

SIG ONLY

**COOL SPRINGS
DESIGN GUIDELINES**

August 30, 1994
Revised June 1, 1995

Prepared for:

**COOL SPRINGS
REAL ESTATE ASSOCIATES, L.P.**

and

HINES INTERESTS

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VI. SIGNAGE

A. Introduction

The intent of this design guideline is to establish a signage program within the Cool Springs Development that provides for identification and directional communication in a distinctive and aesthetically pleasing manner. It is also intended to provide an equality so that no one sign will dominate or distract from the appearance of others. All signs must be submitted to the Development Review Committee (DRC) for review and approval prior to commencement of construction. The DRC will have five (5) business days in which to review the submission.

Each specific sign type is described in terms of function, basic construction, graphics and location. Construction specifications for all signs are available from the DRC.

B. General Guidelines for all Signage

1. All signage within the project shall comply with these Design Guidelines and with appropriate codes and requirements of Williamson County and City of Franklin, Tennessee.
2. An analysis of the number, type and location of signs shall be submitted for each project as a part of Schematic Design Review. Considerations shall be given to existing and neighboring site conditions, project identification, and safe and efficient circulation for vehicles and pedestrians. Both the functional and aesthetic elements of signs shall be an integral part of the site planning process. All signs shall be designed, proportioned and positioned as an integral element of the design of the buildings.
3. The address of all buildings in the business parks shall be identified either with a free-standing building identification sign or a sign on the building. Placement is dependent on the type of project and number of buildings on the site, and is subject to review by the DRC. Numbers shall be large enough to read from the nearest public street.
4. The owner is responsible for maintenance of signs within the site. This includes lamp replacement; replacement of damaged letters, and repair of damaged signs. Removal or repair must be completed as promptly as is reasonably possible. In the event of noncompliance, the DRC may repair or remove such sign and charge the owner, according to the procedures established by the Master Declaration of Protective Covenants for the Cool Springs Property.

5. No signs shall be located in such a way as to create a traffic or other hazard, obstruct any other sign or restrict visibility for vehicular or pedestrian circulation or views of the surrounding buildings and environment.
6. Cost of all site signs and installation shall be at expense of owner.
7. No identification or directional signs are allowed within the "right-of-way" of a dedicated public street, or within a set back from the "right-of-way" (pursuant to Williamson County and the City of Franklin in Tennessee Regulation), or within any other areas not approved by the DRC.
8. All electrical conduit, wiring, transformers, rheostats, lamps, etc. must be concealed from view and / or placed underground.
9. Signs shall not advertise a product or service, except as may be approved by the DRC.
10. No signs shall flash, blink or be animated in any way. Neon signs are prohibited. Signs must be internally illuminated. All lighting must be approved by the DRC.
11. Signs which, by reason of shape, position, or color, may be confused with a county-authorized traffic sign or signal are prohibited. Also prohibited are signs which contain the wording "stop" or "danger", or similar wording that may confuse or mislead traffic.
12. No sign manufacturer's name, union label or other lettering shall be visible on any sign or sign letters.
13. Roof mounted signs are prohibited.
14. All signs have a maximum of two (2) faces.
15. No signs nailed to a tree shall be permitted.
16. No trailer signs will be permitted.
17. No vehicles with temporary or permanent signs mounted to them or on them will be parked so that they create a sign or advertisement.
18. No signs other than building signs defined by this guideline shall be painted or attached directly on any building, wall or fence, or natural feature.

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19. Calculations of sign copy area square footage exclude supporting base structure.
20. All signs and lighting locations should be coordinated with landscape architects. Where possible, lighting shall be concealed in foliage or hardscape.

C. Definition of Terms

1. Project Typeface Letters - Goudy Old Style upper and lower case
2. Project Typeface Numerals - Goudy Old Style
3. Alternate Typeface Numerals - Tenant's National logos and logotypes.
4. Project Specified Light Fixtures: To be specified.
5. Materials / Colors:
 - (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin finish.
 - (2) Oxidized Bronze - Option: Faux Oxidized Bronze Paint.
 - (3) Georgia Granite - Rough Textured.
 - (4) Light Cool Grey Painted Cast Aluminum Prismatic Letters - Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5, Satin Finish
 - (5) Glass Lens
 - (6) Dry Stack Stone
 - (7) Creosote Painted Fence
 - (8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.
 - (9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5, Metallic Finish.
 - (10) Dark Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #149-H2, Satin Finish.

- (11) Vinyl Die-Cut - Light Cool Grey to Match Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5
- (12) Red (3M #280-82) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.
- (13) White (3M #280-10) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.
- (14) Black (3M #280-85) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.
- (15) Green (3M #280-77) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.
- (16) Blue (3M #280-75) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.

(17) Stainless Steel

(18) Belden Brick #8522

(19) Indiana Limestone - Buff

- 6. Common Roadway - street, avenue, boulevard or road which provides access to more than one corporate site or building group. Usually a dedicated roadway.
- 7. Site Entry Drive - street, avenue, boulevard or road which provides access to more than one corporate site or building group.
- 8. Building Entry Drive - street or road which turns off of site entry drive and leads directly to only one building within a building group.
- 9. Decision Point - intersection of two or more streets, roads, etc., where a travelers choice of direction results in different destinations.
- 10. Project Typeface: Old Style Goudy

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

SIGN TYPE 10A & B - Corporate Community Gateway

FUNCTION: These signs identify corporate site entry or building group entry within a specific development within the Cool Springs Development.

OVERALL SIZE: Approx. 11'-0" W x 9'-0" H

BASIC CONSTRUCTION/MATERIALS:

Sign Body: It consists of custom designed lantern, rough cut granite pier and dry stack wall. All structural drawings to be approved and sealed by a Tennessee Licensed structural engineer.

Sign Panels: Curved sign panel and back panel shall be fabricated of .125 aluminum sheet with internal aluminum framing, and seamless fabrication with no visible fastener. Graphics shall be cut-out aluminum letters and pin-mounted to sign face.

MOUNTING: Signs are ground mounted. Masonry components of the sign are attached to concrete and CMU internal core. The internal core structure is connected to a structurally designed and engineered concrete footing. Concrete footing shall be below grade to allow ground cover landscaping around the sign.

LIGHTING: Externally illuminated. Light fixture will be specified.

LOCATION: Signs are to be positioned perpendicular to site entry drive, and its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County. For primary and secondary entrances one (1) sign shall be located on the drive at the entrance.

TYPESTYLE: The community name and identity shall be positioned within an allowable graphic area. If the community's own identity is not set then the name shall be in all upper case of Old Style Goudy.

COLORS:

- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin finish.
- (2) Oxidized Bronze - Option: Faux Oxidized Bronze Paint.
- (4) Light Cool Grey Painted Cast Aluminum Prismatic Letters - Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5, Satin Finish

GRAPHIC LAYOUT:

Grey area indicates maximum graphic area. Graphics shown on illustrations #1 is sample graphic layouts. The graphics shall be centered to the panel. Configuration of its layout within the area may vary according to need.

NOTE:

