

3/4/2019

MASTER SIGNAGE PLAN  
**The Delray Oasis Business Park, LLC**  
**1201-1237 N Federal Highway**  
**Delray Beach, FL 33483**

**“CENTER”:** DELRAY OASIS BUSINESS PARK, LLC  
DNA Properties Group at Berkshire Hathaway  
1201-1237 N Federal Highway  
Delray Beach, FL 33483

**“LANDLORD”:** **Howard Dean**  
Howard Dean, P.C.  
H. Dean Properties, LLC  
<http://HDEANPROPERTIES.com>  
150 White Plains Road, Suite 300  
Tarrytown, New York 10591  
tel. (914) 631-3000 / cell (914) 419-7166 / fax (914) 631-0363  
[riverroque@msn.com](mailto:riverroque@msn.com)

**“CITY”:** CITY OF DELRAY BEACH, FL



## **GENERAL REQUIREMENTS & RESTRICTIONS**

This Master Signage Program has been established for the purpose of ensuring a uniform signage program. Conformity will be strictly enforced for all new signage.

The purpose of this Master Signage Plan is to define and specify criteria for all exterior signage for all shops in the Center. These guidelines will ensure identification of the signage while producing a coordinated, complementary image for the entire Center.

All signs, including additional symbols or logos, must be submitted to Landlord and the City for approval prior to fabrication and installation. Tenant risks removal of the signage if the signage is installed without both Landlord's and City's written approval.

All signs shall be designed, constructed and located in accordance with the following "design criteria"; and shall be subject to the written approval of Landlord and/or Property Manager and the City of Delray Beach.

Each Tenant is allowed one (1) wall sign ("Sign"). Corner units may be permitted an additional sign if specifically authorized by Landlord and the City. The Tenant is to arrange for the design and fabrication of its Sign, in conformance with the restrictions listed herein and the City signage code.

The Sign content shall be limited to the Tenant's trade name only. Tenant's customary signage or logo, hallmark, insignia, or other trade identification may be permitted at Landlord's sole discretion. Nationally registered logos and/or colors that deviate from the criteria set forth may also be permitted at the Landlord's sole discretion and must comply with the City DESIGNER SIGN clause where applicable.

Each tenant shall contract with a sign company ("Company") that is fully licensed and qualified to do business in the City. The Company must have insurance coverage as required by Landlord, naming Landlord as Additional Insured, prior to or in conjunction with the submittal of drawings and specifications to Landlord. Landlord will not approve any signage without first having appropriate insurance coverage in place. Tenant shall be responsible for the operations of the sign Company.

Tenant is responsible to provide a site plan of the plaza, elevations of the façade, set back information from the property line and measurements of the right of way as required by the City. Architectural Elevations to scale, sign drawings and specifications submitted to Landlord, by the Tenant's Company, shall be *professionally drawn*, and shall indicate the location on the building, sizes and layout of all components and design elements, structure and installation method proposed, and colors of all exposed components, including all lettering and graphics, (the "Submittal").

The cost of design, engineering, the Submittal, approvals, permits, fabrication, installation and any remedial work required, of each Sign, shall be the sole responsibility of the Tenant.

The Tenant is solely responsible for maintaining the Sign in a proper working order.

## ELEVATION KEY

### **SIGN MOUNTING LOCATIONS (EXHIBIT A, B AND C) AND SIGN STANDARDS:**

Each tenant has a unique frontage at Delray Oasis Business Park and are required to use "SIGN LOCATION" indicated on each picture as shown in Master Sign Program.  
Sign height standards shall fit within each area as indicated.

Signs shall be sandblasted to match aesthetics of the building and color to be used on background of signs is: Sherwin Williams - SW 6069 French Roast. Each tenant can use their custom Logo's as approved by the Landlord.

Construction: All signage must conform to City and South Florida building codes.  
All signage must be UL Listed.

