



**AGREEMENT
for
Park City Tech Center Comprehensive Sign Plan
Summit Research Park**

APPROVAL

Per Section 4.11 of the Summit Research Park Development Agreement, the Chief Executive of Summit County (County Manager), has approved a Comprehensive Sign Plan for the Park City Tech Center, located in Kimball Junction in Summit County.

The sign plan is hereby approved as attached in Exhibit A.

ENTRY NO. 00951399

08/16/2012 03:50:39 PM B: 2142 P: 1072

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 20.00 BY BOYER SNYDERVILLE 1 LC



Approved:


Robert Jasper, Summit County Manager

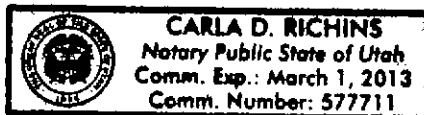
8/17/2012
Date

The foregoing consent to record was acknowledged before me this 9th day of Aug,
2012, by Robert Jasper, Summit County Manager

My commission expires 03-01-2013.

Notary Public: Carla D. Richins Residing in Summit County

State of Utah
County of Summit



Park City Tech Center Comprehensive Sign Plan

This comprehensive sign plan is intended to regulate signs for all uses within the Park City Tech Center (“PCTC”). Due to the scale and scope of this project, Section 4.11 of the Development Agreement for PCTC, dated December 10, 2008, outlined the need for a comprehensive sign plan that includes some modifications to the general Snyderville Basin Development Code as attached to the Development Agreement (the “Code”). The intent of the sign plan for PCTC is to provide functional signs that allow businesses and uses to be easily identified, but to also be balanced in scale and to minimize competition with and disturbance to the architectural features of the buildings. Where any conflict exists between this sign plan and the Code, this plan governs. Where provisions are not addressed in this plan, the Code governs.

Entryway Signs.

As a major project in the Snyderville Basin, an appropriate entryway sign is justified to help identify the overall project, as well as direct traffic off Highway 224 as quickly as possible to help traffic flow. PCTC shall be allowed one principle entryway sign to be located on the corner of Highway 224 and Olympic Parkway. This sign shall not exceed 45 square feet and the top of the sign shall not exceed 8’ in height, as measured from finished grade directly beneath the sign. Finished grade shall be as shown on the landscaping plan and Final Site Plan previously approved for Building A of the PCTC (the intent being that “finished grade” as used herein shall mean a grade that is consistent with and integrated into the surrounding landscaping and grading, not a built up mound).

While a second entryway sign is not envisioned at this point, if it becomes necessary in the future to help guide traffic and/or identify the location of PCTC, a second entryway sign shall be allowed in the vicinity of the Landmark Drive and Ute Boulevard round about. This sign shall not exceed 27 square feet and the top of the sign shall not exceed 8’ in height, as measured from the finished grade directly beneath the sign (finished grade meaning the a grade that is consistent with and integrated into the surrounding landscaping and grading as approved on any Final Site Plan for the parcel upon which the sign is to be placed).

Freestanding/Monument Signs

All other freestanding signs shall be allowed as governed by the Code. It is the general intent of PCTC that individual buildings will not have monuments signs, particularly those buildings that are multi-tenant in nature. However, it is recognized that in some instances it may be necessary to identify a particular building or major tenant.

Wall Mounted Signs (façade mounted signs) – Primary

The intent of signs on buildings shall be to identify major tenants, but balance this by minimizing impact on the building frontage and appearance. Wall mounted signs shall not exceed four (4) principle signs per building (regardless of the number of tenants), and no more than two (2) signs per any one (1) façade. Two of these principle signs up to fifty (50) square feet will be allowed and two up to forty (40) square feet will be allowed.

No more than one primary sign will be allowed to face Highway 224 (the east side of a building) for any building located east of Landmark Drive, and this sign shall be limited to thirty five (35) square feet.

Signs must be located a minimum of one foot below the roof line of the building (measured at sign location).

Wall Mounted Signs (façade mounted signs) – Entryway Signs:

For tenants having a separate primary entry from the main building entry, a small sign not to exceed fifteen (15) square feet will be allowed above the entry doorway as needed for directing visitors. These signs shall be placed at a minimum height of eight feet (8') and a maximum height of fifteen feet (15'). There shall not be more than two (2) such signs on any on any one façade and no more than four (4) on any one building. In addition, these signs shall be limited to tenants that do not have a principle sign on the same façade. For buildings located east of Landmark Drive, these signs may not be placed on the façade most directly facing SR 224 (east).

Address Numbers

Address numbers shall not count as a wall mounted sign and shall be approved for each building based on the goal of allowing easy identification of the building; address numbers shall be located on the façade most directly facing the road from which access is obtained. Address numbers shall not exceed 24" in height.

Window Signs

Primary window signs are limited to 25% of the window area. A tenant can combine the window area for all windows that are contiguous, but still limited to 25% of that total. Contiguous shall be defined as windows that are not separated by more than one foot (1') or more of non-glass material. No more than two (2) primary window signs shall be allowed on any one building and no more than one (1) on any facade. The materials of window signs shall be wood, metal, fabric, plastic, or similar permanent style material; paper and vinyl sticker type signs are prohibited.

Secondary window signs - in addition, for retail establishments only, customary pedestrian level window signs as allowed under the Code will be allowed (example: a sign saying the store is open or closed, or credit cards accepted).

All windows signs shall be installed on the inside of the window. For buildings located east of Landmark Drive, no window signs shall be located on the façade most directly facing SR 224 (east).

Construction/Development Signs

Construction Site Signs (names of contractors, subs, architects, etc...) are limited to the Code size of twenty (20) square feet and cannot exceed 8' in height. No more than two master developer development leasing signs are allowed in the project at any one time and each sign shall not exceed thirty (32) square feet in size and eight feet (8') in height; individual building leasing and sales signs are subject to the 2008 Code.

Hours of Operation

Lighting on signs shall be turned off by 11:30 p.m.

Materials

Lexan or plastic material signs may be allowed interior to the project, but shall not be allowed to face 224, Landmark Drive, or Olympic Park Boulevard. This exception will only be allowed in limited circumstances and only with the approval of the County Manager. Otherwise, sign materials as outlined in the Code shall govern.



RECORDATION

Per Section 4.11 of the Summit Research Park Development Agreement, the Chief Executive of Summit County (County Manager), has approved a Comprehensive Sign Plan for the Park City Tech Center, located in Kimball Junction in Summit County.

The sign plan shall be recorded against all parcels in the Park City Tech Center Subdivision, which parcel numbers all begin with PCTC-.

PCTC-1 PCTC-2 PCTC-3 PCTC-4 PCTC-5 PCTC-6-X