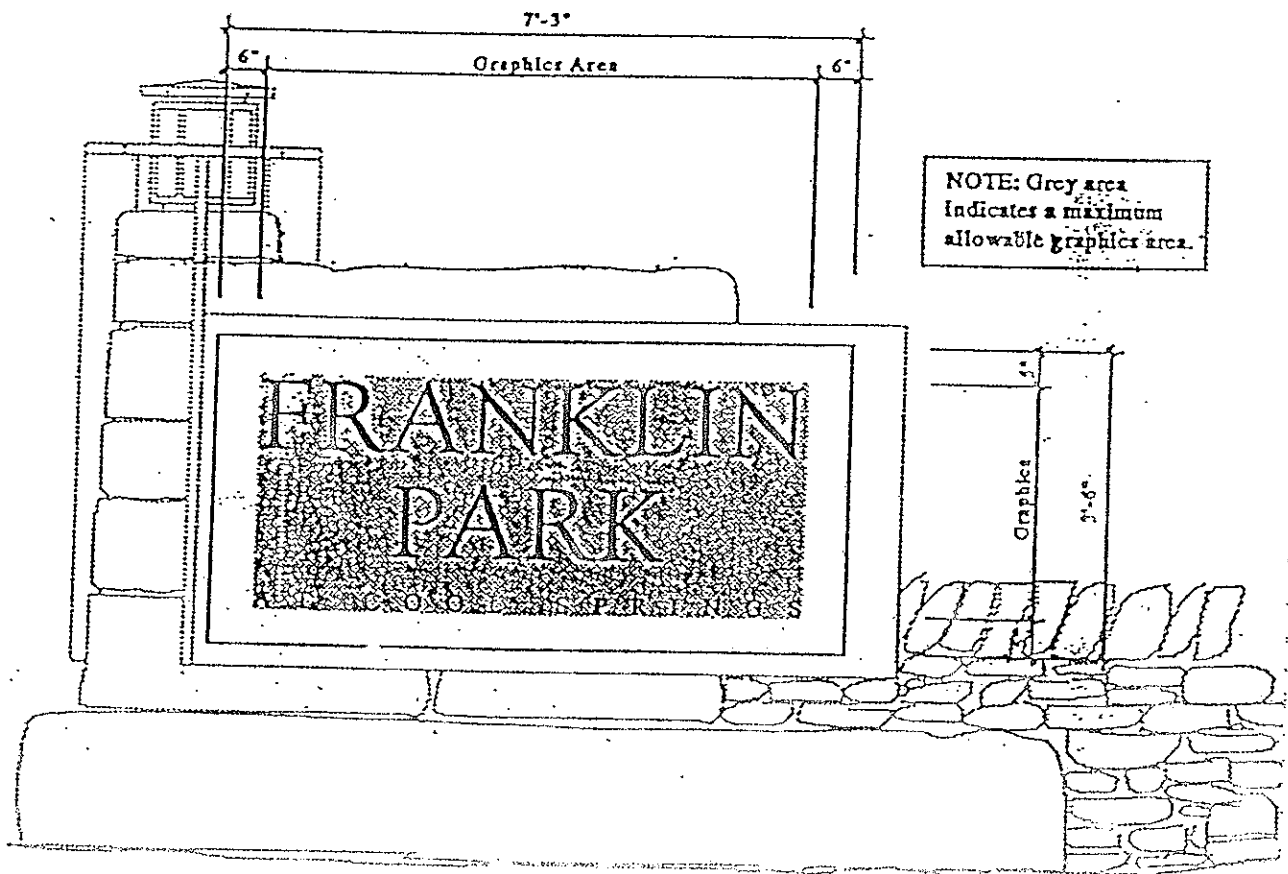
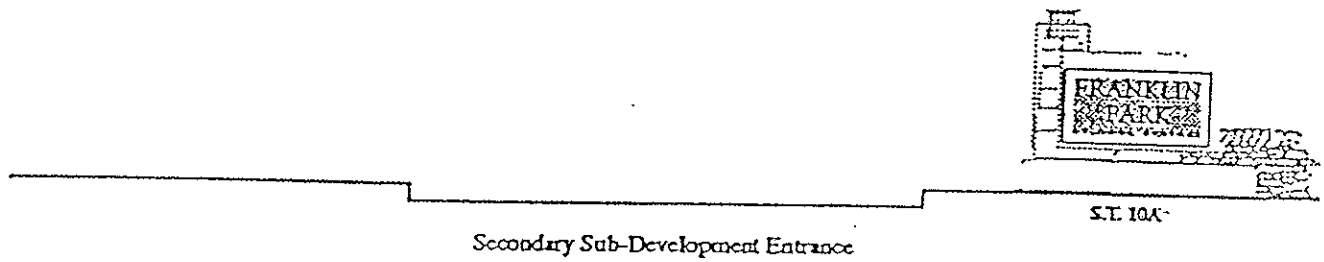
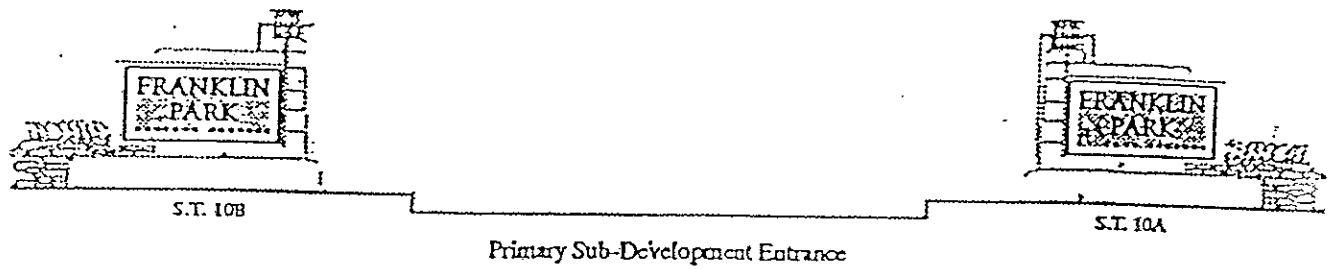
Since there will be numerous and various corporate community names and graphic lay-outs within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result.

NOTE:

Refer to Lorenc Design design Intent Drawing Set for dimensions and additional details for actual construction.

SIGN TYPE 10A & B - Corporate Community Gateway

ILLUSTRATION:



SIGN TYPE 11 - Business Identification

FUNCTION: These signs identify corporate site entry or building group entry within a specific development

OVERALL SIZE: Approx. 7'-0"W x 6'-0"H

BASIC CONSTRUCTION/MATERIALS:

Sign Body: It consists of aluminum fabricated octagonal and round post, rough-cut granite base, and main sign cabinet. All structural drawings to be approved and sealed by a Tennessee Licensed structural engineer.

Sign Panels: Curved sign panel and back panel shall be fabricated of .125 aluminum sheet with internal aluminum framing, and seamless fabrication with no visible fastener. Graphics shall be cut-out acrylic address numerals flush mounted to sign face, and vinyl die-cut letters of major tenant name and logo.

MOUNTING: Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footing shall be below grade to allow ground cover landscaping around the sign.

LIGHTING: Externally illuminated. Light fixture will be specified.

LOCATION: Maximum of one sign per street frontage is allowed and to be positioned parallel to building entry drive and to the right of the entrance lane of the building entry. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.

TYPESTYLE: The major tenant name and identity shall be positioned within an allowable graphic area. If the tenants own identity is not available, then the name shall be in all upper case of Old Style Goudy. The building address shall also be in Old Style Goudy.
is also in Old Style Goudy.

COLORS:

- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin finish.
- (2) Oxidized Bronze - Option: Faux Oxidized Bronze Paint.

- (4) Light Cool Grey Painted Cast Aluminum Prismatic Letters - Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5, Satin Finish.
- (8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.
- (9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5, Metallic Finish.

GRAPHIC LAYOUT:

Grey area indicates maximum graphic area. Graphics shown on illustrations #1 is sample graphic layouts. Configuration of its layout within the area may vary according to need.

NOTE:

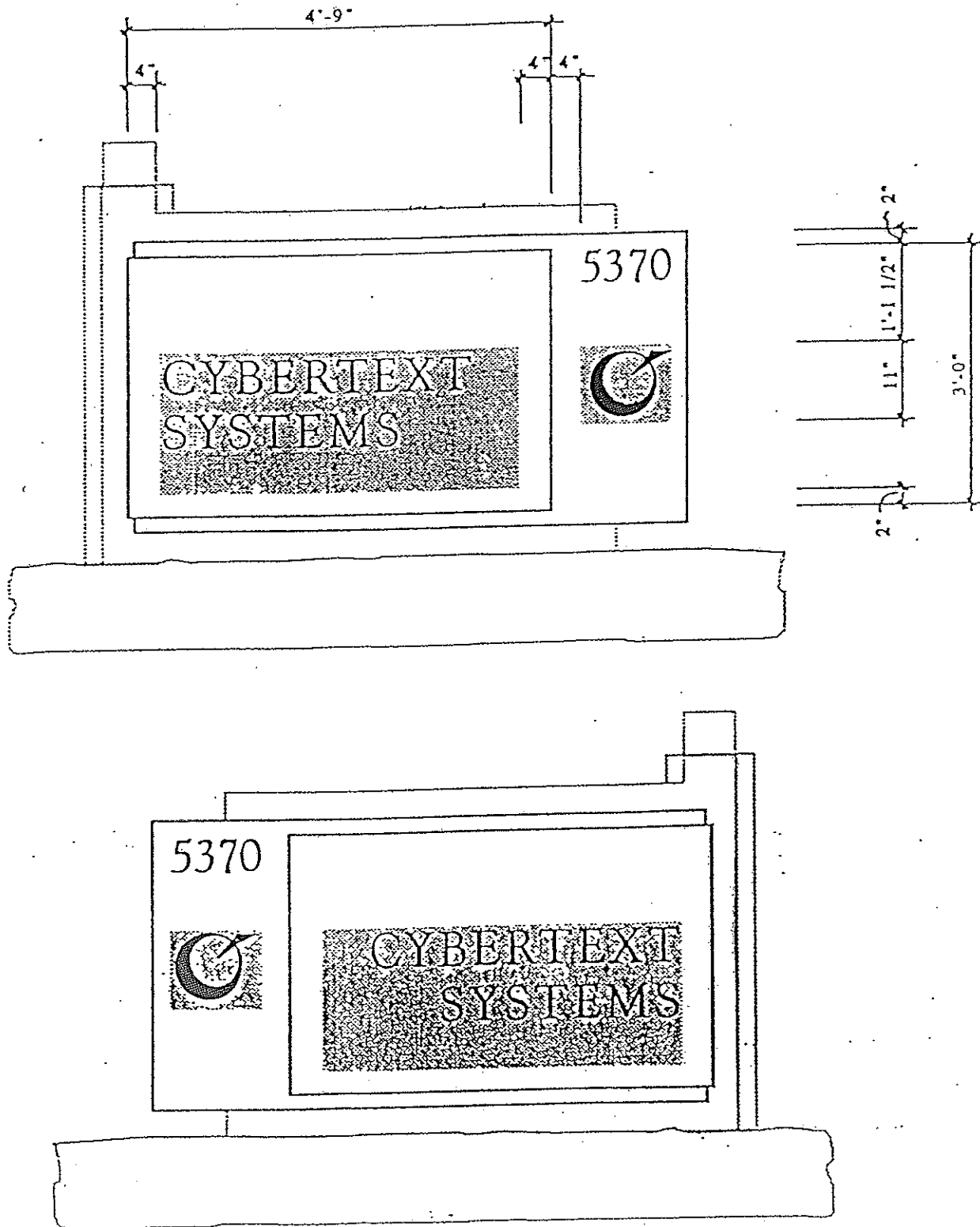
Since there will be numerous and various building tenant names and graphic layouts within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result. Opposite face graphics are exactly as shown on drawings.

