



Development Review (Minor) Staff Approval

8-MS-2008#3

Village at Hayden Master Sign
Program Amendment

APPLICATION INFORMATION	
LOCATION: 8220 N Hayden Rd	APPLICANT: Genna Goldberg
PARCEL: 217-12-990B	COMPANY:
Q.S.: 39-52	ADDRESS: 8390 E. Via De Ventura Blvd., Scottsdale, AZ 85258
CODE VIOLATION #:	PHONE: 480-367-7931
Request: Request to amend the Village at Hayden Master Sign Program to allow a non-contiguous wall sign band for Suite C-111 over Suite C-112, on the west elevation of the 8220 building (Building C).	

STIPULATIONS

1. MSP Amendment for the purpose of establishing a Hayden Road sign band for tenant C-111 over C-112 due to the lack of a prominent building wall elevation.
2. A 24" box Jacaranda tree shall be installed, with drip irrigation provided, between Building C and the Hayden Road frontage prior to the issuance of a sign permit for tenant C-111. This is to replace a mature Jacaranda tree that was destroyed in front of the proposed sign band.
3. All other provisions of the Village at Hayden MSP and amendments shall continue to apply.
4. Any future modifications to the Village at Hayden MSP shall require Development Review Board or city staff approval.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Attach a copy of this approval letter, along with a completed Sign Permit Application, for sign plan review at the One Stop Shop when applicable. Additional information: www.scottsdaleaz.gov/codes/signs

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:

Wendy Hardy

Wendy Hardy, Senior Planner

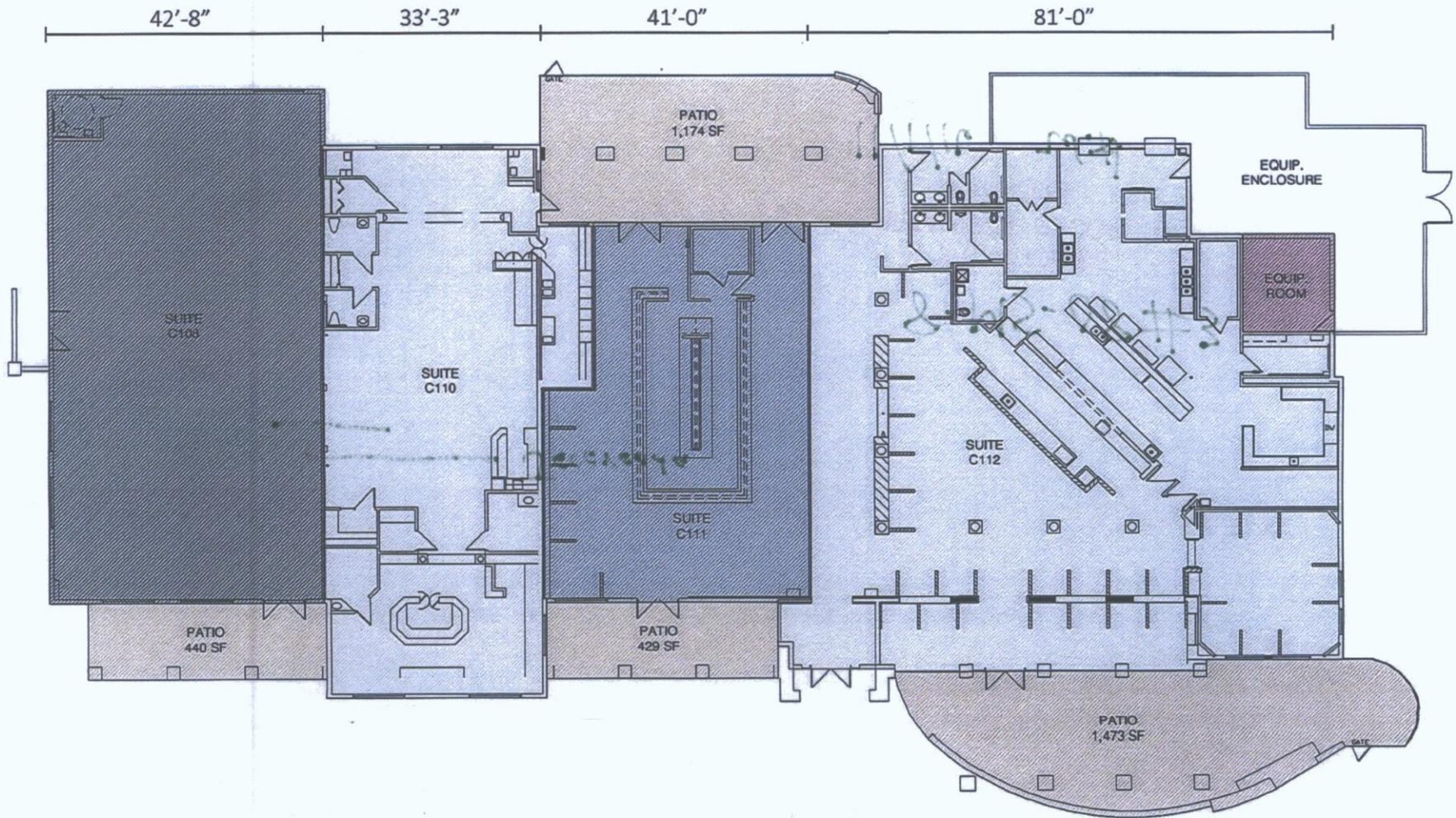
DATE:

11/1/16

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



VILLAGE AT HAYDEN

donald pitman design, inc.
 3900 7th Avenue Suite 250 San Diego, Ca 92103
 T. 619.299.0011 F. 619.299.5544 dandesigninc.com

BUILDING "C" - 1ST FLOOR
 8120 N. HAYDEN ROAD, SCOTTSDALE, AZ 85258

8-MS-0843 EXHIBIT

STIPULATION SET
 RETAIN FOR RECORDS

EX-01

100014 SCALENTS JOB#2053-AK

APPROVED
 11/1/16 DATE W.H. INITIALS

11/1/16 W.A.

47 sq ft sign envelope

34 sq ft sign envelope

33' sq ft sign envelope

42 sq ft sign envelope



81' suite frontage

41' suite frontage

33'-3" suite frontage

42'-8" suite frontage

new 24" yellow Mexican Bird
of Paradise tree

Jacaranda

8-MS-08#3

STIPULATION SET
RETAIN FOR RECORDS

APPROVED

11/1/16
DATE

W.A.
INITIALS



October 6, 2016

Genna Goldberg
The Muller Company
8390 E. Via De Ventura Blvd.,
Scottsdale, AZ 85258

RE: 727-PA-2016
Village at Hayden Master Sign Program Amendment

Dear Ms Goldberg,

The Planning & Development Services Division has completed its preliminary review of the above referenced pre-application. The following items have been identified during the review of the pre-application.

1. Please provide a dimensioned floor plan for Building 'C' that shows the linear lengths in feet for each suite along Hayden Road.
2. Provide an overall elevation for Building 'C' along Hayden Road that calls out existing and proposed sign bands and their square footages.
3. Provide a site plan that shows the location of a replacement Jacaranda or similar tree, note species and size of tree to be installed, if the tree in front of the proposed sign band has been removed. Or provide photograph existence that the tree is still in place.

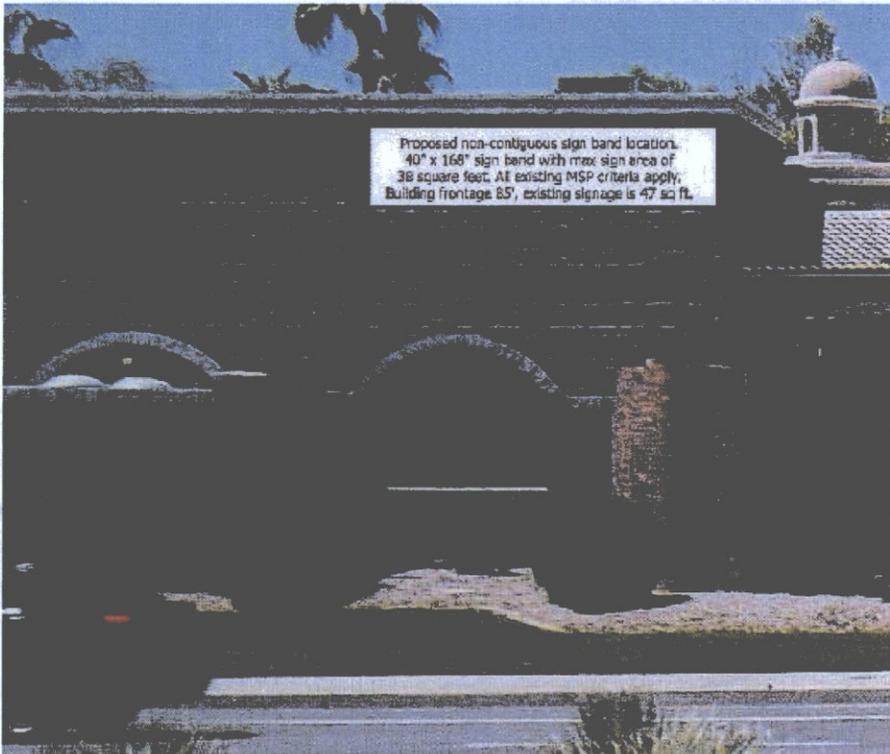
If you have any questions, or need further assistance please contact me at 480-312-7938 or at whardy@ScottsdaleAZ.gov.

