



1. **Completed Applications.** Completed applications include the following:
 - a. Letter of denial from the Building Department
 - b. Plot plan of the subject property drawn to scale depicting *(if applicable)*:
 - 1) Shape and dimensions of the property
 - 2) Location of all existing and proposed signs to be erected, altered or use changed
 - 3) Building-to-building and building-to-property line relationships
 - 4) Location of any trees in the affected area measuring at least 6" in diameter
 - c. Rendering of the proposed sign including dimensions, height, proposed coloring and method of illumination (if any)
 - d. Proof of ownership. If the applicant is not the owner of the land in Fee Simple Title, a document (land contract, purchase agreement, option to purchase, etc.) must be provided that indicates the applicant's interest in the property
 - e. Notarized letter from property owner indicating no objection to request
 - f. Any other information which the applicant feels will aid the City in its review
2. **Application Process.** You may submit all required documents online. [Click here](#) to apply for a Planning, Zoning or Engineering Process online.
3. **Review Process.** Prior to submitting an application to the SBA, an application for a sign permit from the Building Department must be submitted. If the proposed construction does not meet the requirements of the sign ordinance, then the letter of denial will indicate the sections of the ordinance which are not in compliance.

City staff and consultants will review the SBA application and supporting materials. If it is determined that one or more applicable item(s) are not included or need to be modified, the applicant will be contacted. Incomplete applications will not be placed on a SBA agenda until all necessary information is submitted and reviewed.

The applicant will be notified of the date and time that the public hearing will be held by the SBA. A representative for the project must be present at the public hearing. SBA meetings are generally held the second Wednesday of each month at 7:00 P.M. After the public hearing, if the application is acted upon, the Building Department will be notified of the action taken.

The SBA application is noticed for public hearing in accordance with Act 110 of the Public Acts of 2006, as amended. Notification is provided to all persons to whom real property is assessed within 300 feet of the property that is the subject of the request, and to the occupants of structures within 300 feet of the subject property. The notice is also published in the local paper (Oakland Press) not less than 15 days prior to the public hearing.

4. **Fees.** Established fees as follows must be provided before the application can be processed. Checks should be made payable to the City of Rochester Hills.

Filing Fee (per application)	\$1,000
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5. **Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Sign Board of Appeals (SBA) Application

Property Information

Street Address	1101 W University Drive		
Parcel Identification Number	1515101003		
Current Use(s)	Hospital	Zoning District	SP Special Purpose

Request Information

Ordinance Section(s) <i>(variance being requested from)</i> Chapter 134-5 Monument Signs, Chapter 134-6 Wall Signs
Requested Variance(s) <p>The applicant seeks a variance to allow for 8 monument signs that exceed the allowable height of 7' per the list attached. The applicant seeks 10 monument signs that exceed the 20 sq. ft. allowance. The applicant seeks a variance to allow for total wall sign area to exceed the 600 sq. ft. cumulative max allowed, a variance of 722.79 sq. ft. All signs proposed are for a hospital campus, list is attached.</p>
Review Criteria <i>(as defined in Section 134-41 of the City's Sign Ordinance)</i> <p>The zoning ordinance authorizes the SBA to vary or modify the ordinance only in cases when the competent, material and substantial evidence in the official record of the appeal supports all the following affirmative findings:</p>
Special Conditions. Describe how special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. <p>The hospital campus property is unique shaped with a narrow street frontage along West University Drive and a very large hospital behind a commercial shopping center. The existing medical facility sits back approximately 350' from the street front for which it is addressed. There are multiple points of entry to this emergency medical facility that are accessed from S Livernois Road and W University Drive. The need for adequate visible and legible signage is unique to the nature of a large 24 hour medical facility and hospital campus.</p>
Deprivation of Rights. Describe how literal interpretation or application of the provisions of Chapter 134 (Signs) would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of Chapter 134 (Signs) . <p>The nature of a medical facility is unique and not comparable to other uses, whereas the literal interpretation of this chapter would deprive the hospital of the continue use of adequate signage that is legible to motorists under duress. The signs proposed are appropriate for an emergency medical facility to have signage that is legible in all weather conditions, day or night, and at all posted speed limits. Strict compliance with the restrictions governing height, size, quantity, and overall square footage would create a difficulty for the applicant to direct pedestrian and vehicular traffic throughout the large hospital campus. Wayfinding monument signage is essential to provide the visitors and patients with clear direction. The difficulty is created when a hospital campus is treated as a retail business that is using the signage to draw in business, people don't come here because of signage, they come here because of medical needs, signage is needed for direction, emergency services, navigation and wayfinding.</p>
Substantial Justice. Describe how allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by Chapter 134 (Signs) , the individual difficulties that will be suffered by a failure of the SBA to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose and general intent and purpose of Chapter 134 (Signs) . <p>Granting variances that allow increased height and size in this current locaiton would do substantial justice to the applicant to allow them to have the continued use of their signage with updated Henry Ford Health Logos to adequately reflect the hospital is a Henry Ford Health facility. The sign types and illumination methods proposed are consistent with what the ordinance will allow. The proposed monument signage should not significantly affect the surrounding neighborhood as far as appropriate development, continued use or value of adjacent properties even though it allwos for an increased height and size, it is what is used on other Henry Ford Health campuses in the region. Consistency, adequate and legible text, and signs that can be used for all that visit this campus will result in substantial justice when considering the public benefit of a 24 hour medical facility. Lack of signage can cause great distress to someone that is visiting this campus in a health crisis or where a loved one is involved in a health crisis and they are unfamiliar with the campus or how to navigate the property.</p>