NOTE:

Refer to Lorenc Design design Intent Drawing Set for dimensions and additional details for actual construction.

SIGN TYPE 11 - Business Identification

ILLUSTRATION:

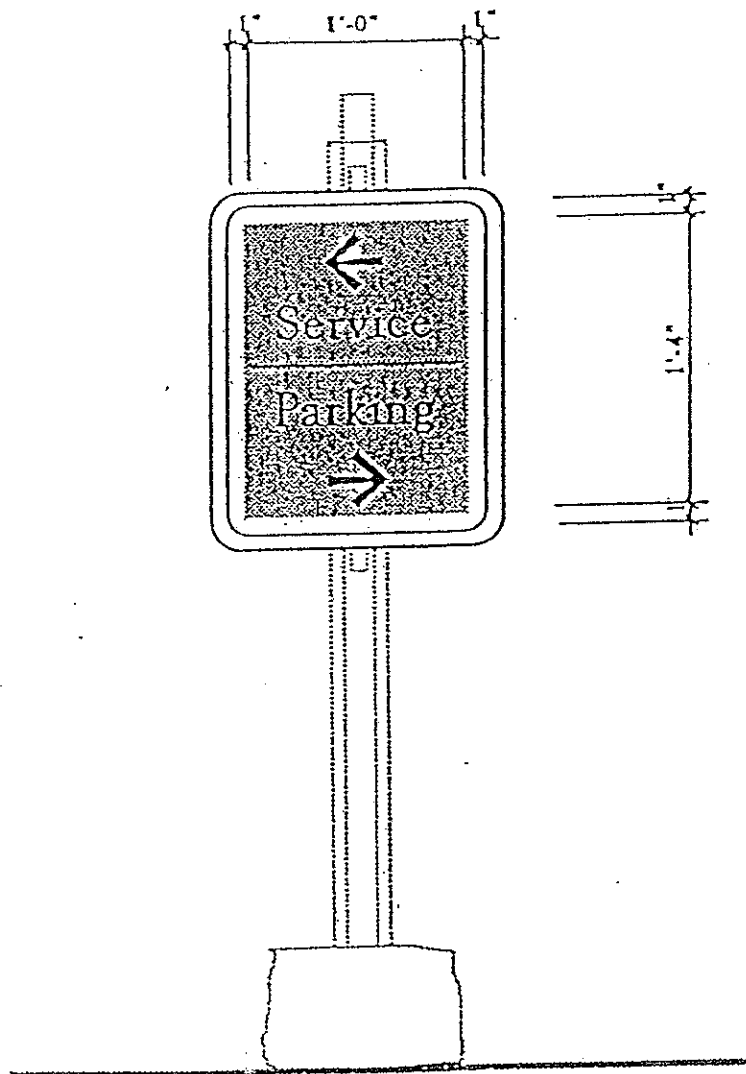


SIGN TYPE R11 - Site Directional

FUNCTION:	These signs direct traffic within multi-building sites to specific buildings, parking areas, connective drives, service entries, etc.
OVERALL SIZE:	Approx. 1'-4"W x 4'-5"H
BASIC CONSTRUCTION/MATERIALS:	<p>Sign Post: It consists of aluminum fabricated octagonal and round post and rough-cut granite base. Sign posts extends into direct-burial concrete footing.</p> <p>Sign Panels: Sign back panel shall be painted .125 aluminum sheet. Graphic panel shall be .125 aluminum sheet with reflective white vinyl sheeting with vinyl die-cut letters, rule line and arrows.</p>
MOUNTING:	Signs are ground mounted. The internal structure of the sign extends into direct-burial concrete footing.
LIGHTING:	N/A
LOCATION:	Sign is to be positioned at key site decision points, as required. Locations shall be perpendicular to and on the same side of the street as the traffic lane which the signs address. Signs should be located in advance of intersections to which they refer.
TYPESTYLE:	Directional information shall be vinyl die-cut letters in Old Style Goudy upper and lower cases. Arrows and rule lines shall be vinyl die-cut.
COLORS:	<p>(9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5, Metallic Finish.</p> <p>(13) White (3M #280-10) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.</p> <p>(14) Black (3M #280-85) Reflective Vinyl Sheeting, Engineers Grade Scotchlite.</p>
GRAPHIC LAYOUT:	Grey area indicates maximum graphic area. Graphics shown on illustrations #1 is sample graphic layouts. Configuration of its layout within the area may vary according to need.
NOTE:	Refer to Lorenc Design design Intent Drawing Set for dimensions and additional details for actual construction.

SIGN TYPE R11 - Site Directional

ILLUSTRATION:



SIGN TYPE 12A & B - Residential Community Gateway

FUNCTION: These gateways identify the residential communities' names.

OVERALL SIZE: Approx. 21'-0"W x 13'-7"H

BASIC CONSTRUCTION/MATERIALS:

Sign Body: It consists of custom designed lantern, rough cut granite pier and dry stack wall. All structural drawings to be approved and sealed by a Tennessee Licensed structural engineer.

Sign Panels: Curved sign panel and back panel shall be fabricated of .125 aluminum sheet with internal aluminum framing, and seamless fabrication with no visible fastener. Graphics shall be cut-out aluminum letters and pin-mounted to sign face.

MOUNTING: Signs are ground mounted. Masonry components of the sign are attached to concrete and CMU internal core. The internal core structure is connected to a structurally designed and engineered concrete footing. Concrete footing shall be below grade to allow ground cover landscaping around the sign.

LIGHTING: Externally illuminated. Light fixture will be specified.

LOCATION: Signs are to be positioned perpendicular to and both sides of site entry drive, and its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.

TYPESTYLE: The community name and identity shall be positioned within an allowable graphic area. The major tenant names shall be in all upper case of Old Style Goudy. The center's own identity is allowed.

COLORS:

- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin finish.
- (2) Oxidized Bronze - Option: Faux Oxidized Bronze Paint.
- (4) Light Cool Grey Painted Cast Aluminum Prismatic Letters - Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5, Satin Finish

GRAPHIC LAYOUT:

Grey area indicates maximum graphic area. . Graphics shown on illustrations #1 is sample graphic layouts. Configuration of its layout within the area may vary according to need. The major tenant names shall be 7" cap height in upper case of Old Style Goudy.

NOTE:

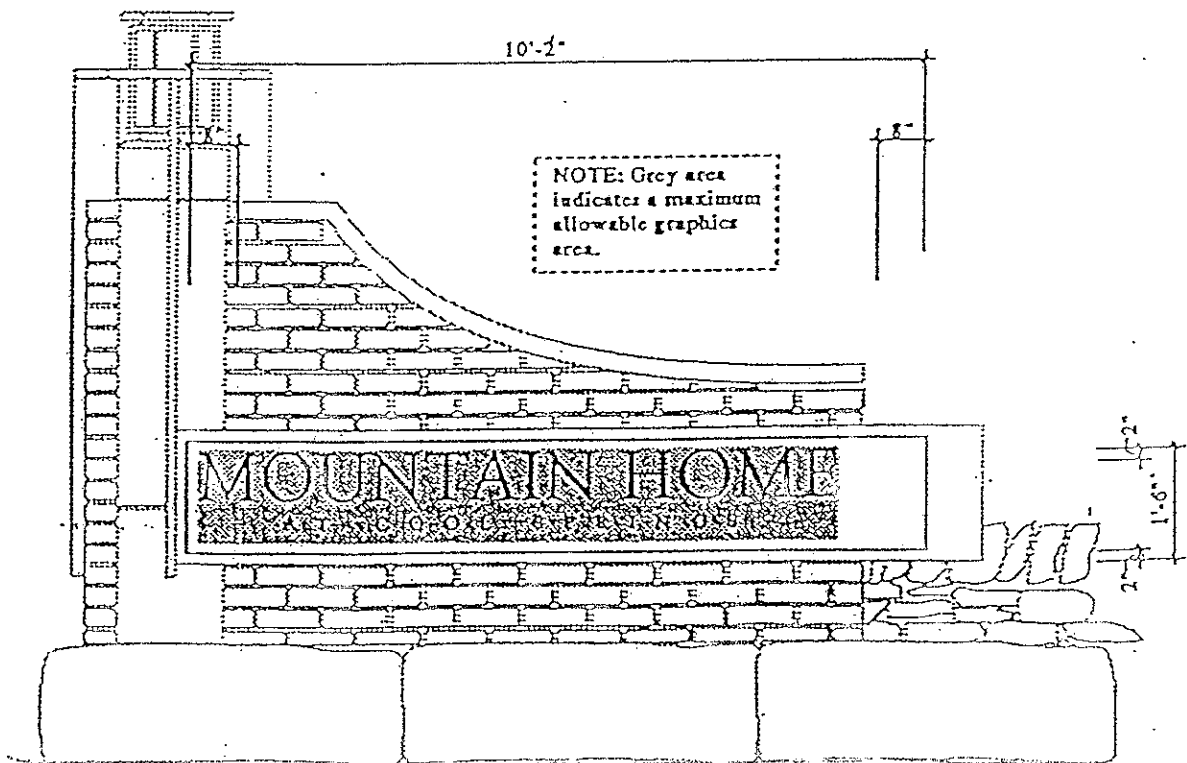
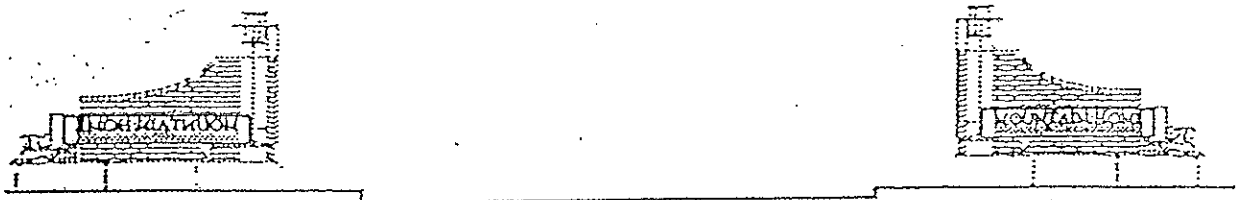
Since there will be numerous and various retail community names and graphic lay-outs within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result.

