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**RIO
2|000**

PHASE V

BUILDING - 58 SOUTH RIVER DRIVE | TEMPE, AZ 85281

PARKING GARAGE - 38 SOUTH RIVER DRIVE | TEMPE, AZ 85281



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PROJECT

RIO 2100 PHASE V
58 South River Drive
Tempe, AZ 85281

PARKING GARAGE:
38 South River Drive
Tempe, AZ 85281

PROPERTY OWNER

The Boyer Company
4350 E. Camelback Road
Ste A_250
Phoenix, AZ 85018

PARCEL INFORMATION

PARCEL NUMBER
132-36-008M
132-36-001C

AREA IN ACRES
7.12

AREA IN SQUARE FEET
310,147 ±

ZONING
HID - Heavy Industrial District

SIGNAGE CONSULTANT

Trademark Visual, Inc.
3825 S 36th St
Phoenix, AZ 85040

David Baum
dbaum@trademarkvisual.com
Ana Jones
ajones@trademarkvisual.com

NARRATIVE

Rio 2100 is a 60-acre mixed-use development located directly adjacent to Tempe Marketplace and immediately southwest of the intersection of the Loop 202 and Loop 101 Freeways. Located at the major intersection of Loop 101 and Loop 202, RIO 2100 offers unparalleled access to the entire valley. Phase V of the development, 58 South River Drive, will include a Four-story 170,000 SF Building. The Purpose of this Sign Package Criteria is to set a standard and outline the intent/purpose for Signage Display at this Site.

NOTES

Excluding any existing digital, dynamic or fixed permanent sign Type E that is on the property that is the subject of this comprehensive sign package, no future sign Type E freestanding sign will be allowed (nor any existing sign allowed to be relocated) from when the Rio 2100 sign package criteria (this document) is approved by the City of Tempe, even if such new or relocated sign Type E is allowed by the current or future City of Tempe Sign Code.

PROJECT FONT

Benton Sans Medium
abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

LOGOS

Tenant Logo style allowed with landlord approval

Property Logo



Alternate Property Logo



TENANT COLOR



Paint - Anodic Black
Matthews Paint (MP 41335SP)

MONUMENT COLORS

With Landlord approval, Monument Tenant Panels may utilize corporate colors, fonts, logos and logotypes. Tenant colors open with landlord approval. If no brand standards are available, color & font will default to project colors and font.

Colors and materials below are for use on Property Monument Signs Only.



Paint - Titanium Grey Metallic
Matthews Paint (MP 18191)



Corten Steel Sheeting
10ga - Natural Rust Finish



Translucent Vinyl
White and Corporate Colors



Paint - White
Matthews Paint

NON-PROJECT COLORS

Tenant Names and Logos may only utilize project colors and materials for Wall Mounted Tenant Signage. If no brand standards are available, font will default to project font. Background materials, colors and finishes shall be limited to comply with this Sign Package Criteria based on the specific sign type.

PROJECT MATERIALS

Materials shown under header "Project Materials" is not an exhaustive list of all materials used to fabricate Rio 2100 signs, but rather is a listing of specialty materials that are commonly used as exterior finishes or veneers. Other materials such as steel, aluminum, acrylic and polycarbonate are also commonly used in the construction of the Rio 2100 signs.



Acrylic - Clear
1/2" Push-Thru



Acrylic - White
Illuminated Pan Channel Faces



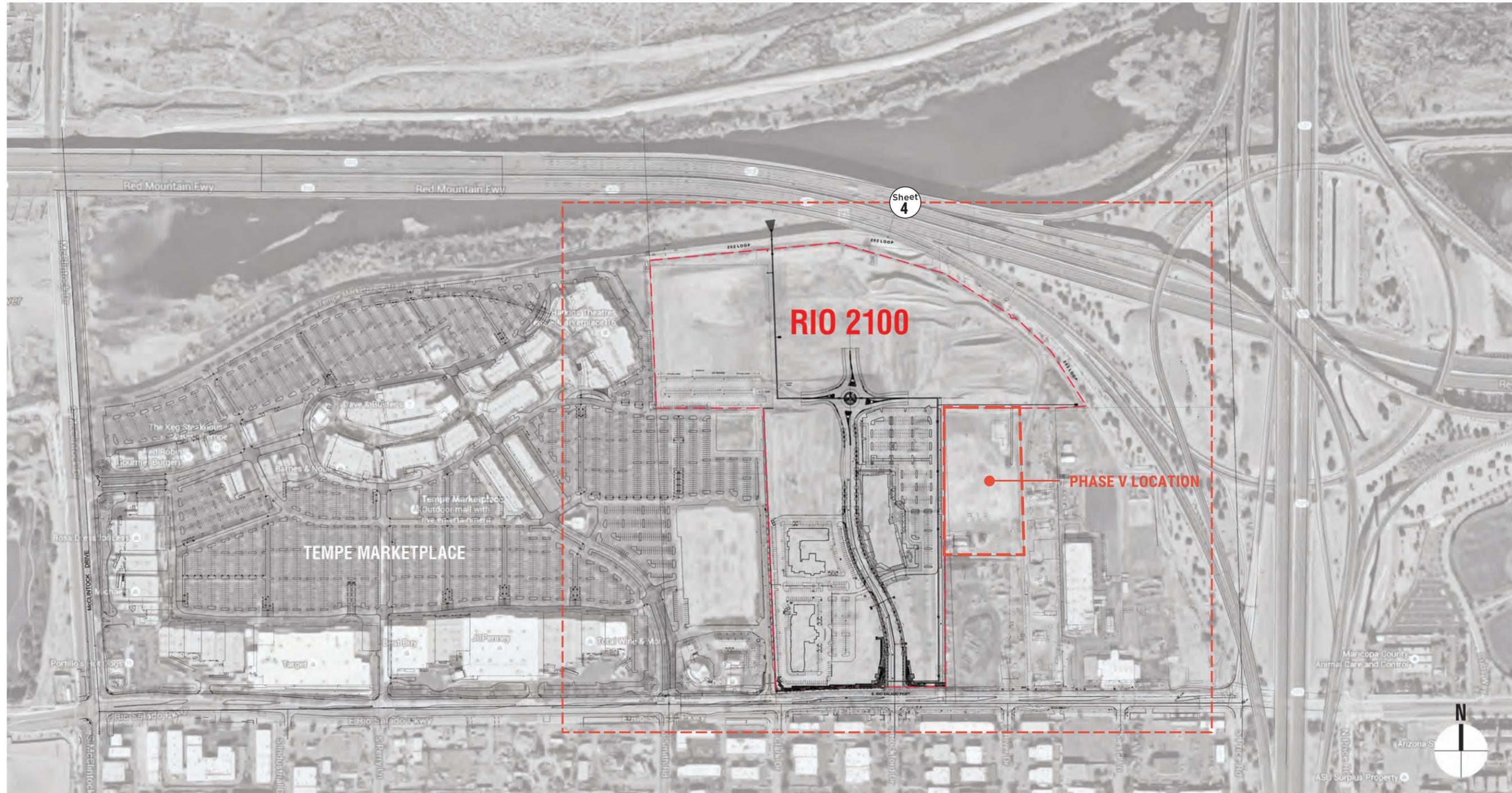
All Metals -
Painted Anodic Black
Matthews Paint (MP 41335SP)



Perforated Vinyl
3M Dual-Color Film Black (3M 3635-222)