Applicant Information

Name HENRY FORD HEALTH			
Address 1101 W UNIVERSITY DRIVE			
City ROCHESTER HILLS	State MI	Zip	48307
Phone	Email		
Applicant's Legal Interest in Property TENANT / OWNER			

Property Owner Information Check here if same as above

Name 1135 WEST UNIVERSITY DRIVE LLC			
Address 3420 E SHEA BLVD SUITE 200			
City PHOENIX	State AZ	Zip	85028
Phone	Email		

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature <i>Tracy Diehl Agent</i>	Applicant's Printed Name Tracy Diehl	Date 9/25/25
Property Owner's Signature <i>Tracy Diehl Agent</i>	Property Owner's Printed Name Tracy Diehl	Date 9/25/25

OFFICE USE ONLY

Date Filed	File #	Escrow #
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AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a variance and permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, Jerry DARBY "owner of the property listed below certify that I have granted, Stratus Unlimited and their permit expeditor, Expedite The Diehl, as my duly authorized agents, permission to obtain the variances and sign permits along with any related documents necessary for the variance(s) and for the construction (or installation) of signs at the following address:

1101 W. University Dr. Rochester, MI. 48307
Address of permit location

I understand that I am authorizing them to apply for the variance and for any permit related documents.

[Signature]
Signature of Property Owner

7/15/25
Date

Notary

State of Michigan

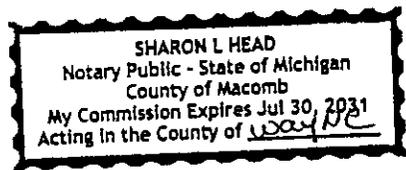
City/ County of Wayne

I, Sharon Head Notary Public in and for the aforesaid State hereby certify that Jerry Darby appeared before me in the State and City/County aforesaid and executed this affidavit on this 15 day of "2025".

[Signature]
Notary Public

My Commission Expires the 30 day of July, 2031.
Date Month year

Seal



Monument Signs:

Code allowance: Max height 7’

Applicant proposes: Eight (8) monument signs that exceed the maximum height limit;

E14 = 12’ 8” E17 = 12’ 8”

E27 = 12’ 8” E26 = 9’

E28 = 12’ 8” E30 = 9’

E43 = 12’ 8” E44 = 8’

Code allowance: 150 sq. ft. when placed in front of the hospital ; 1 additional sign per major road frontage at 20 sq. ft.

Applicant proposes: One monument sign by right at 114.6 sq. ft. all other monument signs exceed the 20 sq. ft. allowance;.

E14 = 88.7 sq. ft. E17 = 45 sq. ft. E27 = 88.7 sq. ft. E25 = 20.3 sq. ft.

E26 = 45 sq. ft. E28 = 88.7 sq. ft. E30 = 45 sq. ft.

E43 = 88.7 sq. ft. E44 = 36 sq. ft. E16 = 20.3 sq. ft.

Wall Signs:

Code allowance: 100 sq. ft. per sign up to 300 sq. ft. total wall sign area. The front of the building is over 250ft from the ROW which allows a factor of 2.00. Thereby the total wall sign allowance here is 600 sq. ft. for all wall signs.

Applicant proposes: The applicant seeks 1322.79 sq. ft. of total wall sign area. This is a variance of 722.79 sq. ft. to allow for additional wall signs.

Proposed signs and sign changes:

E05 = 17.15 sq. ft. E06 = 244 sq. ft. E06b = 200 sq. ft.

E01 = 109.4 sq. ft. E10= 13.3 sq. ft.

Existing not previously permitted:

E09 = 256 sq. ft. (existing) E10 = 256 sq. ft. (existing)

Existing Signage area no changes:

E12 (MRI Entrance) = 32.7 sq. ft. E19 = 41.16 sq. ft. E 23 = 41.5 sq. ft.

E 32 = 27.75 sq. ft. E38 = 75.5 sq. ft. E39 = 8.33 sq. ft.