NOTE:

Refer to Lorenc Design design Intent Drawing Set for dimensions and additional details for actual construction.

SIGN TYPE 12 A & B - Residential Community Gateway

ILLUSTRATION:



SIGN TYPE 13A & 13B - Retail Community Gateway

- FUNCTION:** These gateways identify the retail center's name and the major tenants of the center.
- OVERALL SIZE:** Approx. 21'W x 13'-7"H for the total sign including the base.
- BASIC CONSTRUCTION/MATERIALS:**
- Sign Cabinet: It shall be fabricated of .125 aluminum with all push-thru graphics, seamless finish fabrication and no visible fastener.
- Sign Column: It consists of aluminum fabricated octagonal and round post and rough-cut granite base. Sign posts extends into granite base and sub-grade concrete footing.
- MOUNTING:** Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footing shall be below grade to allow ground cover landscaping around the sign.
- LIGHTING:** Internally illuminated by high output day light fluorescent fixtures.
- LOCATION:** Maximum of one double sided sign per street frontage is allowed and shall be positioned to the right side of building driveway perpendicular to roadway and parallel to entry drive.. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
- TYPESTYLE:** The tenants shall be allowed to use their own logo and letter style to identify them within an allowable graphic area, lettering not to exceed 12" in height. Retail identity shall be internally lit. If tenant's logo or logotype is not used, the recommended typeface is Old Style Goudy. The panels will all be white or another color acceptable to the Design Review Committee.
- COLORS:** Acceptable to DRC.
- GRAPHIC LAYOUT:** The sign will be allowed two graphic areas: one identifying the center's name and the other for identifying major tenants. The center's name graphics area will have a maximum height of 14 inches; the tenant's name graphics area will have a maximum height of 100 inches. Graphics shown on illustrations #1 is sample graphic layouts. Configuration of its layout within the area may vary according to need.

NOTE:

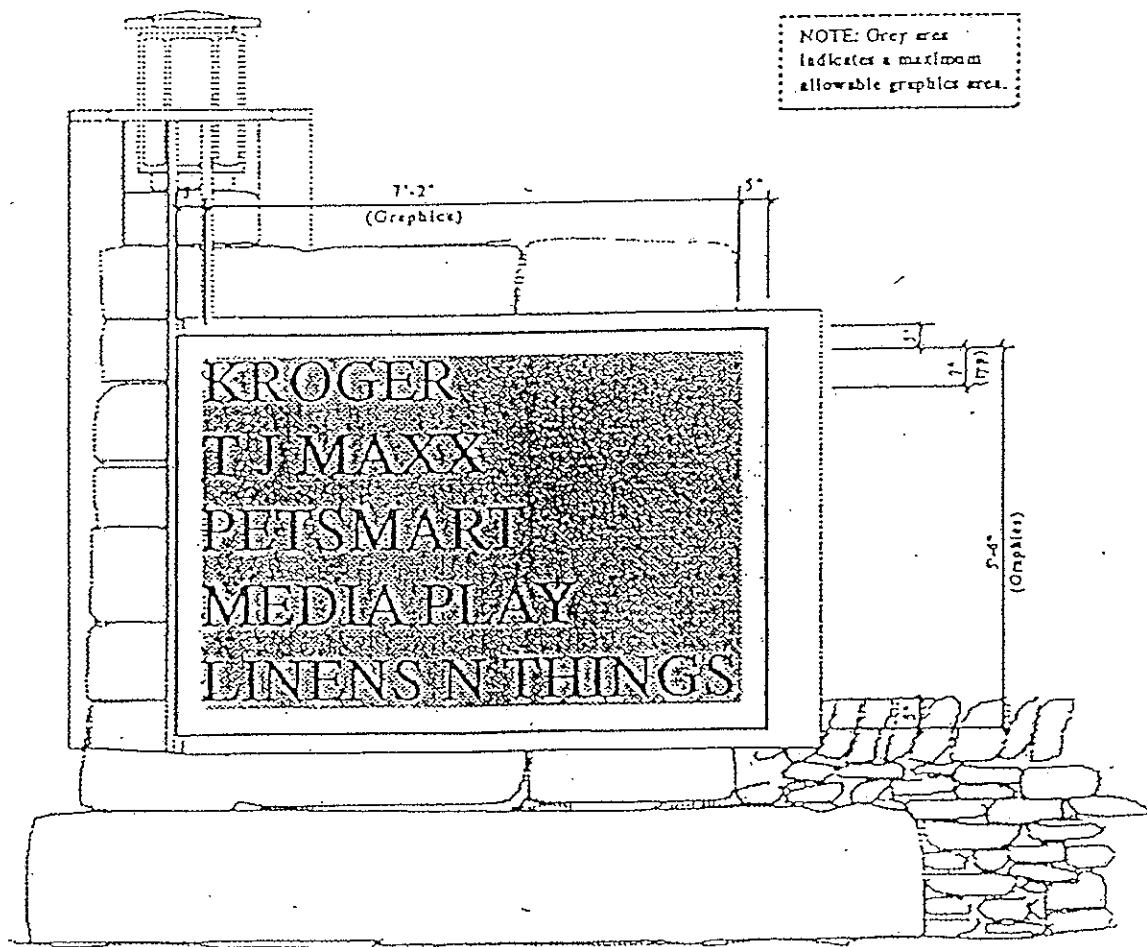
Since there will be numerous and various building tenant names and graphic layouts within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result. Opposite face graphics are exactly as shown on drawings.

NOTE:

Refer to Lorenc Design Intent Drawing Set for dimensions and additional details for actual construction.

SIGN TYPE 13A & 13B - Retail Community Gateway

ILLUSTRATION:

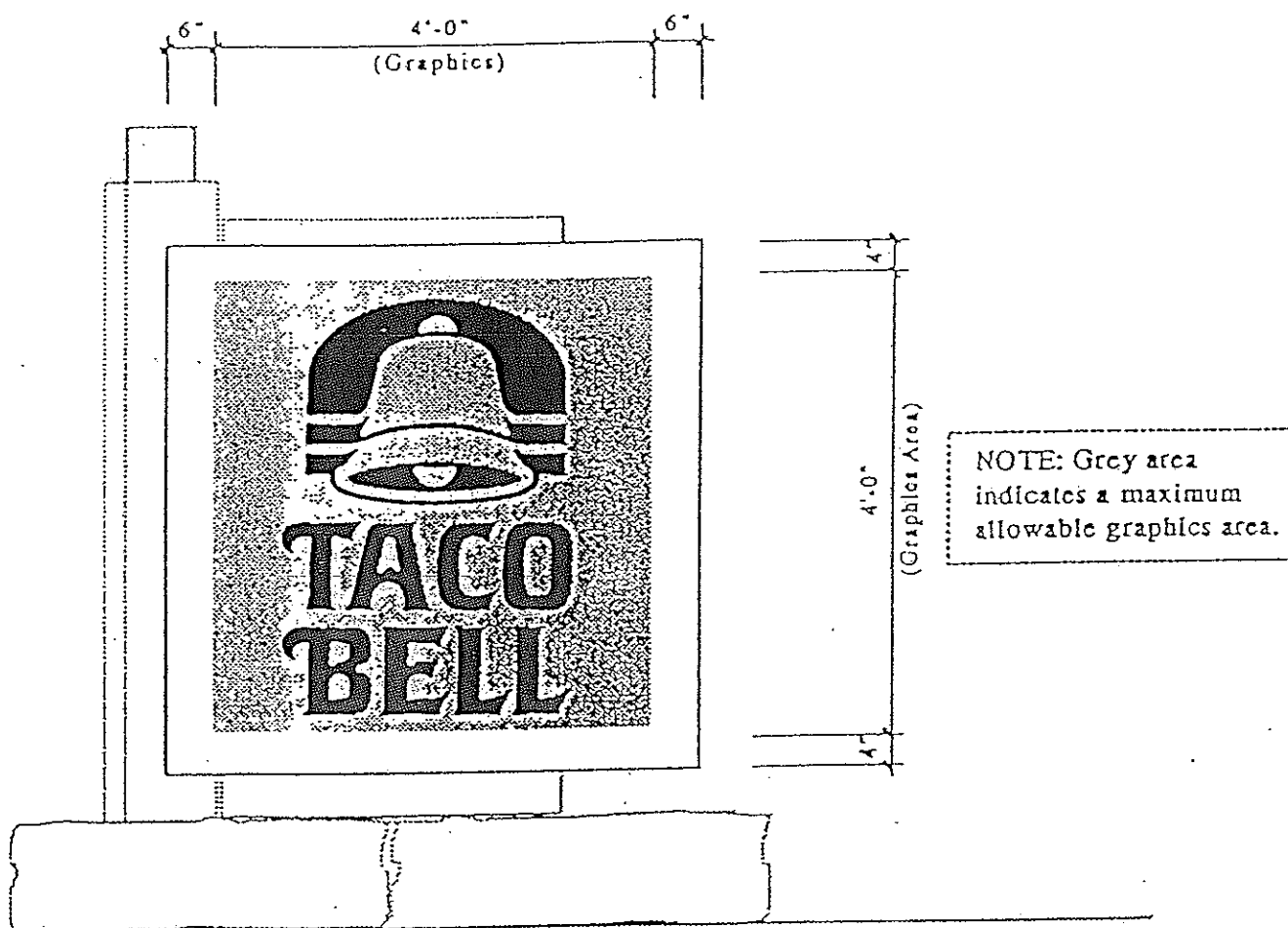


SIGN TYPE 14A - Retail Outparcel Identification (Square Format)