*Additional Sizes, colors may be permitted, at owner's sole discretion, and must comply with the City code and DESIGNER SIGN CODE requirements where applicable.*

69 in



64 in



45 in



Dr. Q's Pet Vet at 1235 N Federal Highway has been approved by the City of Delray Beach and has set the sign standards.



There will be two signs allowed at 1201 N Federal Highway as there are two separate street frontages.

## 1201 N FEDERAL HWY

## ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

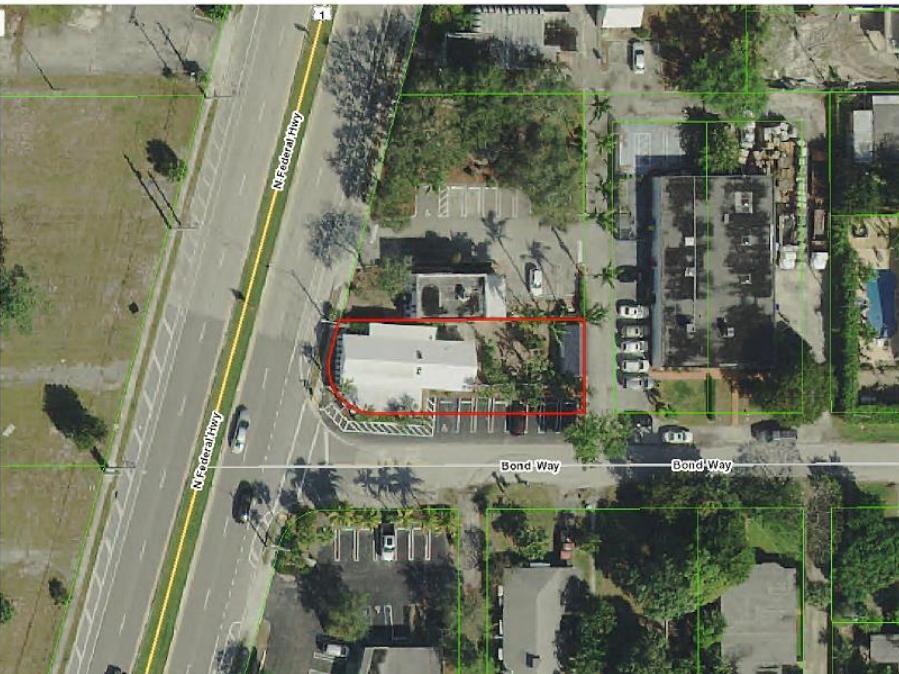
**Property detail**  
Location 1201 N FEDERAL HWY  
Municipality DELRAY BEACH  
Parcel No. 12434609080010060  
Subdivision KENMONT IN  
Book 28230 Page 789  
Sale Date MAR-2016  
Mailing Address 150 WHITE PLAINS RD STE 300 TARRYTOWN NY 10591 5521  
Use Type 1700 - OFFICE ONE STORY  
Total Square Feet 2641

**Sales Information**

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	706250
JUN-2004	1250000
APR-1995	100

**Appraisals**

Tax Year	2018
Improvement Value	\$296,573
Land Value	\$169,470



## EXISTING



## PROPOSED SIGN LOCATION



# 1201 FRONT N FEDERAL HWY ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

View Property Record

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

**Property detail**  
Location 1201 N FEDERAL HWY  
Municipality DELRAY BEACH  
Parcel No. 12434609080010060  
Subdivision KENMONT IN  
Book 28230 Page 789  
Sale Date MAR-2016  
Mailing Address 150 WHITE PLAINS RD STE 300  
TARRYTOWN NY 10591 5521  
Use Type 1700 - OFFICE ONE STORY  
Total Square Feet 2641