The drawings included with this submission illustrate the signs proposed and they are labeled by number as indicated above. (page numbers are at the bottom center of each illustration page)

Page(s)	Label	Type
4-6	E06 & E06b	Wall
7-8	E68	Wall
9-11	E14	Monument
12-13	E17	Monument
14-15	E26	Monument
16-17	E27	Monument
18-20	E28	Monument
21-22	E30	Monument
23-25	E43	Monument
26-27	E44	Monument
28-29	E05	Wall
30	E09 & E10	Mural (wall)
31	E12	Wall
32-33	E15	Monument
34	E19,E20,E23 & E32	Wall
35	E38&E39	Wall
42	E16	Monument
44	E25	Monument
107-108	E76	Wall

002942 Liber 59920 Page 385 thru 392
1/9/2025 2:42:31 PM Receipt #000418508
\$21.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$0.00 Transfer Tax
UCC #
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Dorsey & Whitney LLP
2325 E. Camelback Rd., Ste. 300
Phoenix, AZ 85016
Attn: Kathryn M. Moore, Esq.

**SUBORDINATION,
NON-DISTURBANCE, AND ATTORNMENT AGREEMENT**

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement"), is dated this 5th day of November 2024, among **ASCENSION PROVIDENCE ROCHESTER HOSPITAL, a Michigan nonprofit corporation** ("Tenant"), 1135 WEST UNIVERSITY DRIVE LLC, a Delaware limited liability company ("Landlord"), and BMO BANK N.A., as lender ("Lender").

RECITALS:

A. Tenant is the lessee under that certain lease between Tenant and WALTON CRITTENTON MOB, LLC (the "Seller"), Landlord's predecessor in interest, dated **December 12, 2016**(the lease and all amendments thereto are hereinafter referred to as the "Lease"), covering approximately **2,667** square feet of space in the building known as Crittenton Medical Building and located at **Suite 346**, 1135 West University Drive, Rochester Hills, 48307, and legally described in **Schedule 1** attached hereto and made a part hereof (the "Property").

EP

B. Lender is making a loan (the "Loan") to Landlord, which is secured, in part, by that certain Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Financing Statement, executed and delivered by Landlord to Lender encumbering Landlord's interest the Property (the "Security Instrument") and an assignment of all leases of and rents from the Property.

C. As a condition to making the Loan, Lender requires that Tenant enter into this Agreement.

NOW, THEREFORE, in consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Lease and all terms thereof, including, without limitation, any options purchase, rights of first refusal, and any similar rights, are and shall be subject subordinate to the Security Instrument, and to all amendments, modifications, replacements and extensions thereof, to the full extent of the principal, interest, fees, expenses and all other amounts secured thereby.

(13) 1233089

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2024 JUN 7 AM 11:26

OK CV

2. In the event Lender elects to foreclose the Security Instrument, Lender will not join Tenant in summary or foreclosure proceedings unless required by applicable law (and then only to the extent so required) as long as Tenant is not in default under the Lease.

3. In the event that Lender shall succeed to the interest of Landlord under the Lease and there exists no default by Tenant under the Lease, Lender agrees not to disturb or otherwise interfere with Tenant's possession of the leased premises for the unexpired term of the Lease, provided that Lender shall not be liable for any security deposit Tenant might have paid to Landlord or any prior landlord, except to the extent Lender has actually received said security deposit.

4. Upon Lender's succeeding to Landlord's interest under the Lease, Tenant covenants and agrees to attorn to Lender or a purchaser at a foreclosure or trustee's sale, to recognize such successor landlord as Tenant's landlord under the Lease, and to be bound by and perform all of the obligations and conditions imposed upon Tenant by the Lease. If requested by Lender or any subsequent owner, Tenant shall execute a new lease with Lender or its designee or nominee, for a term equal to the remaining term of the Lease and otherwise containing the same provisions and covenants of the Lease.

5. Prior to terminating the Lease due to a default by Landlord thereunder, Landlord shall notify Lender of such default and give Lender the opportunity to cure such default within thirty (30) days of Lender's receipt of such notice (or, if such default cannot reasonably be cured within such thirty (30) day period, Lender shall have such longer time as may be necessary to cure the default; provided that Lender commences the cure within such period and diligently pursues the cure thereafter).

6. Tenant shall pay to Lender all rent and other payments otherwise payable to Landlord under the Lease upon written demand from Lender. By its signature below, Landlord (a) consents to Tenant's payment of rent to Lender upon Lender's written demand after the occurrence of a default under the Loan, (b) agrees that Tenant may rely solely upon Lender's written demand regardless of any dispute between Landlord and Tenant, and (c) releases and discharges, and shall indemnify, Tenant from all liability to Landlord for any payment of rent made as instructed by Lender in writing.

7. Any notice, election, communication, request or other document or demand required or permitted under this Agreement shall be (i) delivered in person, (ii) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (iii) by overnight express carrier, paid by the sending party, addressed in each case as follows:

If to Tenant:

Attention:

with a copy to:

Attention:

If to Lender:

BMO Bank N.A.
320 South Canal Street, 15th Floor
Chicago, Illinois 60606
Attn: Joseph Dominguez

BMO Bank N.A.
320 South Canal Street, 15th Floor
Chicago, Illinois 60606
Attention: Portfolio Manager/ Banner West Thunderbird

with a copy to:

Dorsey & Whitney LLP
2325 E. Camelback Rd., Ste. 300
Phoenix, AZ 85016
Attn: Kathryn M. Moore, Esq.

or to any other address for such party in the United States of America as it shall designate in a written notice to the other party hereto. All notices sent pursuant to the terms of this Paragraph shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by overnight, express carrier, then on the next federal banking day immediately following the day sent, or (iii) if sent by registered or certified mail, then on the earlier of the third federal banking day following the day sent or when actually received.