FUNCTION:	These signs identify individual retail outparcels within the Cool Springs Development.
OVERALL SIZE:	Approx. 10'-0"W x 7'-4"H.
BASIC CONSTRUCTION/MATERIALS:	<p>Sign Cabinet: It shall be fabricated of .125 aluminum with all push-thru graphics, seamless finish fabrication and no visible fastener.</p> <p>Sign Column: It consists of aluminum fabricated octagonal and round post and rough-cut granite base. Sign posts extend into granite base and sub-grade concrete footing.</p>
MOUNTING:	Signs are ground mounted. The internal structure of the signs extends into a structurally designed and engineered concrete footing. Concrete footings shall be below grade to allow ground cover landscaping around the sign.
LIGHTING:	Internally illuminated by high output day-light fluorescent fixtures.
LOCATION:	Maximum of one sign per street frontage is allowed. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
TYPESTYLE:	The tenants and/or users or owners shall be allowed to use their identity within an allowable graphic area. Retail identity shall be internally lit. If tenant's logo or logotype is not used, the recommended type face is Old Style Goudy.
COLORS:	Acceptable to DRC.
GRAPHIC LAYOUT:	Grey area indicates maximum graphic area. Graphics shown on illustration #1 are sample graphic layout. Configuration of its layout within the area may vary according to need.
NOTE:	Since there will be numerous and various building tenant names and graphic layouts within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result. Opposite face graphics are exactly as shown on drawings.
NOTE:	Refer to Lorenc Design design intent drawing set for dimensions and additional details for actual construction.

SIGN TYPE 14A - Retail Outparcel Identification (Square Format)

ILLUSTRATION:



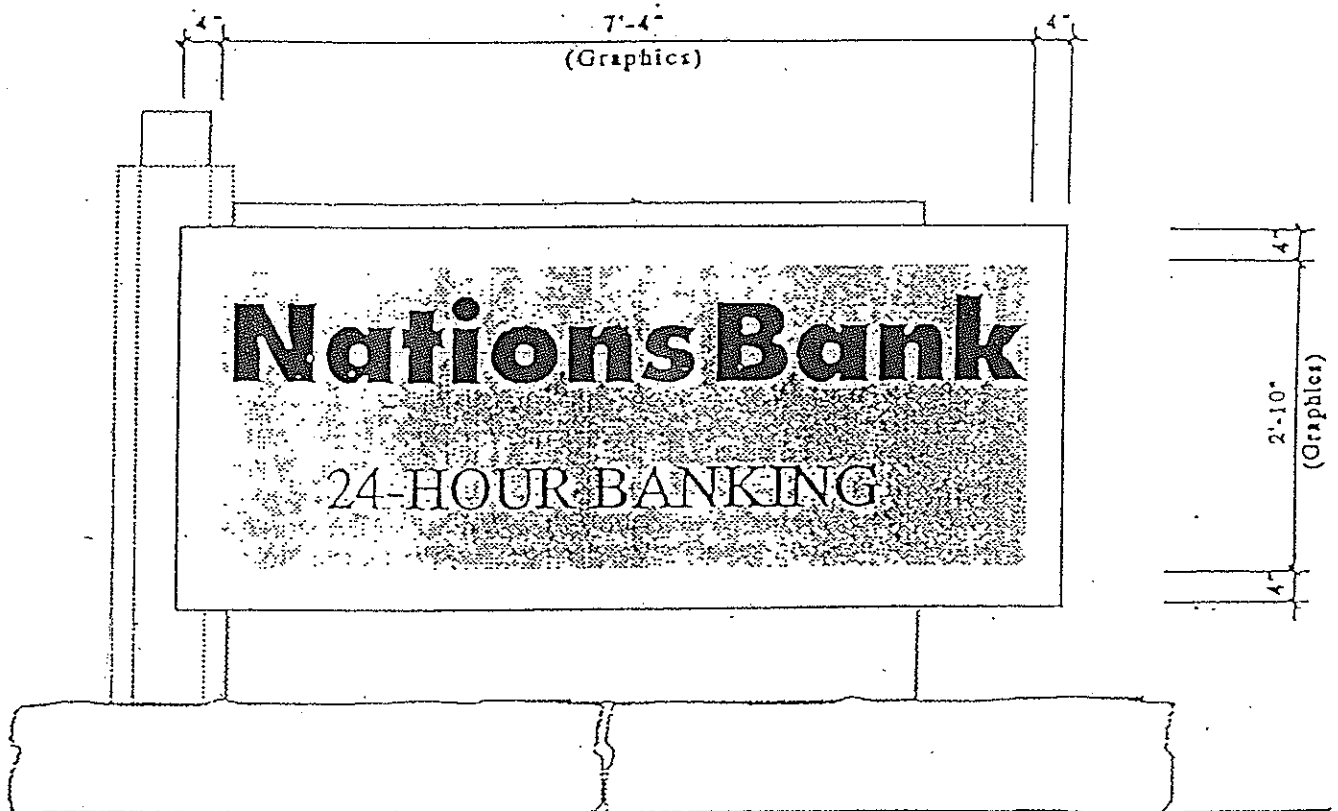
SIGN TYPE 14B - Retail Outparcel Identification (Rectangular Format)

FUNCTION:	These signs identify individual retail outparcels within the Cool Springs Development.
OVERALL SIZE:	Approx. 10'-2" H x 6'-0" W.
BASIC CONSTRUCTION/MATERIALS:	<p>Sign Cabinet: It shall be .125 aluminum with all push-thru graphics, seamless finish fabrication and no visible fasteners.</p> <p>Sign Column: It consists of aluminum fabricated octagonal and round post and rough-cut granite base. Signs posts extend into granite base and sub-grade concrete footing.</p>
MOUNTING:	Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footings shall be below grade to allow ground cover landscaping around the sign.
LIGHTING:	Internally illuminated by high output day-light fluorescent fixtures..
LOCATION:	Maximum of one sign per street frontage is allowed. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
TYPESTYLE:	The tenants and/or users or owners shall be allowed to use their identity within an allowable graphic area. Retail identify shall be internally lit. If tenant's logo or logotype is not used, the recommended type face is Old Style Goudy.
COLORS:	Acceptable to DRC.
GRAPHIC LAYOUT:	Grey area indicates maximum graphic area. Graphics shown on illustrations #1 are sample graphic layout. Configuration of its layout within the area may vary according to need.
NOTE:	Since there will be numerous and various building tenant names and graphic layouts within the maximum graphic area, these layouts will be evaluated on an individual basis or the best aesthetic and functional result. Opposite face graphics are exactly as shown on drawings.
NOTE:	Refer to Lorenc Design design intent drawing set for dimensions and additional details for actual construction.

SIGN TYPE 14B - Retail Outparcel Identification (Rectangular Format)

ILLUSTRATION:

NOTE: Grey area
indicates a maximum
allowable graphics area.



SIGN TYPE 15 - Building Mounted Retail Identifications

FUNCTION: These signs identify multiple retail tenants within a single building.

BASIC CONSTRUCTION/MATERIALS:

Recommended format for this sign type is individually mounted letters, installed directly to the building above the business entrance.

MOUNTING: Signs are building fascia mounted.

LIGHTING: Internally illuminated by high output day-light fluorescent fixtures.

TYPESTYLE: The tenants shall be allowed to use their identify within an allowable graphic area. Retail identity shall be internally lit. If tenant's logo or logotype is not used, the recommended typeface is Old Style Goudy and the lettering shall be white.

