

**METROPLEX
CENTRE
SIGN PROGRAM**

A. PURPOSE

The purpose of this sign program and regulations is to establish standards to preserve and enhance the appearance of the METROPLEX CENTRE. In addition, this document serves to safeguard and enhance property values, to avoid excessive and confusing sign displays, and to protect the public and private investment in the buildings, open space and integral signing.

These criteria have been established for the purpose of ensuring a coordinated sign program for the mutual benefit of the tenants. They also ensure continuity of exterior signage thereby maintaining the aesthetics of the METROPLEX CENTRE. Conformance with the sign criteria will be strictly enforced. Any non-conforming or unapproved sign(s) will be brought into conformance with these criteria.

The criteria contained in this document shall govern all exterior building and parking garage signage. All signage shall be furnished, installed, and maintained by the tenant at his/her sole expense. The City of Concord Sign Ordinance and local building and electrical codes shall govern all exterior tenant signage not addressed by this sign program.

All signage shall comply with this criteria. Sign manufacturers are advised that prior to the acceptance of any sign installation, the Landlord's authorized representative will inspect the tenant sign for conformance with these regulations. Any signs found to be non-compliant will be rejected and required to be removed at the tenant's expense.

B. DEFINITIONS

All sign definitions, unless otherwise described herein, shall be the same as those defined in the City of Concord Sign Ordinance including any and all subsequent amendments and/or special provisions adopted by the City Council.

C. PERMITS

All tenants shall comply with the requirements governing the issuance and enforcement of building and/or sign permits established by the City of Concord.

1. All permits for temporary signage (such as banners) and/or permanent signage and installation shall be applied for at the City of Concord and obtained by the Landlord, tenant, or tenant's agent in accordance with the private agreement regarding the same.

D. GENERAL

1. All building signage shall be similarly designed with respect to materials, colors, and size, in order to establish a uniform appearance as outlined in these guidelines.
2. The size, location, design, color texture, lighting and materials of all signs shall in no way detract from the design of the project or the surrounding area as determined by the Landlord and the City of Concord.
3. In all cases, regulations and approvals shall be in accordance with this document, the Landlord, and the City of Concord.

E. SIGN CRITERIA

Building Signage at First Floor Level

-Location and Size

Any permitted tenant sign shall be on the First Floor spandrel in a location determined by the Landlord. A tenant may have no more than one (1) sign at the First Floor Level. Signs may be a maximum of 24" in height and a maximum of 75% of the spandrel length. Signs shall be centered on the spandrel assigned to the tenant. Two lines of 10" copy will be allowed when necessary at 75% maximum of each spandrel length. Maximum logo height to match maximum letter height, or in the case of stacked copy, match the stacked letter height. (Examples: 4-A, 4-B)

-Materials

3/8" thick flat cut out polished stainless steel; no corporate colors are permitted.

Polished face, sandblasted edges.

Mounting to be 1/2" stand off (non-corrosive fasteners).

Font: Franklin Gothic Demi BT.

Building Signage at Upper Floor Level

-Location and Size

Any permitted tenant sign shall be on one (1) of the four (4) Upper Floor Level spandrels (approved by the Planning Commission) in a location determined by the Landlord. A tenant may have no more than one (1) sign at the Upper Floor Level. Signs may be a maximum of 5' in height and a maximum of 75% of the spandrel length. Signs shall be centered on the spandrel assigned to the tenant. Two lines of 24" copy will be allowed when necessary. Maximum logo height to match maximum letter height, or in the case of two lines of copy, logo shall match the height of the copy. (Examples: 6-A, 6-B)

Note: The Landlord and the City may approve two signs for one business based on their standing as a major tenant, the signs shall not be located on adjoining facades.

-Materials

Copy font to be corporate registered trademark and approved by Landlord and the City of Concord.
Letter sides to be aluminum 5" deep or brushed stainless.
Trim cap or retainers to match returns.
Letter and logo faces to be 3/16" plex registered colors approved by City and Landlord.
Letters and logo to be mounted to wall on 1/2" standoffs.
No exposed raceways will be allowed.
All mounting hardware to be non-corrosive.

Building Signage at Parking Garage

-Location and Size

One tenant sign shall be permitted for the University of Phoenix (as determined by the Landlord and the City) along the 9th floor parking garage spandrel. The sign shall be permitted along the east elevation at the north corner of the parking garage. The letter(s) shall be no taller than 3'-4 5/8" in height or the maximum height of the parking garage spandrel; whichever is less (with the exception of the logo and the letter "y" in the word "University". The logo may be a maximum of 5'-8" in height. The maximum sign width (including logo) shall be 46'-0". The sign may be mounted to a raceway that projects a maximum of 8" from the face of the spandrel and measures a maximum of 3'-7" in height, not to project above or below the spandrel height.

