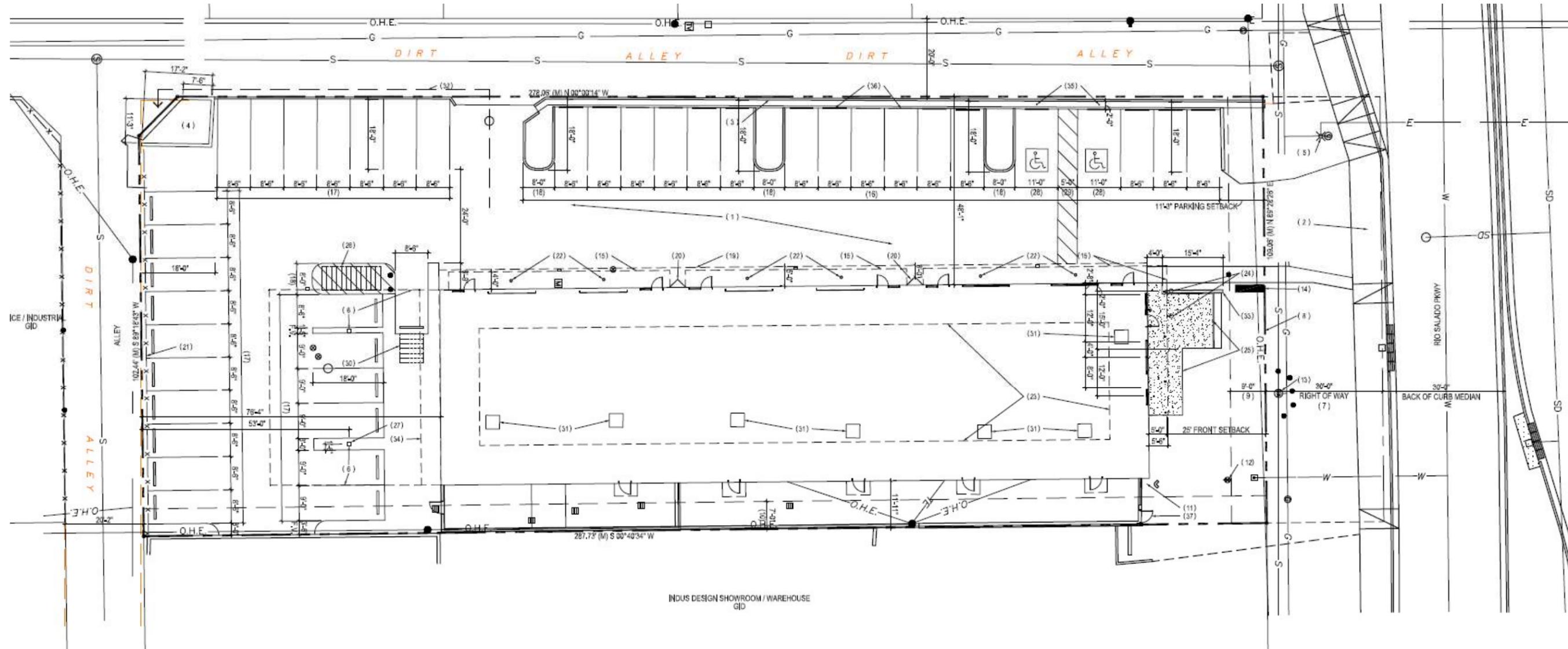
LEGAL DESCRIPTION

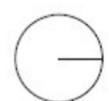
The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: LOT 36, TRI CITY INDUSTRIAL AREA, a subdivision recorded in the Maricopa County Recorder's Office in Book 89 of Maps, Page 27.