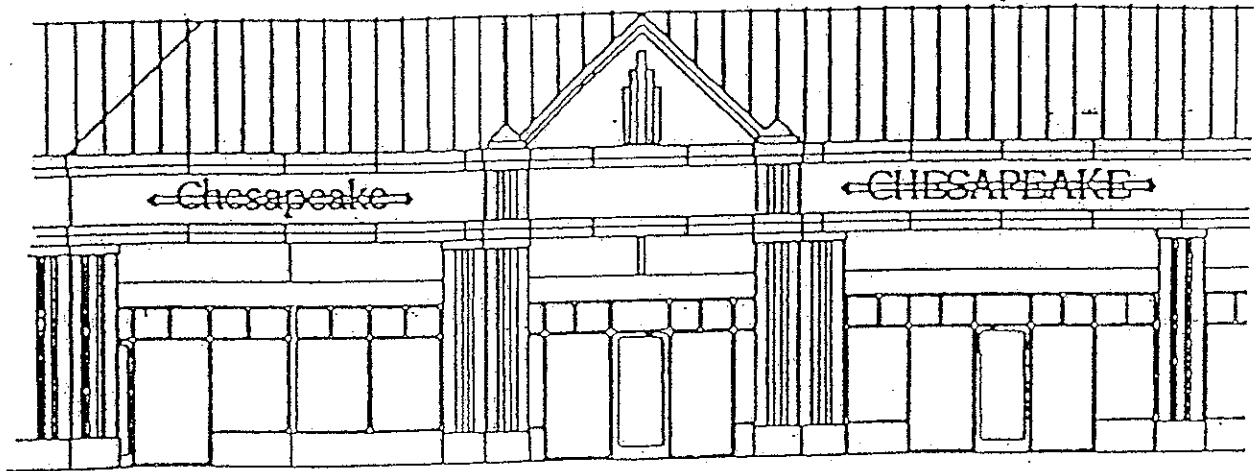
COLORS: There shall be a unified color, placement standard, and size limitations for an entire building.

GRAPHIC LAYOUT: Graphics shown on illustration #1 are sample graphic layouts. Configuration of its layout within the area may vary according to need.

NOTE: Since there will be numerous and various building tenant names and graphic layouts within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result.

SIGN TYPE 15 - Building Mounted Retail Identifications

ILLUSTRATION:



SIGN TYPE 15A - Building Mounted Retail Identification

15(i) - Outparcels

OVERALL SIZE: Approximately 5% of storefront square footage.

LETTERING SIZE: A maximum of 30" in height.

15(ii) - Tenants Over 8,000 S.F.

OVERALL SIZE: Approximately 5% of storefront square footage, or the tenants' standard building logo or logotype.

LETTERING SIZE: Limited to tenants' standard building logo and logotype.

15(iii) - Shops Under 8,000 S.F.

OVERALL SIZE: No wider than 75% of the storefronts width, and a maximum of 30" in height lettering.

LOCATION: Only on the front of the shops. No rear signage.

COLORING: White lettering.

SIGN TYPE 15(i), (ii), (iii) - Building Mounted Retail Identifications

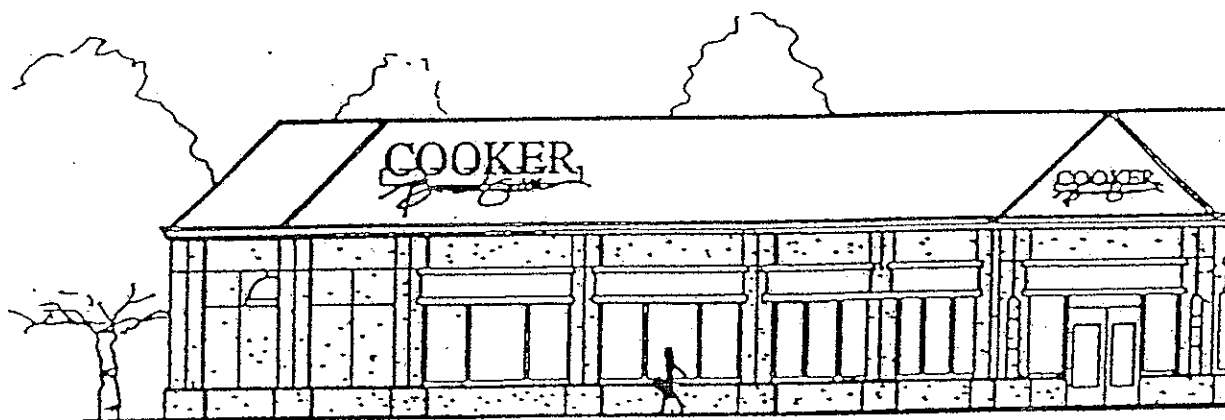
ILLUSTRATION:

SIGN TYPE 16 - Building Mounted Retail Identification - Free Standing

FUNCTION:	These signs identify a single tenant within a single building.
OVERALL SIZE:	Approx. 3% of storefront square footage.
BASIC CONSTRUCTION/MATERIALS:	Recommended format for this sign type is individually mounted letters, installed directly to the building above the business entrance.
MOUNTING:	Signs are building fascia mounted.
LIGHTING:	Internally illuminated by high output day-light fluorescent fixtures.
LOCATION:	Maximum of one sign per business. Sign shall be located above entry.
TYPESTYLE:	The tenants shall be allowed to use their identity within an allowable graphic area. Retail identity shall be internally lit. If tenant's logo or logotype is not used, the recommended typeface is Old Style Goudy.
COLORS:	There shall be a unified color, placement standard, and size limitation for an entire building.
GRAPHIC LAYOUT:	Grey area indicates maximum graphic area. Graphics shown on illustration #1 are sample graphic layouts. Configuration of its layout within the area may vary according to need.
NOTE:	Since there will be numerous and various building tenant names and graphic layouts within the maximum graphic area, these layouts will be evaluated on an individual basis for the best aesthetic and functional result.

SIGN TYPE 16 - Building Mounted Retail Identification - Free Standing

ILLUSTRATION:



SIGN TYPE M2 - Real Estate Identification

- FUNCTION:** These signs shall be marketing tools for site purchaser/developers to list their project, announce project timing and contact with a telephone number.
- OVERALL SIZE:** Approx. 10'-0"W x 7'-4"H.
- BASIC CONSTRUCTION/MATERIALS:**
- Sign structure consists of aluminum fabricated post, wooden sign back panel and sign face, and rough-cut granite base.
- MOUNTING:** Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footings shall be below grade to allow ground cover landscaping around the sign.
- LIGHTING:** Externally illuminated. Light fixtures will be specified.
- LOCATION:** Maximum of one sign per parcel street frontage is allowed and shall be positioned parallel to the road. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
- TYPESTYLE:** The Cool Springs logo shall appear standard on all signs. All other copy shall be Old Style Goudy.
- COLORS:**
- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin Finish.
 - (8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.
 - (11) Vinyl Die-Cut - Light Cool Grey to Match Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5.
 - (9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5 Metallic Finish.

GRAPHIC LAYOUT:

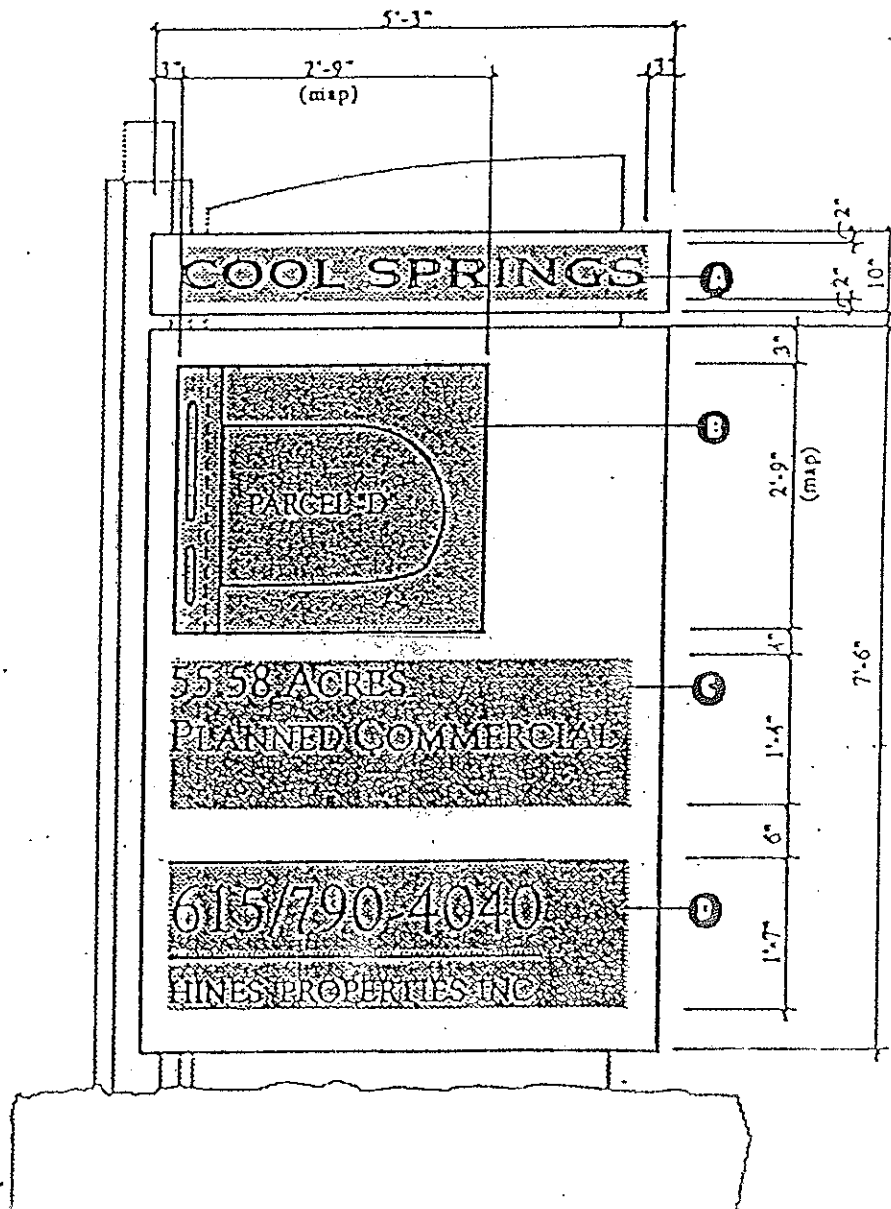
- 1) SECTION "A" is reserved for the project name.
- 2) SECTION "B" is reserved for the site map.
- 3) SECTION "C" is reserved for the site description.
- 4) SECTION "D" is reserved for the developer's name and contact.