**Sales Information**

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
APR-1995	100

**Appraisals**

Tax Year	2018
Improvement Value	\$296,573
Land Value	\$169,470



## EXISTING



## PROPOSED SIGN LOCATION



# 1203 N FEDERAL HWY

## ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

View Property Record

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

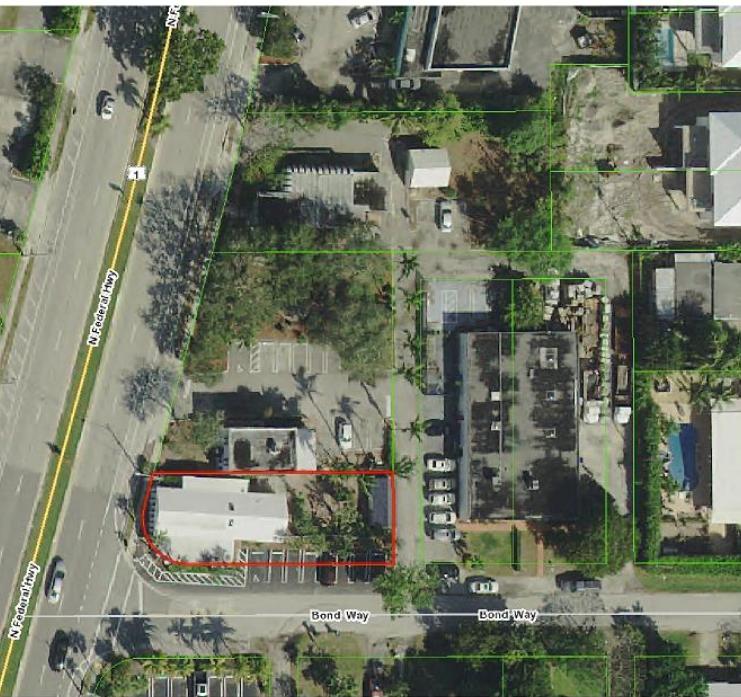
**Property detail**  
Location 1201 N FEDERAL HWY  
Municipality DELRAY BEACH  
Parcel No. 12434609080010050  
Subdivision KENMONT IN  
Book 28230 Page 789  
Sale Date MAR-2016  
Mailing Address 150 WHITE PLAINS RD STE 300  
TARRYTOWN NY 10591 5521  
Use Type 1700 - OFFICE ONE STORY  
Total Square Feet 2641

**Sales Information**

Sales Date	Price
MAR-2015	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
APR-1995	100

**Appraisals**

Tax Year	2018
Improvement Value	\$296,573
Land Value	\$169,470



## EXISTING



## PROPOSED SIGN LOCATION



# 1205 N FEDERAL HWY

## ALLOWED SIGNAGE: EXHIBIT A

Search by Owner, Address or Parcel

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

**Property detail**

Location	1205 N FEDERAL HWY
Municipality	DELRAY BEACH
Parcel No.	12434609080010010
Subdivision	KENMONT IN
Book	28230
Page	789
Sale Date	MAR. 2016
Mailing Address	150 WHITE PLAINS RD STE 300 TARRYTOWN NY 10591 5521
Use Type	1700 - OFFICE ONE STORY
Total Square Feet	1920