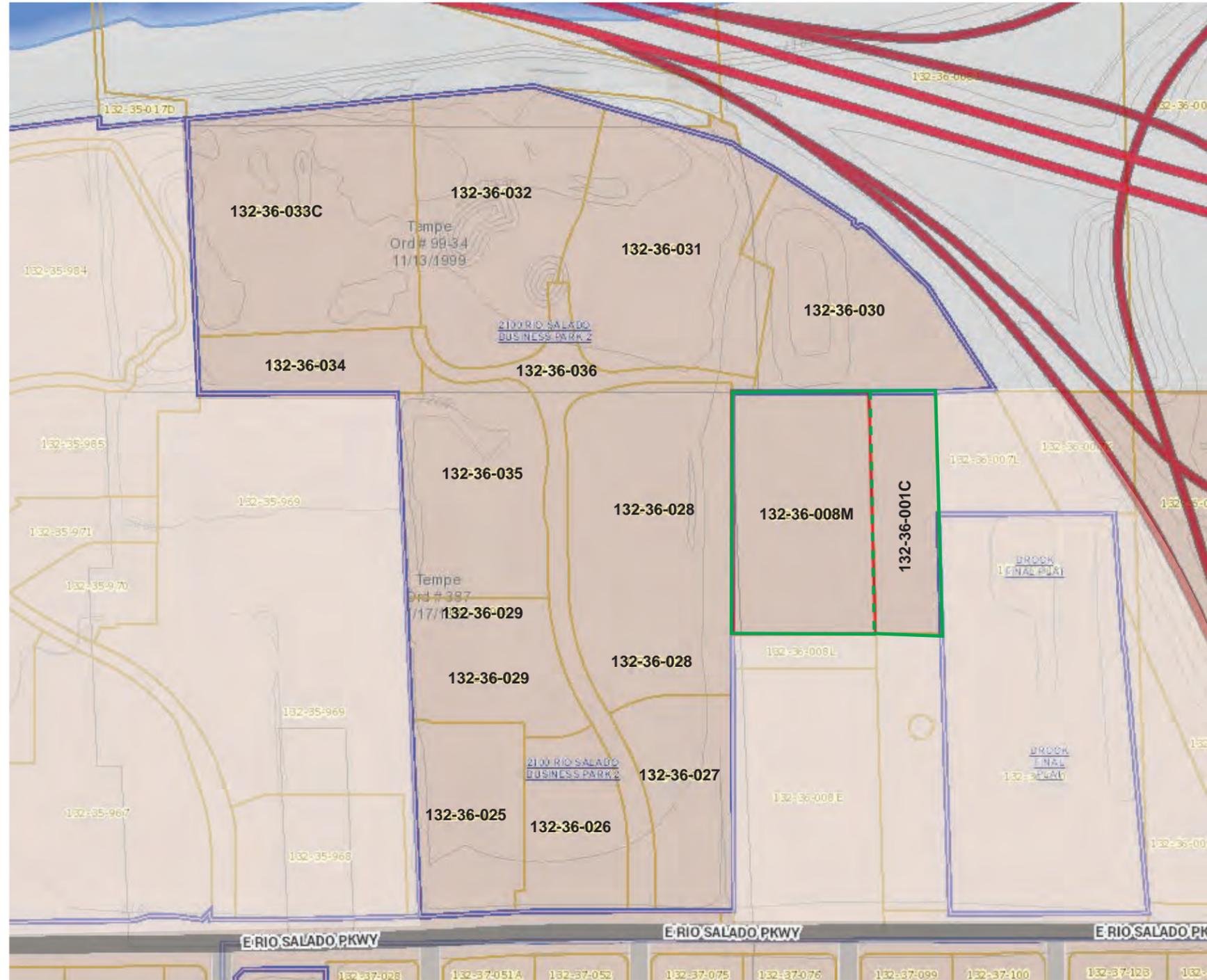
SITE PLAN

Project Overview and Relationship to Tempe Marketplace



PARCEL PLAN

Enlarged View



KEY

RIO 2100 SIGNS

— Site Location

NORTH





Provide enlarged plan view to include measurements to locate the sign on the property. Show the sign location in relation to the property lines and any easements that may be present. Provide the clear vision triangle where appropriate

Possible Monument Location; To Be Determined by Client and Reviewed as part of the sign permit process

Possible Monument Location; to be Determined by Client at a Later Date. NOT IN THE SCOPE OF THIS SIGN CRITERIA.



KEY

RIO 2100 SIGNS

- M1** Multi-Tenant Ground Sign
8' and 6' O.A.H.
Sign Area up to 40 s.f.
- C1** Existing Center Identification Sign
8' O.A.H.
Sign Area up to 40 s.f.
Based on Street Curb on Rockford and Street Curb on Rio Salado

- Site Location
- Tenant Wall Signage

* Every parcel will be required to use one of the approved M1 ground sign designs.
* Existing Signage shown at 50% Transparency

NOT TO SCALE

FLOOR PLANS



KEY

RIO 2100 SIGNS

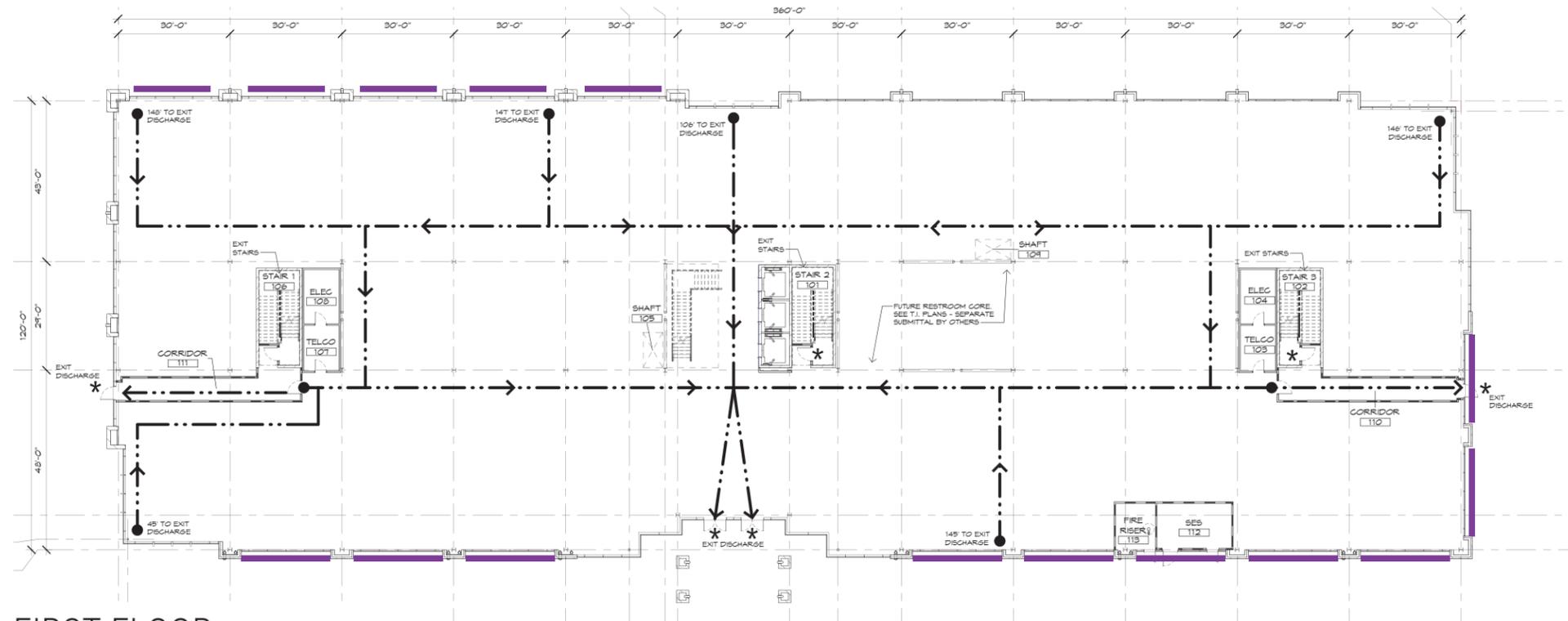
- W1 - Tenant Signage - Wall Mounted
- Suite XXX