APN: 132-41-040

Zoning: GID

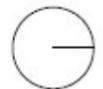
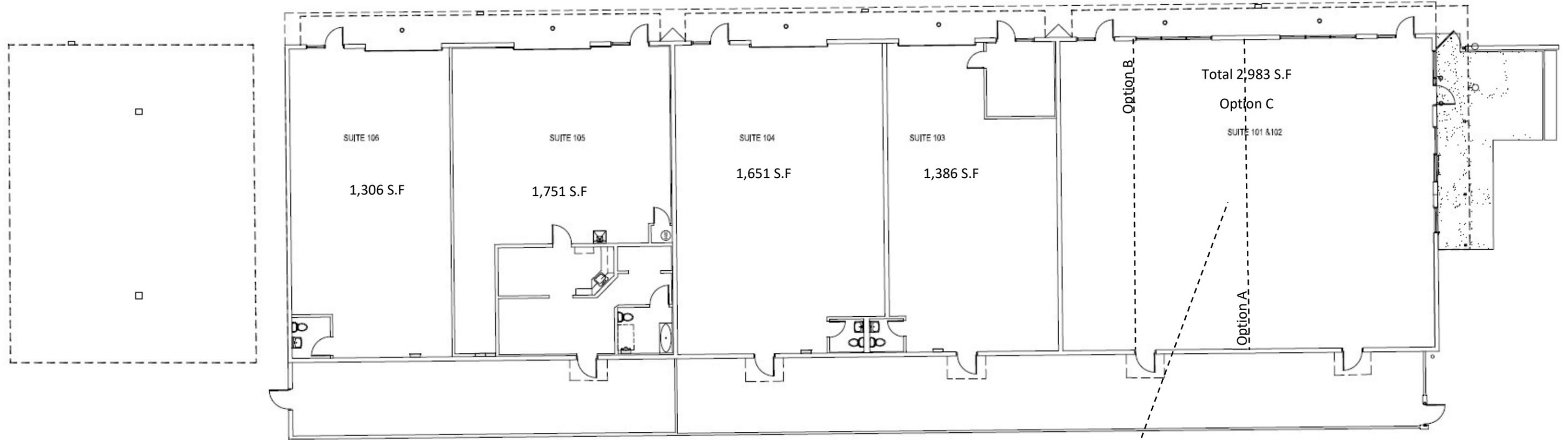
Net Lot Area: 31,834 SF