8. This Agreement shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

9. This Agreement can be modified only in writing duly executed by both parties.

10. This Agreement constitutes the entire agreement between Lender and Tenant regarding the subordination of the Lease to the Security Instrument and the rights and obligations of Tenant and Lender as to the subject matter of this Agreement. Any inconsistency between the Lease and the provisions of this Agreement shall be resolved

in favor of this Agreement. Individuals signing this Agreement on behalf of a party hereto represent and warrant that they are authorized to bind that party.

11. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

12. Upon full and indefeasible repayment of the Loan and the release of the Security Instrument by Lender, this Agreement shall automatically terminate and be of no further force and effect.

13. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which when taken together shall constitute one agreement.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY. SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

TENANT:

ASCENSION PROVIDENCE ROCHESTER HOSPITAL, a Michigan nonprofit corporation

By: [Signature]
Name: Robin Damschroder
Its: EVP, Pres. Value-Based Ent, CFO

STATE OF Michigan)
)ss.
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me this 5th day of November 2024, by Robin Damschroder, the EVP, Pres. Value based, CFO of Henry Ford Health, a _____, on behalf of said _____.

WITNESS my hand and official seal.

Melissa Mullin
Notary Public

[SEAL]

My commission Expires: June 9, 2025

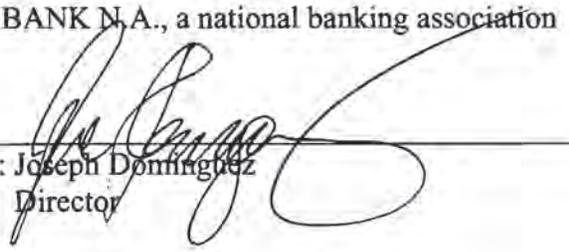
MELISSA MULLIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 9, 2025
ACTING IN COUNTY OF Wayne

When Recorded Return To: M. Cadena
First American Title Insurance Company
National Commercial Services
5445 Corporate Drive, Ste. 175
Troy, MI 48098-2617
File No NCS-1233089

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

LENDER:

BMO BANK N.A., a national banking association

By: 
Name: Joseph Dominguez
Title: Director

STATE OF Illinois)
)ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30 day of October, 2024, by Joseph Dominguez, the Director of BMO BANK N.A., a national banking association, on behalf of said national banking association.

WITNESS my hand and official seal.


Notary Public



My commission Expires: March 9, 2027

SCHEDULE 1
LEGAL DESCRIPTION

Land situated in the County of Oakland, City of Rochester Hills, State of Michigan, being described as follows:

As-Built Area "A":

Land in the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as follows: Commencing at the Northwest corner of said Section 15; thence East along the North line of said Section, 704.02 feet; thence South 02 degrees 18 minutes 20 seconds West 795.31 feet; thence East 76.83 feet to the Point of Beginning; thence North 89 degrees 55 minutes 21 seconds East 112.99 feet; thence South 00 degrees 01 minute 49 seconds East 204.08 feet; thence South 89 degrees 58 minutes 51 seconds West 124.87 feet; thence North 00 degrees 01 minute 49 seconds West 50.17 feet; thence North 89 degrees 55 minutes 21 seconds East 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 153.78 feet to the Point of Beginning.

As-Built Area "B":

Land in the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as follows: Commencing at the Northwest corner of said Section 15; thence East along the North line of said Section, 704.02 feet; thence South 02 degrees 18 minutes 20 seconds West 999.45 feet; thence East 73.27 feet to the Point of Beginning; thence North 89 degrees 58 minutes 51 seconds East 124.87 feet; thence South 00 degrees 01 minute 49 seconds East 264.50 feet; thence North 89 degrees 58 minutes 59 seconds West 112.99 feet; thence North 00 degrees 01 minute 49 seconds West 153.78 feet; thence North 89 degrees 58 minutes 59 seconds West 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 61.10 feet; thence South 89 degrees 58 minutes 59 seconds East 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 38.63 feet; thence South 89 degrees 55 minutes 21 seconds West 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 10.93 feet to the Point of Beginning.