GENERAL NOTES

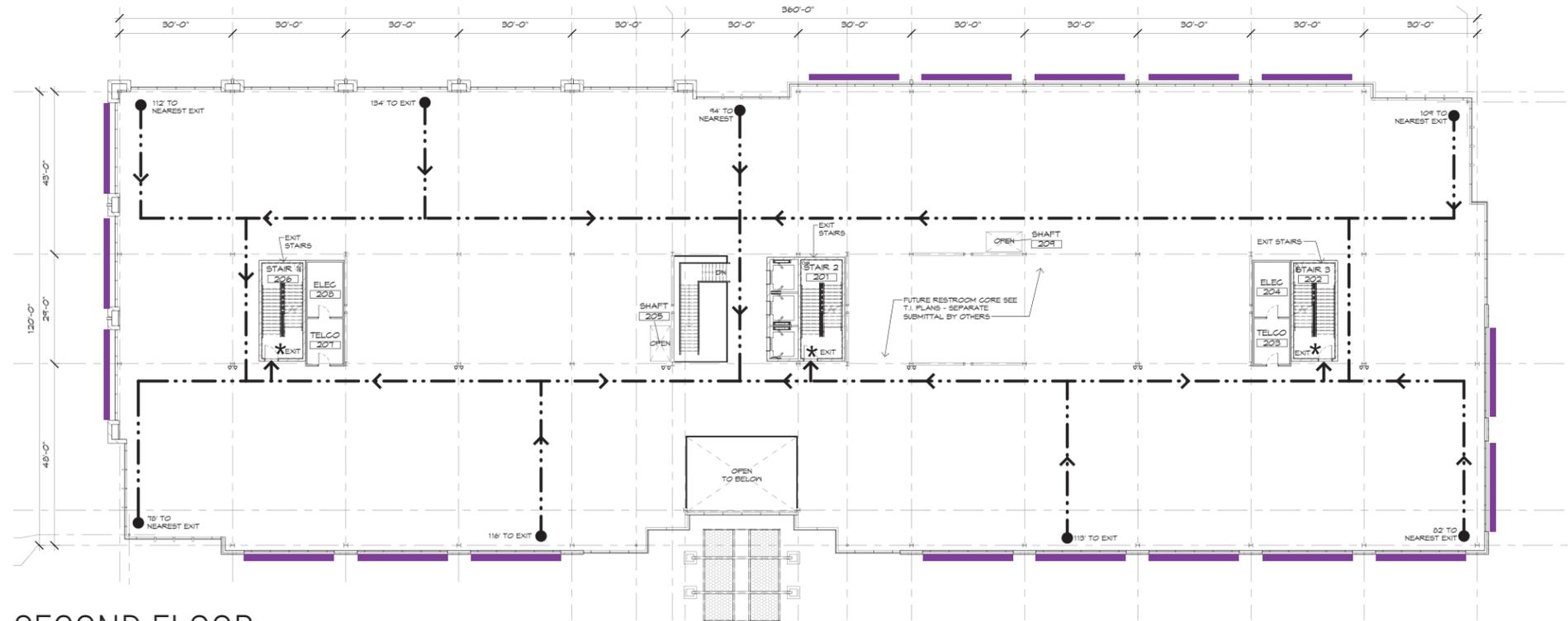
Client to Confirm Individual Tenant Space Location and Overall Frontage.

All Sign Bands are viable options for tenant wall signs, but **there is a maximum amount of 15 signs allowed to be displayed at one time.**



FIRST FLOOR

Too many proposed sign locations. See further notes



SECOND FLOOR

FLOOR PLANS



KEY

RIO 2100 SIGNS

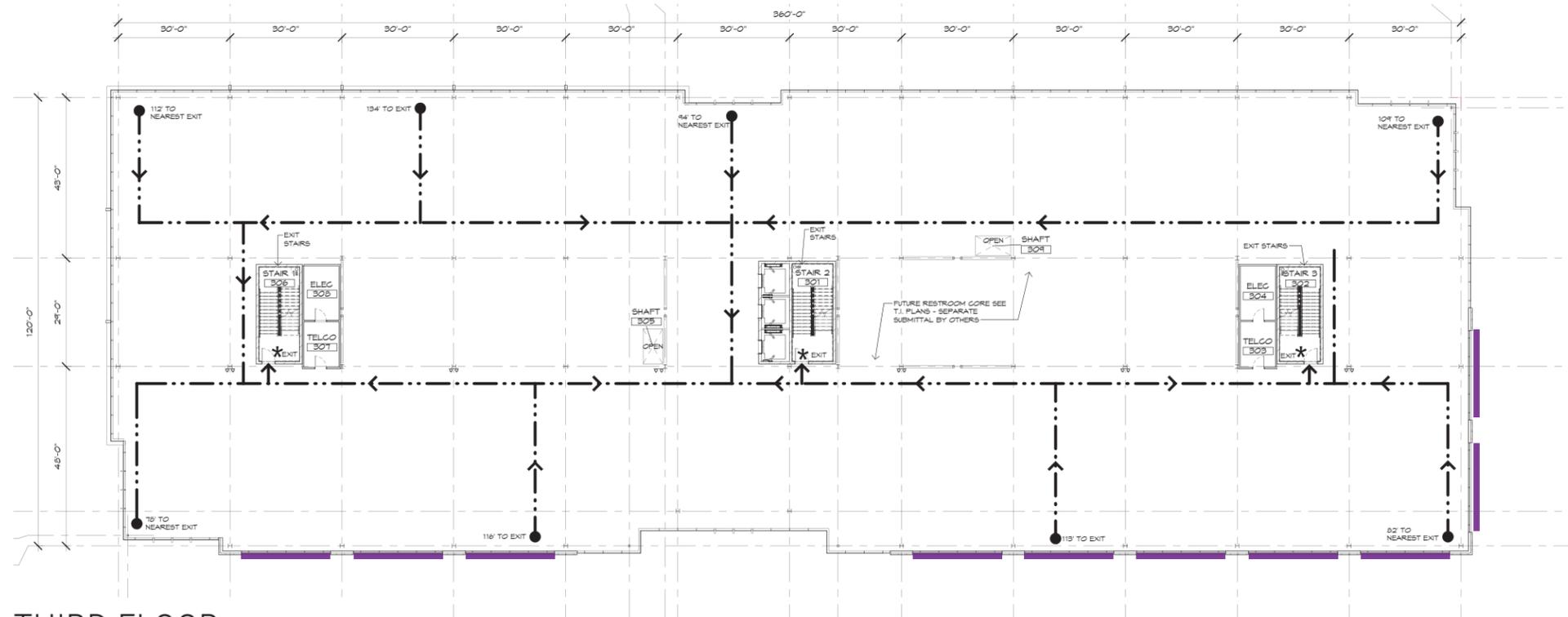
- W1 - Tenant Signage - Wall Mounted
- Suite XXX



GENERAL NOTES

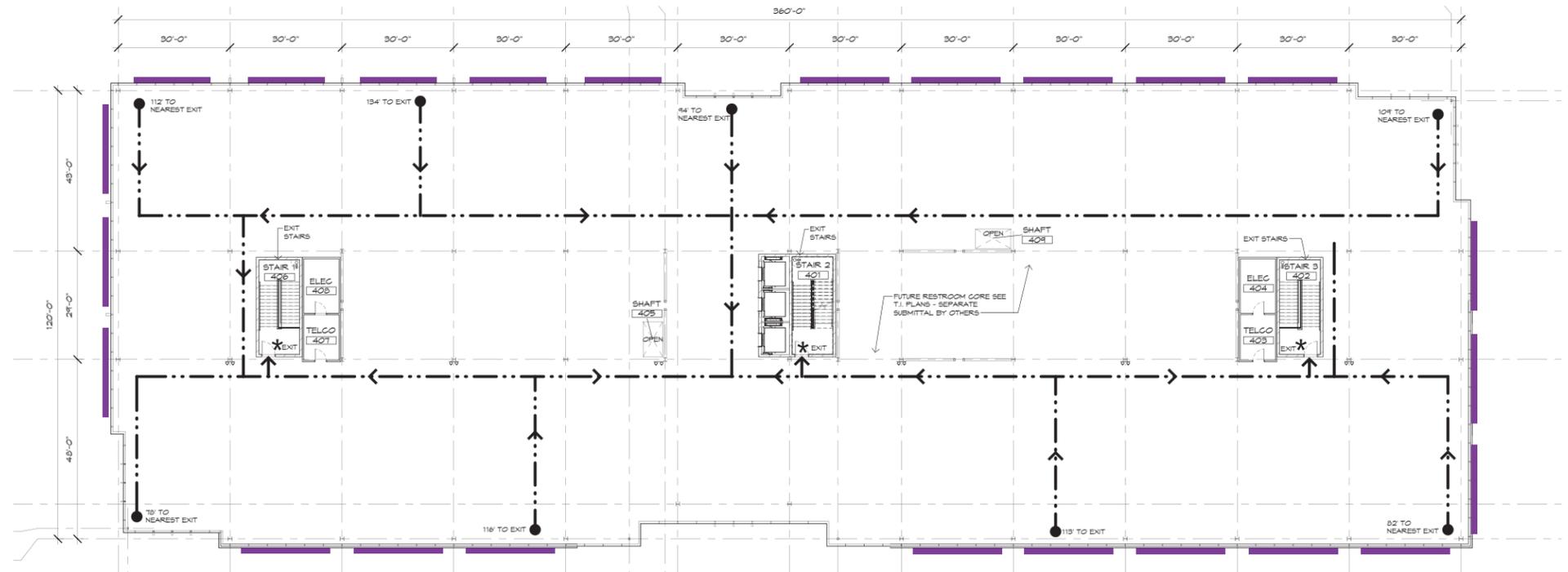
Client to Confirm Individual Tenant Space Location and Overall Frontage.