-Materials

Pan Channel letters; no corporate colors are permitted.
Copy font to be corporate registered trademark and approved by Landlord and the City of Concord.
Sign returns: 5" deep brushed stainless steel.
Letter backs: brushed stainless steel.
Letter faces: 3/16" thick white Plexiglas with 3/4" trim cap painted to match 3M 7725-41 Dark.
Logo: same specifications as letter faces.
Raceway: painted and textured to match the existing parking garage spandrel.

Approved sign locations have been established as part of the Planning Commission's approval of UP 4-01 and as identified in the project plans maintained by the City Planning Division stamped approved April 18, 2001.

Illumination to be: 15MM, 6500 white neon, 30MA or equal. Trim cap or retainer as necessary (to match returns). Faces shall be white plex "Dark Grey" vinyl overlay cut out so that the letters appear polished gray by day, and white at night. (Examples: 6-A, 6-B)

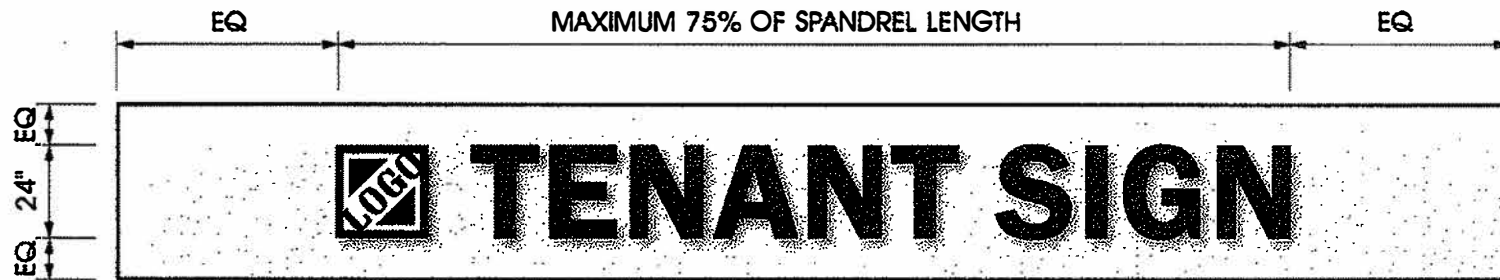
Electrical to be through wall to aluminum raceway, painted pipe, or self-contained cabinet. Electrical, manufacturing, and installation shall meet UL standards, UBC, National Electrical Code, and any requirements of the City of Concord. No exposed raceways shall be permitted along the exterior facade of the building at any time.

F. APPROVAL PROCESS

1. Prior to submitting a sign permit application to the City, the tenant or tenant's representative shall submit three (3) scaled color drawings illustrating the proposed sign location(s) and details regarding the manufacturing, electrical design, and mounting details for each sign. The Landlord will either approve the signs or provide comments for revision. At no time shall the tenant or the tenant's representative submit a permit application to the City of Concord or manufacture or install signage without the written approval of the Landlord.
2. Signage shall be the responsibility of the tenant. The tenant will be responsible for permitting, manufacturing, installation, compliance with the sign criteria, penetration weatherproofing, removal and restoration of the fascia surface and all City, State, and Federal regulations and laws.

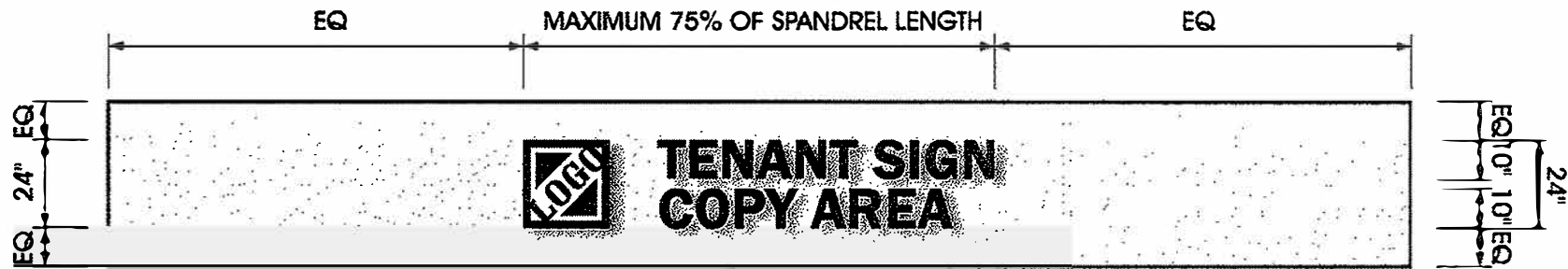
G. TENANT SIGNAGE AND CONTRACTOR APPROVAL

The Landlord has the right to review and approve the tenant's sign contractors. All contractors will carry necessary City, State, and Federal business licenses and contractors licenses as applicable. They shall conform to all tenant lease requirements, including naming Landlord as an additional insured in amounts specified. They shall operate in a profession and safe manner at all times.