Part of Tax Item No.15-15-101-003

135W, University Dr., Rochester, MI 48307

\$21.00 Misc Recording

\$4.00 Remonumentation

\$5.00 Automation

\$0.00 Transfer Tax

PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

AMENDED AND RESTATED ASSIGNMENT OF LEASES AND RENTS

by

**1135 WEST UNIVERSITY DRIVE LLC,
a Delaware limited liability company,**

to and for the benefit of

**BMO BANK N.A.,
a national banking association**

THIS AMENDED AND RESTATED ASSIGNMENT OF LEASES AND RENTS (this "**Assignment**") made as of the 29th day of July, 2025, by **1135 WEST UNIVERSITY DRIVE LLC**, a Delaware limited liability company, as assignor, having its principal place of business at 3420 E. Shea Blvd., Suite 200, Phoenix, Arizona 85028 ("**Rochester Borrower**") to **BMO BANK N.A.**, a national banking association, as assignee, having an address at 320 South Canal Street, 15th Floor, Chicago, Illinois 60606 (together with its successors and assigns "**Lender**").

RECITALS:

A. This Assignment is delivered by Rochester Borrower in substitution and replacement of that certain Assignment of Leases and Rents dated December 9, 2024 and recorded on January 9, 2025 in the office of the Oakland County Recorder as Instrument No. 002938 (the "**Prior Assignment**"), and evidences an amendment, restatement, continuation and renewal of the obligations evidenced by the Prior Assignment. Rochester Borrower hereby acknowledges and agrees that the obligations evidenced by the Prior Assignment are part of the obligations evidenced by this Assignment, and have not been repaid or performed in full or extinguished and that the execution hereof does not constitute a novation of the Prior Assignment or any of the obligations evidenced thereby. Moreover, this Assignment shall be entitled to any and all security and collateral to which the Prior Assignment is entitled without change or diminution in the priority of any lien or security interest previously granted to secure the Prior Assignment.

B. This Assignment is given in connection with a loan in the principal sum of Thirty-Nine Million Eight Hundred Thirty-Two Thousand Six Hundred Twenty-Five and 00/100 Dollars (\$39,832,625.00) (the "**Loan**") made by Lender to Rochester Borrower, **5757 WEST THUNDERBURD, LLC**, a Delaware limited liability company ("**Thunderbird Borrower**"), **3336 S PIONEER LLC**, a Delaware limited liability company ("**Pioneer Borrower**") and **7140 CONTEE ROAD LLC**, a Delaware limited liability company ("**Laurel Borrower**") and together with Thunderbird Borrower, Rochester Borrower and Pioneer Borrower, jointly and severally, individually and collectively, "**Borrower**") pursuant to that certain Second Amended and Restated Loan Agreement dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Loan Agreement**") and evidenced by that certain Second Amended and Restated Promissory Note, dated as of the date hereof made by Borrower to Lender (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Note**");

C. The Note is secured by, among other things, (i) that certain Amended and Restated Leasehold Mortgage dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Rochester Security Instrument**") made by Rochester Borrower for the benefit of Lender encumbering the real property commonly known as 1135 West University Drive, Rochester Hills, Michigan and more particularly described in Exhibit A attached hereto (the "**Rochester Property**"), (ii) that certain Amended and Restated Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Pioneer Security Instrument**") made by Pioneer Borrower for the benefit of Lender encumbering the real property commonly known as 3336 Pioneer Parkway, West Valley City, Utah and more particularly described in the

Pioneer Security Instrument (the “**Pioneer Property**”), (iii) that certain Second Amended and Restated Leasehold Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the “**Thunderbird Security Instrument**”) made by Thunderbird Borrower for the benefit of Lender encumbering the real property commonly known as 5757 West Thunderbird, Glendale, Arizona 85306 and more particularly described in the Thunderbird Security Agreement (the “**Thunderbird Property**”); (iv) that certain Leasehold Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the “**Laurel Security Instrument**” and, together with the Rochester Security Instrument, the Pioneer Security Instrument and the Thunderbird Security Instrument, the “**Security Instrument**”) made by Laurel Borrower for the benefit of Lender encumbering the real property commonly known as 7140 Contee Road, Laurel, Maryland and more particularly described in the Laurel Security Agreement (the “**Laurel Property**”, and together with the Rochester Property, the Pioneer Property and the Thunderbird Property, the “**Property**”); (v) that certain Second Amended and Restated Assignment of Leases and Rents made by Thunderbird Borrower for the benefit of Lender (the “**Thunderbird Assignment**”); (vi) that certain Amendment and Restatement of Assignment of Leases and Rents made by Pioneer Borrower for the benefit of Lender (“**Pioneer Assignment**”); and (vii) that certain Assignment of Leases and Rents made by Laurel Borrower for the benefit of Lender (“**Laurel Assignment**”).

D. Rochester Borrower desires to secure further its obligation to pay the payment of the Debt (as defined in the Loan Agreement) and the performance of all of its obligations under the Note, the Loan Agreement and the other Loan Documents.