 **SITE PLAN**
scale: 1" = 20'-0"



LEASING PLAN



FLOOR PLAN

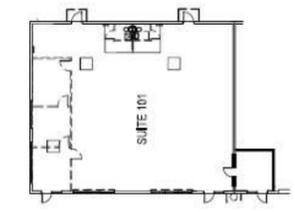
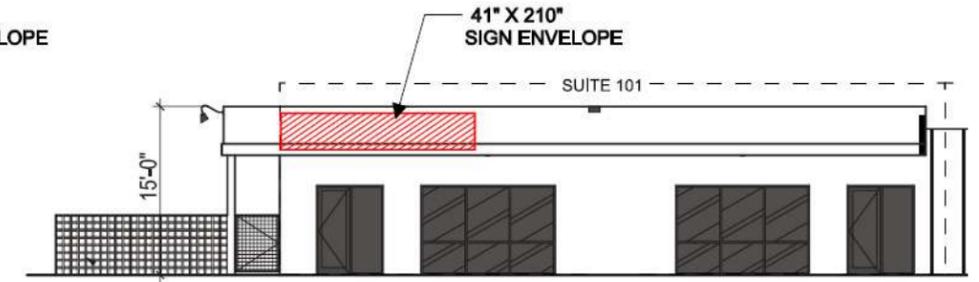
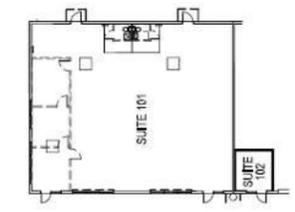
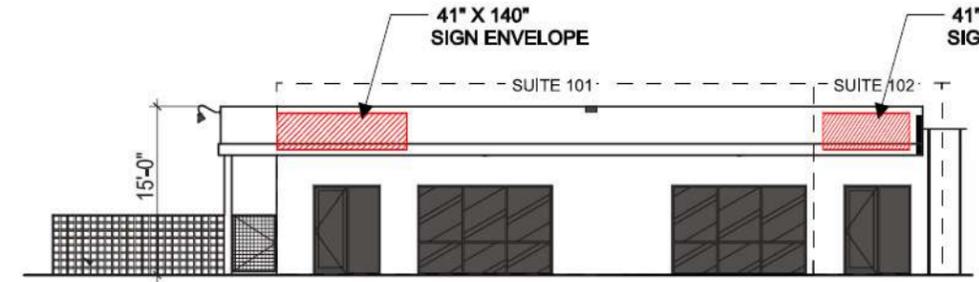
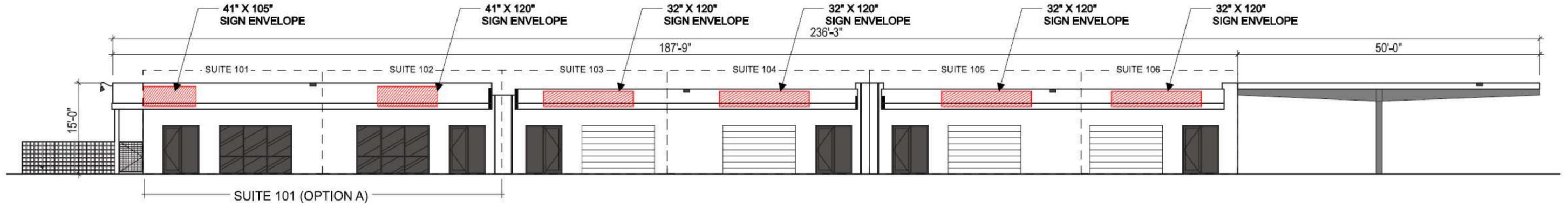
scale: 3/32" = 1'-0"



Ste 101 & Ste 102 demising to be determined based on future leasing. Option A, B, & C

ELEVATIONS (Example Building Sign Locations)