All Sign Bands are viable options for tenant wall signs, but **there is a maximum amount of 15 signs allowed to be displayed at one time.**



THIRD FLOOR

Too many proposed sign locations. See further notes.



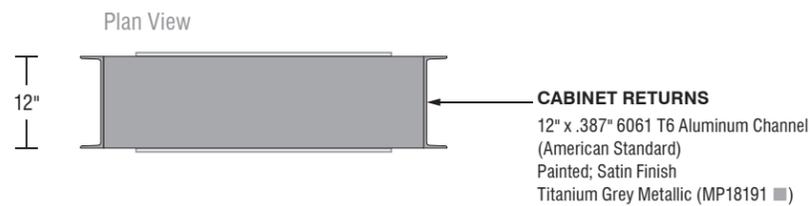
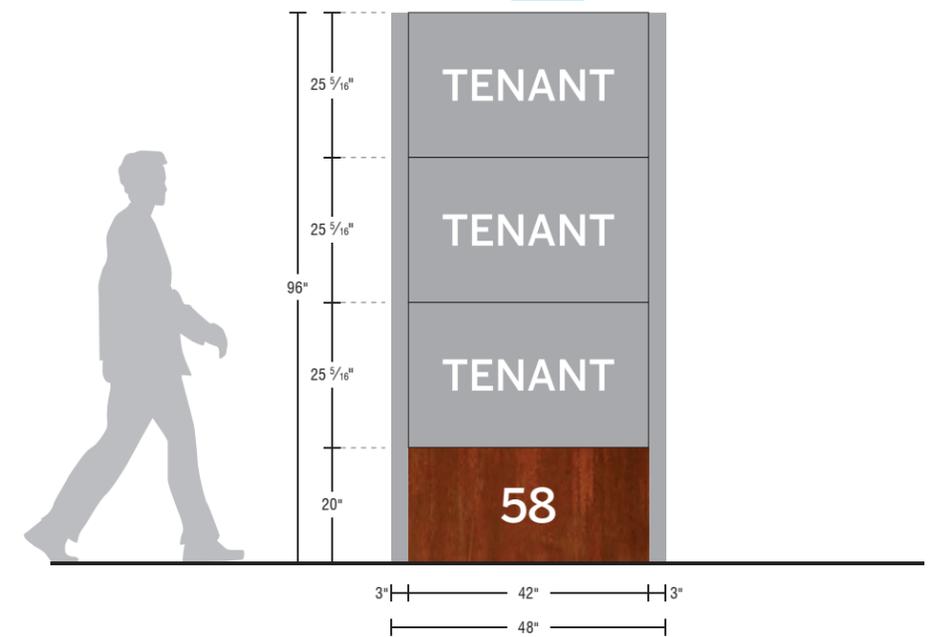
FOURTH FLOOR

8'0" TENANT D/S MONUMENT SIGN PANEL - Monument Size Option A

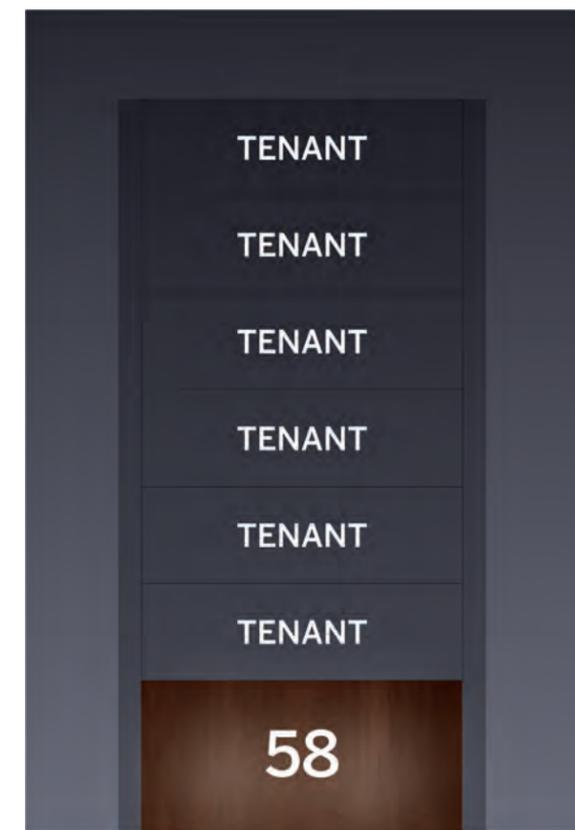
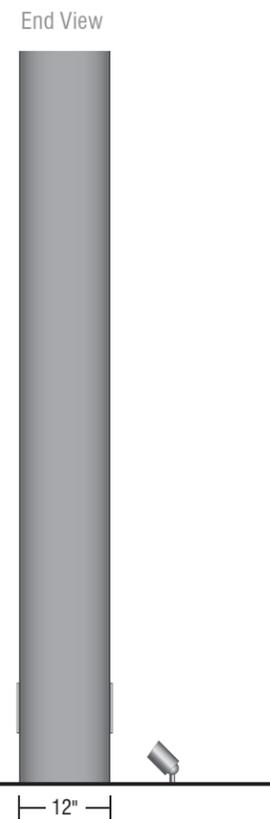
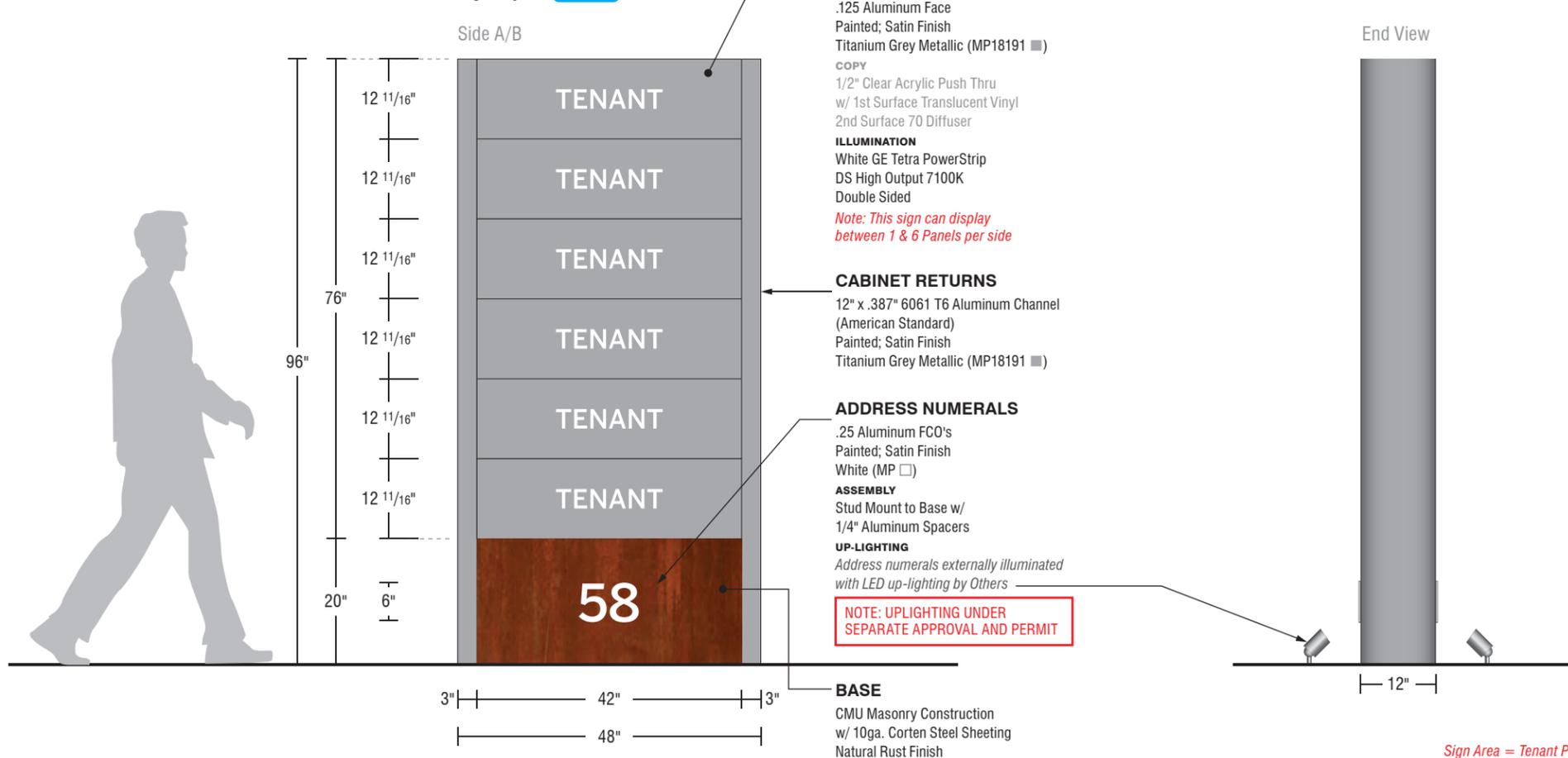
- Option A : 8'0" Double-Faced Multi-Tenant Monument located within Rio 2100 Phase V. Tenant Monument Panel location/usage is to be directed by Landlord.
- Tenant Monument Sign Panels are to be LED internally illuminated aluminum faced tenant panels with copy/logo routed from face and backed with white acrylic with vinyl graphics applied 1st surface. All panel faces are to be painted Titanium Grey Metallic. The address numbers are FCOs.