NOTE:

Refer to Lorenc Design design intent drawing set for dimensions and additional details for actual construction.

SIGN TYPE M2 - Real Estate Identification

ILLUSTRATION:



SIGN TYPE M3 - Credit Sign

FUNCTION:	These signs shall be used to list names of the firms that are involved in the project.
OVERALL SIZE:	Approx. 6'-0"W x 10'-2"H.
BASIC CONSTRUCTION/MATERIALS:	Sign structure consists of aluminum fabricated post, wooden sign back panel and sign face, and rough-cut granite base.
MOUNTING:	Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footings shall be below grade to allow ground cover landscaping around the sign.
LIGHTING:	Externally illuminated. Light fixtures will be specified.
LOCATION:	Maximum of one sign per parcel street frontage is allowed and shall be positioned parallel to the road. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
TYPESTYLE:	The Cool Springs logo shall appear standard on all signs. All other copy shall be Old Style Goudy.
COLORS:	<ul style="list-style-type: none">(1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin Finish.(8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.(11) Vinyl Die-Cut - Light Cool Grey to Match Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5.(9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5 Metallic Finish.

SIGN TYPE M2 - Real Estate Identification

- FUNCTION:** These signs shall be marketing tools for site purchaser/developers to list their project, announce project timing and contact with a telephone number.
- OVERALL SIZE:** Approx. 10'-0"W x 7'-4"H.
- BASIC CONSTRUCTION/MATERIALS:**
Sign structure consists of aluminum fabricated post, wooden sign back panel and sign face, and rough-cut granite base.
- MOUNTING:** Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footings shall be below grade to allow ground cover landscaping around the sign.
- LIGHTING:** Externally illuminated. Light fixtures will be specified.
- LOCATION:** Maximum of one sign per parcel street frontage is allowed and shall be positioned parallel to the road. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
- TYPESTYLE:** The Cool Springs logo shall appear standard on all signs. All other copy shall be Old Style Goudy.
- COLORS:**
- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin Finish.
 - (8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.
 - (11) Vinyl Die-Cut - Light Cool Grey to Match Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5.
 - (9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5 Metallic Finish.

SIGN TYPE M3 - Credit Sign

- FUNCTION:** These signs shall be used to list names of the firms that are involved in the project.
- OVERALL SIZE:** Approx. 6'-0"W x 10'-2"H.
- BASIC CONSTRUCTION/MATERIALS:**
- Sign structure consists of aluminum fabricated post, wooden sign back panel and sign face, and rough-cut granite base.
- MOUNTING:** Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footings shall be below grade to allow ground cover landscaping around the sign.
- LIGHTING:** Externally illuminated. Light fixtures will be specified.
- LOCATION:** Maximum of one sign per parcel street frontage is allowed and shall be positioned parallel to the road. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
- TYPESTYLE:** The Cool Springs logo shall appear standard on all signs. All other copy shall be Old Style Goudy.
- COLORS:**
- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin Finish.
 - (8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.
 - (11) Vinyl Die-Cut - Light Cool Grey to Match Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5.
 - (9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5 Metallic Finish.

GRAPHIC LAYOUT:

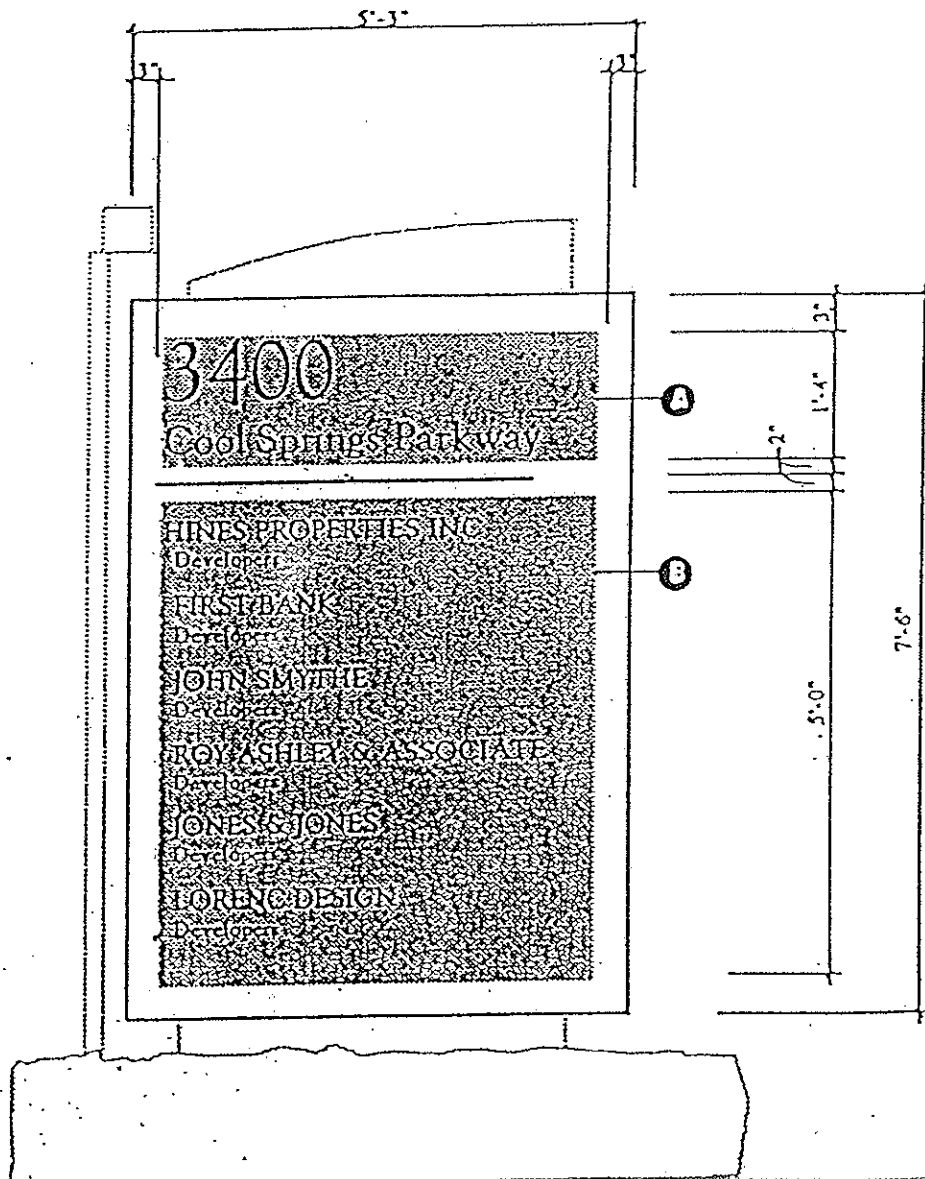
- 1) SECTION "A" is reserved for the project name.
- 2) SECTION "B" is reserved for the company names that are involved on the project.

NOTE:

Refer to Lorenc Design design intent drawing set for dimensions and additional details for actual construction.

SIGN TYPE M3 - Credit Sign

ILLUSTRATION:



SIGN TYPE M4 - Individual Site/Building Marketing Sign

- FUNCTION:** These signs shall be used to market individual sites or buildings.
- OVERALL SIZE:** Approx. 5'-0"W x 7'-1"H.
- BASIC CONSTRUCTION/MATERIALS:**
- Sign structure consists of aluminum fabricated posts, wooden sign back panel and sign face, and rough-cut granite base.
- MOUNTING:** Signs are ground mounted. The internal structure of the sign extends into a structurally designed and engineered concrete footing. Concrete footing shall be below grade to allow ground cover landscaping around the sign.
- LIGHTING:** Externally illuminated. Light fixtures will be specified.
- LOCATION:** Maximum of one sign per site or building is allowed and shall be positioned parallel to the road. Its location must comply with setback requirements as outlined in the Signage Ordinance of Williamson County.
- TYPESTYLE:** All other copy shall be Old Style Goudy.
- COLORS:**
- (1) Green-Black Painted Aluminum Wyandotte GripGard ColorMap Polyurethane Enamel #148-H1, Satin Finish.
 - (8) Warm Grey Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #185-C2, Satin Finish.
 - (11) Vinyl Die-Cut - Light Cool Grey to Match Wyandotte GripGard ColorMap Polyurethane Enamel #183-A5.
 - (9) Green Painted Aluminum - Wyandotte GripGard ColorMap Polyurethane Enamel #224-A5 Metallic Finish.