**Sales Information**

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

**Appraisals**

Tax Year	2018
Improvement Value	\$205,717
Land Value	\$352,485



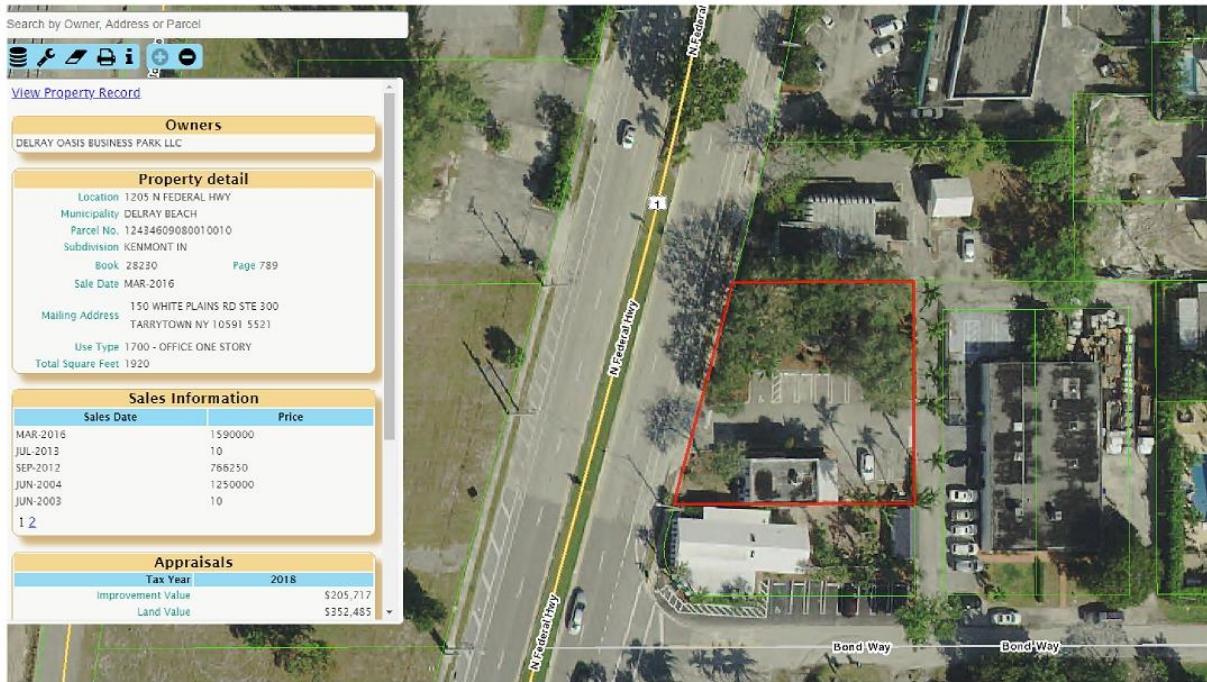
## EXISTING



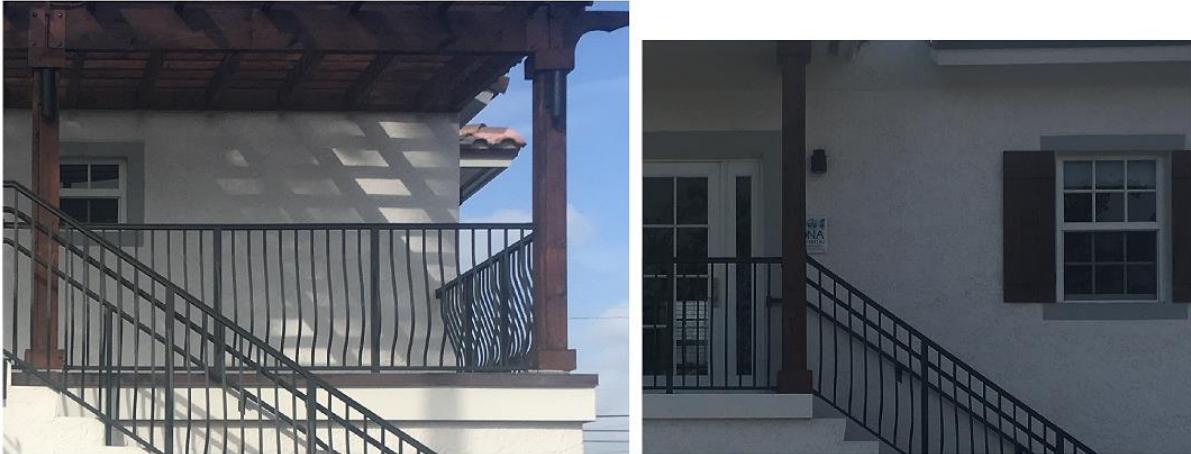
## PROPOSED SIGN LOCATION



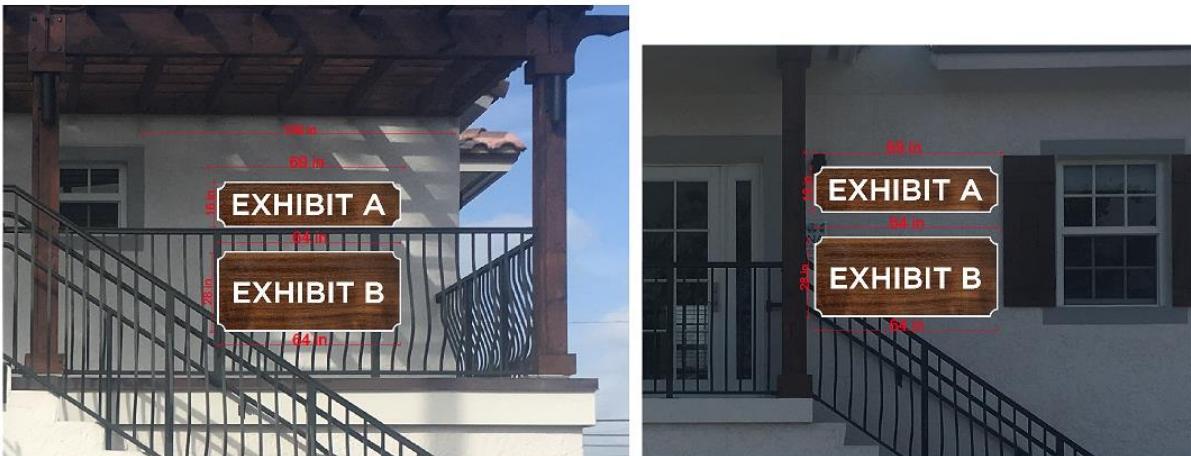
# 1205 N FEDERAL HWY SUITE 200 ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B



## EXISTING



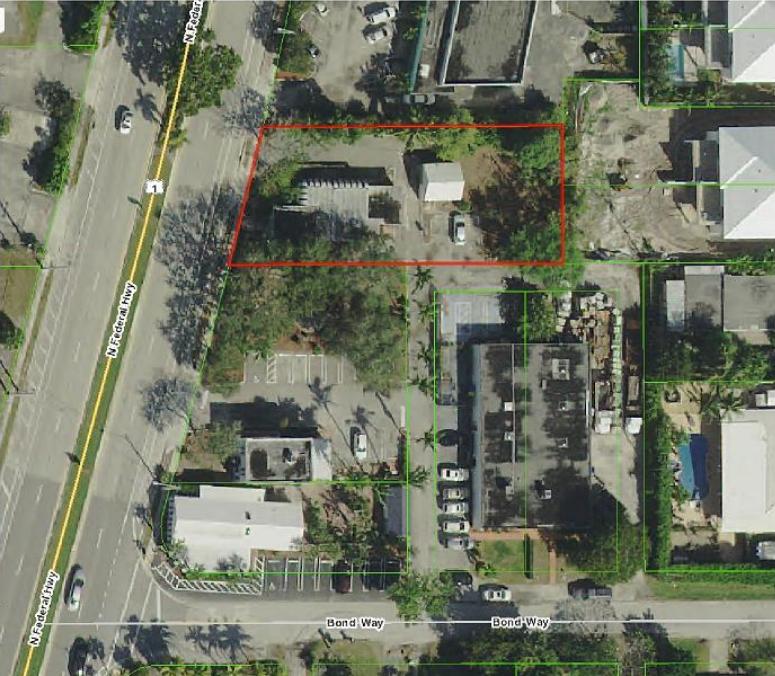
## PROPOSED SIGN LOCATION OPTIONS



# 1235 N FEDERAL HWY

## ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel



[View Property Record](#)

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

**Property detail**

Location	1235 N FEDERAL HWY
Municipality	DELRAY BEACH
Parcel No.	12434609120000051
Subdivision	HARRY SEEMILLER SUB
Book	28230
Page	789
Sale Date	MAR-2016
Mailing Address	150 WHITE PLAINS RD STE 300 TARRYTOWN NY 10591 5521
Use Type	1700 - OFFICE ONE STORY
Total Square Feet	1666