- Corporate Letterstyles, Logotype, Logo, and Colors may be used per Landlord Approval. In instances where a Tenant has no corporate color or identity; text is to be in a color that contrasts the Titanium Grey Metallic face of the monument sign panel.
- Tenant copy/logo not to exceed 80% of the vertical or horizontal background of the monument face panel boundary.
- All Multi-Tenant Monument Sign Panels must be approved by the Landlord prior to proceeding with the City of Tempe permit process.

Sign Layout M1.A.02



Sign Layout M1.A.01



A Project Detail
SCALE 1/2" = 1'0"

Sign Area = Tenant Panel Area Only
Sign Area Approved up to 40.00
Sign Area (Tenant Panels) = 22.167 Sq. Ft.

B Simulated Night View
SCALE 1/2" = 1'0"

6'0" TENANT D/S MONUMENT SIGN PANEL - Monument Size Option B

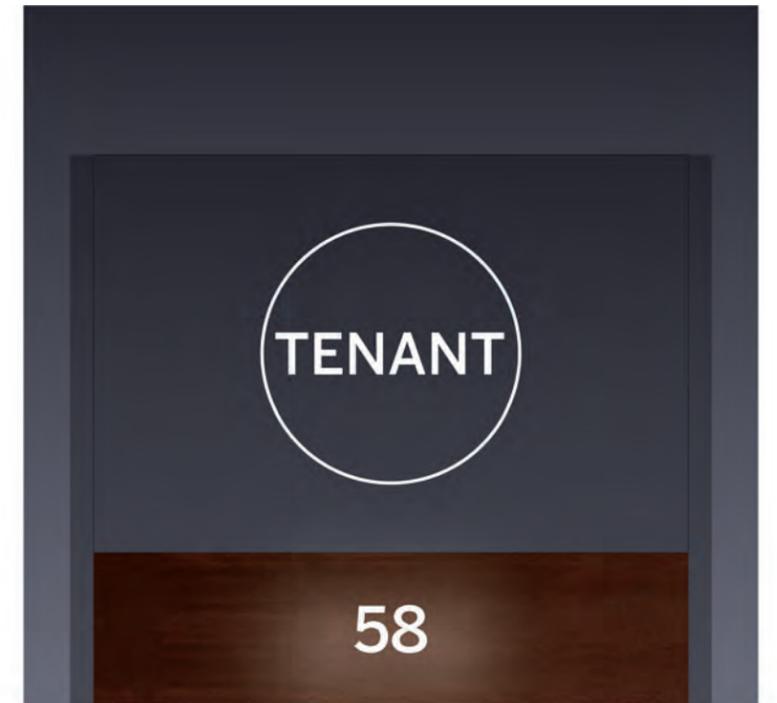
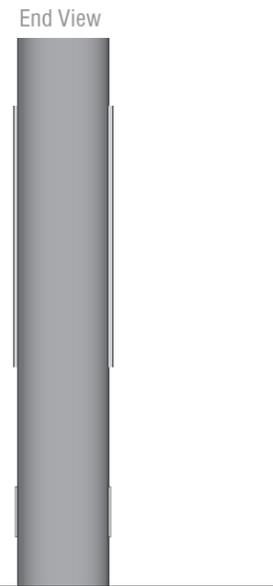
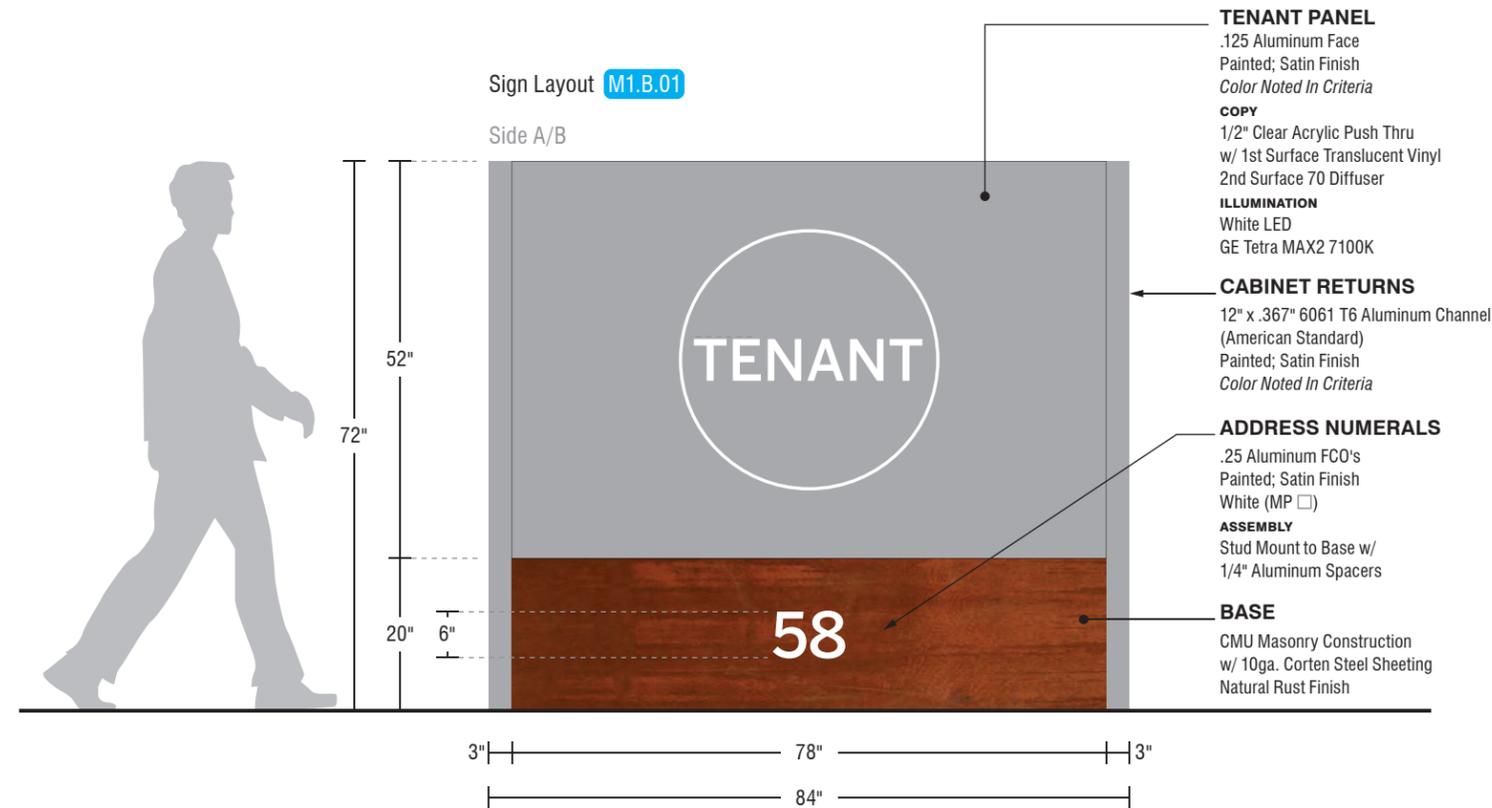
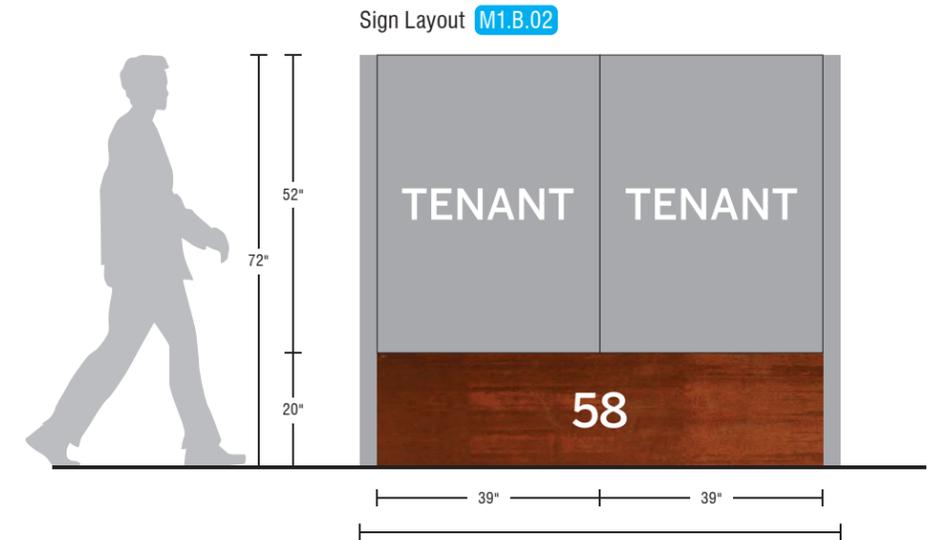
1. Option B : 6'0" Double-Faced Tenant Monument located within Rio 2100 Phase V. Tenant Monument Panel location/usage is to be directed by Landlord.