COOL SPRINGS EAST

COALS
2.50

CIRCUIT
CITY

BRENTWOOD

FRANKLIN

OFFICE/RETAIL
15 ACRES

1

RETAIL
18 ACRES

H

BAKERS

BRIDGE AVENUE

10 / 9

8 / 7

6 / 5

OFFICE/RETAIL
8 ACRES

J

CSE - CONTROL PANEL

THE WOODS
AT
COOL SPRINGS

AMENITY
AREA

THE KNOOLS
AT
COOL SPRINGS

COOL SPRINGS

MAYFIELD DRIVE

CLONAL ESTATE
AT
COOL SPRINGS

PRIMUS
OFFICE

PRIMUS
41 ACRES

E

TO I-840 (UNDER CONSTRUCTION)
9.5 MILES

COOL SPRINGS WEST

JORDAN ROAD

TO HIGHWAY 96

MALLORY LANE

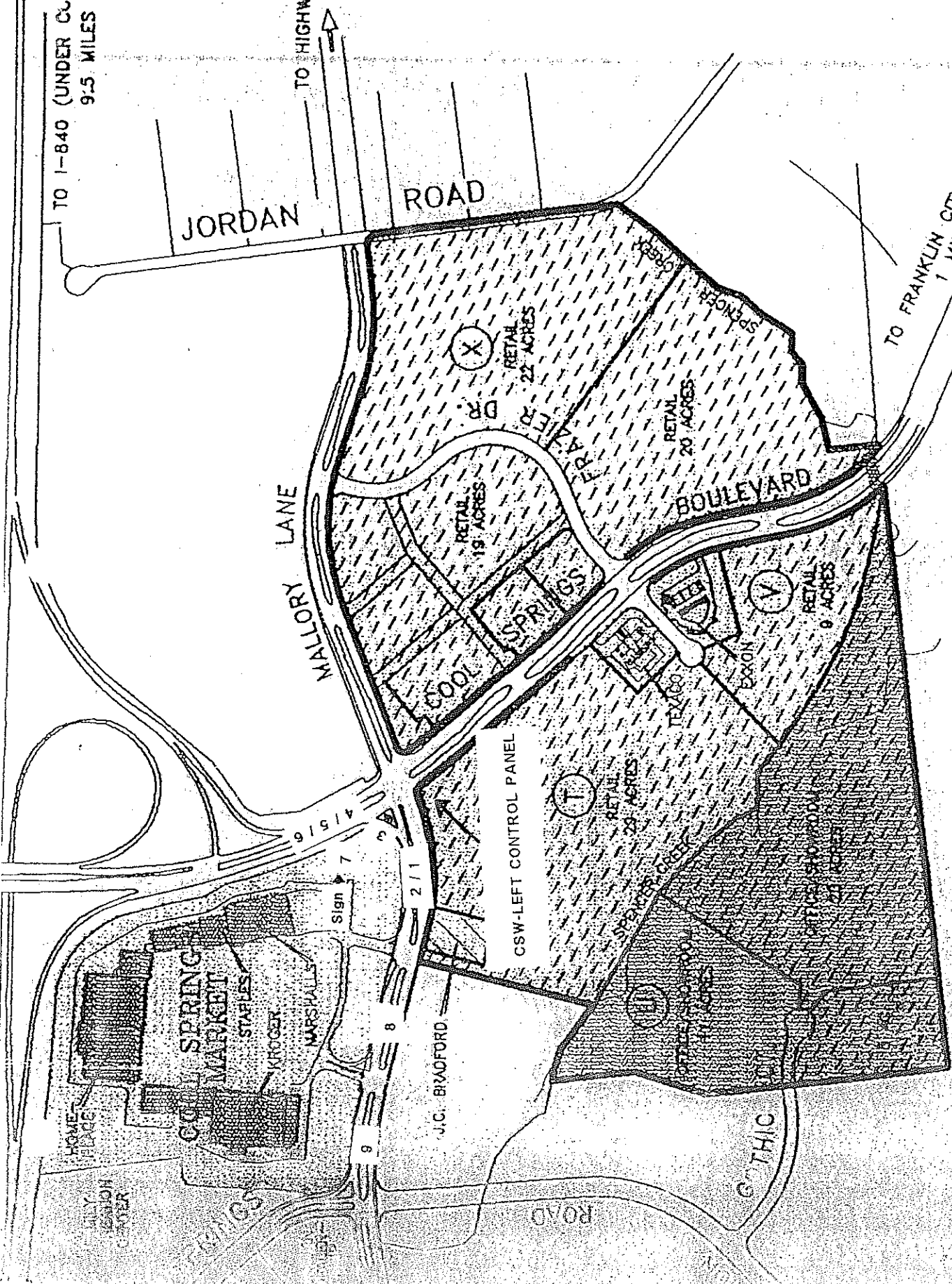
ROAD

BOULEVARD

TO FRANKLIN CITY LOOP
1 MILE

TO LEGENDS GOLF COURSE
1 MILE

ASPENGROVE
(PLANNED OFFICE PARK)



COOL SPRINGS EAST

JEFFERSON AT COOL SPRINGS

MARRIOTT HOTEL/CONFERENCE CTR./OFFICE PARK

CARRONBRIDGE

CRESCENT

PRIMUS

COOL SPRINGS BOULEVARD

CAROTHERS PARKWAY

CSE CONTROL PANEL

R RETAIL 12 ACRES

P SINGLE-FAMILY 81 ACRES

N OFFICE 36 ACRES

E PRIMUS 41 ACRES

PROYDENT MUSIC

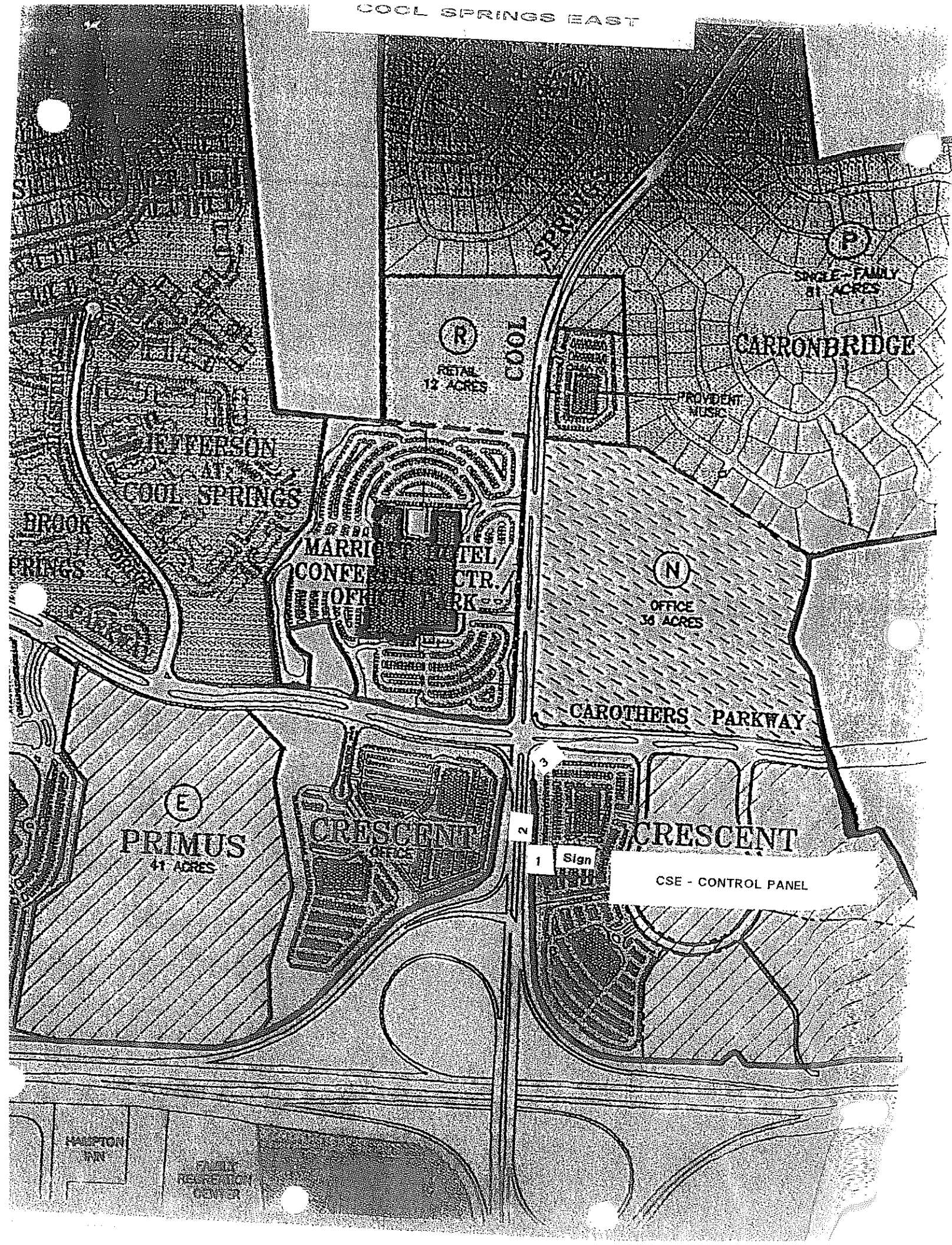
HAMPTON INN

FAMILY RECREATION CENTER

HOME PLACE

FAMILY
RECREATION
CENT

HOAX



(R)

RETAIL
12 ACRES

COOL SPRINGS

(P)

SMITH-FAMILY
31 ACRES

CARRONBRIDGE

PROVIENT
MUSEUM

(N)

OFFICE
36 ACRES

CROTHERS PARKWAY

(E)

PRIMUS
41 ACRES

CRESCENT
OFFICE

CRESCENT

3

2

1

Sign

CSE - CONTROL PANEL

HAMILTON
WIN

FAMILY
RECREATION
CENTER