**Sales Information**

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

**Appraisals**

Tax Year	2018
Improvement Value	\$189,708
Land Value	\$341,591

## EXISTING



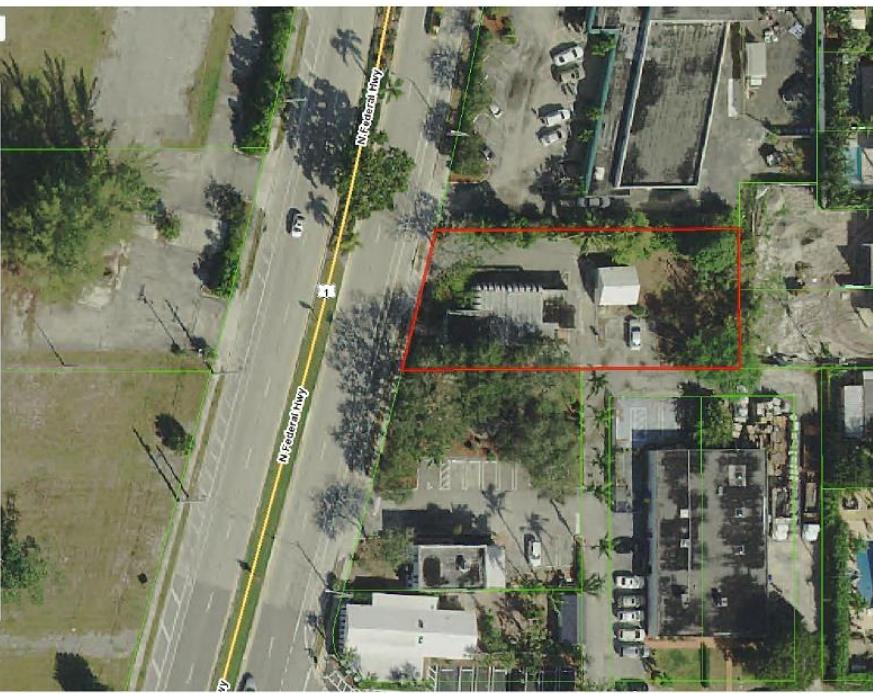
## PROPOSED SIGN LOCATION



# 1237 N FEDERAL HWY

ALLOWED SIGNAGE: EXHIBIT A, EXHIBIT B, OR EXHIBIT C

Search by Owner, Address or Parcel



**View Property Record**

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

**Property detail**  
Location 1235 N FEDERAL HWY  
Municipality DELRAY BEACH  
Parcel No. 12434609120000051  
Subdivision HARRY SEEMILLER SUB  
Book 28230 Page 789  
Sale Date MAR-2016  
Mailing Address 150 WHITE PLAINS RD STE 300 TARRYTOWN NY 10591 5521  
Use Type 1700 - OFFICE ONE STORY  
Total Square Feet 1565

**Sales Information**

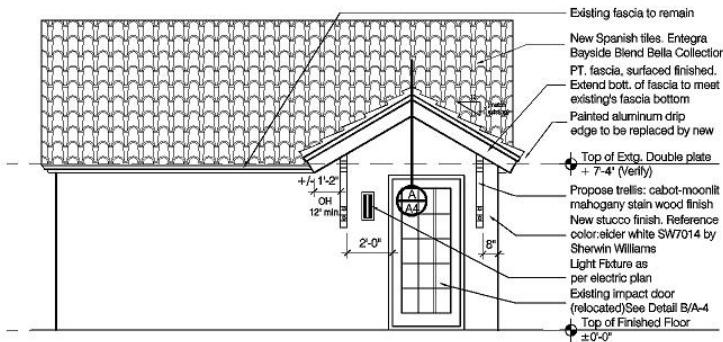
Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