2. Tenant Monument Sign Panel is to be LED internally illuminated aluminum faced tenant panel with copy/logo routed from face and backed with white acrylic with vinyl graphics applied 1st surface. All panel faces are to be painted Titanium Gray Metallic. The address numbers are FCO's and illuminated with up-lighting.

3. Corporate Letterstyles, Logotype, Logo, and Colors may be used per Landlord Approval. In instances where a Tenant has no corporate color or identity; text is to be in a color that contrasts the Titanium Gray Metallic face of the monument sign panel.

4. Tenant copy/logo not to exceed 80% of the vertical or horizontal background of the monument face panel boundary.

5. Monument Sign Panel must be approved by the Landlord prior to proceeding with the City of Tempe permit process.



Sign Area = Tenant Panel Area Only
Sign Area Approved up to 40.00

Sign Area (Tenant Panels) = 28.167 Sq. Ft.

A Project Detail
SCALE 1/2" = 1'0"

B Simulated Night View
SCALE 1/2" = 1'0"

TENANT SIGN - WALL MOUNTED

PROVISIONS

Subject to the General Provisions for Tenant Signs at Rio 2100 may place a Wall-Mounted Sign onto designated building elevations. Signs shall be restricted to designated locations on each building elevation called Sign Envelopes. Building elevations that have designated Sign Envelopes are depicted within their respective sections further on in this document.

ALLOWABLE SIGN STYLES

- Halo Illuminated Reverse Pan Channel Sign
- Non Illuminated Reverse Pan Channel Signs
- Non Illuminated Flat Cut Out Signs (Secondary Copy ONLY)

PROHIBITED SIGN STYLES

- Any Sign Cabinet fabricated as a metal frame with a plastic insert face internally illuminated as to light the entire surface area of the sign face.
- Any sign with changeable letters.

ALLOWABLE SIGN MATERIALS

- Painted Aluminum
- Painted Steel
- Perforated Vinyl
- Polycarbonate
- Acrylic

ALLOWABLE FINISHES

- Painted/Powder Coated/Anodized

PLACEMENT AND SIZE

- Wall-Mounted Signs may be attached flat against or pinned away from the wall.
- Sign Area Factor: Office Tenants are allowed permitted up to 1.00 square feet of signage per lineal foot of leased frontage as determined by Tempe Sign Code.
- Tenants are not required to occupy the space contiguous to their sign location.
- All Tenant Wall Sign Bands are to comply with the City of Tempe, AZ Zoning & Development Code. Per Table 4-903B Permitted Sign Types, the horizontal and vertical dimensions of any Fascia Sign may not exceed eighty percent (80%) of the **horizontal or vertical background area**. ~~Tenant is at a corner location, the sign may not exceed eighty percent (80%) of the distance from the corner to the Lease Line.~~
- Signs shall consist of individual letters and logos in the Tenant's typestyle and colors.
- Sign area is determined as per the **specified sign envelope and General Provisions section of this Tempe Sign Code**
- Logo of Tenant is not to exceed 25% of the total sign area.

ILLUMINATION

- A Wall-Mounted Sign can be either internally illuminated or non-illuminated.

COLOR

- Tenant Names and Logos may only utilize project colors and materials for Wall Mounted Tenant Signage. If no brand standards are available, font will default to project font.

ADDITIONAL CRITERIA

- No finish shall be allowed to run or drip any discharge that would cause staining to the building or the sidewalk below.

LANDLORD APPROVAL

Regardless of the design of the sign and its compliance with the general guidelines, all Wall-Mounted Signs must be approved by the Landlord prior to being submitted to the City of Tempe for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Tempe.

PERMITTING

- Signs require a Sign Permit from the City of Tempe.
- Signs are counted in the Tenant's total Allowable Sign Area.
- Tenant shall furnish a scaled and dimensioned elevation drawing along with their permit application showing their leased space with the exterior wall frontage designated.