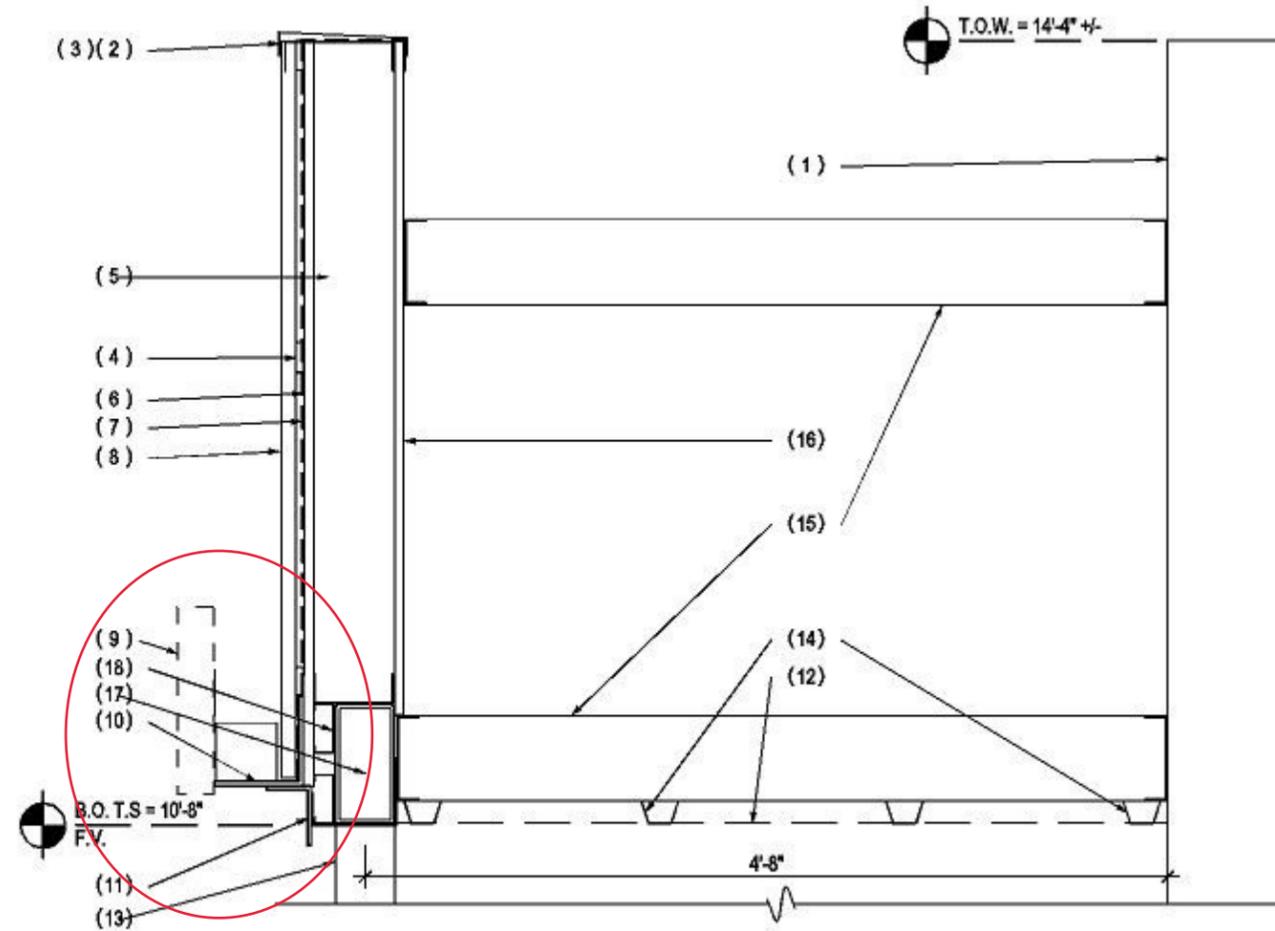
WEST ELEVATION



ENTIRE BUILDING CANOPY FAÇADE AREA PERMITTED FOR BUILDING SIGNS.
INDIVIDUAL SIGN APPLICATIONS TO DETERMINE EXACT LOCATIONS.

KEYNOTES:

1. EXISTING CMU WALL.
2. ALIGN WITH TOP OF EXISTING PARAPET.
3. CONTINUOUS METAL COPING WITH CLIP ALONG FRONT EDGE TO ATTACH.
4. SHIM AS REQUIRED.
5. 6" METAL STUDS AT 16" O.C.
6. 5/8" DENSGLOSS SHEATHING.
7. WATER PROOF MEMBRANE.
8. 1" METAL PANEL.
9. SIGN LETTERS, UNDER SEPARATE PERMIT.
10. 6x6x5/8" CONTINUOUS STEEL ANGLE.
11. 3"x4"x1/4" STEEL ANGLE.
12. PERFORATED METAL SCREEN, HEIGHT TO ALIGN WITH EXISTING GWB SOFFIT.
13. 4" DIA. COLUMN, SEE PLAN.
14. 1 1/2" FURRING STUDS @ 16" O.C.
15. 6" x 16GA METAL STUD BRACES @ 8'-0" O.C. MAX.
16. TEXTURED 1-11 SIDING PAINTED BLACK.
17. 4x8 TUBE STEEL BEAM.
18. 2" FURRING.