NOW THEREFORE, in consideration of the making of the Loan by Lender and the covenants, agreements, representations and warranties set forth in this Assignment:

ARTICLE 1- ASSIGNMENT

Section 1.1 **PROPERTY ASSIGNED.** Rochester Borrower hereby absolutely and unconditionally assigns and grants to Lender the following property, rights, interests and estates, now owned, or hereafter acquired by Rochester Borrower:

(a) **LEASES.** All leases, subleases, licenses, franchises, concessions or grants of other possessory interests, tenancies, and any other agreements affecting the use, possession or occupancy of the Rochester Property or any part thereof, whether now or hereafter existing or entered into (including, without limitation, any use or occupancy arrangements created pursuant to Section 365(d) of the Bankruptcy Code or otherwise in connection with the commencement or continuance of any bankruptcy, reorganization, arrangement, insolvency, dissolution, receivership or similar proceedings, or any assignment for the benefit of creditors, in respect of any tenant or occupant of any portion of the Rochester Property) and all amendments, modifications, supplements, extensions or renewals thereof, whether now or hereafter existing, except for the Ground Lease (collectively, the “**Leases**”).

(b) RENTS. All rents, including without limitation percentage rent and additional rent (including tenant tax and operating expense reimbursements), monies payable as damages or in lieu of rent, revenues, parking revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, income, receipts, royalties, receivables, termination payments, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Rochester Borrower or its agents or employees from any and all sources arising from or attributable to the Rochester Property (collectively, the “Rents”).

(c) BANKRUPTCY CLAIMS. All of Rochester Borrower’s claims and rights (collectively, the “Bankruptcy Claims”) to the payment of damages arising from any rejection by a lessee of any Lease under the Bankruptcy Code.

(d) LEASE GUARANTIES. All of Rochester Borrower’s right, title and interest in and claims under any and all lease guaranties, letters of credit and any other credit support (individually, a “Lease Guaranty,” collectively, the “Lease Guaranties”) given by any guarantor in connection with any of the Leases or leasing commissions (individually, a “Lease Guarantor,” collectively, the “Lease Guarantors”) to Rochester Borrower.

(e) OTHER. All rights, powers, privileges, options and other benefits of Rochester Borrower as lessor under the Leases and as beneficiary under the Lease Guaranties, including, without limitation, the immediate and continuing right to make claim for, receive, collect and receipt for all Rents payable or receivable under the Leases and all sums payable under the Lease Guaranties or pursuant thereto (and to apply the same to the payment of the Debt or the Other Obligations (as defined in the Security Instrument)), and to do all other things which Rochester Borrower or any lessor is or may become entitled to do under the Leases or the Lease Guaranties.

(f) ENTRY. The right, at Lender’s option, upon revocation of the license granted herein, to enter upon the Rochester Property in person, by agent or by court-appointed receiver, to collect the Rents.

(g) POWER OF ATTORNEY. Rochester Borrower’s irrevocable power of attorney, coupled with an interest, to take any and all of the actions set forth in Section 3.1 of this Assignment and any or all other actions designated by Lender for the proper management and preservation of the Rochester Property, provided that for avoidance of doubt, Lender shall not act on such power of attorney unless there is an existing Event of Default.

(h) OTHER RIGHTS AND AGREEMENTS. Any and all other rights of Rochester Borrower in and to the items set forth in subsections (a) through (g) above, and all amendments, modifications, replacements, renewals and substitutions thereof.

(i) PROCEEDS. All proceeds from the sale or other disposition of any of the items set forth in subsections (a) through (h) above, including, without limitation, the Leases, the Rents, the Lease Guaranties and the Bankruptcy Claims.

ARTICLE 2- TERMS OF ASSIGNMENT

Section 2.1 PRESENT ASSIGNMENT AND LICENSE BACK. It is intended by Rochester Borrower that this Assignment constitute a present, absolute assignment of the Leases, Rents, Lease Guaranties and Bankruptcy Claims and all other rights assigned by this Assignment, and not an assignment for additional security only. Nevertheless, subject to the terms of this Section 2.1 and Section 3.1, Lender grants to Rochester Borrower a revocable license to collect, receive, use and enjoy the Rents, as well as other sums due under the Lease Guaranties. Rochester Borrower shall hold the Rents, as well as all sums received pursuant to any Lease Guaranty, or a portion thereof sufficient to discharge all current sums due on the Debt, in trust for the benefit of Lender for use in the payment of such sums.

Section 2.2 NOTICE TO LESSEES. Rochester Borrower hereby authorizes and directs the lessees named in the Leases or any other future lessees or occupants of the Rochester Property and all Lease Guarantors to pay over to Lender or to such other party as Lender directs all Rents and all sums due under any Lease Guaranties upon receipt from Lender of written notice to the effect that Lender is then the holder of this Assignment and that an Event of Default (as defined in the Loan Agreement) exists, and to continue so to do until otherwise notified by Lender.

Section 2.3 INCORPORATION BY REFERENCE. All recitals set forth above and all representations, warranties, covenants, conditions and agreements contained in the Loan Agreement and the other Loan Documents as same may be modified, renewed, substituted or extended are hereby made a part of this Assignment to the same extent and with the same force as if fully set forth herein.