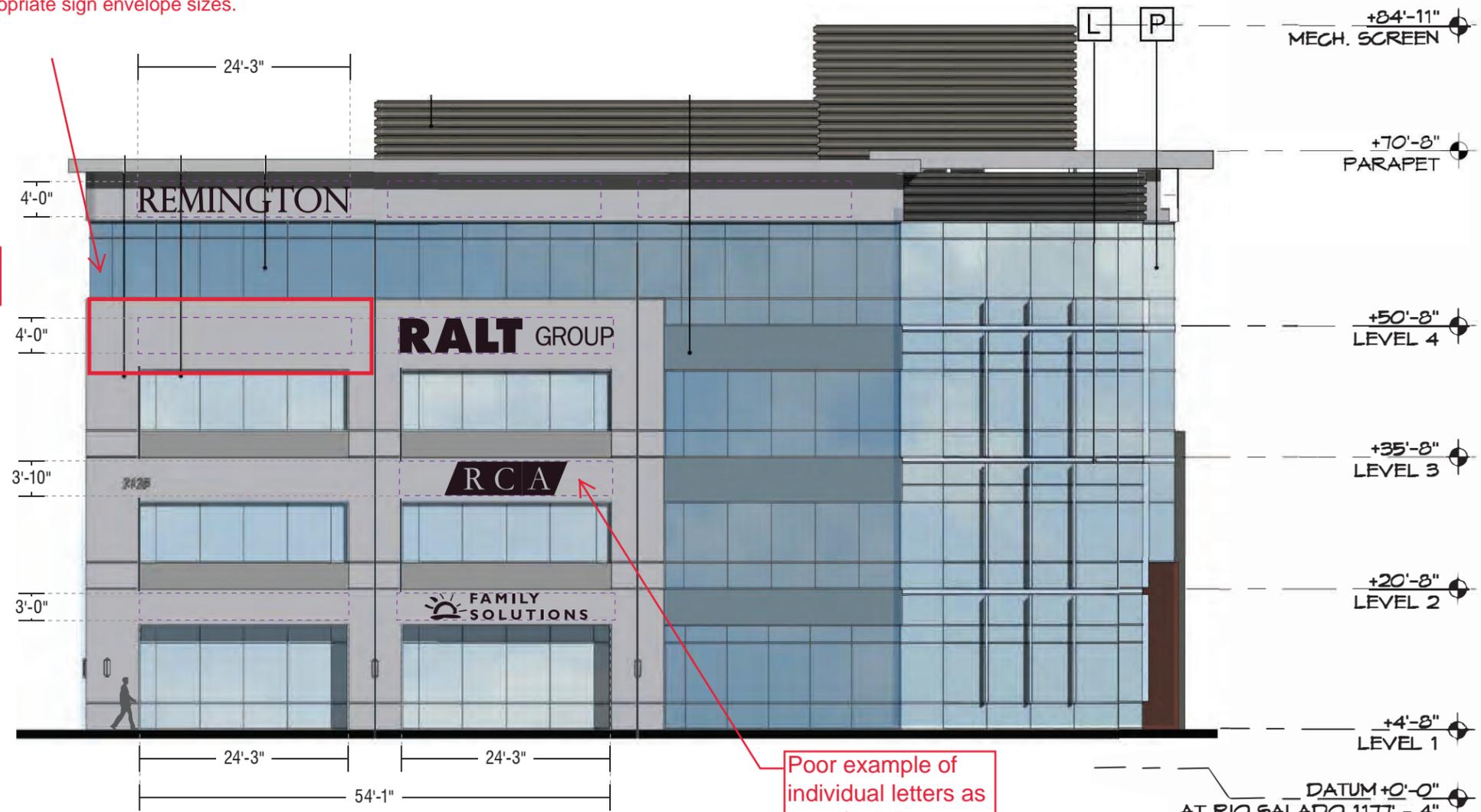
Provide true elevation details with measurements identifying the background areas for the signs. This will help us identify appropriate sign envelope sizes.

See Sheet 12 for All Elevation Sign Bands

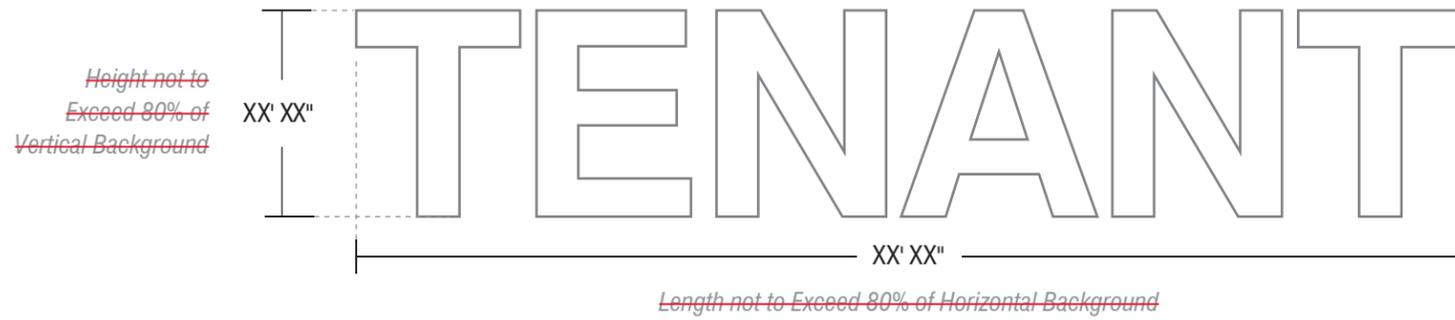
provide these measurements

Poor example of individual letters as specified. Please replace with an appropriate example

A Tenant Sign Placement - Sample
SOUTH ELEVATION



TENANT SIGN - WALL MOUNTED

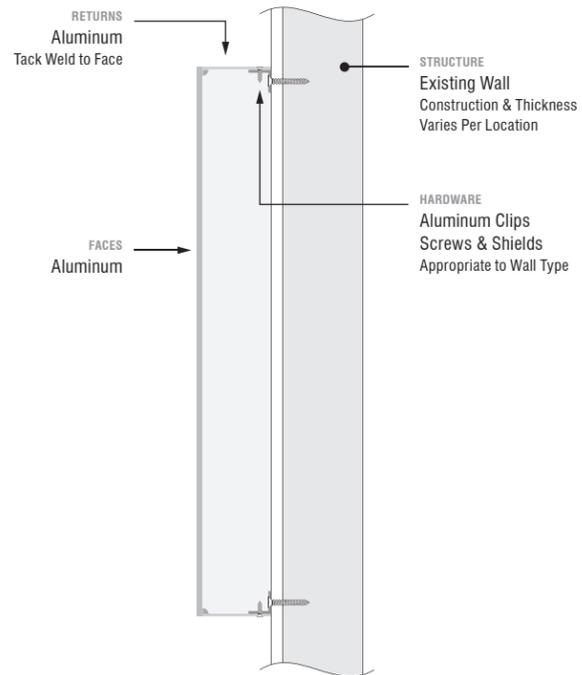


A Size Specifications per Tempe Code
VISUAL REFERENCE

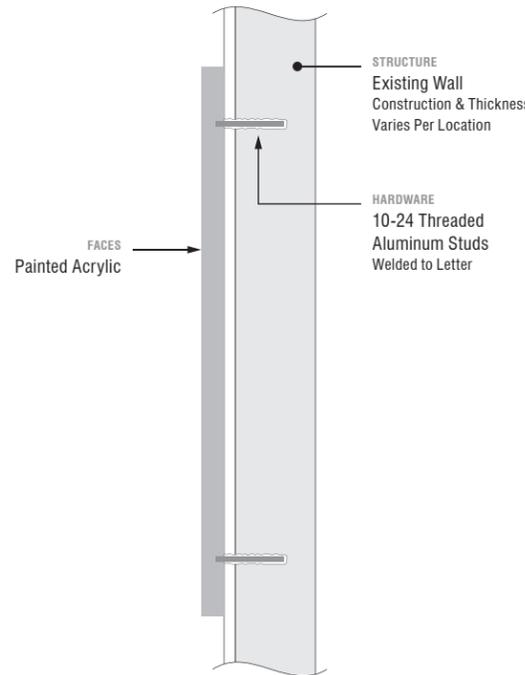
Tenant sign sizes will be determined by the approved sign envelope dimensions, once they are established



NOTE: Photos are intended to be representative of the character and quality of the types of signs within Rio 2100