ONE LINE OF COPY - 24" MAXIMUM LETTER AND LOGO HEIGHT

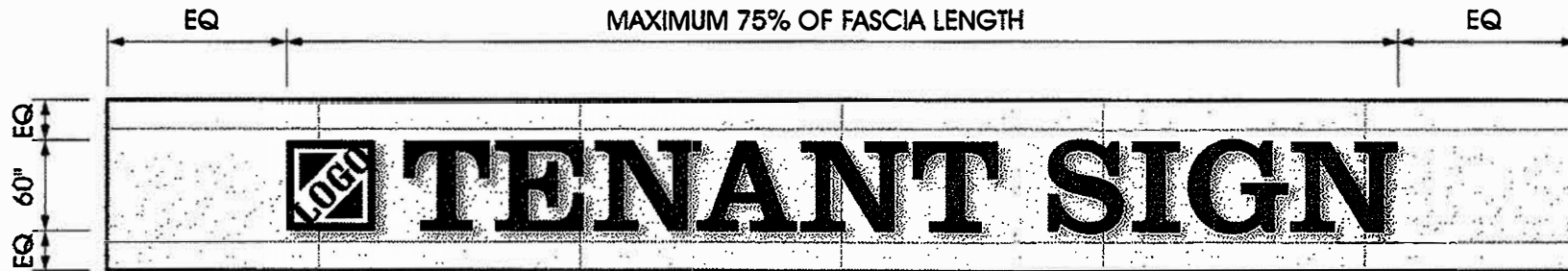
4-A



TWO LINES OF COPY - 10" MAXIMUM LETTER AND 24" MAXIMUM LOGO HEIGHT

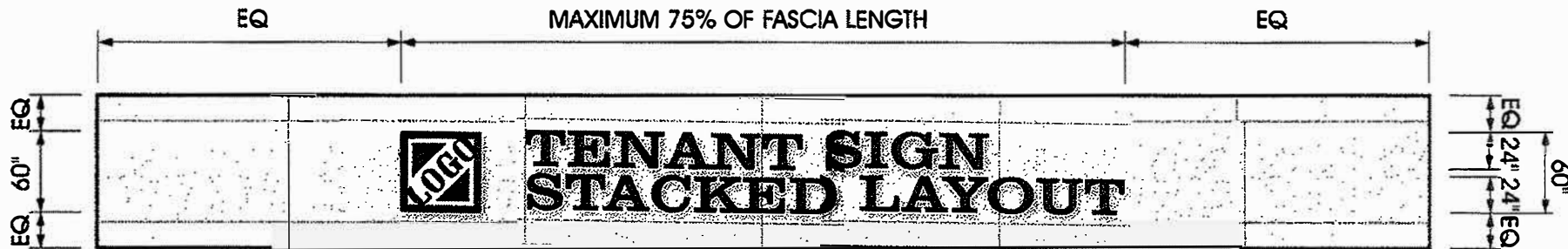
4-B

ALL TENANT COPY STYLE TO BE FRANKLIN GOTHIC DEMI BT
 LETTERS AND LOGO TO BE FLAT CUT OUT 3/8" POLISHED STAINLESS STEEL
 LETTERS AND LOGO TO BE MOUNTED TO WALL ON 1/2" STANDOFFS
 ALL MOUNTING HARDWARE TO BE NON CORROSIVE
 NO EXPOSED RACEWAYS



ONE LINE OF COPY - MAXIMUM LETTER AND LOGO HEIGHT NOT TO EXCEED 60"

6-A



TWO LINES OF COPY - 24" LETTERS AND LOGO HEIGHT NOT TO EXCEED 60"

6-B

- TENANT COPY STYLE AND LOGO TO BE REGISTERED TRADEMARK COLORS BY CITY AND LANDLORD
- LETTERS AND LOGO FACE TO BE 3/16" PLEX
- LETTER SIDES (RETURN) TO BE ALUMINUM OR BRUSHED STAINLESS STEEL, IF PAINTED
- TRIMCAP OR RETAINERS TO MATCH COLOR OF RETURNS
- ILLUMINATION TO BE NEON, LED OR EQUAL
- LETTERS AND LOGO TO BE MOUNTED TO WALL ON 1/2" STANDOFFS
- ALL MOUNTING HARDWARE TO BE NON CORROSIVE
- NO EXPOSED RACEWAYS