ARTICLE 3- REMEDIES

Section 3.1 REMEDIES OF LENDER. During the existence of an Event of Default, the license granted to Rochester Borrower in Section 2.1 of this Assignment shall automatically be revoked, and Lender shall immediately be entitled to possession of all Rents and sums due under any Lease Guaranties, whether or not Lender enters upon or takes control of the Rochester Property. In addition, Lender may, at its option, without waiving such Event of Default, without regard to the adequacy of the security for the Debt, either in person or by agent, nominee or attorney, with or without bringing any action or proceeding, or by a receiver appointed by a court, dispossess Rochester Borrower and its agents and servants from the Rochester Property, without liability for trespass, damages or otherwise, and exclude Rochester Borrower and its agents or servants wholly therefrom, and take possession of the Rochester Property and all books, records and accounts relating thereto and have, hold, manage, lease and operate the Rochester Property on such terms and for such period of time as Lender (in its reasonable discretion) may deem proper and either with or without taking possession of the Rochester Property in its own name, demand, sue for or otherwise collect and receive all Rents and sums due under all Lease Guaranties, including those past due and unpaid with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as Lender may deem proper (but, in any event, in accordance with the terms of the applicable Lease) and may apply the Rents and sums received pursuant to any Lease Guaranties to the payment of the following in such order and proportion as Lender in its sole discretion may

determine, any law, custom or use to the contrary notwithstanding: (a) all expenses of managing and securing the Rochester Property, including, without being limited thereto, the salaries, fees and wages of a managing agent and such other employees or agents as Lender may deem necessary or desirable and all expenses of operating and maintaining the Rochester Property, including, without being limited thereto, all taxes, charges, claims, assessments, water charges, sewer rents and any other liens, premiums for all insurance which Lender may deem necessary or desirable, the cost of all alterations, renovations, repairs or replacements, and all expenses incident to taking and retaining possession of the Rochester Property; and (b) the Debt, together with all costs and attorneys' fees. In addition, during the existence of an Event of Default, Lender, at its option, may (1) complete any construction on the Rochester Property in such manner and form as Lender deems necessary, (2) exercise all rights and powers of Rochester Borrower, including, without limitation, the right to negotiate, execute, cancel, enforce or modify Leases, obtain and evict tenants, and demand, sue for, collect and receive all Rents from the Rochester Property and all sums due under any Lease Guaranties, (3) either require Rochester Borrower to pay monthly in advance to Lender, or any receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupancy of such part of the Rochester Property as may be in possession of Rochester Borrower or (4) require Rochester Borrower to vacate and surrender possession of the Rochester Property to Lender or to such receiver and, in default thereof, Rochester Borrower may be evicted by summary proceedings or otherwise.

Section 3.2 OTHER REMEDIES. Nothing contained in this Assignment and no act done or omitted by Lender pursuant to the power and rights granted to Lender hereunder shall be deemed to be a waiver by Lender of its rights and remedies under the Loan Agreement, the Note, or the other Loan Documents and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by Lender under the terms thereof. The right of Lender to collect the Debt and to enforce any other security therefor held by it may be exercised by Lender either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Rochester Borrower hereby absolutely, unconditionally and irrevocably waives any and all rights to assert any setoff, counterclaim or cross-claim of any nature whatsoever with respect to the obligations of Rochester Borrower under this Assignment, the Loan Agreement, the Note, the other Loan Documents or otherwise with respect to the Loan in any action or proceeding brought by Lender to collect same, or any portion thereof, or to enforce and realize upon the lien and security interest created by this Assignment, the Loan Agreement, the Note, or any of the other Loan Documents (provided, however, that the foregoing shall not be deemed a waiver of Rochester Borrower's right to assert any compulsory counterclaim if such counterclaim is compelled under local law or rule of procedure, nor shall the foregoing be deemed a waiver of Rochester Borrower's right to assert any claim which would constitute a defense, setoff, counterclaim or cross-claim of any nature whatsoever against Lender in any separate action or proceeding).

Section 3.3 OTHER SECURITY. Lender may take or release other security for the payment of the Debt, may release any party primarily or secondarily liable therefor and may apply any other security held by it to the reduction or satisfaction of the Debt without prejudice to any of its rights under this Assignment.

Section 3.4 NON-WAIVER. The exercise by Lender of the option granted it in Section 3.1 of this Assignment and the collection of the Rents and sums due under the Lease

Guaranties and the application thereof as herein provided shall not be considered a waiver of any default by Rochester Borrower under the Note, the Loan Agreement, the Leases, this Assignment or the other Loan Documents. The failure of Lender to insist upon strict performance of any term hereof shall not be deemed to be a waiver of any term of this Assignment. Rochester Borrower shall not be relieved of Rochester Borrower's obligations hereunder by reason of (a) the failure of Lender to comply with any request of Rochester Borrower or any other party to take any action to enforce any of the provisions hereof or of the Loan Agreement, the Note or the other Loan Documents, (b) the release regardless of consideration, of the whole or any part of the Rochester Property, or (c) any agreement or stipulation by Lender extending the time of payment or otherwise modifying or supplementing the terms of this Assignment, the Loan Agreement, the Note, or the other Loan Documents. Lender may, for the payment of the Debt to any other security held by Lender, resort in such order and manner as Lender, in its discretion, may elect. Lender may take any action to recover the Debt, or any portion thereof, or to enforce any covenant hereof without prejudice to the right of Lender thereafter to enforce its rights under this Assignment. The rights of Lender under this Assignment shall be separate, distinct and cumulative and none shall be given effect to the exclusion of the others. No act of Lender shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision.