Sincerely,

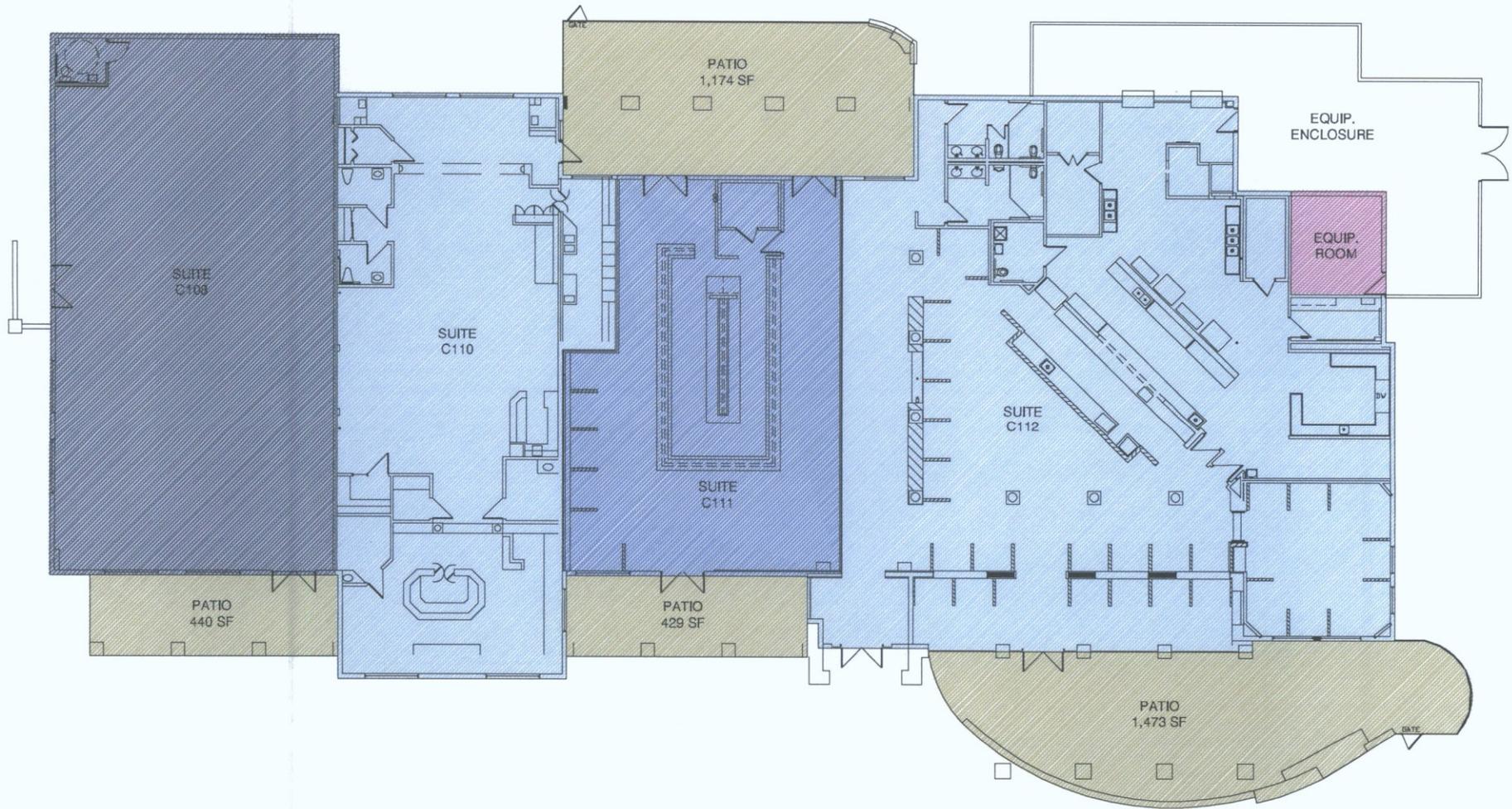
Wendy Hardy
Senior Planner



Jacaranda tree



Propose an alternate location and tree species if the tree was removed without city approval.



VILLAGE AT HAYDEN

donald pitman design, inc.


3900 Fifth Avenue Suite 290 San Diego, Ca 92103
 t. 619.299.0011 f. 619.299.5544 dpcdesigninc.com

BUILDING "C" - 1ST FLOOR

8120 N. HAYDEN ROAD, SCOTTSDALE, AZ 58258

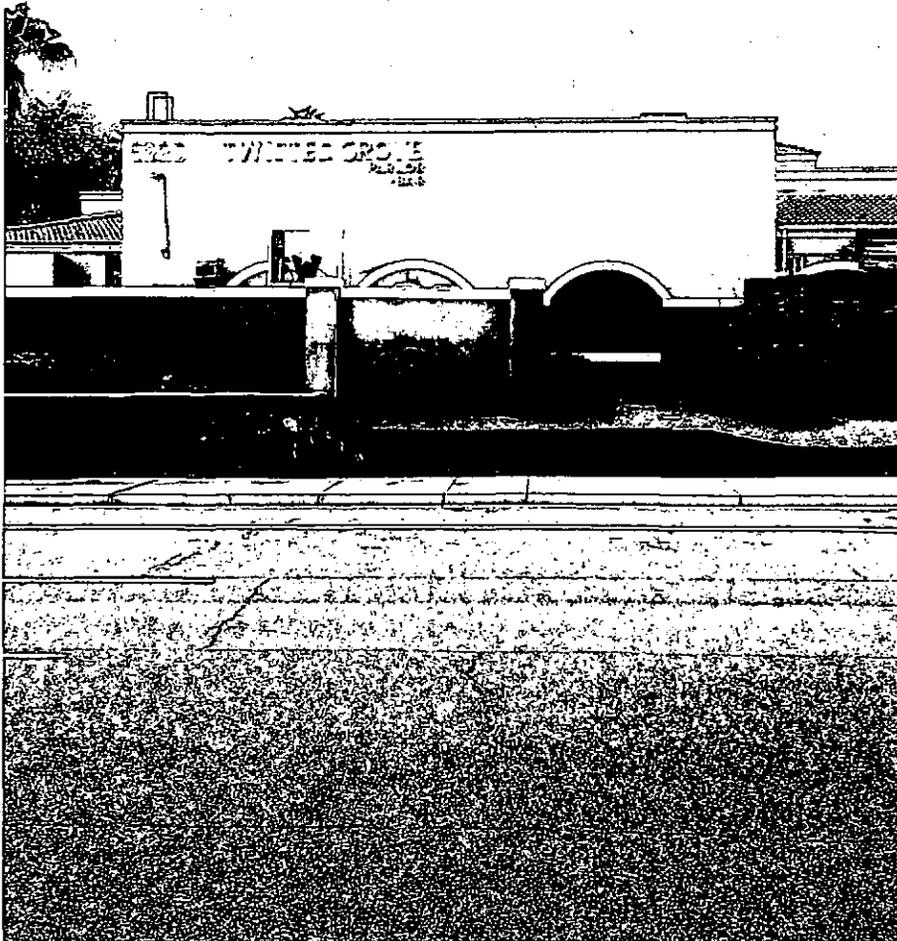
EXHIBIT

EX-01

10/30/14 SCALENTS JOB#2053-AK

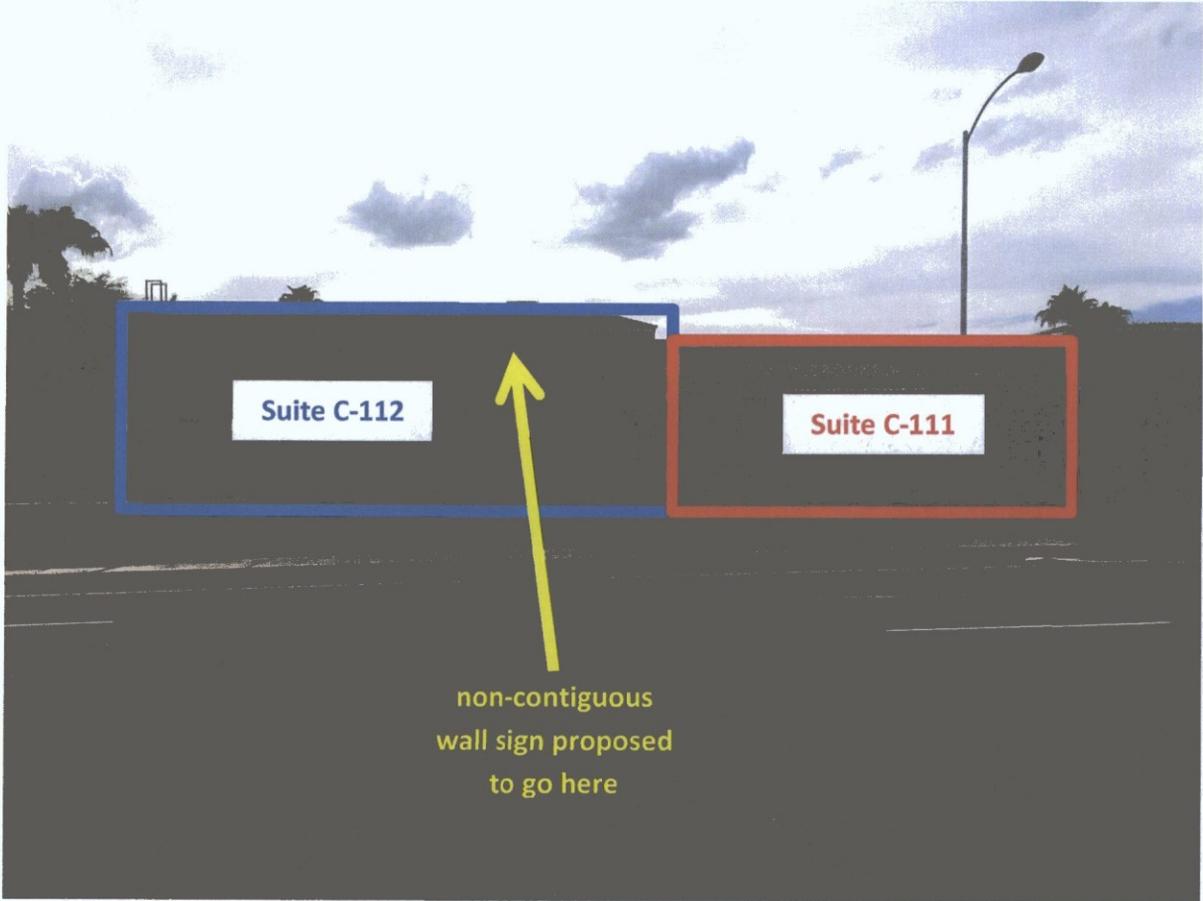
Village at Hayden

Existing Exterior Building Signage on 8220 N. Hayden Rd.

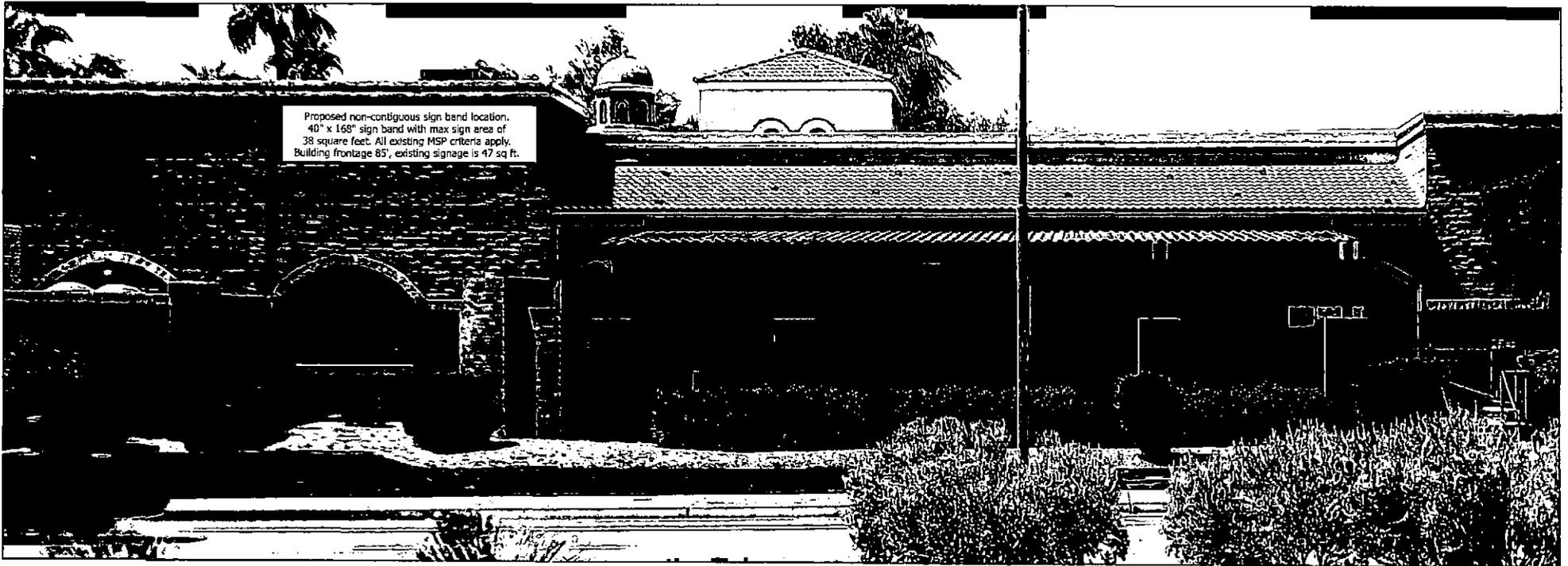


Village at Hayden

8220 N. Hayden Rd., Scottsdale, AZ 85258



8220 N. Hayden Road



Proposed non-contiguous sign band location.
40' x 168" sign band with max sign area of
38 square feet. All existing MSP criteria apply.
Building frontage 83', existing signage is 47 sq ft.

September 12, 2016

City of Scottsdale Planning Department

Re: Application Request to amend the existing Master Sign Plan for the Village at Hayden
8220 N. Hayden Rd., Suite C111
Scottsdale, AZ 85254

To whom it may concern:

ESenEM Yoga Scottsdale (Suite C-111) would like to place exterior building signage along Hayden Road over Twisted Grove's (Suite C-112) space. There is a patio area with an extending pergola that prevents ESenEM Yoga Scottsdale (Suite C-111) from being able to install signage contiguous to their space. Please refer to accompany elevation and site plan/suite map for reference. All other specifications per the existing Master Sign Plan criteria remain in place.

Should you have any questions, please feel free to contact me at (480) 367-7931.

Sincerely,

THE MULLER COMPANY, as managing agent for
P7 Village at Hayden, LLC



Genna Goldberg, CPM
Senior Property Manager

September 12, 2016

City of Scottsdale Planning Department

Re: Application Request to amend the existing Master Sign Plan for the Village at Hayden
8220 N. Hayden Rd., Suite C111
Scottsdale, AZ 85254

To whom it may concern:

ESenEM Yoga Scottsdale, LLC (Tenant) has entered into a Lease Agreement with P7 Village at Hayden, LLC (Landlord) for the above-referenced address.

Please be advised that the Landlord has reviewed and approved the enclosed request to amend the Master Sign Plan in an effort to allow the Tenant the ability to install exterior building signage along Hayden Road given that there is not substantial space on the building contiguous to their space.

Should you have any questions, please feel free to contact me at (480) 367-7931.

Sincerely,

THE MULLER COMPANY, as managing agent for
P7 Village at Hayden, LLC


Genna Goldberg, CPM
Senior Property Manager

Chi, Andrew

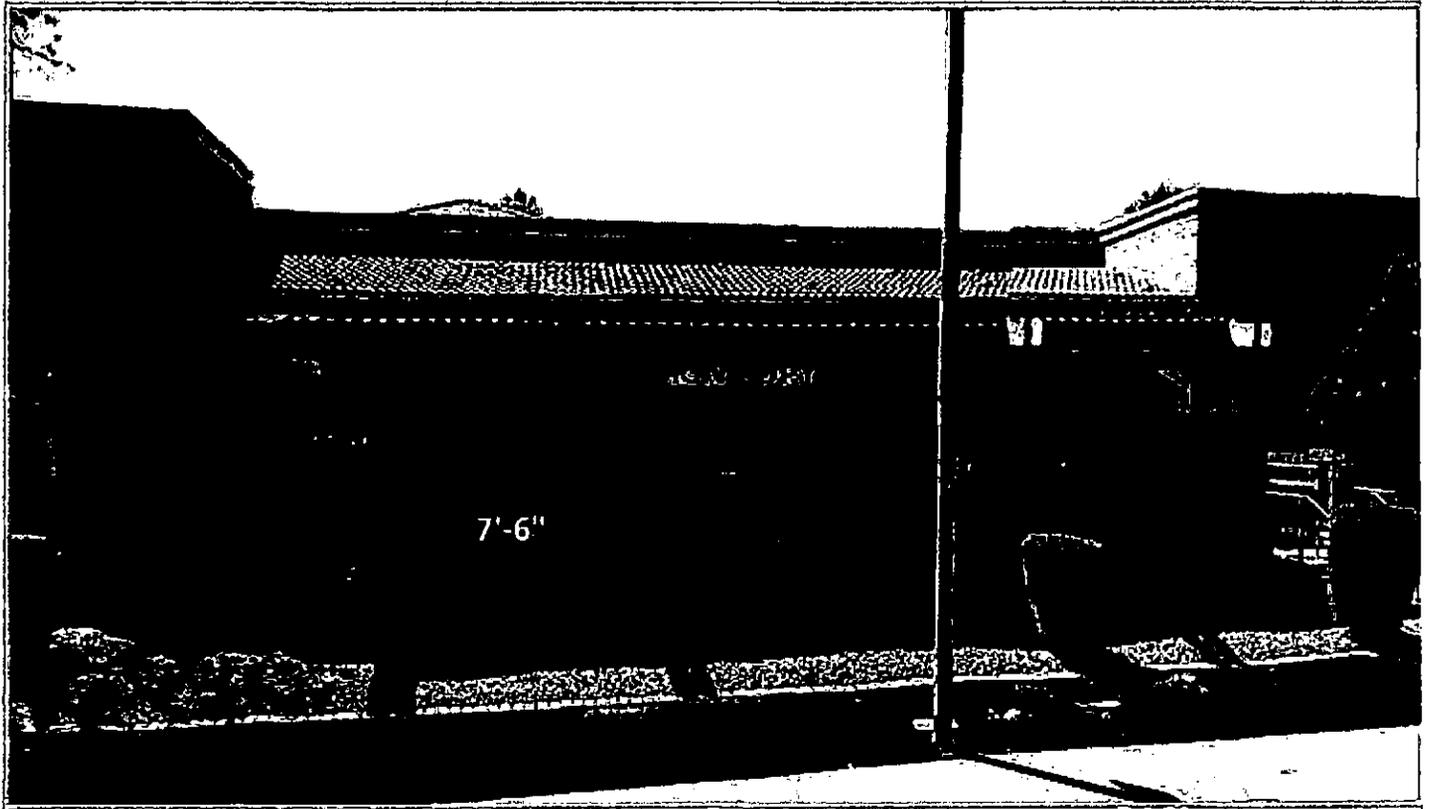
From: Chi, Andrew
Sent: Tuesday, August 30, 2016 10:10 AM
To: 'Genna Goldberg'
Subject: RE: Village at Hayden MSP Amendment

Hi Genna,

If you have any questions based on the list I provided to Sarah in my original email below, you can reach out to me. I gave Sarah a list of other master sign programs to review in the same email – I suggest you do the same to familiarize yourself how other master sign programs are designed.

Another suggestion: Instead of proposing a non-contiguous sign band on another tenant's, amend the MSP to allow a suspended shingle sign – which would mount under the overhang of the patio structure in-front of the business (similar to signs you see hanging from covered walkways in Downtown). The clearance from grade to the bottom of the suspended sign is 7'-6." It does require a minor amendment (same \$87.00 fee) to the MSP to allow a rectangular shingle sign that would house

Example:



Let me know if you have any questions, or need advice. We can chat on the phone, but first decide if you need the services from SmithCraft (or another sign company), or if you will be doing this on your own.

Thank you.

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

From: Genna Goldberg [<mailto:ggoldberg@themullercompany.com>]
Sent: Tuesday, August 30, 2016 9:59 AM
To: Chi, Andrew
Subject: RE: Village at Hayden MSP Amendment

Thanks, Andrew.

I see. Maybe that price was for her time. Do you think I could do this myself instead of paying her to do it? If I had questions, would you mind if I reach out to you?

Thanks

Genna Goldberg, CPM | Senior Property Manager

8390 E. Via De Ventura Blvd., Suite F109 | Scottsdale, AZ 85258
T 480.367.7931 | F 480.367.8801
Broker License 01154796
www.themullercompany.com



From: Chi, Andrew [<mailto:AChi@Scottsdaleaz.gov>]
Sent: Tuesday, August 30, 2016 9:45 AM
To: Genna Goldberg
Subject: RE: Village at Hayden MSP Amendment

Hi Genna,

I did not quote \$2,500.00. The list of requirements I gave Sarah per my email below has an \$87.00 fee, ***not*** \$2,500.

I have no clue where the \$2,500.00 is coming from, so you'll have to ask Sarah.

This is a simple staff-level amendment that takes 21-calendar days, similar to the 2012 process.

Thanks Genna.

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

From: Genna Goldberg [<mailto:ggoldberg@themullercompany.com>]
Sent: Tuesday, August 30, 2016 9:42 AM
To: Chi, Andrew
Subject: FW: Village at Hayden MSP Amendment

Hi Andrew,

It is really going to cost the Landlord \$2,500.00 to allow a Tenant to have a non contiguous sign? We had our signage amended in 2012 and that was not a difficult process, so I don't know why this request is?

Thank you

Genna Goldberg, CPM | Senior Property Manager

8390 E. Via De Ventura Blvd., Suite F109 | Scottsdale, AZ 85258
T 480.367.7931 | F 480.367.8801
Broker License 01154796
www.themullercompany.com

the **Muller**
company

From: Sarah Spradlin [<mailto:sarah@smithcraftsigns.com>]
Sent: Tuesday, August 30, 2016 9:15 AM
To: Genna Goldberg
Subject: FW: Village at Hayden MSP Amendment

Good Morning,

I am waiting to hear back from Steve. I think he is moving away from the awning since it is not illuminated.

Also, below is what is needed to revise the MSP. It will cost about \$2500.00. It is a lengthy process of getting all the right documentation in place. It will not be easy like your last one.
Please let me know how to proceed.

Thanks,



Sarah M. Spradlin

SmithCraft CUSTOM SIGNS & GRAPHICS
3643 South 7th Street | Phoenix AZ 85040
602.268.1349 x205 p | 602.268.1369 f | 480.262.0412 c
sarah@smithcraftsigns.com

From: Chi, Andrew [<mailto:AChi@Scottsdaleaz.gov>]
Sent: Monday, August 29, 2016 6:18 PM
To: Sarah Spradlin <sarah@smithcraftsigns.com>
Subject: RE: Village at Hayden MSP Amendment

Hi Sarah,

See my answers below, thank you:

How to file an Amendment to an Existing Master Sign Program

To get started on the MSP amendment, go ahead and fill-out the pre-application form:
<http://www.scottsdaleaz.gov/building-resources/development-process/pre-app>

Submit online (PDF format) or in-person the following:

- Pre-app fee & MSP amendment fee (total): \$87.00
- Development Application Type: Development Review (Minor)(SA) & Master Sign Program (MS)
- Narrative (Scope of Request)
- Landlord Approval Letter
- Elevation (either a drawing or photo) of the referenced suite where a non-contiguous sign band is proposed.
 - The sign band must be a set size (provide maximum height & length).

- The sign band ***does*** count against the other tenant's 1 to 1 ratio (i.e. if the adjacent tenant suite has a sign already – the remaining balance per the 1 to 1 ratio will be the maximum non-contiguous wall sign size allowed for the yoga studio).
- Example: if adjacent suite has 50 feet of frontage on Hayden, and there's already a 25 square feet sign on that 50 feet frontage, then the remaining balance of allowed wall sign(s) is 25 square feet = 25 square feet maximum non-contiguous sign band allowed.
- Indicate which suite will get the non-contiguous wall sign (to the left or right of the yoga studio).
- Site Plan/Suite Map showing the yoga studio suite along with all other suites in the building.
 - Point to the non-contiguous wall sign.
 - Label all suite numbers.
- Context photos.
- Provide any email correspondence from City staff.
- A copy of the original MSP.
- Review takes 21 calendar days.

Other MSP Amendment Examples:

- 13-MS-2014 – Scottsdale Gateway Master Sign Program:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/43941>
- 8-MS-2015 – Perimeter Gateway 101 Building II Master Sign Program Amendment:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45218>
- 22-MS-2014#2 – Village at Shea (Shea Scottsdale East) Master Sign Program Amendment:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45988>

I suggest submitting the pre-app online. Convert all documents into PDF before you submit online. If you wish to submit in-person, please provide all of the required documents listed and submit at the One Stop Shop.

Thank you Sarah and let me know if you have any questions.

Regards,

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

From: Sarah Spradlin [<mailto:sarah@smithcraftsigns.com>]
Sent: Monday, August 29, 2016 12:56 PM
To: Chi, Andrew
Subject: RE: Village at Hayden MSP Amendment

Hi Andrew,

Happy Monday to you....

This project is coming around again.

The LL had a revision done in 2012 and was wondering if changing the MSP to have a “non-contiguous wall sign band” would be as easy.

Do you know what the cost would be?

Feel free to call me if you want to discuss.

Thanks ☺

Kind Regards,

Sarah M. Spradlin

SmithCraft CUSTOM SIGNS & GRAPHICS

3643 South 7th Street | Phoenix AZ 85040
602.268.1349 x205 p | 602.268.1369 f | 480.262.0412 c
sarah@smithcraftsigns.com

From: Chi, Andrew [<mailto:AChi@Scottsdaleaz.gov>]

Sent: Tuesday, June 21, 2016 2:45 PM

To: Sarah Spradlin <sarah@smithcraftsigns.com>

Subject: RE: Question about Roof / canopy signs

That will require an amendment to the center's master sign program to then allow a "non-contiguous wall sign band" to benefit another suite.

A landlord approval letter submitted with the sign permit does not constitute a MSP amendment.

The owner of the center has to file the MSP amendment as a pre-app, and go thru the standard amendment review process first. Once the amendment is approved, the sign permit can then be submitted.

Thanks.

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:

<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>

<https://eservices.scottsdaleaz.gov/bldgresources>

From: Sarah Spradlin [<mailto:sarah@smithcraftsigns.com>]

Sent: Tuesday, June 21, 2016 2:39 PM

To: Chi, Andrew

Subject: RE: Question about Roof / canopy signs

Thanks – that is what I had thought.

Could he put it on a wall next to his suite with LL approval?



Sarah M. Spradlin

SmithCraft CUSTOM SIGNS & GRAPHICS

3643 South 7th Street | Phoenix AZ 85040
602.268.1349 x205 p | 602.268.1369 f | 480.262.0412 c
sarah@smithcraftsigns.com

From: Chi, Andrew [mailto:AChi@Scottsdaleaz.gov]
Sent: Tuesday, June 21, 2016 2:37 PM
To: Sarah Spradlin <sarah@smithcraftsigns.com>
Subject: RE: Question about Roof / canopy signs

Hi Sarah,

That is considered a 'standing canopy sign' and is not allowed in any zoning district other than PRC (Planned Regional Center), which is Scottsdale Quarter.

The proposed sign must either be suspended under the canopy (i.e. a 'shingle sign') or flush-mount to the wall.

Thanks.

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] achi@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

Checkout Our NEW Online Services:

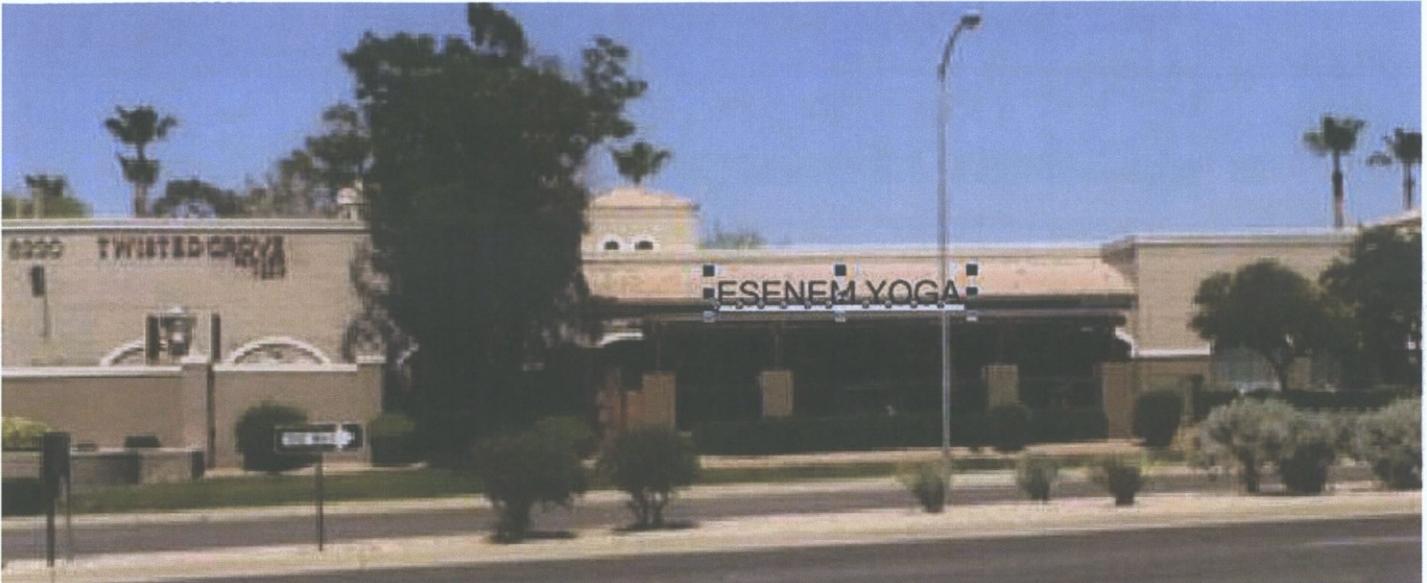
- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>

From: Sarah Spradlin [mailto:sarah@smithcraftsigns.com]
Sent: Tuesday, June 21, 2016 2:31 PM
To: Chi, Andrew
Subject: Question about Roof / canopy signs

Hi Andrew,

I have a question – a potential client is asking for lettering on the “canopy” structure that is outside of his suite. He is looking for exposure on Hayden and this is the only space connect to his suite. I’m just wondering about the line that states it cannot go about roofline.

Below is only an example....



Client...

ESENEM Yoga Scottsdale, LLC
8220 N. Hayden Rd., Suite C-111
Scottsdale, AZ 85258



Planning review by:
Andrew Chi (480) 312-7828
email: achi@scottsdaleaz.gov

The Village at Hayden
Tenant Sign Guidelines

APPROVED
12/09/08 Andrew Chi
DATE INITIALS

All Building Wall Signs

- Such signs shall identify tenant's business name only.
- For any one side of a building, the maximum sign area for each lineal foot of building frontage shall be one square foot.
- No part of a building wall sign shall extend above a roof line.
- Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building.
- No part of such building sign shall project from the wall a distance greater than 6".
- All wires, cables, etc., shall be concealed within the structure or by a back side raceway structure painted to match the surrounding area. No exposed raceways allowed on building face.
- All lighting shall be controlled by an adjustable timer and all electricity shall be connected to tenant's electric panel.
- All walls shall be patched and painted upon completion of work. In addition, it is the tenant's responsibility to remove their sign, patch and touch-up the paint when vacating their suite. All paint and or caulk is to match the building color.

Thanks



Sarah M. Spradlin

SmithCraft CUSTOM SIGNS & GRAPHICS

3643 South 7th Street | Phoenix AZ 85040

602.268.1349 x205 p | 602.268.1369 f | 480.262.0412 c

sarah@smithcraftsigns.com



STAFF APPROVAL LETTER

8-MS-2008#2

Village at Hayden Master Sign Program Amendment

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 8180 N Hayden Rd
PARCEL: 217-12-990B
Q.S.: 39-52
CODE VIOLATION #:

APPLICANT: Drew Hunsaker
COMPANY: Logo Design Group LLC
ADDRESS: 8669 W Monte Vista Rd Phoenix, AZ 85037
PHONE: 623-521-0994

Request: Request to amend the Village at Hayden Master Sign Program to allow tenants facing inward towards the development to utilize pan channel letter construction and corporate colors.

STIPULATIONS

1. Tenants in the Village at Hayden with building wall signs facing inwards towards the center of the development shall adhere to the Village at Hayden Master Sign Program Amendment, 8-MS-2008#2, approved by city staff on December 11, 2012.
2. All other provisions of the Village at Hayden Master Sign Program Amendment, approved by city staff on December 4, 2008, 8-MS-2008, shall continue to apply.
3. Any future modifications to the Village at Hayden Master Sign Program shall require Development Review Board or city staff approval.

Related Cases: 8-MS-2008#2, 8-MS-2008, 58-MS-1991#3, 212-DR-1984#5

SIGNATURE:

Andrew Chi
Associate Planner

DATE APPROVED: December 11, 2012

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Attach a copy of this approval letter, along with a completed sign permit application, for sign plan review at the One Stop Shop when applicable. Additional information: www.scottsdaleaz.gov/codes/signs

Planning Review by:
Andrew Chi (480) 312-7828
email: achi@scottsdaleaz.gov

**The Village at Hayden
Tenant Sign Guidelines**

11-MS-2008
APPROVED
12/09/08 Andrew Chi.
DATE INITIALS

All Building Wall Signs

- Such signs shall identify tenant's business name only.
- For any one side of a building, the maximum sign area for each lineal foot of building frontage shall be one square foot.
- No part of a building wall sign shall extend above a roof line.
- Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building.
- No part of such building sign shall project from the wall a distance greater than 6".
- All wires, cables, etc., shall be concealed within the structure or by a back side raceway structure painted to match the surrounding area. No exposed raceways allowed on building face.
- All lighting shall be controlled by an adjustable timer and all electricity shall be connected to tenant's electric panel.
- All walls shall be patched and painted upon completion of work. In addition, it is the tenant's responsibility to remove their sign, patch and touch-up the paint when vacating their suite. All paint and or caulk is to match the building color.

Building Wall Signs Facing Hayden Road or Via De Ventura

All building signs facing Hayden Road or Via De Ventura shall conform to the following stipulations;

- Typeface- Benguit Bold as standard preferred type. Variations may be permitted with special approval by building owner/management.
- Color- MAP "Aztec Copper" Number 30135.
- Illumination- halo, white neon or white LED required.
- Letter style- Reverse Pan Channel letter, paint-loc or aluminum only.
- Depth of letter- 3 to 3.5".
- Height of letter- 6" minimum, 16" maximum.
- Single line or if 2 lines of copy not to exceed 28". No Logos permitted.
- Placement- Sign should be centered on tenant's suite and is not to exceed 80% of suite frontage

Building Wall Signs Facing Inward toward the Center of the Development See attachment #2

All building signs facing inward and not on Hayden Road or Via De Ventura shall conform to the following stipulations, with approval by building owner/management:

- Typeface - Benguit Bold as standard preferred type. Variations may be permitted ~~with approval by building owner/management.~~
- Logos - logos may be permitted ~~with approval by building owner/management.~~
- Color - MAP "Aztec Copper" Number 30135. Variations in color may be allowed for National chains ~~with approval by building owner/management.~~ Pan Channel letters to have 1/8" Acrylic faces and 3/4" Trimcap.
- Illumination - halo, white neon or white LED preferred but not required. May be internally illuminated ~~with approval by building owner/management.~~ Illumination color may vary. No exposed neon or exposed LED lighting allowed.
- Letter style - Reverse Pan Channel preferred, paint-loc or aluminum only. Pan Channel letters allowed ~~with approval by building owner/management.~~
- Depth of Letter - 2" to 3.5" for Reverse Pan Channel; 5" for Pan Channel.
- Height of Letter - 16" Maximum. 2 line Maximum height is 32" with 4" space.
- Inward facing signs may use modifiers in addition to their business name, ~~pursuant to City of Scottsdale sign code,~~ as part of their allowable square footage. Modifier words under 5" tall, may be flat-cut-out style, minimum 1/4" thickness.
- Placement - Sign should be centered on tenant's suite or where sign area is available; i.e.: centered over archway. Signage is not to exceed 80% of suite frontage.

Landscape Wall Signs at the Colonnade (Main Gateway) See attachment #3

Only tenants *without* street frontage on Hayden Road or Via De Ventura, may be allowed signage on the landscape wall at the Colonnade.

- Typeface- Benguit Bold upper case.
- Color- MAP "Aztec Copper" Number 30135.
- Illumination- External illumination provided within landscape. No internal illumination allowed.
- Letter style- Reverse Pan Channel letter, paint-loc or aluminum only.
- Depth of letter- 2".
- Height of letter- 6" minimum, 12" maximum.
- Area of sign not exceed 10 square feet.
- Only 2 signs will be allowed on the Colonnade.

Landscape Wall Signs at Hayden Road Main Entrance See attachment #4

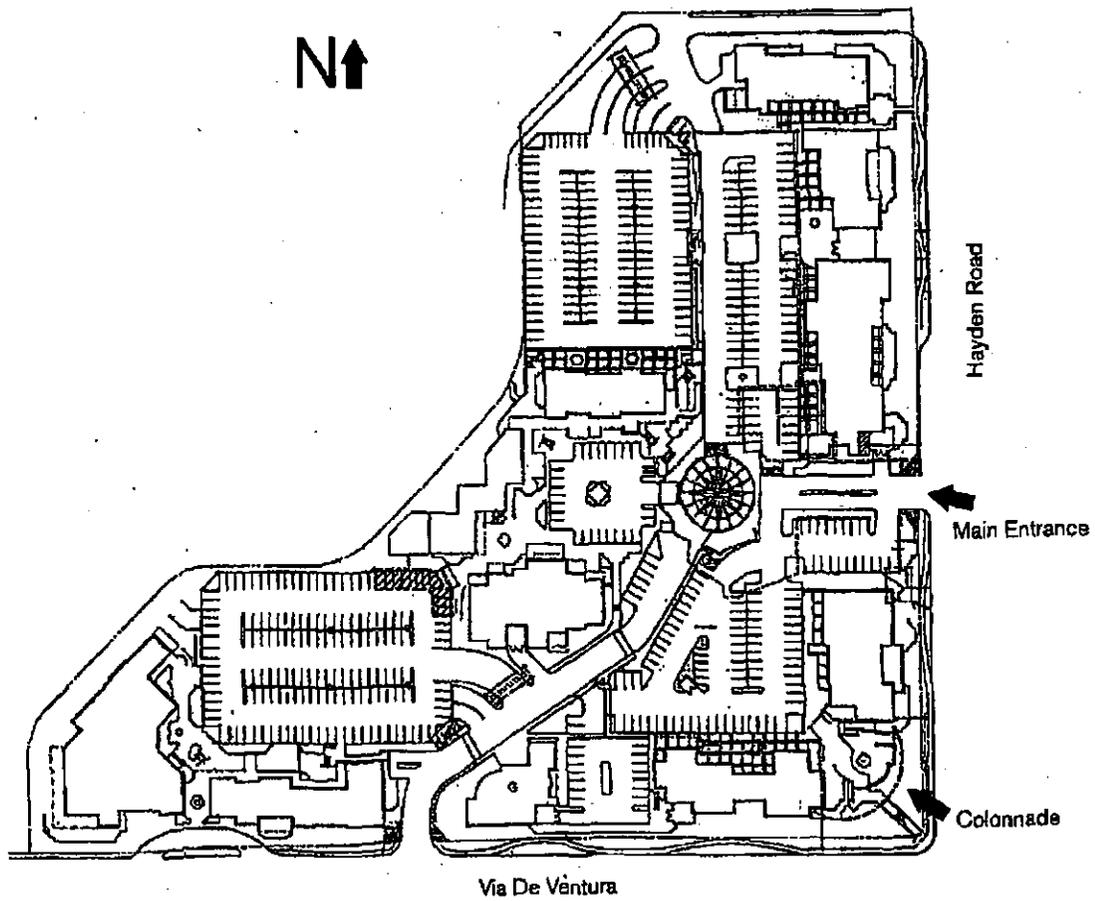
Only tenants *without* street frontage on Hayden Road or Via De Ventura, may be allowed signage on landscape entrance walls.

- Typeface- Benguit Bold as standard preferred type. Variations may be permitted with approval by building owner/management.
- Color- MAP "Aztec Copper" Number 30135.
- Illumination- External illumination provided within landscape. No internal illumination allowed.
- Letter style- Reverse Pan Channel letter, paint-loc or aluminum only.
- Depth of letter- 2".
- Height of letter- 6" minimum, 12" maximum.
- Area of sign not to exceed .5 square feet.
- Only 4 signs will be allowed on each of the 2 entrance walls.

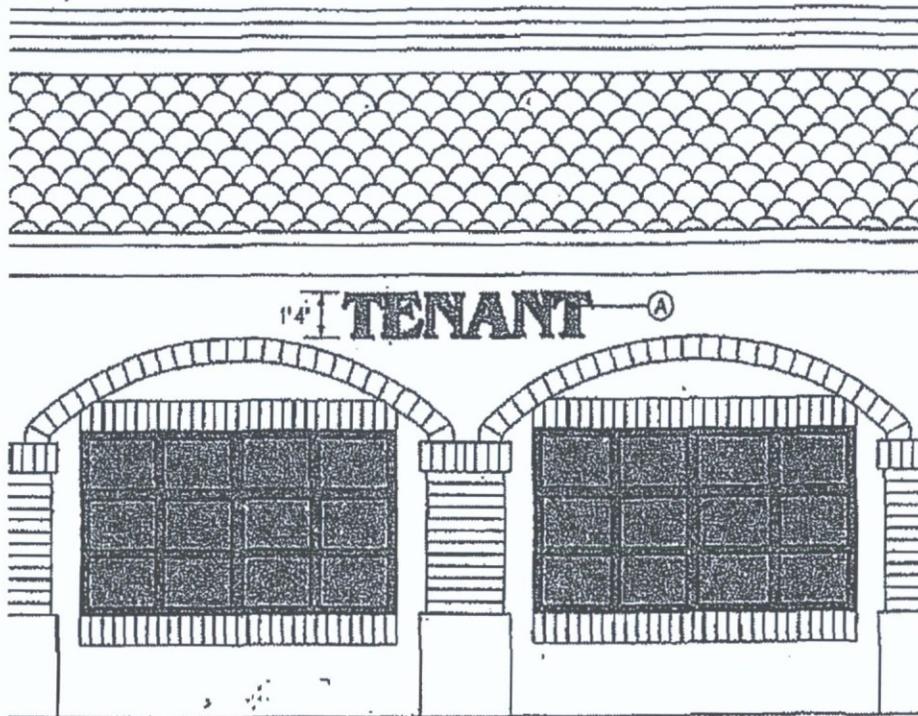
NOTE:

- All signs must conform to City of Scottsdale Sign Ordinance.
- Landlord must approve location and final design of all signs.
- Landlord will at tenant's expense remove any signs which are installed without express written permission of management.
- Tenant shall maintain their signs in good working order and appearance. Non-working Electrical signs shall be repaired within 7 working days. If they are not, landlord at tenant's expense will have the sign repaired.
- Tenant is responsible for any damage that their sign contractor may cause to the building or surrounding property.

Site Plan



1036-PA-2008
attachment 1



Tenant Name - A

Type Style:

Facing Hayden or Via De Ventura, Benguiat Bold upper case
Facing Interior, Benguiat Bold Preferred.

Material:

Paint-loc or Aluminum

Color:

Facing Hayden or Via De Ventura, MAP Aztec Copper only.
Facing Interior, MAP Aztec Copper, national Chains may be
allowed corporate colors.

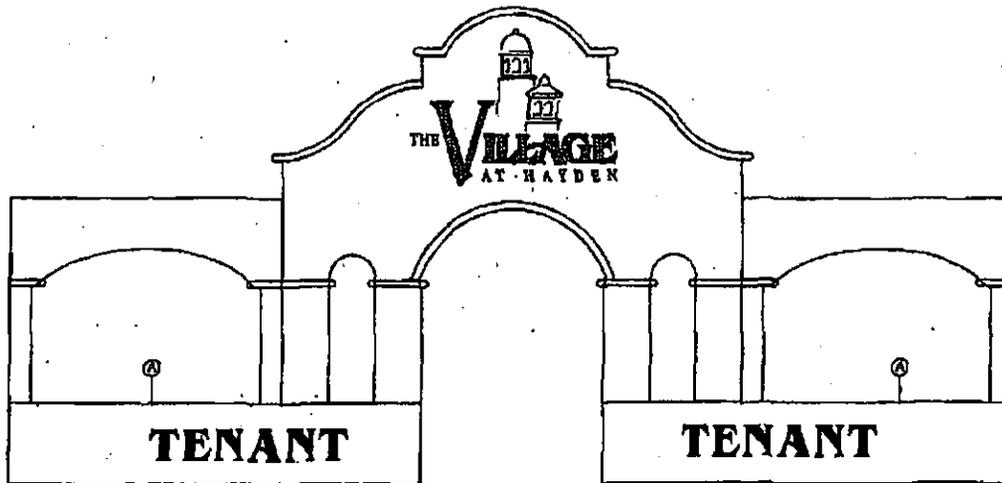
Returns:

Facing Hayden or Via De Ventura, 3" to 3.5"
Facing Interior, 2" to 3.5" RPC; 5" Pan-Channel

Illumination:

Facing Hayden or Via De Ventura, White halo neon or LED
Facing Interior, Halo, interior or non-illumination is optional.

Colonnade Signs



Tenant Name-A

Type Style:

Benguit Bold upper case.

Material:

Paint-loc or aluminum Reverse Pan Chanel letters.

Color:

MAP Aztec Copper only.

Returns:

2 "

Illumination:

Non-illuminated

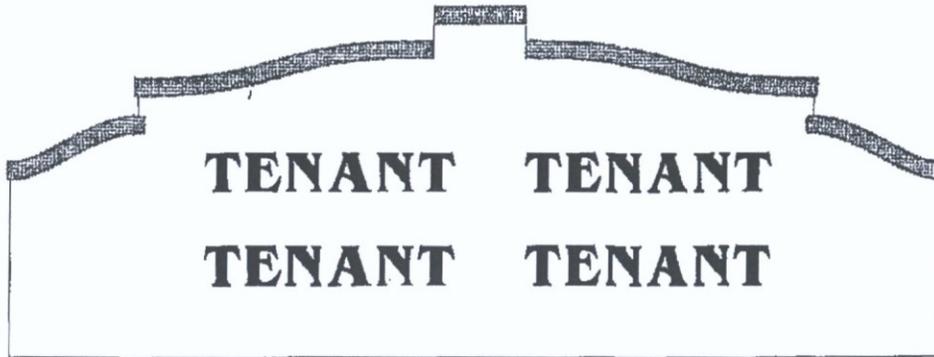
Size:

Minimum 6" tall letter. Maximum 12" tall.

Single line name only.

Not to exceed 10 sq ft each sign.

**1036-PA-2008
attachment 3**



2 entrance walls available. Northbound and Southbound on Hayden

Tenant Name

Type Style:

Benguit Bold upper case preferred.

Material:

Paint-loc or aluminum Reverse Pan Chanel letters.

Color:

MAP Aztec Copper only.

Returns:

2 "

Illumination:

Non-illuminated

Size:

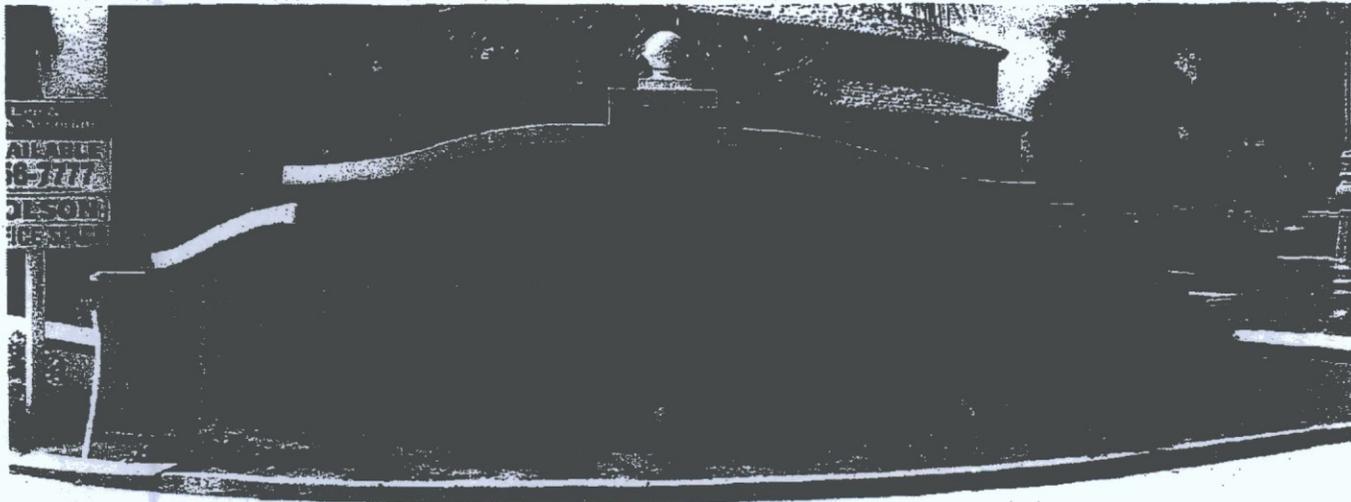
Minimum 6" tall letter. Maximum 12" tall.

Single, line name only.

Not to exceed 5 sq ft each sign.

Exhibit 1

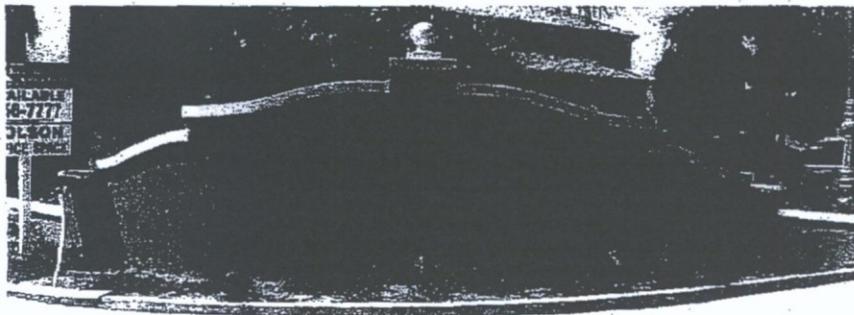
Hayden entrance- area example



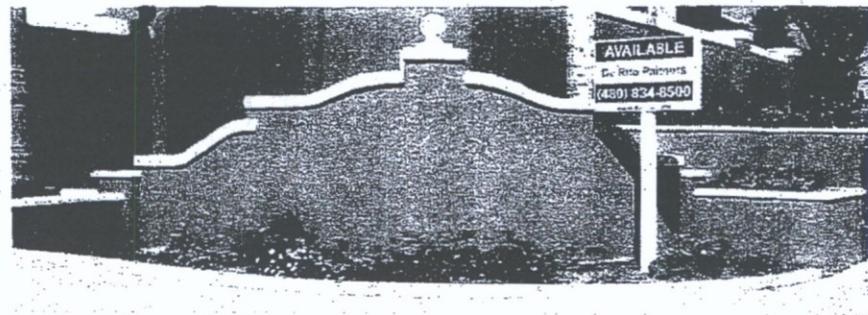
Corner of Via de Ventura and Hayden- Area example



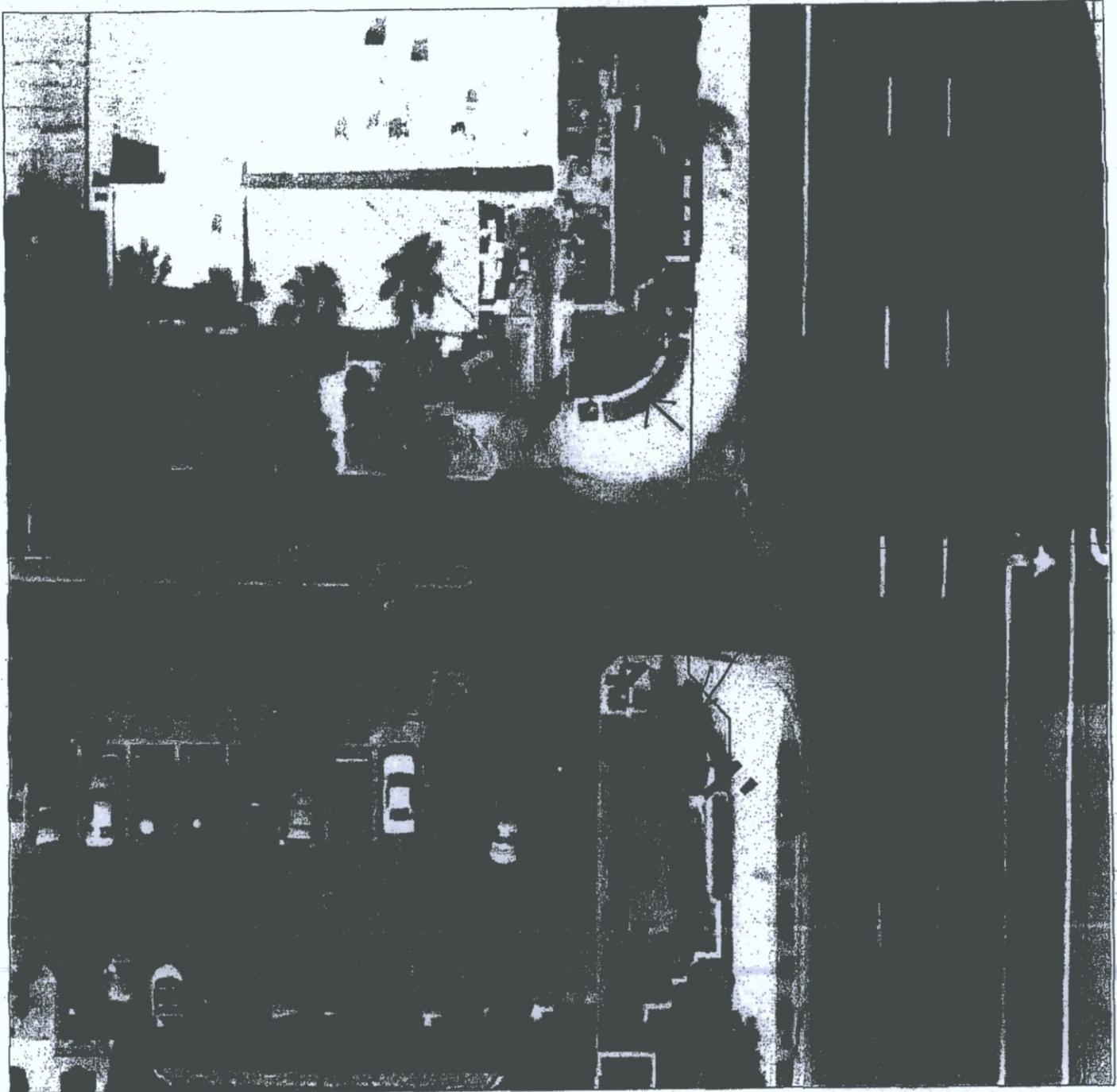
A) faces NE



A) faces SE



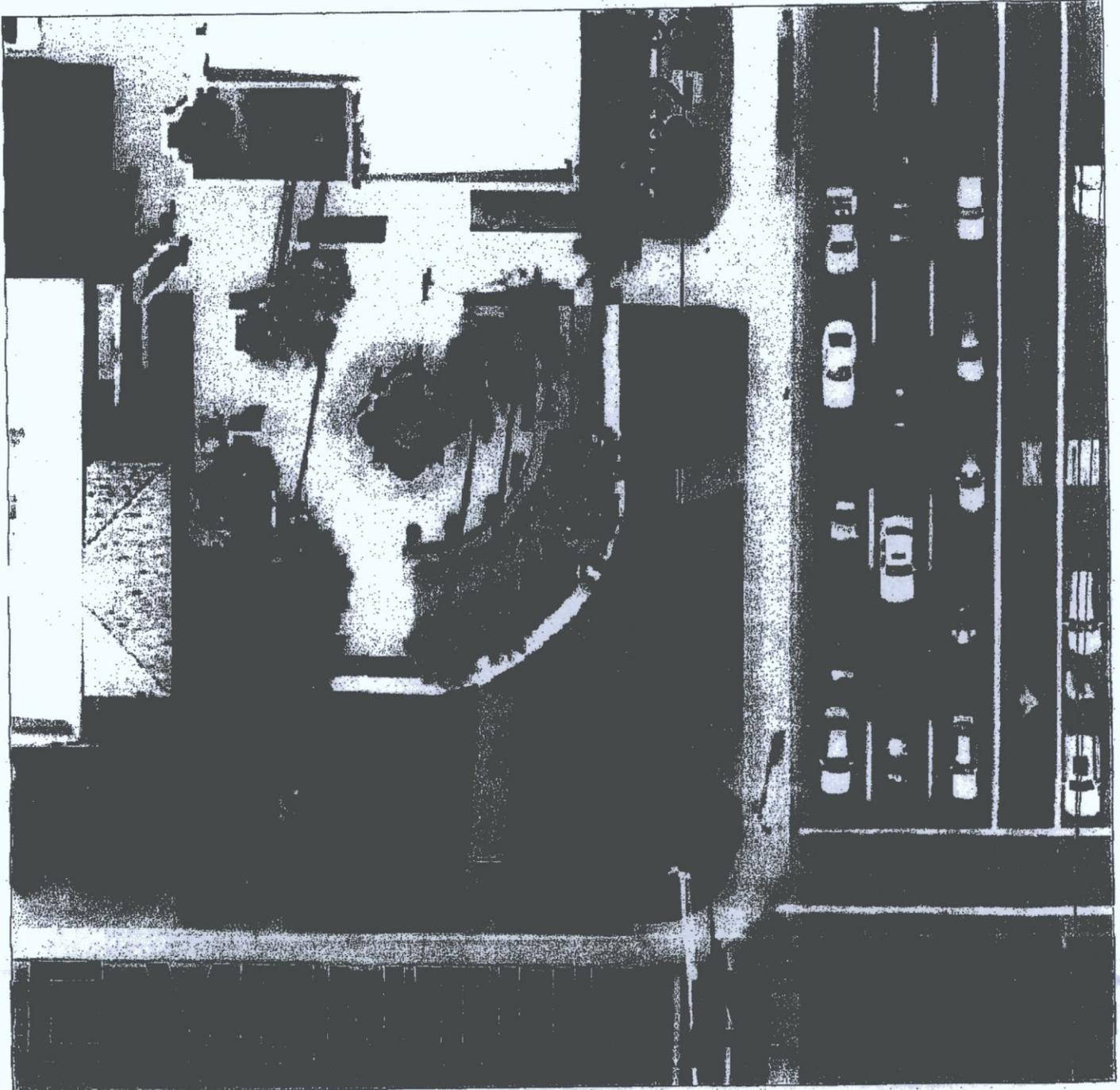
County Parcels



A



County Parcels



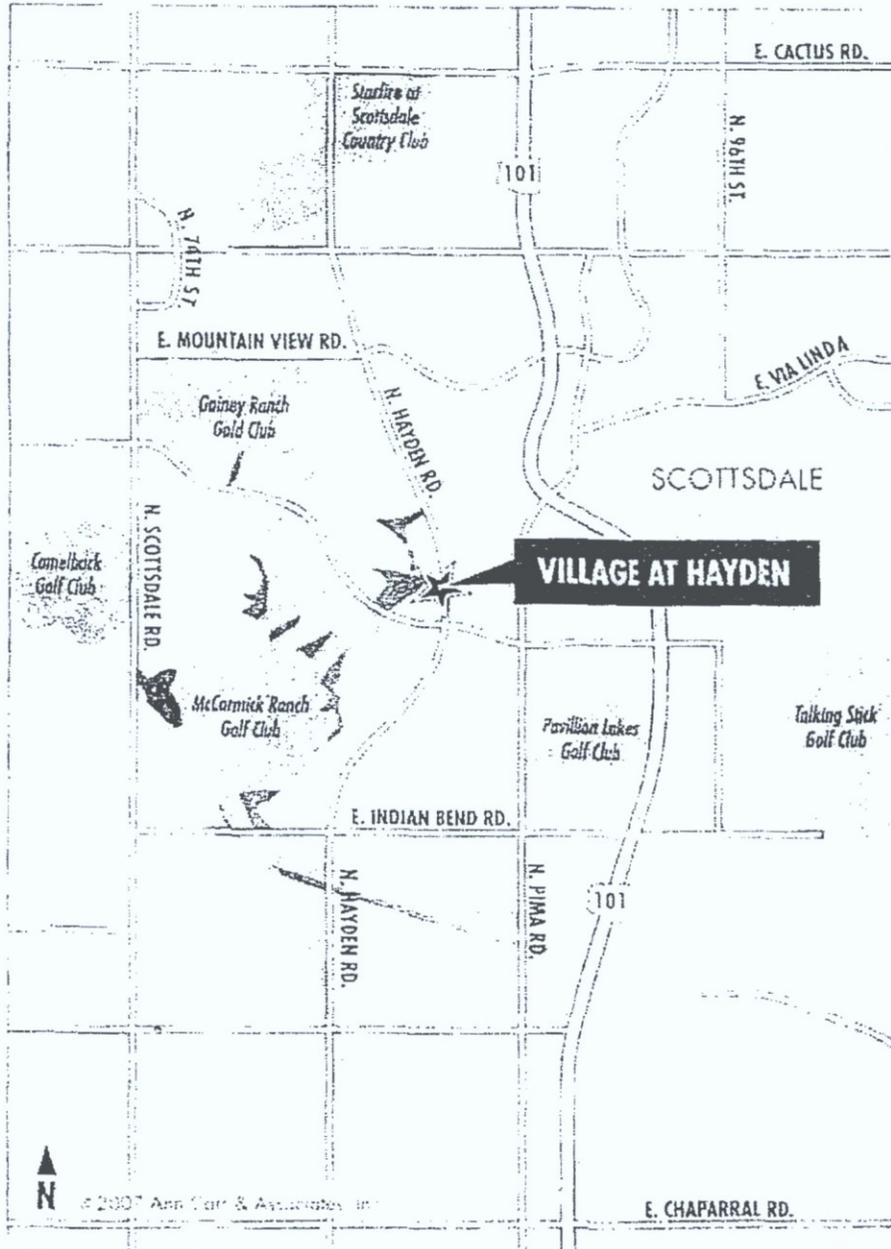
(B)



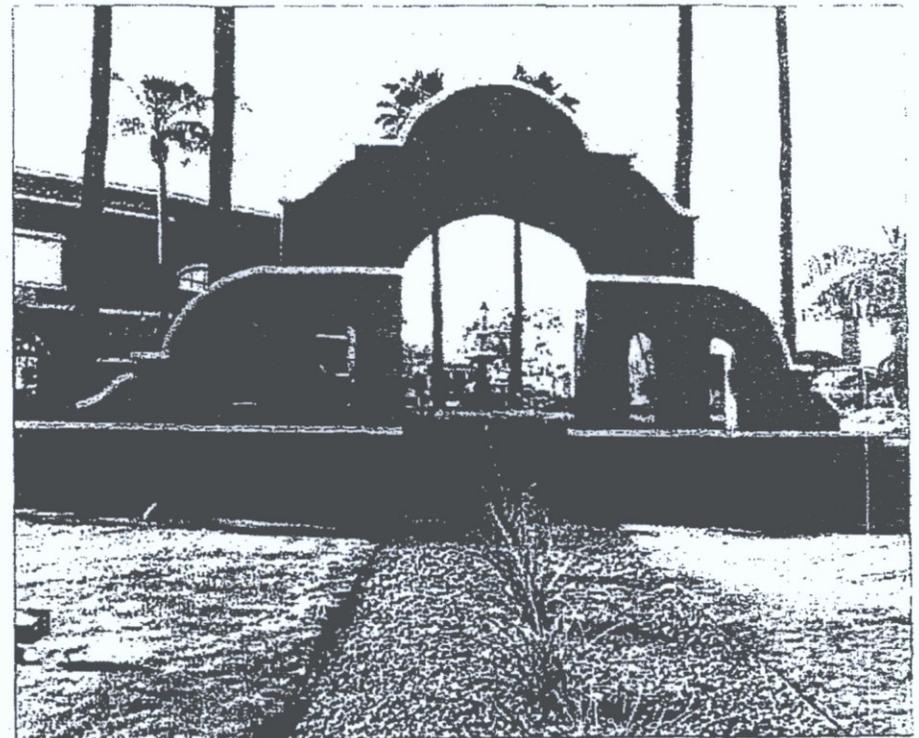
County Parcels



PROPERTY DESCRIPTION - VILLAGE AT HAYDEN, SCOTTSDALE

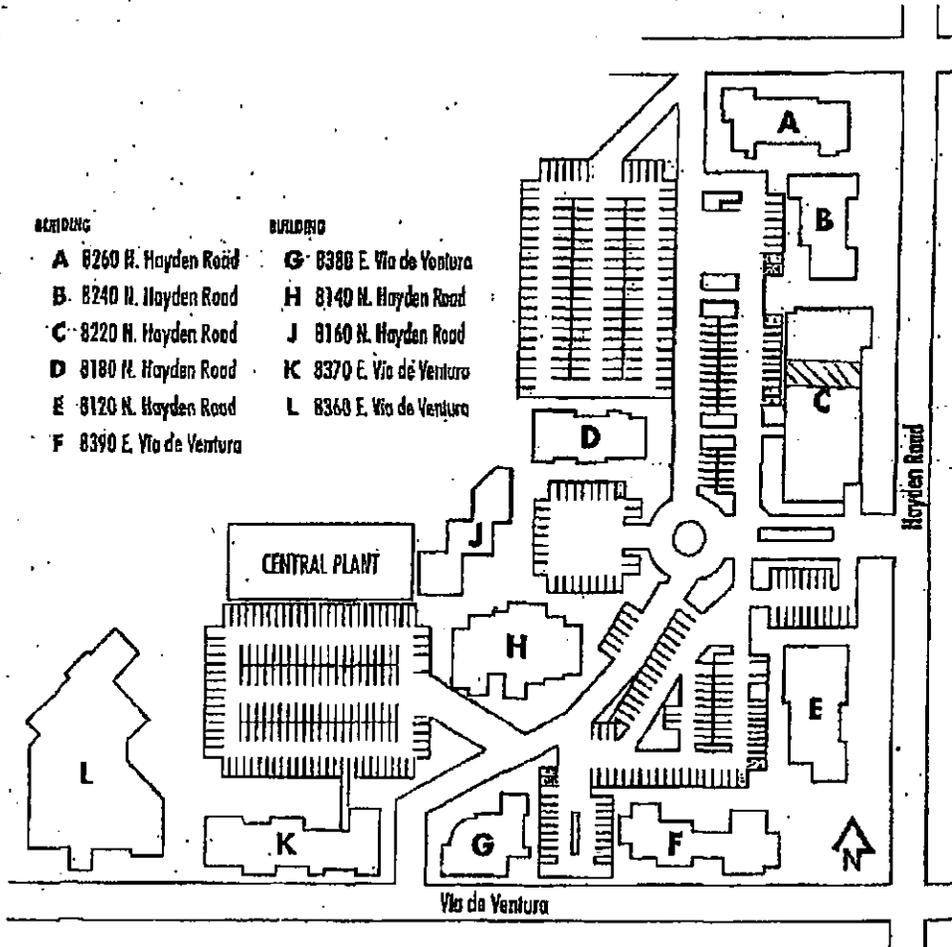


Address	Net Rentable Area
8120 Via De Ventura	9,104 SF
8140 Via De Ventura	10,238 SF
8160 Hayden Rd.	10,109 SF
8180 Hayden Rd.	11,527 SF
8220 Hayden Rd.	15,195 SF
8240 Hayden Rd.	7,657 SF
8260 Hayden Rd.	7,903 SF
8360 Via De Ventura	33,973 SF
8370 Via De Ventura	17,466 SF
8380 Via De Ventura	3,992 SF
8390 Via De Ventura	17,821 SF
Total	145,385 SF



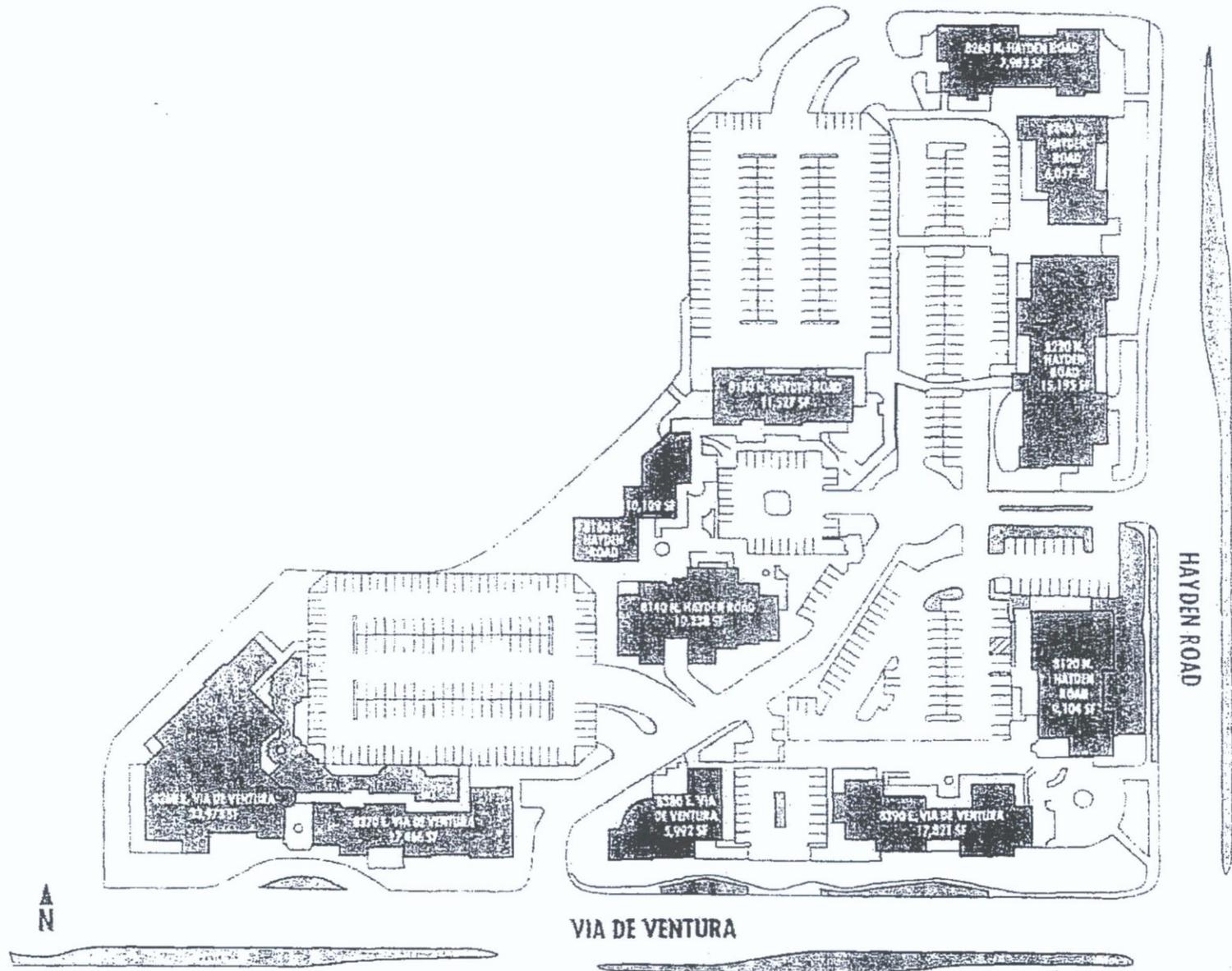
VILLAGE AT HAYDEN

SHOPPING CENTER SITE PLAN



PROPERTY DESCRIPTION - VILLAGE AT HAYDEN

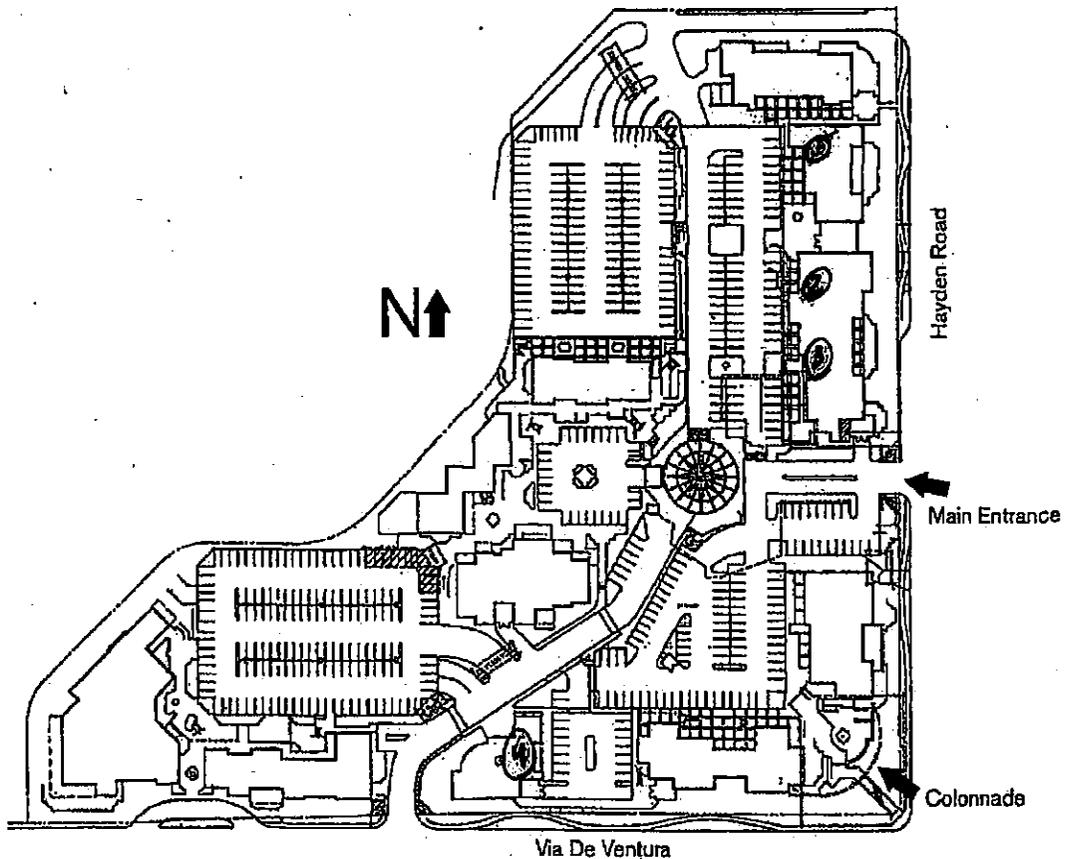
SITE PLAN



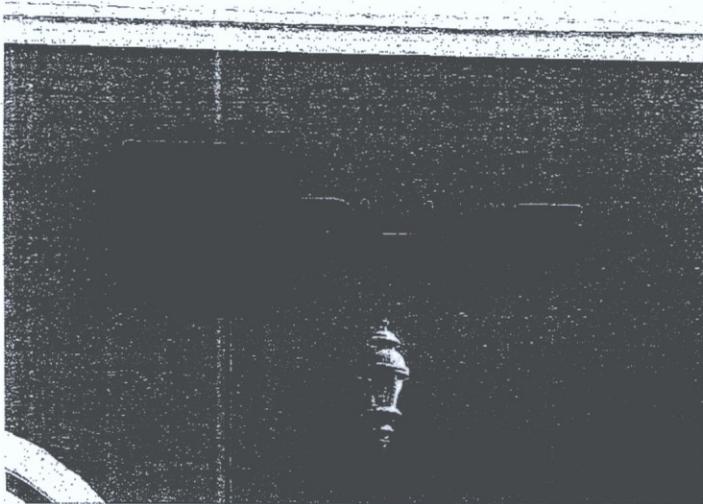
1036-PA-2008
attachment

* Signs interior to site not
conforming to original MSP

* Now allowed with amendment



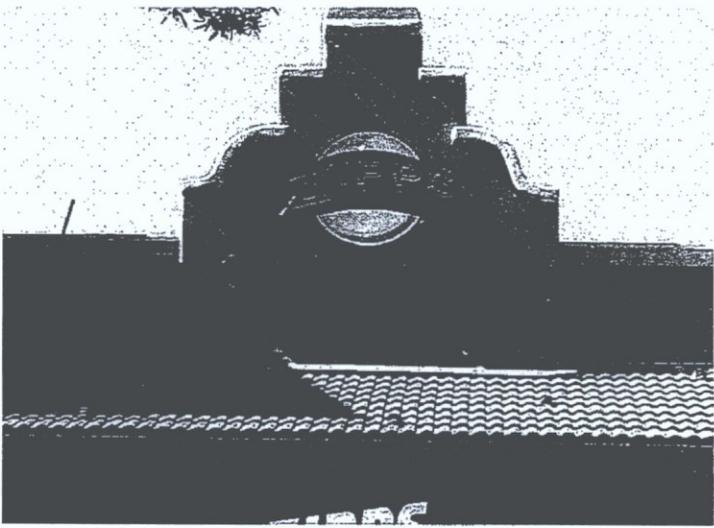
THE SHOPPES AT HAYDEN



Illuminated detail on RPC



Illuminated detail on RPC



Pan Channel Letters + Logo well over height requirement

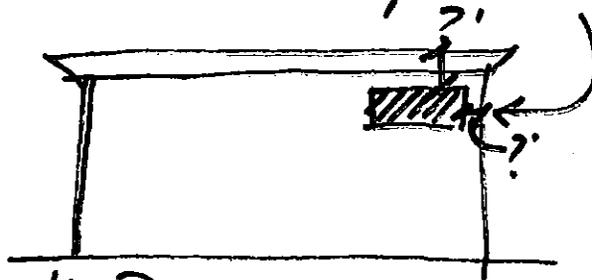


Illuminated detail on RPC Recently Installed

EXISTING SIGNAGE WITHIN THE COMPLEX

Village of Hayden

- ① Frontage length of Bldg (east)
- ② # of signs ext. + size
- ③ Sign band distance from edge of Bldg.



- ④ Missing tree strip?
- ⑤ 13-MS-2016
24-MS-2010 #2