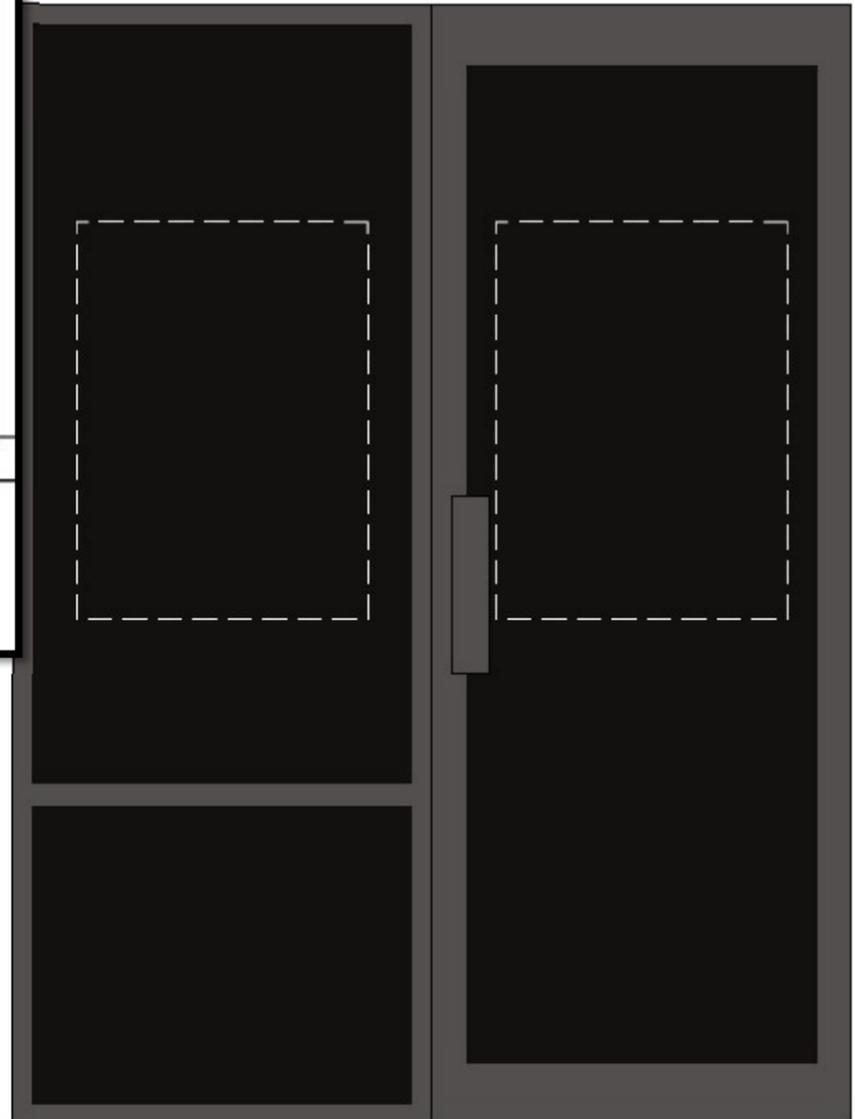
New Parapet @ North

scale: 1" = 1'-0"

13

DESCENDING LETTERS MAY EXTEND BELOW BOTTOM OF THE STEEL EDGE

12 SQ FT OF VINYL GRAPHICS SPLIT BETWEEN DOOR GLASS, STOREFRONT OR ANY COMBINATION THERE OF.



General Requirements – Tenant Building Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Circa '78 for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City of Tempe Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. These criteria is subject to final approval by the City of Tempe as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the City of Tempe, the latter shall prevail.

I. GENERAL REQUIREMENTS AND PERMIT PROCEDURE

A. Tenant shall submit or cause to be submitted to Owner, for approval, prior to fabrication, two (2) copies of detailed drawings drawn to scale illustrating the exact location(s) of the proposed signage on the building elevation(s), the size, layout, design color, method of illumination, material specifications, and the method of attachment.

B. Tenant or Tenant's representative shall obtain all required permits for signs and their installation from the City of Tempe.

C. All signs shall be constructed and installed at Tenant's sole expense.

D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Tempe.

E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals shall remain the sole and absolute discretion of the Owner and/or Owner's authorized representative and the City of Tempe.

F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Owner shall give Tenant fourteen (14) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Owner may undertake repairs and Tenant shall reimburse Owner within ten (10) days from receipt of Owner's invoice.