Example

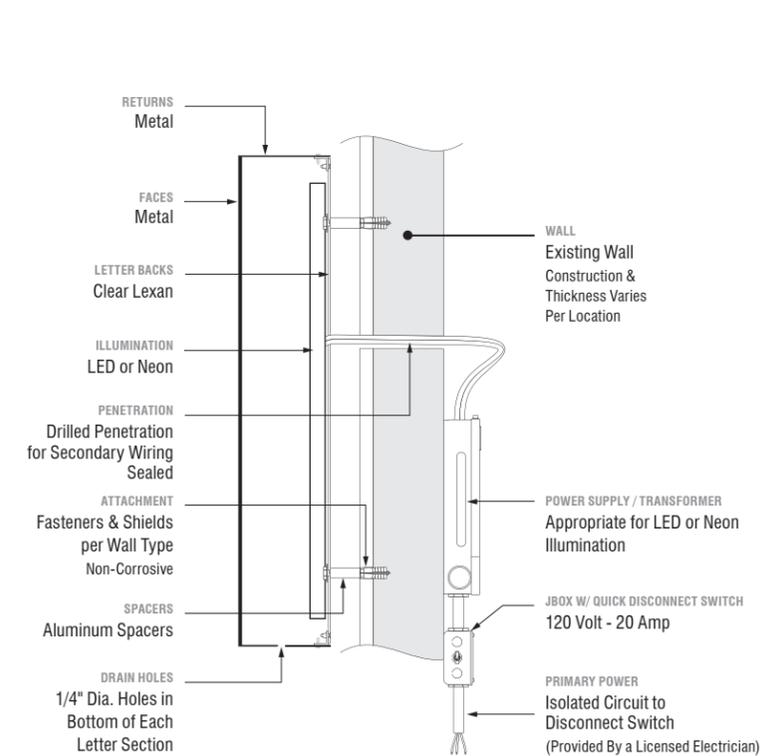


Example

NOTE : USED FOR SECONDARY COPY ONLY

B Section Detail - Typical
Reverse Pan Channel / Non-Illuminated / Clip Mount Flush

C Section Detail - Typical
Flat Cut Out / Non-Illuminated / Stud Mount Flush



Example

NOTE: Back-Plate for Halo Illumination May be Required on Signs Installed on Corrugated Surfaces.

D Section Detail - Typical
Reverse Pan Channel Letter / LED Halo-Illuminated / Mounted Off Wall

One purpose of the sign criteria is to establish appropriate sign locations for the office building. The locations are typically reserved for major tenant(s). This proposal identifies more than 60 possible sign locations with the option of placing up to 15 signs within those locations. There are too many proposed sign locations. Here is an example of how the proposed sign locations should be presented.

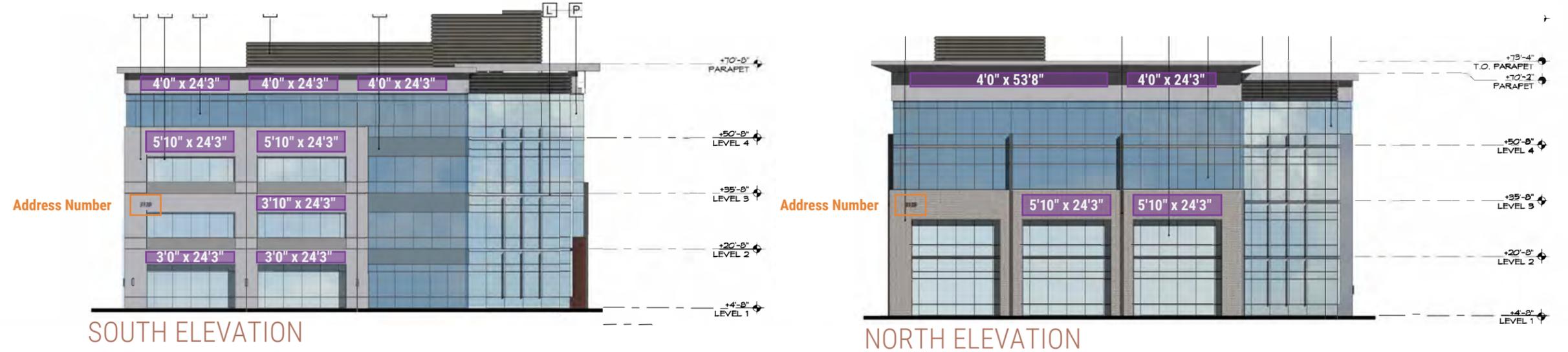
We ask you provide no more than 4 specific sign locations each for the east and west elevations and 2 specific locations each for the north and south elevations. Please provide the background area measurements and the proposed sign envelope dimensions (48" maximum height is likely appropriate). A tenant directory sign or multi-tenant sign would be appropriate for identifying secondary tenants within the building.

KEY

W1 - Tenant Signage - Wall Mounted

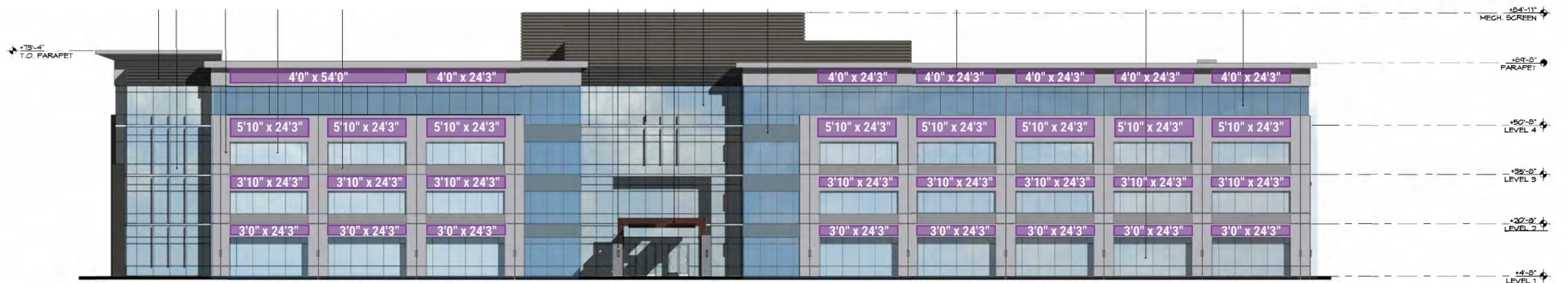
GENERAL NOTES

All Sign Elevations are Viable Options for Tenant Signs, but there is a Maximum Amount of 12 Signs Allowed to be Displayed at One Time.

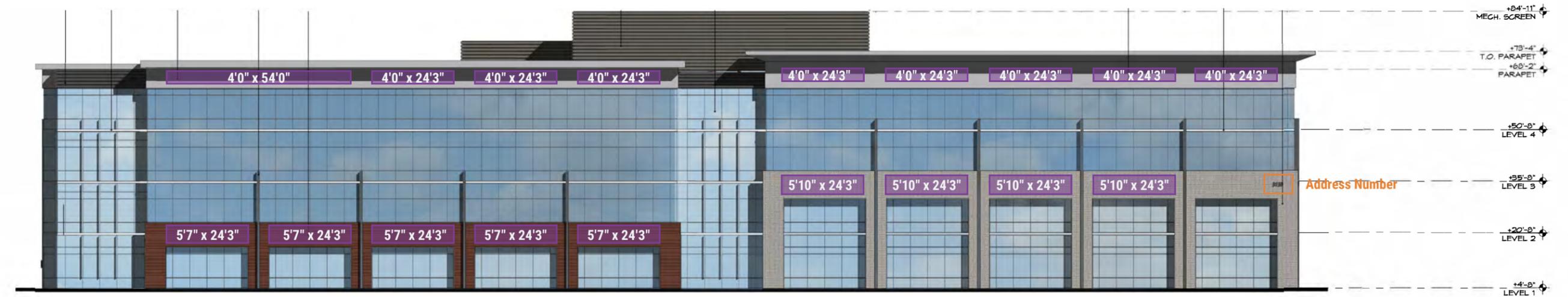


SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION