

Section C DU Design Guidelines (“DUDG”)

Consistent with the vision for DU6, this corner called DU6n, will protect and facilitate the airport flight paths and include a significant employment use which will likely be higher intensity development than the majority of DU6. DU6n will primarily be a high-tech manufacturing/employment campus within MPG, dominated by a single manufacturer. While DU6n is expected to be a gated/secured campus, this portion of DU6 will not include residential uses. The DUDGs for DU6n are designed to integrate a large high-tech manufacturing/employment campus with the smaller grain uses of the community and adjacent existing neighborhoods which is essential to the MPG community’s goal of “living well over time”. These DUDG’s will help to ensure a successful transition and integration with existing and future surrounding uses. The transition is intended to occur entirely within DU6n.

C.1 Pedestrian Corridors

Within DU6n, pedestrian corridors will be primarily located within a secured campus. Pedestrian corridors will also be located on the perimeter of DU6n and will generally follow perimeter roadways and provide access to the core of the DU at a minimum of two (2) points along Signal Butte and two (2) points along “Western Boundary Road” as shown on **Exhibit C.1 - Pedestrian Corridors**. Additional pedestrian access points are neither prohibited nor discouraged, but may be limited due to the secured nature of the campus. Bus stops and “far-side” bus pullouts should be located, when possible, to correspond to pedestrian entries from the perimeter roadways. Bus stops at these locations can facilitate and encourage future transit use by employees within DU6n. Crosswalks at these locations/intersections are also encouraged to facilitate use of bus stops on the far side of the street. Crosswalks may be simple painted “zebra” stripes, stamped or colored pavement, decorative pavement or grade changes in the roadway pavement to denote the pedestrian corridor. Painted caution stripes (snaking lines or caution triangles) ahead of the crosswalks are encouraged on public streets.



Pedestrian sidewalks along Elliot Road and Signal Butte Road must be a minimum of six (6) feet wide. The required minimum sidewalk setback from back-of-curb shall be six (6) feet. However, areas between back-of-curb and the sidewalk setback that do not contain vegetation may be paved as well. This additional paved area may include tree wells and/or street furniture and must be paved with pavers, stamped concrete or pored concrete and may be different paving material(s) than the sidewalk

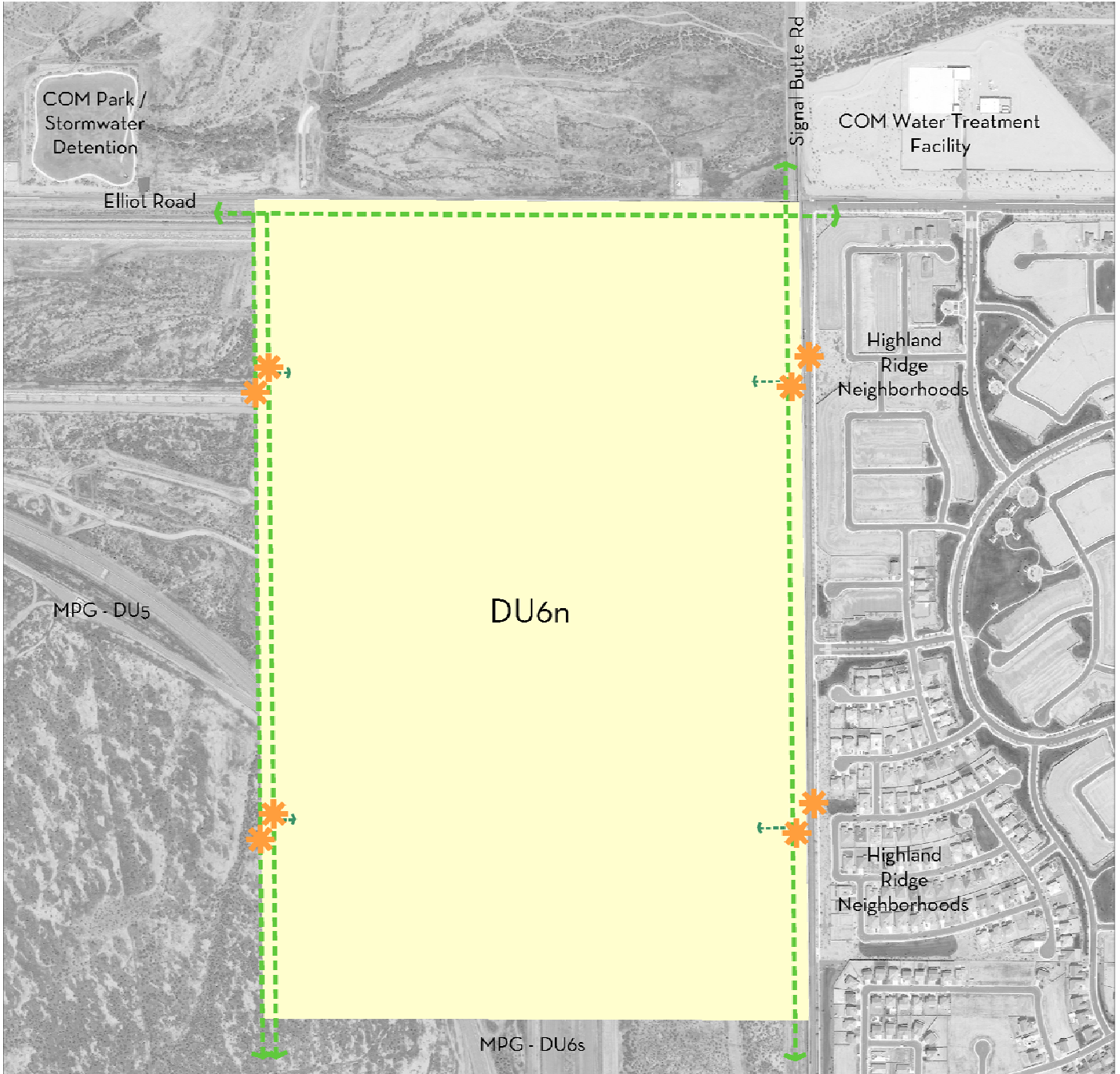
Pedestrian sidewalks along “Western Boundary Road” must be a minimum of six (6) feet wide and must be located on both sides of the street. Paving and vegetation shall be required as described for sidewalks along Elliot Road and Signal Butte Road above. Crosswalks are encouraged at all intersections that provide pedestrian access into the interior of DU6n.

Landscaping along the pedestrian corridors shall be installed and maintained to create a comfortable walking environment.

C.2 Common Areas


Due to the secured campus nature of proposed use, common areas within DU6n typically will be private when present. Common areas within this DU are not required but may be installed for the enjoyment and convenience of the employees within the campus. Landscaping within common areas may be more lush than the typical landscape within DU6n and may include lawn areas for sports or when placed to encourage the use of outdoor spaces by employees in adjacent buildings.

Exhibit C.1 - Pedestrian Corridors



←- - - - -> Minimum 6' Wide Sidewalk

←- · - · - · -> Minimum 5' Wide Sidewalk

 Potential Bus / Transit Stop

Note: Crosswalks encouraged at all intersections that provide pedestrian access into the interior of DU6n



C.3 Landscaping

The landscape character of DU6n is inspired by urban landscapes of “Old Arizona.” These landscapes while typically composed of low water use plants, provided a lush, often agrarian, look due to the deep green year-round color of the foliage selected and the formal planting patterns used. Trees are often planted in windrows, bosques or groves. These landscapes typically used color planted in mass or in hedgerows usually as shrubs or ground cover. To provide height and a sense of enclosure, these landscapes typically include tall palms and/or desert appropriate pines, complimented by indigenous desert trees. For artistic accent, these garden landscapes often included sculptural forms such as agave, prickly pear or other succulent planted in mass, in rows or as clustered accents. Historically, planted “Old Arizona” landscapes often enclosed large open lawns or areas of scrub desert. Large areas of DU6n that have little pedestrian activity and that are generally enclosed by “Old Arizona” landscapes may use “Desert Scrub” landscape. These landscapes use low water use vegetation and may include vast areas with no irrigation systems. The use of irrigation is not limited however. Native seed mixes and native plants may be used in these areas to provide visual openness and low maintenance areas within the urban landscape. While these areas within DU6n will have defined edges, they are similar to the roughs surrounding desert golf courses and the open desert areas surrounding destination resorts. Wildflower seed is encouraged in these areas and may be watered to encourage growth and seasonal flowering.

A. Landscape Plant Palette

Landscape within DU6n is generally broken into four (4) landscape palettes and four (4) corresponding landscape characters:

- “Old Arizona” Screening
- “Old Arizona” Front Drive
- Tall “Old Arizona”
- Desert Scrub

The plants permitted in each of these landscape characters are charted in **Exhibit C.4 - DU6n Plant Palette**. Plants not found on this plant palette may be considered as part of the site plan review and approval if they generally meet, complement or enhance the corresponding landscape character for that portion of DU6n. In addition to these, lush landscape may be used in public or private common areas that are placed to encourage the use of outdoor spaces or are very heavily used by pedestrians. Lawn is typically only permitted for sports fields or when placed to encourage the use of outdoor spaces by employees in adjacent buildings. Artificial lawns may be used anywhere within DU6n but must be designed, installed and maintained to appear realistic when standing on the artificial turf.

B. Plant and Landscape Character

Landscape within DU6n is generally broken into four (4) landscape characters: “Old Arizona” Screening, “Old Arizona” Front Drive, Tall “Old Arizona,” and Desert Scrub as shown generally on **Exhibit C.2 - Landscape Character**. In addition to these, lush landscape may be used in public or private common areas that are placed to encourage the use of outdoor spaces or are very heavily used by pedestrians.

1. “Old Arizona” Screening

“Old Arizona” Screening is a landscape character inspired by the North Central Phoenix neighborhoods, the private homes of Paradise Valley and the old Arizona destination resorts. These landscapes are often dominated by large dark green hedges that form the backdrop and enclosure to outdoor spaces. Oleander was the most popular hedge, but other tree-like shrubs that grow very large and dense, such as Texas Ebony, can be used as well. Often tall perimeter property fences were located just inside these hedges. This landscape character includes trees lining perimeter roadways or planted in orchards. These trees added to the height and mass of the screening, while retaining the deep green tones. Olive, Mesquite, Palm, and Sissoo were often used and would be appropriate in this setting as well. Other tree varieties that loose all of their foliage in the winter would not be desired in DU6n unless they were used in conjunction with one of the other trees listed above. Other desert trees such as Palo Verde and Palo Brea, which were not typically used in these landscapes historically, could be used in this variation on the theme within DU6n. Palms were historically used to line perimeter roadways to provide more definition and height to the roadway enclosure. Similarly, due to the width of the roadways and the height and long linear mass of the major buildings within DU6n, palms and trees will be used to line the perimeter roadways. On the ground plain, these landscapes used color planted in mass or in hedgerows usually as shrubs or ground cover. Shrubs such as Sage, Ruellia, Deer Grass, Boxwood, Myrtle and Rosemary were used historically in this landscape character and are appropriate in DU6n. For artistic accent, these garden landscapes often included sculptural forms such as agave, prickly pear or other succulent planted in mass, in rows or as clustered accents. These will be encouraged in DU6n landscapes as well. “Old Arizona” Screening was historically used to line perimeter roadways; it is used generally in the same way in DU6n. All non-paved areas shall be covered by dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as “Black Cherry,” “Table Mesa Brown” or “Saddleback Brown” and shall be planted.



2. "Old Arizona" Front Drive

"Old Arizona" Front Drive is very similar to "Old Arizona" Screening, but it is characterized by wider, often layered or open views. Desert communities have long been known for their culture of hospitality. Front drives at old Arizona estates, destination resorts and large farms all put particular focus on their front arrival drives. Often, these drives were enclosed by screening landscape, but also included bold, bright seasonal flowering shrubs such as Mexican Bird of Paradise and/or turf along the driveways. These drives were often lined with trees and palms with orchards of trees visible just beyond. Within DU6n, many individual plant types may be substituted for the historic species that would have been found in these landscapes, but the variations on the theme shall create the same landscape character. All non-paved areas shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and shall be planted.



3. Tall "Old Arizona"

As old Arizona Landscapes have matured, select species grow tall and add to the skyline when viewed from afar. Trees such as desert appropriate Pines and Palms complimented with Sissoo and Mesquite add this height to the landscape. This Tall "Old Arizona" landscape is used primarily for its effect from a distance. Tall "Old Arizona" landscape will be used to break up the long horizontal ridgelines of larger buildings within the campus. Used close to the buildings, between the buildings, and to shield yard lights in loading areas, this landscape character will provide the backdrop to the landscape composition for DU6n. All non-paved areas shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch screened cobble such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and shall be planted or seeded.



4. Desert Scrub

Desert Scrub landscapes use low water use vegetation and may include vast areas with no irrigation systems. The use of irrigation is not limited however. Native seed mixes and native plants may be used in these areas to provide visual openness and low maintenance areas within the urban landscape. These areas within DU6n must have defined edges, and be enclosed within another landscape character when the entire campus is in place. Plants in this landscape character will be primarily ground cover and shrubs including Creosote, Bursage, Mormon Tea, Ocotillo, Turpentine Bush, Jojoba, Brittle Bush

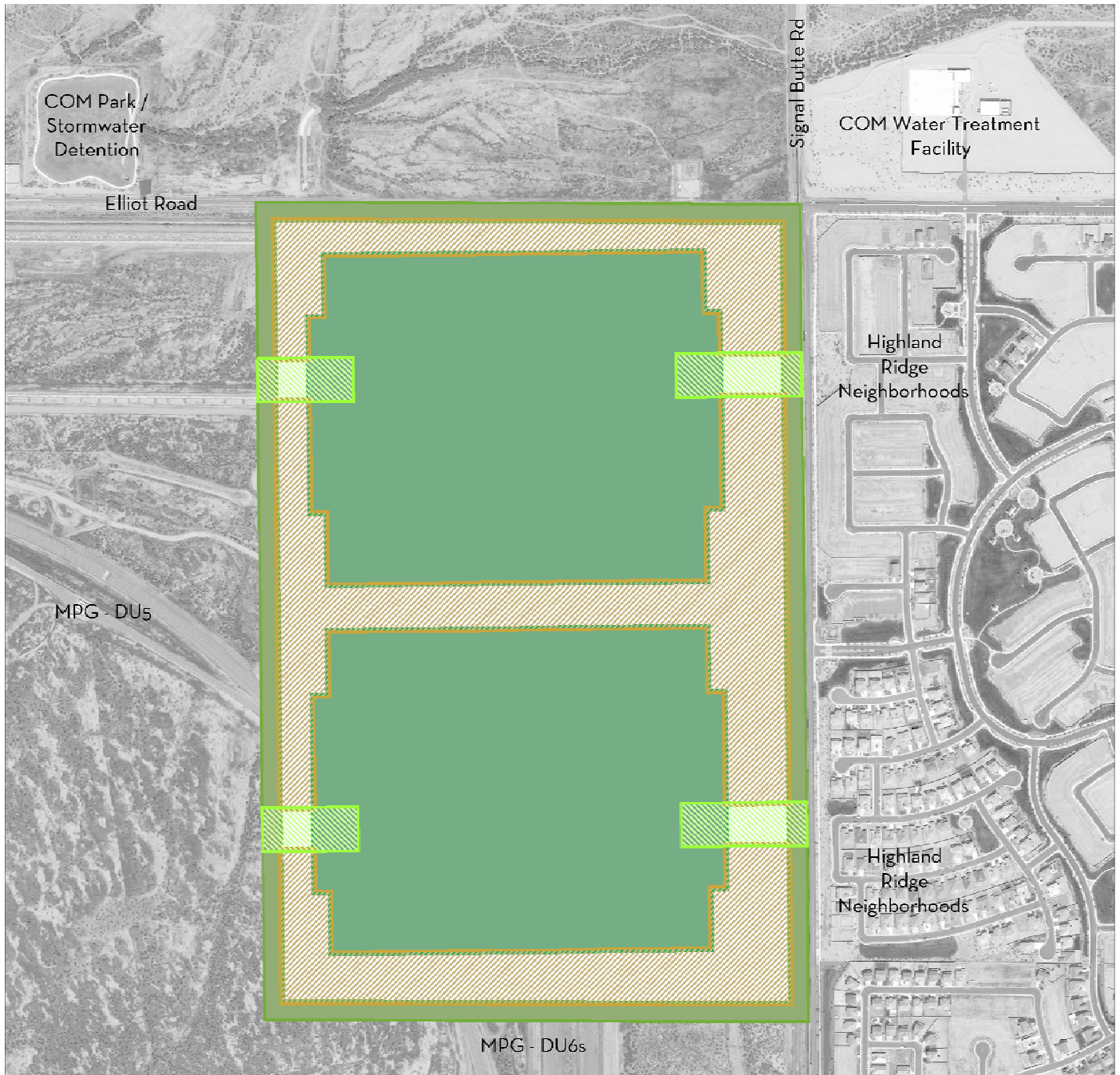
Wildflower seed is encouraged in these areas and may be watered to encourage growth and seasonal flowering. Appropriate wildflowers include Showy Golden Eye, Desert Marigold, Desert Lupine, Mexican Gold Poppy, Desert Bluebells, Desert Globe mallow



Ironwood, Mesquite, Foothill and Blue Palo Verde trees are often found as large overgrown shrubs in this landscape character.

Decomposed gravel in these areas should vary dramatically in size and include minus imitating the natural Sonoran Desert cobble. All non-paved areas shall be fully covered with dark gravel such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and planted or seeded.

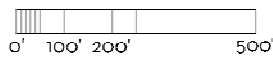


Exhibit C.2 - Landscape Character



-  "Old Arizona" Screening
-  "Old Arizona" Front Drive
-  Tall "Old Arizona"
-  Desert Scrub

Note: Lush landscape including lawn permitted in common areas and when placed to encourage the use of outdoor spaces



27 MARCH 2011

C. Plant Types within the Public Right-of-Way (ROW)

Within the public ROW, the landscape character shall be “Old Arizona” Screening as shown in **Exhibit C.3 - Landscape within Public Right of Way**. The hedge element will be provided just beyond the ROW within the private property in DU6n. Starting at three (3) behind the curb, palms will be used to enclose the roadway. These palms shall be planted formally and linearly, approximately forty (40) feet on center and shall be a minimum of twenty (20) feet tall. Beyond the palms at approximately six (6) feet behind back of curb will be the sidewalk as shown in **Exhibit C.1 - Pedestrian Circulation**. The sidewalk shall be paved as described in the Pedestrian Circulation section of this DUP. Three (3) feet behind the sidewalk at approximately fifteen (15) feet behind back of curb shall be a row of street trees. The street trees shall alternate between Mesquite and Sissoo trees planted approximately forty (40) feet on center spaced between the palms and shall be a minimum twenty-four (24) inch box and one and a half (1.5) inch caliper.

All non-paved areas of ground plain shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as “Black Cherry,” “Table Mesa Brown” or “Saddleback Brown” and shall be planted. The understory planting must be shrubs, succulents or cactus planted in large formal masses or in hedgerows. Under story plantings should be simple and not highly varied using Sage, Ruellia, Boxwood, Myrtle, Rosemary, Deer Grass and/or sculptural forms such as agave or prickly. Shrub/succulent planting shall be dense and not less than one (1) plant every five (5) feet (planted on a 5’ grid - approximately one (1) plant per twenty-five (25) square feet).

The grading of non-paved landscape areas in the ROW should be depressed below the curb and adjacent pavement to collect rainwater and channel it toward vegetation.

The raised median (if present and landscaped) shall be planted with palms formally and linearly, approximately forty (40) feet on center. Between the palms the hedge shall be planted, Texas Ebony planted ten (10) to (12) feet on center. Either side of the hedge may be planted with understory plants, planted in hedgerows to fill out the median. Streetlights may be located in the median (if there is a raised median and where streetlights do not already exist on one side of the street) to minimize their visual impact and light spill onto adjacent properties. The first two (2) feet behind back of curb in the median may be paved with pavers or stamped concrete.

An optional tall, decorative, security fence may be installed just beyond the right-of-way and the minimum “building setback - street” setback, shown in **Exhibits C.3 - Landscape within Public Right-of-Way** at the typical eleven (11) foot “building setback - street” setback.

D. Ownership and Maintenance Responsibilities

In private landscapes within DU6n, maintenance shall be the responsibility of the landowner. In public landscapes within DU6n, maintenance responsibilities shall be as outlined in Section 3.6, (c) of the Pre-Annexation Development Agreement between the City of Mesa and DMB Mesa Proving Grounds LLC.

E. Landscape Architecture Theme(s) and Design Standards for Landscaping

The landscape architecture themes shall be as outlined in **Section C.3 B. - Plant and Landscape Character** of this DUP. The design standards for landscape within DU6n can be found throughout **Section C.3 - Landscaping**. In addition to these standards are the following:

Tall “Old Arizona” landscape should surround buildings in DU6n. The specific plant palette shall be chosen to include species that will be taller than the building’s parapet height so that landscape can “break the ridge line”.

Large areas of DU6n may be utilized for ground mounted solar panel fields and an enclosed electrical substation. The operational requirements of equipment in these areas may require that no vegetation be installed or allowed within these areas. However, these areas shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as “Black Cherry,” “Table Mesa Brown” or “Saddleback Brown”, but its size and composition may vary from the standards in this section to accommodate the operation requirements of the equipment.

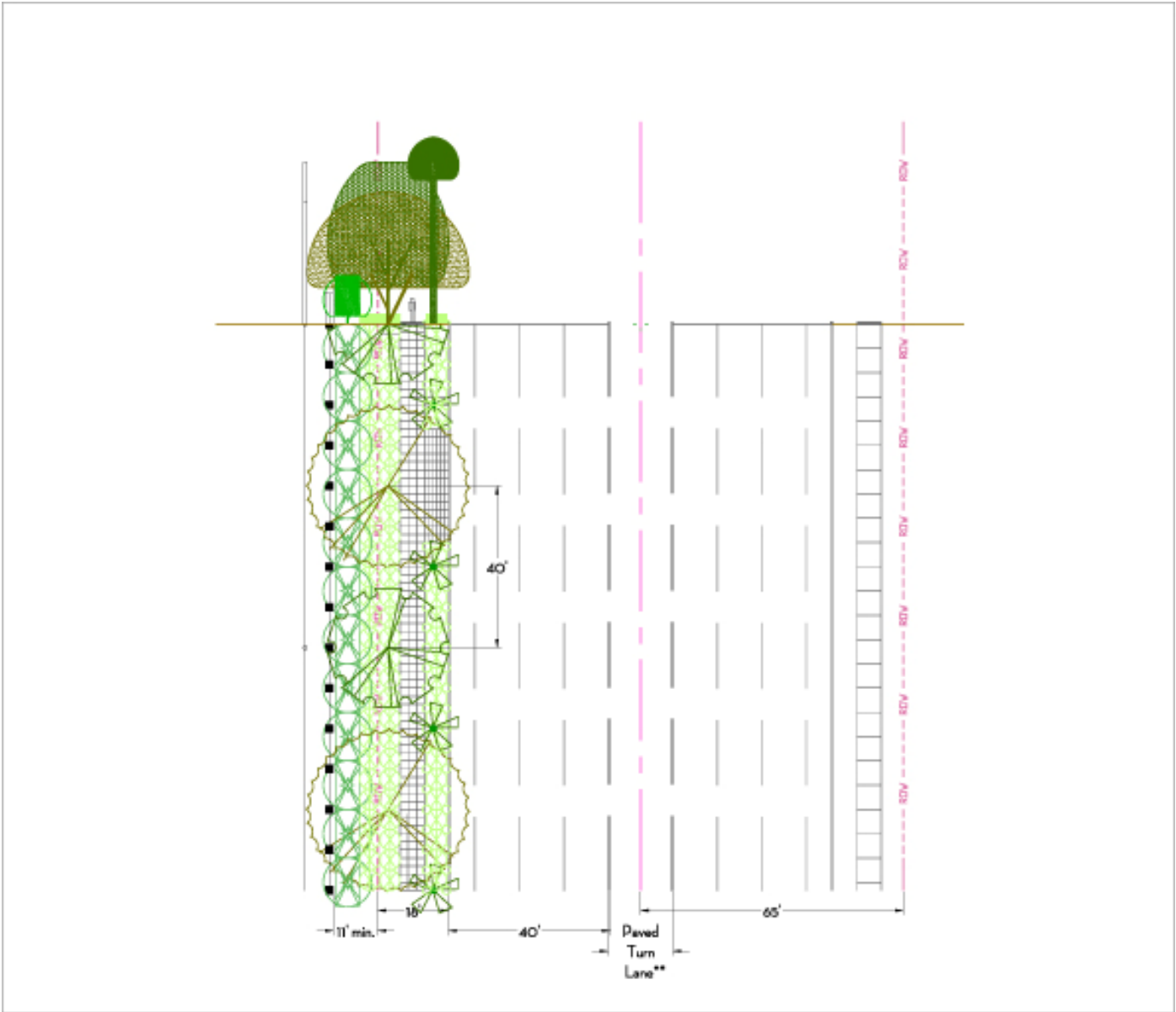
Fences or walls visible from publicly accessible areas, right-of-ways or adjacent properties must meet the following requirements:





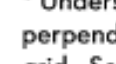
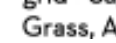
- Fences must be constructed of decorative materials such as wrought iron - wood, plastic or vinyl fences are typically not permitted
- Fences with metal posts must be capped
- Fences must be a.) screened entirely by vegetation OR b.) must have a change in setback (offset) of at least eight (8) feet (in plan view) within each 250' of wall length
- Metal fences must have a dark, matte finish (paint or coating)
- Corners and ends require columns that are larger (height and width) than the mass of the fence or wall
- Changes in top of wall or fence height are only permitted at columns and require a minimum two (2) foot setback offset (plan view)
- Fence or wall material and color must a.) blend with the landscape setting using colors that do not contrast with the vegetation OR b.) be complementary and compatible with the building architecture
- Walls are typically constructed of masonry units, concrete, rammed earth, or similar product
- Walls must use vegetation to screen the wall visually so that the solid wall is not a dominate design element
- Walls must be made or faced with materials such as stone, brick, slump block, and patterned block; or must be finished with a sand finished stucco
- Walls must be topped/capped with a decorative cap that is wider than the mass of the wall
- Walls must a.) have decorative window or door openings or similar decorative element every eighty (80) feet, OR b.) must have a change in setback (offset) of at least eight (8) feet (in plan view) within each 250' of wall length
- Chain link fence and Dooley block walls are not permitted
- Fences or walls taller than forty-two (42) inches are not permitted in the minimum required "building setback - street" per the CP



Large equipment, electrical or mechanical yards that may be screened by a wall must also use vegetation to screen the wall visually. These solid enclosure walls are not permitted to be a dominate design element. Equipment that is taller than the wall that encloses them must be masked or complemented by landscape of similar height and form to lesson the visual impact of the taller equipment.

Exhibit C.3a - Landscape within Public Right of Way - Signal Butte Road

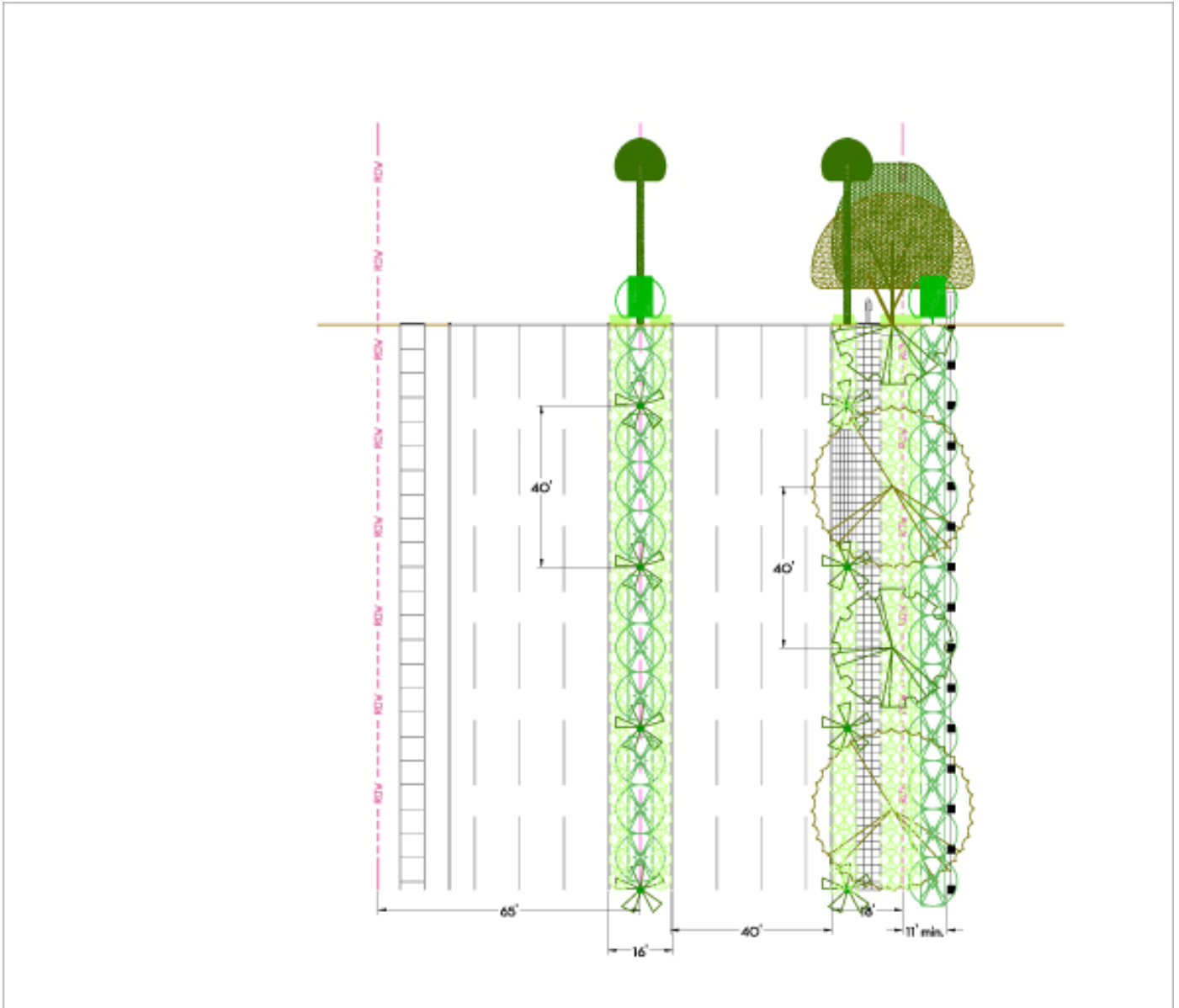








-  Palm
 -  Sissoo (Upright Tree)
 -  Mesquite (Desert Tree)
 -  Texas Ebony - Hedged
 -  Understory Planting*
 -  Tall, Decorative, Security Fence (optional)
- * Understory planting in mass, linear and generally perpendicular to the roadway - formally planted, on a 5' grid - Sage, Ruellia, Boxwood, Myrtle, Rosemary, Deer Grass, Agave, Prickly Pear

- Notes:
- ** Per City of Mesa
 - Typical section shown above
 - Sidewalk width per Exhibit C.1 - Pedestrian Circulation
 - Dark colored crushed granite per Section C.3. C. - Plant Types within the Public Right-of-Way (ROW)
 - Grading of non-paved landscape areas should be depressed below the curb to collect rainwater



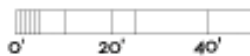
Exhibit C.3b - Landscape within Public Right of Way - Elliot Road



-  Palm
 -  Sissoo (Upright Tree)
 -  Mesquite (Desert Tree)
 -  Texas Ebony - Hedged
 -  Understory Planting*
 -  Tall, Decorative, Security Fence (optional)
- * Understory planting in mass, linear and generally perpendicular to the roadway - formally planted, on a 5' grid - Sage, Ruellia, Boxwood, Myrtle, Rosemary, Deer Grass, Agave, Prickly Pear

Notes:

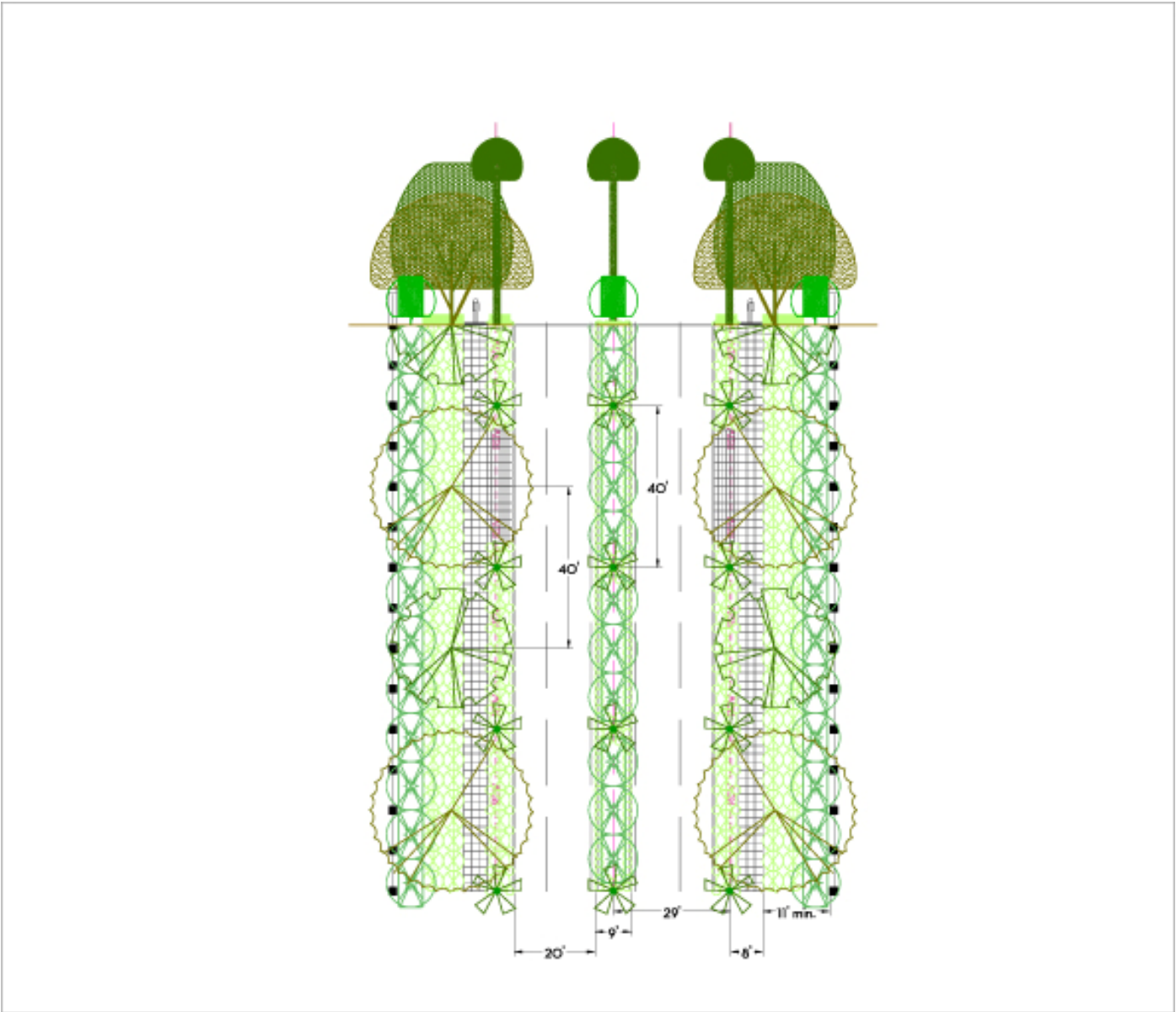
- Typical section shown above
- Raised and/or landscaped median optional per City of Mesa
- Sidewalk width per Exhibit C.1 - Pedestrian Circulation
- Dark colored crushed granite per Section C.3. C. - Plant Types within the Public Right-of-Way (ROW)
- Grading of non-paved landscape areas should be depressed below the curb to collect rainwater








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19 APRIL 2011

Exhibit C.3c - Landscape within Public Right of Way - "Western Boundary Road"



-  Palm
-  Sissoo (Upright Tree)
-  Mesquite (Desert Tree)
-  Texas Ebony - Hedged
-  Understory Planting*

■—■—■ Tall, Decorative, Security Fence (optional)
 * Understory planting in mass, linear and generally perpendicular to the roadway - formally planted, on a 5' grid - Sage, Ruellia, Boxwood, Myrtle, Rosemary, Deer Grass, Agave, Prickly Pear

Notes:

- Typical section shown above
- Raised and/or landscaped median optional
- Sidewalk width per Exhibit C.1 - Pedestrian Circulation
- Dark colored crushed granite per Section C.3. C. - Plant Types within the Public Right-of-Way (ROW)
- Grading of non-paved landscape areas should be depressed below the curb to collect rainwater



F. Streetscape and Open Space Landscape Character

Because of the secured nature of the campus and the desire to transition to adjacent uses within the boundaries of DU6n, the pedestrian corridors along perimeter streets will generally have landscape screening and a decorative metal security fence and/or masonry wall between the pedestrian corridors and the interior uses of DU6n. This landscape screening shall be of low water use planting material that can provide year-round solid green screening of interior uses. The sidewalk shall generally be shaded by street trees. This space along the perimeter roadways will likely be the only public space in DU6n. The private interior areas may include park like landscapes, but these spaces are not required. The streetscape for the perimeter roadways shall be as described in **Section C.3 C. - Plant Types within the Public Right-of-way (ROW)**. The streetscapes for private or public streets interior to DU6n shall be lined with trees planned approximately forty (40) feet on center. The understory planting shall be planted in mass or rows and should be low water use shrubs, succulents or. All non-paved areas of ground plain shall be fully covered with dark 3/4 inch to 1-1/2 inch gravel or 4 inch to 6 inch cobble such as “Black Cherry,” “Table Mesa Brown” or “Saddleback Brown”.

Temporary screening shall be installed between phases of development within DU6n. This screening shall limit lighting and views of loading and staging areas between buildings. This screening may be in built form or vegetation.

Boulders typically are not permitted in landscape areas in DU6n. Street furniture, street lighting and signals, public art and bus shelters shall be as decided by Master Developer and approved by the City of Mesa. Metal elements in these areas shall typically be painted or power coated in a dark bronze or copper hue unless another color is chosen by the Master Developer as part of an overall streetscape design package and approved by the City of Mesa.

G. Street Perimeter Landscape Standards

Landscape within DU6n may be clustered in areas where it will have a stronger effect on the overall landscape character. The minimum landscape requirements for Off-street Surface Parking Areas may be relocated to adjacent landscape areas to provide denser screening of parking areas from public view and perimeter streets.

In DU6n, the area between the ROW and the perimeter decorative metal security fence and/or masonry wall shall be considered Street Perimeter Landscape. This zone must contain a vegetation hedge which screens the presence of the fence. This hedge must be composed of Texas Ebony planted a maximum of twelve (12) feet on center. The hedge may have movement in its form, but should generally only be interrupted by driveways or emergency access points. At these locations, the screen hedge should wrap the corner and flow the intersection access way for a sufficient length as to screen view of on-site parking, equipment yard and solar panel fields. The hedge shall be grown and maintained as a tall solid hedge with a height equal to or greater than the height of the adjacent metal security fence and/or masonry wall. Dead or sick plants that form the visual screening hedge must be replaced efficiently. Between the hedge and the ROW in non-paved areas, shrub/succulent planting shall be dense and not less than one (1) plant every five (5) feet (planted on a 5’ grid - approximately one (1) plant per twenty-five (25) square feet). Street trees may be included in front of or behind the screening hedge, but are not required.

H. Minimum Plant Size

For DU6n, the design intent of the landscaping is, in part, to provide a “maximum” screening function. This may be accomplished by utilizing trees of sufficient size and density to act as a hedge. For many species of tree, the growth pattern is established early on in the plant’s life cycle. It is typical for most commercial plant nursery operations to prune and train trees to look like trees (minimal foliage below the crown), not to look like a hedge (dense with vegetation from the ground up). Installing trees that are “tree trained” will not accomplish the “hedge” appearance as required to establish the DU6n landscape character.

To ensure that trees utilized for “hedge” purpose have sufficient opportunity to be trained via controlled pruning and maintenance, it is appropriate to reduce the “typical” standard to allow for fifteen (15)-gallon minimum plant size in DU6n in exchange for an additional



DU 6 north DUP

quantity of trees. An example of this is a hedge planted at a density of one (1) tree per twelve (12) linear feet of hedge with fifteen (15) gallon trees for the "Street Perimeter Landscaping". In addition, due to the fast growing nature of desert trees in the DU6n plant palette, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.



Exhibit C.4 - DU6n Plant Palette

A. Trees

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Acacia farnesiana/smallii	Sweet Acacia				X
Acacia salicina	Willow Acacia			X	
Acacia willardiana	Palo Blanco				
Arecastrum romanzoffianum	Queen Palm		X		
Bauhinia congesta	Anacacho Orchid Tree		X		
Bauhinia variegata 'Candida'	White Orchid Tree		X		
Brahea armata	Mexican Blue Palm		X		
Chitalpa tashkentensis	Chilitapa				
Acacia rigidula	Blackbrush Acacia				
Carya illinoensis	Pecan		X	X	
Celtis reticulata	Canyon Hackberry				
Cercidium 'Desert Museum'	Hybrid Palo Verde	X	X	X	X
Cercidium floridum	Blue Palo Verde	X	X	X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X	X
Cercidium praecox	Palo Brea	X	X	X	X
Chilopsis linearis	Desert Willow				
Citrus species	Citrus	X	X		
Cupressus sempervirens	Italian Cypress	X	X	X	
Dalbergia sissoo	Sissoo	X	X	X	
Ebenopsis flexicaule	Texas Ebony	X	X	X	
Ficus microcarpa nitida	Compact Indian Laurel Fig				
Fraxinus greggii	Littleleaf Ash				
Fraxinus velutina 'Fantex'	Fantex Ash	X	X	X	R
Fraxinus uhdei	Shamel Ash	X	X	X	R
Geijera parviflora	Australian Willow				
Jacaranda mimosifolia	Jacaranda	X	X	X	
Juniperus monospermus	One Seed Juniper				
Lysiloma candida	Feather Bush				
Olea europaea 'Swan Hill'	Olive	X	X	X	
Olneya tesota	Ironwood	X	X		X
Phoenix dactylifera	Date Palm	X	X	X	
Pinus eldarica	Mondel Pine	X	X	X	
Pinus halepensis	Allepo Pine	X	X	X	
Pistachia atlantica x intergerrima	Red Push Pistache				
Pistachia chinensis	Chinese Pistache	X	X		
Pithecellobium flexicaule	Texas Ebony	X	X	X	
Platanus wrightii	Arizona Sycamore	X	X	X	R
Prosopis alba	Argentine Mesquite	X	X	X	X
Prosopis chilensis	Chilean Mesquite	X	X	X	X
Prosopis glandulosa	"Maverick"	X	X	X	X
Prosopis glandulosa	Honey Mesquite	X	X	X	X
Prosopis hybrid 'AZT'	Thornless Mesquite	X	X	X	X

DU 6 north DUP

Prosopis hybrid'Phoenix'	Thornless Mesquite	X	X	X	X
Prosopis velutina (juliflora)	Velvet Mesquite	X	X	X	X
Prosopis alba	Argentine Mesquite	X	X	X	X
Prunus cerasifera 'Purple Pony'	Purple Leaf Plum		X		
Quercus virginiana 'Heritage'	Heritage Live Oak		X		
Rhus lancea	African Sumac	X	X		
Robinia ambigua 'Purple Robe'	Purple Robe Locust		X		
Robinia idahoensis 'Purple Robe'	Idaho Locust		X		
Schinus terebinthifolius	Brazilian Pepper Tree				
Sophora secundiflora	Texas Mountain Laurel	X	X		
Tipuana tipu	Tipu Tree		X		
Ulmus parvifolia v. 'sempervirens'	Evergreen Elm				
Vitex agnus-castus	Chaste Tree		X		
Washingtonia filifera	California Fan Palm				
Washingtonia robusta	Mexican Fan Palm	X	X	X	

B. Shrubs

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Acacia craspedocarpa	Leather Leaf Acacia				
Abutilon palmeri	Indian Mallow				
Alyogyne huegelii	Blue Hibiscus		X		
Ambrosia deltoidea	Bursage				X
Anisacanthus andersonii	Anderson's Honeysuckle				
Anisacanthus quadrifidus	Mountain Flame				
Asclepias subulata	Desert Milkweed				X
Atriplex lentiformis	Quail Bush				X
Bauhinia lunaroides	Anacacho Orchid				
Bougainvillea species	Bougainvillea	X	X	X	
Caesalpinia gilliesii	Mexican Bird of Paradise	X	X	X	
Caesalpinia mexicana	Yellow Bird of Paradise	X	X	X	
Caesalpinia pulcherrima	Desert Bird of Paradise	X	X	X	
Calliandra californica	Red Fairy Duster				
Calliandra eriophylla.	Native Fairy Duster				
Callistemon citrinus 'Little John'	Dwarf Bottlebrush				
Carissa grandiflora	Natal Plum 'Boxwood Beauty'	X	X	X	
Carissa grandiflora	Natal Plum 'Tuttlei'	X	X	X	
Cassia artemisioides	Feathery Cassia	X	X	X	
Cassia nemophila	Desert Cassia	X	X	X	
Cassia phyllodinea	Silver-leaf Cassia	X	X	X	
Celtis pallida	Desert Hackberry				X
Chrysactinia mexicana	Damianita	X	X	X	
Cordia boissierii	Texas Olive				

DU 6 north DUP

<i>Cordia parvifolia</i>	Littleleaf Olive	X	X	X	
<i>Cortaderia selloana pumila</i>	Dwarf Pampas Grass				
<i>Dalea bicolor v. argyrea</i>	Silver Dalea				
<i>Dalea frutescens</i>	Black Dalea				
<i>Dalea frutescens</i> 'Sierra Negra' TM	Sierra Negra Dalea				
<i>Dalea pulchra</i>	Indigo Bush				
<i>Dodonaea viscosa</i>	Hopbush	X	X	X	
<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hopbush				
<i>Ephedra viridis</i>	Mormon Tea				X
<i>Eremophila racemosa</i>	Easter Egg Bush				
<i>Eremophila species</i>	Valentine Bush	X	X	X	
<i>Ericameria laricifolia</i>	Turpentine Bush				X
<i>Eriogonum sp.</i>	Buckwheat sp.				
<i>Euphorbia biglandulosa</i>	Gopher Plant				
<i>Euonymus japonica</i>	Evergreen Euonymus	X	X	X	
<i>Euphorbia rigida</i>	Gopher Plant				
<i>Europea</i> 'Little John'	Dwarf Olive Shrub				
<i>Gaura lindheimerii</i>	Whirling Butterflies 'white'				
<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus		X		
<i>Jasminum mesnyi</i>	Primrose Jasmine				
<i>Juniperus chinensis</i> varieties	Juniper	X	X	X	
<i>Justicia californica</i>	Chuparosa				
<i>Justicia candicans</i> (ovata)	Red Honeysuckle	X	X	X	
<i>Justicia spicigera</i>	Mexican Honeysuckle	X	X	X	
<i>Lantana species</i>	Bush Lantana	X	X	X	
<i>Larrea tridentate</i>	Creosote				X
<i>Leucophyllum species</i>	Sage Varieties	X	X	X	
<i>Leuc. Candidum</i> Thunder Cloud™	Texas Sage				
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	X	X	X	
<i>Leuc. Zygophyllum</i> Cimmarron™	Texas Sage				
<i>Ligustrum japonicum</i>	Japanese Privet	X	X	X	
<i>Lonicera japonica</i>	Hall's Honeysuckle				
<i>Lycium fremontii</i>	Wolfberry				
<i>Muhlenbergia capillaris</i>	Pink Muhley	X	X	X	
<i>Muhlenbergia rigens</i>	Deer Grass	X	X	X	
<i>Muhlenbergia rigida</i> 'Nashville'™	Nashville Grass				
<i>Myrtus communis</i>	True Myrtle	X	X	X	
<i>Myrtus communis v.</i> 'Compacta'	Dwarf Myrtle	X	X	X	
<i>Nerium oleander</i> 'Petite Pink'	Petite Pink Oleander	X	X	X	
<i>Nerium oleander</i> varieties	Oleander	X	X	X	
<i>Pittosporum tobira</i>	Japanese Mock Orange	X	X	X	
<i>Psilostrophe cooperi</i>	Paperflower				
<i>Punica granatum</i> 'Nana'	Dwarf Pomegranate				
<i>Pyracantha</i> varieties	Pyracantha	X	X	X	

DU 6 north DUP

Rhus ovata	Sugarbush				
Rhus virens	Evergreen Sumac				
Rosa species	Rose		X		
Rosemarinus officinalis	Rosemary	X	X	X	
Ruellia species	Ruellia	X	X	X	
Ruellia brittoniana	Ruellia	X	X	X	
Ruellia peninsularis	Baja Ruellia	X	X	X	
Russelis equisetiformis	Coral Fountain				
Salvia species	Sage Varieties				
Salvia coccinea	Scarlet Sage				
Salvia greggii	Autumn Sage				
Salvia leucantha	Mexican Bush Sage				
Sambucus Mexicana	Mexican Elderberry				
Simmondsia chinensis	Joboba				X
Sophora secundiflora	Texas Mountain Laurel	X	X	X	
Strelitzia reginae	Tropical Bird of Paradise	X	X	X	
Tecoma alata	Orange Jubilee	X	X	X	
Tecoma stans	Yellow Bells	X	X	X	
Tecoma stans 'Gold Star'	Gold Star Tecoma	X	X	X	
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans	X	X	X	
Tecoma x 'Sunrise'	Sunrise Tecoma	X	X	X	
Tecomaria capensis	Cape Honeysuckle	X	X	X	
Vigueria deltoidea	Goldeneye				X
Xylosma congestum	Xylosma				
Xylosma congestum 'Compact'	Dwarf Xylosoma				
Zexmenia hispida 'Devil's River'	Zexem				

C. Accents

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Agave parryi	Parry's Agave	X	X	X	
Agave sp.	Agave	X	X	X	
Aloe species	Aloe Varieties	X	X	X	
Aloe barbadensis	Yellow Aloe	X	X	X	
Asclepias subulata	Desert Milkweed				X
Bulbine frutescens	Bulbine				
Carnegiea gigantea	Saguaro		X	X	X
Cereus species	Cereus Varieties		X		X
Chamaerops humilis	Mediterranean Fan Palm		X		
Cycas revoluta	Sago Palm		X		
Cyperus alternifolius	Umbrella Plant				
Dasyliiron acrotriche	Green Desert Spoon	X	X	X	
Dasyliiron leiophyllum	Desert Spoon	X	X	X	
Dasyliiron longissimum	Toothless Desert Spoon	X	X	X	
Dasyliiron longissimum	Mexican Tree Grass	X	X	X	
Dasyliiron quadrangulatum	Toothless Desert Spoon	X	X	X	
Dasyliiron wheelerii	Desert Spoon	X	X	X	
Dasyliiron texanum	Green Desert Spoon	X	X	X	

DU 6 north DUP

Euphorbia antisyphilitica	Candelilla				X
Ferocactus acanthodes	Fire Barrel				X
Ferocactus wislizenii	Native Barrel Cactus	X	X	X	X
Fouquieria splendens	Ocotillo - seed grown	X	X	X	X
Hesperaloe funifera	Giant Hesperaloe	X	X	X	
Hesperaloe nocturna	Night blooming hesperaloe	X	X	X	
Hesperaloe parviflora	Red Yucca	X	X	X	
Lophocereus schottii	Senita Cactus	X	X		X
Nolina species	Beargrass	X	X	X	
Opuntia sp.	Prickly Pear	X	X	X	X
Pachycereus marginatus	Mexican Fencepost	X	X	X	X
Pedilanthus macrocarpus	Lady's Slipper				
Philodendron selloum	Selloum Philodendron		X		
Sanseveria spp.	Mother-in-law's Tongue		X		
Yucca species	Yucca Varieties	X	X	X	
Yucca rostrata	specimen	X	X	X	
Yucca pallida	Pale Leaf Yucca	X	X	X	
Yucca baccata	Banana Yucca	X	X	X	

D. Perennials and Groundcovers

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Acacia redolens 'Desert Carpet'	Desert Carpet	X	X	X	
Aquilegia chrysantha	Golden-spurred Columbine				
Asparagus desiflorus 'meyers'	Meyer's Asparagus				
Asparagus desiflorus 'sprengeri'	Sprenger Asparagus				
Baccharis pilularis 'Starn Thompson'	Dwarf Coyote Bush				
Baileya multiradiata	Desert Marigold				X
Berlandiera lyrata	Chocolate Flower				
Campsis radicans	Common Trumpet Creeper				
Carex texensis	Texas Sedge Grass				
Carpobrotus chilensis	Ice Plant				
Carissa 'Green Carpet'	Green Carpet				
Catharanthus roseus	Madagascar Periwinkle		X		
Cuphea llavea	Monkey Flower				
Convolvulus cneorum	Bush Morning Glory				
Convolvulus mauritanicus	Ground Morning Glory				
Coreopsis bigelovii	Desert Coreopsis				
Cosmos species	Cosmos Varieties				
Dalea capitata 'Sierra Gold' TM	Sierra Gold Dalea				
Dimorphotheca sinuata	African Daisy		X		
Dyssodia acerosa	Shrubby Dogweed				
Dyssodia pentachaeta	Dogweed				
Eupatorium greggii	Eupatoria				

DU 6 north DUP

"Boothill"					
Escholtzia mexicana	Mexican Gold Poppy	X	X	X	X
Gaura lindeimeri	Desert Orchid				
Gazania rigens	Trailing Gazania				
Gazania rigens 'Sun Gold'	Gazania				
Gelsemium sempervirens	Yellow Flowering Jessamine		X		
Glandularia tenuisect 'Edith'	Edith Verbena				
Helianthus debilis	Dune Sunflower				
Hymenoxys acualis	Angelita Daisy	X	X	X	
Lantana 'New Gold'	New Gold Lantana	X	X	X	
Lantana species	Trailing Lantana	X	X	X	
Lantana 'Spreading Sunset'	Spreading Sunset	X	X	X	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	X	X	X	
Lupinus sparsiflorus	Desert Lupine				X
Malephora lutea	Rocky Point Ice Plant		X		
Melampodium leucanthum	Blackfoot Daisy				
Mimulus cardinalis	Monkey Flower		X		
Mirabilis multiflora	Desert Four-o-Clock				
Myoporum	Myoporum	X	X	X	
Nemophila maculata	Five Spot				
Oenothera berlandieri	Mexican Evening Primrose	X	X	X	
Osteospermum fruticosum	Trailing African Daisy				
Papaver nudicaule	Iceland Poppy		X		
Papaver rhoeas	Shirley Poppy		X		
Penstemon baccharifolius	Rock Penstemon		X		
Penstemon spp.	Penstemon		X		
Phacelia campanularia	Desert Blue Bells				X
Rosemarinus officinalis 'Prostratus'	Dwarf Rosemary	X	X	X	
Ruellia brittoniana 'Katie'	Katie Ruellia	X	X	X	
Santolina virens	Green Santolina				
Setcreasea pallida	Purple Heart Plant				
Sphaeralcea ambigua	Globemallow				X
Tetranauris acaulis	Angelita Daisy				
Tulbaghia violacea	Society Garlic				
Ulmus parvifolia v. 'sempervirens'	Evergreen Elm				
Verbena species	Verbena				
Verbena gooddingii	Native Verbena				
Verbena pulchella					
Wedelia trilobata	Yellow Dots	X	X	X	
Zephyranthes candida	White Rain Lily				
Zinnia grandiflora	Little Golden Zinnia				

E. Grasses

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Bouteloua curtipendula	Sideoats Grama	X	X	X	
Bouteloua gracilis	Blue Grama	X	X	X	
Muhlenbergia capillaries	Regal Mist	X	X	X	

DU 6 north DUP

Muhlenbergia linheimerii		X	X	X	
Muhlenbergia rigens	Deergrass	X	X	X	
Nolina sp.	Beargrass	X	X	X	
	Midiron Turf		X		
	Palmetto St. Augustine		X		
	Santa Anna Turf		X		
	Tifgreen 328		X		
	Tifway 419		X		

F. Vines

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
	Bower Vine				
	Pink Jasmine		X		
Antigonon leptopus	Queen's Wreath Vine				
Ficus pumila	Creeping Fig		X		
Hardenbergia comptoniana	Lilac Vine		X		
Hedera helix	English Ivy				
Macfadyena unguis-cati	Cat's Claw Vine	X	X	X	
Mascagnia lilacina	Lilac Orchid Vine				
Mascagnia macroptera	Yellow Orchid Vine				
Podranea ricasoliana	Pink Trumpet Vine				
Trachelospermum jasimoides	Star Jasmine		X		
Vigna caracalla	Snail Vine	X	X	X	

G. Prohibited Plant List

Baccharis sarathroides	Desert Broom				
Brassica tournefortii	Saharan Mustard				
Bromus rubens	Red Bromegrass				
Casuarina species	Beefwood				
Centaurea melitensis	Malta Starthistle				
Chamaecyparis species	False Cypress				
Cynodon dactylon	Common Bermuda Grass				
Encelia farinose	Brittlebush				ALLOWED IN SEED MIX
Grevillea robusta	Silk Oak				
Pennisetum ciliare	Buffel Grass				
Tamarix aphylla	Tamarisk or Salt Cedar				

C.4 Lighting

Lighting within the ROW shall be placed in the median if there is a raised median and where streetlights do not already exist on one side of the street. As Signal Butte Road already has light poles behind the curb on the east side of the road, lighting along Signal Butte Road shall generally be behind curb on the west side as well. As light fixtures are currently not installed along Elliot Road or "Western Boundary Road," lighting along these roadways should be placed in the median if a raised median is installed. Light fixtures, poles and traffic in the ROW shall typically be painted or power coated in a dark bronze or copper hue unless another color is chosen by the Master Developer as part of an overall streetscape design package and approved by the City of Mesa. The ROW of perimeter streets shall be illuminated per City of Mesa standards. The use of slim L.E.D street lighting fixtures is encouraged in the ROW to be consistent with MPG's Vision for sustainability.

Areas within DU6n outside of the perimeter road ROWs shall generally fall into one of four lighting character zones as depicted on **Exhibit C.4 - Lighting Character**. Light fixtures and poles in the interior areas DU6n shall typically be painted or power coated in a dark bronze or copper hue. Metal elements of these fixtures shall not be reflective and should have a matte finish. Maximum standard heights shall be appropriate to the surrounding context. Metal halide lamps are encouraged; high-pressure sodium lamps are prohibited.

A. Front Drive Lighting

Front Drive Lighting is located at the employee and visitor entrances to DU6n. Lighting in these areas is generally ambient and may include driveway, sidewalk and landscape lighting. Landscape up-lighting in this zone is encouraged, but not required. Lighting fixtures shall typically be mounted at or below twenty-five (25) feet above the adjacent grade.

B. Yard Lighting

Yard Lighting is typically in the area between buildings around loading docks and yards. Because of the use, lighting in these areas is anticipated to be intense, but will be screened and shielded from public view and perimeter roadways. Phased construction must also accommodate temporary screening and shielding of this more intense lighting zone. Lighting fixtures shall typically be mounted at or below the maximum adjacent parapet height.

C. Parking Lot and Driveway Lighting

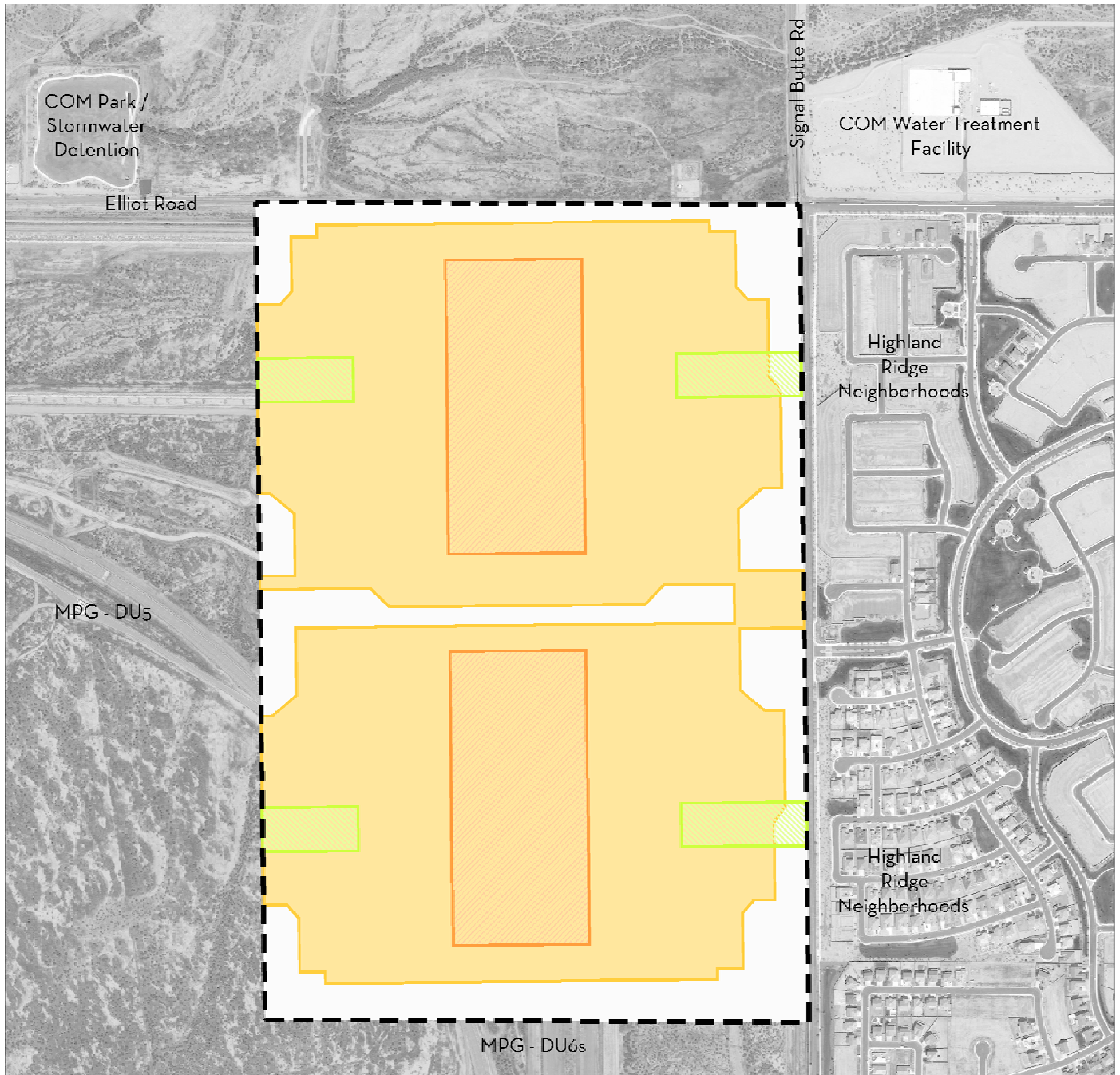
The Parking Lot and Driveway Lighting zone is applied in the portions of DU6n where driveways and parking fields are anticipated to surround the high-tech manufacturing/employment core buildings. Lighting in these zones is intended to make the walk to and from vehicles comfortable. Lighting fixtures shall typically be mounted at or below twenty-five (25) feet above adjacent grade.




D. Dark/Security Lighting

Large areas of DU6n are anticipated to be used for solar panel fields and open space. These areas will not be illuminated at night except as required for security operations. Large areas of DU6n may also be used for storm water retention without solar panel fields, similarly these areas will not be illuminated at night. Open landscape areas without programmed use will not be illuminated at night.

Refer to the CP for additional lighting requirements.

Exhibit C.4 - Lighting Character



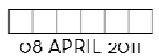
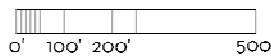
-  Front Drive Lighting
-  Parking Lot and Driveway Lighting
-  Yard Lighting

Notes:

Other areas outside the ROW are generally not illuminated.

Lighting fixtures shall typically have a dark bronze or copper hue and a matte finish.

High-pressure sodium lamps are prohibited.



08 APRIL 2011

C.5 Design Character

Building design and the built environment in DU6n are intended to live well over time and are characterized by “High Performance Living”. Design in this DU is the careful combination of Artful and Sustainable Development.

The design character of DU6n, while large in scale includes careful consideration of the following design characteristics:

- Material Integration
- Building Intensity
- Urban Integration
- Rhythm and Balance
- Color and Texture
- Shade and Shadow
- Scale and Proportion
- Water Conservation
- Green Building Concepts
- Energy Efficiency
- Renewable Energies

DU6n will be home to very large building masses. Single large structures (such as 1,330,000 square feet) with long elevations (such as 1535’ along Signal Butte Road and “Western Boundary Road” and 890’ along Elliot Road and the southern boundary of DU6n) may be typical. Smaller buildings may be a part of the high-tech manufacturing/employment campus as well. Landscape and buildings in this DU must be designed to complement each other. Building height will be limited to 50’ and setbacks to these larger buildings will be more than 300’ from Signal Butte Road and “Western Boundary Road” and more than 150’ from Elliot Road. With these significant setbacks, the buildings in this DU can be designed to be objects within and dominated by surrounding landscape.

Modern desert appropriate building colors are required on all building facades. These facades will be used as the backdrop to multiple layers of “Old Arizona” and Sonoran Desert landscape screens. The texture and various depths of the required vegetation will provide filtered views of the buildings beyond.

A rhythm is required in the buildings’ elevations and in the landscape surrounding them. This rhythm must be expressed in the solid and void of the landscape as well as in alternating light and dark hues of the building facade. These rhythms are not permitted to be repetitive, but rather an artful composition of pattern. The rhythm of the façade must alternate between light and dark panels, some as narrow as three feet and others as wide as 40’. The pattern may also alternate between colors or hues, but must visually break the larger building mass into vertically accented strips. The strong vertical expressions in the façade of the building must be echoed into the landscape. In the landscape, tall tree planting is required to be more regular in rhythm but because of the depth of the setback, the buildings will be viewed through multiple layers to create an ever-changing pattern against the rhythm of the building facade. The rhythm in the building façade may be done through movement in the building façade, but this is not encouraged. The inefficiencies this might create in the buildings are contrary to “high performance living.” The visual effect and artful contrast can be achieved through color and hue when the buildings are set back as required in DU6n.

As a private, secured campus, urban integration will not take the typical urban forms. Instead, it is the base rule of urbanity that will be emphasized in the site plan and architecture of DU6n – waste not space. By multi-using or multi-tasking the site plan, incorporating alternative energy producing solar panel fields in storm water detention basins for example, an urban expression of a campus setting is created. This multi-tasking of the site plan is strongly encouraged. Urban integration can also be strengthened by focusing the points of connection to the greater community. At these points, transit and pedestrian comfort and convenience must be emphasized.

Within DU6n the play of shade and shadow will be emphasized by the required contrast between the large building masses and the tall and diverse landscape screens. The required landscape palette blends soft round shapes with strong pointed ones. This required complexity of form is intentional to create fine-grain shadow patterns that can play against the strong, simple building canvas.

D U 6 n o r t h D U P

The design character of DU6n, expressed in its required landscape character and palette is designed to conserve water. The grading of the site should further the MPG desire to conserve water not only by retaining all storm water within DU6n, but also by creating small micro-basins that direct rainwater to low water use plants rather than directly to large area basins.

The buildings within DU6n must be constructed of energy efficient materials. Modern integrated buildings systems shall be used whenever possible and efficient. Construction systems and techniques that can be recycled in future generations are also encouraged.

The use of solar panel fields are encouraged in the landscape and on roofs in areas hidden by parapets. The incorporation of other renewable energy sources in the site, landscape and building are also encouraged and provide visible expressions of the importance of sustainability.

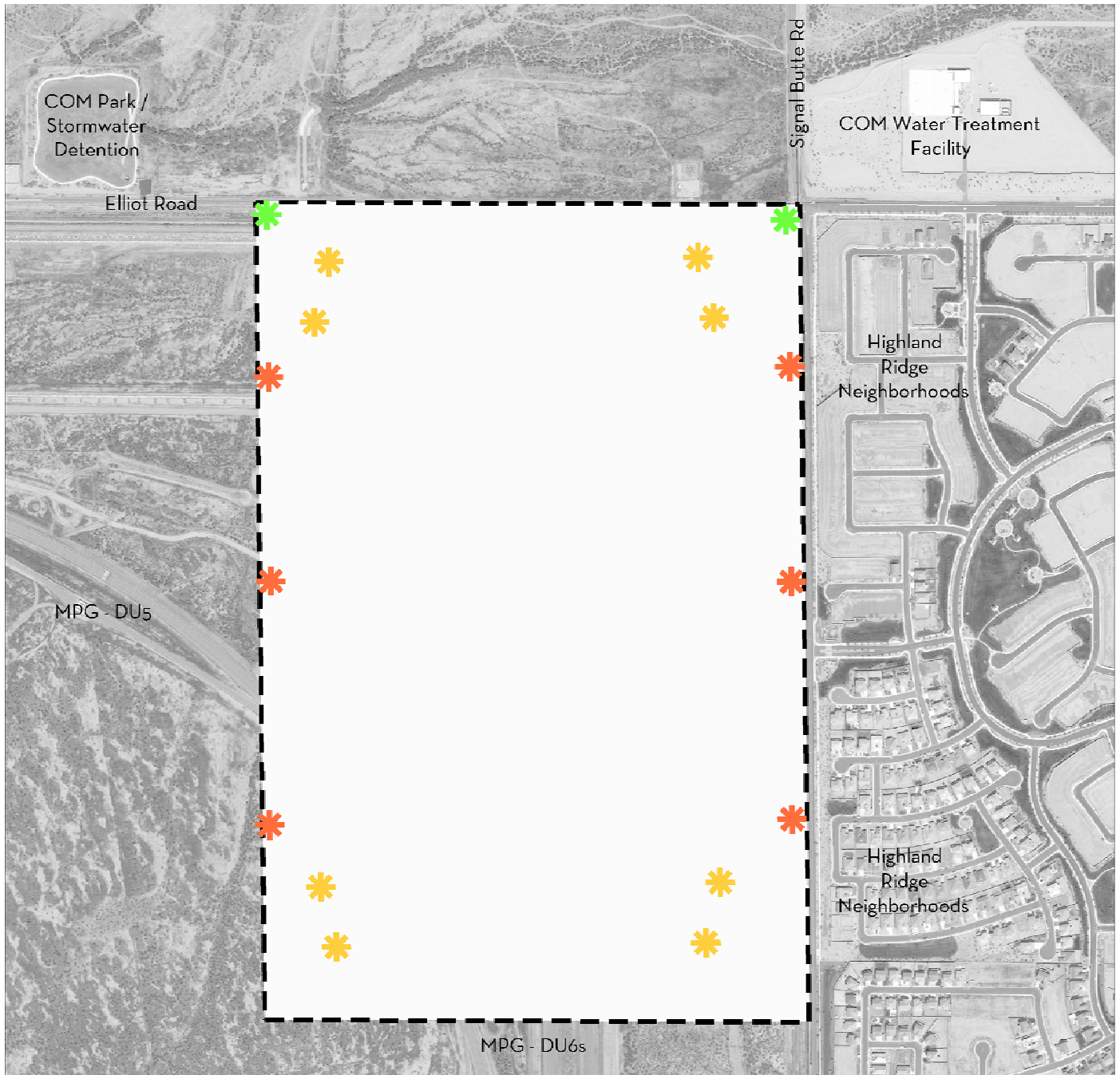
C.6 Signage

There are four distinct types of signage anticipated in DU6n: MPG community signage, attached wall-mounted signs, detached freestanding/monument signs and directional signs. All signs shall be appropriately sized to fit on the building or wall mass to which they are attached. Directional signage shall typically be sized for readability of users on adjacent roadways or sidewalks. Sign placement in DU6n is anticipated as shown on **Exhibit C.5 - Potential Signage**. Other sign types such as temporary retail/portable signs, window signs, applied signs and menu signs/boards/cabinets are not permitted. Address signage is permitted on the building or as part of Detached Freestanding/Monument Signs. Refer to Section 16 - Sign Standards of the CP for additional signage requirements by sign type and permitted sign area by LUG.

A. Permitted Sign Types

1. Community Signage shall be designed by the Master Developer and approved by the City of Mesa. It may match or complement community signage elsewhere in MPG. Community signage may be placed within the ROW by the Master Developer with the permission of the City of Mesa. Community Signage may be graphic in nature or iconic in the form of a structure or object in the landscape. Community Signage is not required.
2. Attached Wall-Mounted Signs are allowed to be high on the building elevation but must be below the parapet height. Signage must be designed holistically to create a single artful expression in the landscape and on the building façade even though it may include several sign elements. Several stand alone, unrelated adjacent signs are not permitted. Sign type, color and materials must complement the materials of the surface the sign is mounted to. Halo lighted signs are encouraged when illumination is used. Multiple building mounted signs are permitted on the same building façade. Attached Wall-Mounted Signs may also include mural, cabinet sign or canopy sign types. Signs must meet the signage requirements for DU6n below.
3. Detached Freestanding/Monument Signs are permitted in the landscape typically at entrances to DU6n from perimeter streets. Sign type, color and materials must complement the materials of the surface the sign is mounted to. Halo lighted signs are encouraged when illumination is used. Multiple building mounted signs are permitted on the same blade or wall structure. Vertical sign expressions in the landscape are encouraged. These signs must meet the signage requirements provided for DU6n below. Signage types that refer to attachment to the building façade may also be applied to Detached Freestanding/Monument signs when attached to a base or blade.
4. Directional Signs are permitted in the interior and at entrances to DU6n. Directional signage shall be sized appropriate to ensure the convenient readability. This signage is not permitted to advertise tenants or occupants, but is permitted to provide directions to individuals and groups moving through the DU. Directional signage may be illuminated but typically shall not be backlit. These signs must meet the signage requirements for DU6n below.

Exhibit C.5 - Potential Signage



Attached Wall-Mounted Signs (building signs)

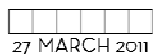
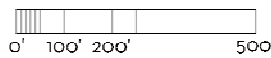


Detached Freestanding/Monument Signs (landscape)



MPG Community Signage

Note: Internal directional and security signage may be used throughout DU6n.



B. Design Requirements

All signage must comply with the following design principles for quality, color and contrast, illumination, size and quantity, graphic content, locations, and permit requirements:

1. Quality
 - a. Signage must be an integral design feature of the base building design
 - b. Signage shall be designed to complement the base building design
 - c. Designs, materials and fabrication must reflect the quality of the architecture and its construction and should add to the overall experience of the community
2. Color and Contrast
 - a. Sign colors should complement or be in context with colors used on the base building
 - b. A clear contrast between signage and background must be provided
 - c. Signs shall not be placed on a background material that detracts from the finish and appearance of the sign
3. Illumination
 - a. Illumination of signage may be either internal, external, or both
 - b. Lighted signs shall be installed to avoid any glare or reflection into any adjacent use
 - c. All signage lighting must remain on and in good operating order during the hours of operations at night
 - d. All signage lighting must be installed on a 24/7 time clock
 - e. Use of exposed neon is generally not permitted
 - f. Halo Illumination
 - Lamp must be contained entirely within a reverse pan-channel sign and/or individual letters
 - Elements of the sign must be raised from the background
 - The source of illumination must not be visible
 - g. Care must be taken to provide even illumination and to avoid “hot spots” of light versus dark areas
 - h. All lighting, including that for signage, must comply with the Lighting Section of these design guidelines
4. Size and Quantity
 - a. The quantity of signs is not specifically limited, but shall be in appropriate quantities, proximate to locations shown on **Exhibit C.5 - Potential Signage**, to create a holistic artful expression in the landscape and on the building façade
 - b. Margins left by the sign size described below should generally be in balance around the sign
 - c. To encourage design creativity, no maximum letter size has been established

5. Graphic Content

- a. The use of signage shall be limited to the Tenant's approved trade name as stated in the Lease, Ownership or as approved by the Master Developer at its sole discretion
- b. Taglines or identification of specific products or services are not permitted
- c. Trademarks are not permitted

C. Prohibited Signage Types

1. Signs that are installed without written approval from the Master Developer, or that are inconsistent with approved drawings
2. Signs mounted to the roof of the Building
3. Signage with an exposed raceway or electrical connections
4. Individual metal channel letters with illuminated Plexiglas® faces
5. Face lit Acrylic (or similar material) individual letter or cabinets
6. Luminous vacuum formed type plastic letters
7. Signs with gold or silver plastic trim caps
8. Typical cabinets of Acrylic, Plexiglas®, or plastic-faced panels with surface or second-surface applied or painted graphics, internally backlit in a standard geometric shape
9. Cabinet signs with the face panel routed out with Plexiglas® or similar material, laminated behind
10. Standard flat front cabinet signs
11. Change-panel signs
12. Freestanding, flashing, moving, rotating, chasing, audible or odor producing signs
13. Suspended internally illuminated panel signs behind glazing
14. "A" frames and portable signs
15. Signs that are not professional in appearance
16. Painted or hand lettered signs or newspaper advertisements
17. Cloth, paper, cardboard and other large stickers, decals, or other temporary signs
18. Placards, posters, playbills, postings, signs in any public right-of-way and fixed balloons in any location
19. Inflatable signs or graphic devices
20. Pre-fabricated neon "open", "closed" or other "off-the-shelf" pseudo neon looking window graphics

21. Triple Message Signs
22. Signage considered rude, obscene, and offensive that is not in conformance with the CAP code of the British Code of Advertising or similar regulations by a similar regulating body (see Graphic Content Section for CAP guidelines)