G. Devices such as attraction boards, posters, banners and flags may be permitted. Tenant shall first submit its request for approval to the Owner who shall have sole and absolute discretion in granting approval prior to Tenant obtaining any and all required permits from the City of Tempe.

II. SPECIFICATIONS - TENANT SIGNS

A. General Specifications

1. Animated, flashing or audible signs, shall be not be permitted.

2. All signs and their installation shall comply with all City of Tempe building and electrical codes.

3. Canopy mounted signs will utilize an exposed raceway to accommodate Tenant's building signage oriented to the West or, if Tenant's premises is adjacent to, along Rio Salado. The exposed raceway shall not exceed 4" in height. All Tenant signage shall consist of individual letters and logos installed onto the continuous raceway and shall be mounted in a manner that aligns the back of the letter with the face of the canopy structure. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage. Owner shall have the sole and separate discretion in varying any provision of these specifications, subject to City of Tempe approval.

4. All conductors, transformers and other equipment required to illuminate the Tenant's signage shall be concealed in the raceway mounted behind the letters or internal inside the canopy.

5. Painted lettering shall not be permitted except as approved by the Owner and the City of Tempe.

6. Any damage to any wall surface, canopy, and/or roof deck resulting from Tenant's sign installation shall be repaired to its original condition at the Tenant's sole expense.

7. Upon removal of any sign by a Tenant, the Tenant shall repair any damage to the wall surface, canopy, and/or roof deck to its original condition at the sole expense of the Tenant.

B. Placement of Signs

1. All Tenant signage shall be installed in accordance to the approved Comprehensive Sign Plan in location(s) designated by the Owner and the City of Tempe based upon the Tenant's leased space. Medallion signage shall be allocated to a specific Tenant at the Owner's sole and separate discretion subject to permit approval by the City of Tempe.

III. TENANT SIGNAGE - DESIGN REQUIREMENTS

Tenant signage shall consist of Individual illuminated and/or non-illuminated letters and logos. Letters and logos may be constructed as internally illuminated pan channel letters with illuminated acrylic sign faces, reverse pan channel "backlit" or "halo" illuminated letters, or any combination thereof. Tenant shall obtain Owner's written approval prior to submitting a sign permit application to the City of Tempe. All signage shall be installed in compliance with all building and electrical codes of the City of Tempe. All signage shall be in compliance of all UL standards and shall be listed and installed in accordance to the National Electrical Code, Article

600. Any sign installation found to be non-compliant with these provisions shall be remedied immediately by the Tenant at Tenant's sole expense.

A. Sign Area

1. Sign copy mounted as individual letters or graphics against a wall or canopy of the building that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, shall be measured as the area enclosed by the smallest geometric shape that will enclose all sign copy.

2. The maximum total aggregate sign area for any one Tenant may be equal to forty (40) square feet plus one (1) square foot of sign area for every lineal foot of business frontage beyond forty (40) lineal feet, as measured by Business Frontage. For this site, Business Frontage shall be calculated as the sum of the Tenant's leased storefront lineal footage on the West elevation facing the parking lot, plus, and if the Tenant's leased premises is facing Rio Salado Parkway, the North storefront lineal footage facing Rio Salado Parkway. In all instances, sign area shall be calculated in accordance with the City of Tempe Zoning and Development Code.

B. Height and Length Restrictions

1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Owner based upon the individual building's unique design.

2. In no event shall any sign exceed eighty (80%) percent of the Tenant's horizontal/vertical backgrounds and shall not exceed eighty (80%) percent of Tenant's storefront wall and/or canopy surface upon which it is placed. Tenant's vertical background shall be measured from the bottom of the steel "L" metal holding the sign and end on the top of the façade.

C. Brand identity

1. Tenants may use the typeface, marks/icons, logos, and colors of their choice subject to Owner's approval. Logos are limited to twenty-five (25%) percent of the total sign area.

2. Nationally recognized Tenants shall be permitted to utilize their standard corporate identification programs subject to the limitations stated herein.