12

**Appraisals**

Tax Year	Value
2018	\$189,708
Improvement Value	\$189,708
Land Value	\$341,591

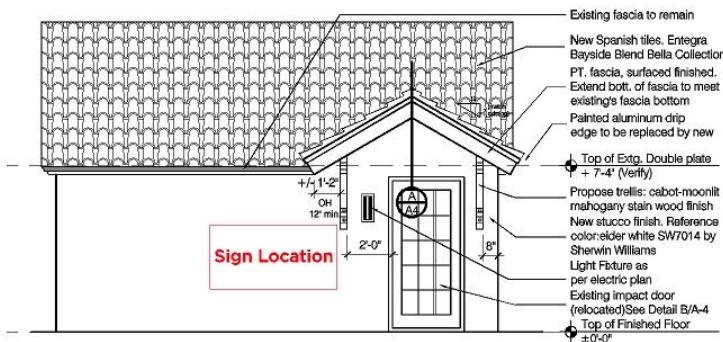
## PROPOSED CONSTRUCTION



South Elevation

1/4"=1' Scale

## PROPOSED SIGN LOCATION



South Elevation

1/4"=1' Scale

## **ELEVATION KEY FOR MONUMENT**

### **SIGN MOUNTING LOCATION (EXHIBIT D) AND SIGN STANDARDS:**

There is a unique frontage at Delray Oasis Business Park and the monument sign will be in the "SIGN LOCATION" indicated on the picture as shown in Master Sign Program.

### **DESCRIPTION OF DOUBLE SIDED MONUMENT SIGN:**

Illuminated double sided aluminum monument with a tile wood look finish. The header will be black with 1" red push through illuminated letters and address numbers. The white acrylic faces will be illuminated and have individual horizontal faces with a retainer frame around each row and if additional dividers are required, this can be done with vinyl.

The setback will be the minimum 10' standard. Sign height standards shall be 14' maximum and the vinyl will be applied to each face and fit within each area as indicated.

Cabinet of sign shall match aesthetics of the building and the tile wood look finish color to be used on cabinet will be close to the building signs color of: Sherwin Williams - SW 6069 French Roast. Each tenant can use their custom Logo's as approved by the Landlord.

Construction:      All signage must conform to City and South Florida building codes.  
                          All signage must be UL Listed.

*Additional Sizes, colors may be permitted, at owner's sole discretion, and must comply with the City code and DESIGNER SIGN CODE requirements where applicable.*

## 1205 N FEDERAL HWY

## ALLOWED SIGNAGE: MONUMENT

Search by Owner, Address or Parcel

[View Property Record](#)

**Owners**  
DELRAY OASIS BUSINESS PARK LLC

**Property detail**

Location: 1205 N FEDERAL HWY  
Municipality: DELRAY BEACH  
Parcel No.: 12434609080010010  
Subdivision: KENMONT IN

Book: 282300 Page: 789  
Sale Date: MAR-2016

Mailing Address: 150 WHITE PLAINS RD STE 300 TARRYTOWN NY 10591 5521

Use Type: 1700 - OFFICE ONE STORY  
Total Square Feet: 1920

**Sales Information**

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10
12	

**Appraisals**

Tax Year	2018
Improvement Value	\$205,717
Land Value	\$352,485



## EXISTING



## PROPOSED SIGN LOCATION



**South Elevation**

120 in

24 in

# DELRAY BUSINESS PARK

## 1201-1237

108 in

Dr. Q's VETERINARIAN

21 in

Tenant 2

168 in

Tenant 3

Tenant 4

Tenant 5

Tenant 6

Tenant 7

*South Elevation*

## **CONSTRUCTION / INSTALLATION REQUIREMENTS**

Installation must be performed in accordance with all architecturally accepted methods and meet wind load requirements as designated by code and certified by a State of Florida engineer.

The Contractors shall install the Sign in strict accordance with the approved Submittal.

The contractors shall immediately repair any damage caused by its work within five (5) days of occurrence and shall be financially responsible for any damage caused by its work. If, within five (5) days the Contractor or Tenant has not made the necessary repairs to Landlord's satisfaction, landlord will repair the damage and Tenant shall reimburse Landlord for all expenses incurred. Contractor shall use Landlord's roofing contractor for any roof repairs.