D. Illumination

1. Tenant building signage may be internally illuminated, open channel letters with exposed neon, backlit to create a silhouette, and/or a combination of lighting methods mentioned herein.

2. Tenant signage shall be illuminated utilizing LED's and/or neon tubing. All illumination shall cast even lighting avoiding hot spots. Uneven illumination shall be corrected by the Tenant at Tenant's sole expense.

3. Tenant building signage shall be powered of Tenant's electrical panel and controlled to turn on at dusk and turn off at dawn.

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 or similar method to conceal light leaks.

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. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Owner and the City of Tempe harmless for, from and against damages or liabilities on account thereof.

General Requirements – Tenant Monument Signage

This criteria has been established for the purpose of maintaining a continuity of quality and aesthetics throughout “Circa ‘78” for the mutual benefit of all tenants, and to comply with the approved General Requirements of Monument Signs for the center, regulations of the City of Tempe sign ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant.

I. GENERAL REQUIREMENTS

- A. The Tenant shall submit or cause to be submitted to Owner, their designated representative, and/or their successor, for approval, prior to fabrication, two (2) copies of detailed drawings indicating the location, size, layout, design color and materials, graphics.
- B. Owner shall review the drawings and return two sets marked “Approved”, “Approved as Noted” or “Revise and Resubmit”
 1. “Approved” drawings will permit the Tenant to proceed with construction and installation of signage in accordance with the drawings.
 2. “Approved as Noted” drawings will permit the Tenant to proceed with sign construction and installation, provided that the modifications noted are incorporated into the design. If the Tenant takes exception to the modifications, Tenant shall revise and resubmit under (3) below.
 3. “Revise and Resubmit” drawings will be returned to the Tenant with comments. These drawings shall be revised and resubmitted for Owner approval within 15 days of their receipt by Tenant.
- C. Owner’s approval of Tenant’s plans shall not constitute an implication, representation, or certification by Owner that said items are in compliance with applicable statutes, codes, ordinances, or other regulations. Said compliance shall be the sole responsibility of Tenant for all work performed by or for Tenant.
- D. All signs shall be constructed and installed at Tenant's sole expense.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. The approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner and/or their designated representative.
- F. The Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should the Tenant's sign require maintenance or repair (including fading), the Owner and/or their

designated representative shall give Tenant twenty (20) days written notice to complete said maintenance or repair. Should the Tenant fail to do so, the Owner and/or their designated representative may undertake repairs and Tenant shall reimburse Owner and/or their designated representative for repair costs incurred within ten (10) days from receipt of the repair invoice.

G. Only upon Owner’s request and upon Tenant’s sole cost, Tenant shall remove either only the sign face and replace with a blank upon termination of lease. Monument elements including perforated screen shall be returned to their original condition and all penetrations associated with and resulting from the Tenant’s sign installation shall be repaired by the Tenant to the satisfaction of the Owner.

H. The Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold the Owner and Owner’s Representative harmless for, from and against damages or liabilities on account thereof.

I. Owner reserves the right to make periodic changes to requirements as it sees fit for the benefit of the property.

II. SPECIFICATIONS - TENANT SIGNS

1. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold therein.
2. In no event shall any sign exceed eighty (80%) percent of the Tenant’s horizontal/vertical backgrounds and shall not exceed eighty (80%) percent of Tenant’s allotted sign face surface upon which it is placed.
2. All signs and their installation shall comply with all local building and electrical codes.
3. All cabinets, conductors, transformers and other equipment shall be concealed.
4. Painted lettering shall not be permitted except as approved by the Owner and/or their designated representative.
5. Any damage to the monument sign resulting from the Tenant's sign installation shall be repaired at Tenant's sole cost.
6. Owner shall, at Owner’s sole discretion, designate the placement(s) of Tenant’s signage on the site’s freestanding monument sign.
7. Acrylic face color and graphic content shall be Tenant’s choice subject to Owner’s approval. Acrylic shall be attached to the sign face.
8. Illumination will be controlled by a photocell from the Owner’s house panel.