Section 3.5 BANKRUPTCY.

(a) During the existence of an Event of Default, Lender shall have the right to proceed in its own name or in the name of Rochester Borrower in respect of any claim, suit, action or proceeding relating to the rejection of any Lease, including, without limitation, the right to file and prosecute, to the exclusion of Rochester Borrower, any proofs of claim, complaints, motions, applications, notices and other documents, in any case in respect of the lessee under such Lease under the Bankruptcy Code.

(b) If there shall be filed by or against Rochester Borrower a petition under the Bankruptcy Code, and Rochester Borrower, as lessor under any Lease, shall determine to reject such Lease pursuant to Section 365(a) of the Bankruptcy Code, then Rochester Borrower shall give Lender not less than ten (10) days' prior notice of the date on which Rochester Borrower shall apply to the bankruptcy court for authority to reject the Lease. Lender shall have the right, but not the obligation, to serve upon Rochester Borrower within such ten-day period a notice stating that (i) Lender demands that Rochester Borrower assume and assign the Lease to Lender pursuant to Section 365 of the Bankruptcy Code and (ii) Lender covenants to cure or provide adequate assurance of future performance under the Lease. If Lender serves upon Rochester Borrower the notice described in the preceding sentence, Rochester Borrower shall not seek to reject the Lease and shall comply with the demand provided for in clause (i) of the preceding sentence within thirty (30) days after the notice shall have been given, subject to the performance by Lender of the covenant provided for in clause (ii) of the preceding sentence.

(c) Rochester Borrower shall promptly (i) file all Bankruptcy Claims after the occurrence of the circumstances or events giving rise to such Bankruptcy Claims, and (ii) give Lender notice of (x) the existence of any such Bankruptcy Claims and (y) the deadlines to file any such Bankruptcy Claims. Lender, in its sole and absolute discretion, may file any

Bankruptcy Claim on behalf of itself and the Rochester Borrower if the Rochester Borrower fails to do so within thirty (30) days prior to the deadline for filing any such Bankruptcy Claim.

(d) Lender, in its sole and absolute discretion, may file such transfer of claim notices with respect to the Bankruptcy Claims as set forth in Federal Rule of Bankruptcy Procedure 3001(e), and Rochester Borrower shall (i) not oppose and (ii) take all necessary steps to facilitate the filing of such transfer notices.

ARTICLE 4- NO LIABILITY, FURTHER ASSURANCES

Section 4.1 NO LIABILITY OF LENDER. This Assignment shall not be construed to bind Lender to the performance of any of the covenants, conditions or provisions contained in any Lease or Lease Guaranty or otherwise impose any obligation upon Lender. Lender shall not be liable for any loss sustained by Rochester Borrower resulting from Lender's failure to let the Rochester Property after an Event of Default or from any other act or omission of Lender in managing the Rochester Property after an Event of Default. Lender shall not be obligated to perform or discharge any obligation, duty or liability under the Leases or any Lease Guaranties or under or by reason of this Assignment and Rochester Borrower shall defend, indemnify Lender for, and hold Lender harmless from, any and all liability, loss or damage which may or might be incurred under the Leases, any Lease Guaranties or under or by reason of this Assignment and from any and all claims and demands whatsoever, including the defense of any such claims or demands which may be asserted against Lender by reason of any alleged obligations and undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases or any Lease Guaranties. Should Lender incur any such liability, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured by this Assignment and by the Security Instrument and the other Loan Documents and Rochester Borrower shall reimburse Lender therefor within ten (10) Business Days' following written demand, and upon the failure of Rochester Borrower to do so, Lender may, at its option, declare all sums secured by this Assignment and by the Security Instrument and the other Loan Documents immediately due and payable. This Assignment shall not operate to place any obligation or liability for the control, care, management or repair of the Rochester Property upon Lender, nor for the carrying out of any of the terms and conditions of the Leases or any Lease Guaranties; nor shall it operate to make Lender responsible or liable for any waste committed on the Rochester Property by the tenants or any other parties, or for any dangerous or defective condition of the Rochester Property including, without limitation, the presence of any Hazardous Substances (as defined in the Environmental Indemnity Agreement), or for any negligence in the management, upkeep, repair or control of the Rochester Property resulting in loss or injury or death to any tenant, licensee, employee or stranger.

Section 4.2 NO MORTGAGEE IN POSSESSION. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession" in the absence of the taking of actual ownership of the Rochester Property by Lender. In the exercise of the powers herein granted to Lender, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by Rochester Borrower.

Section 4.3 FURTHER ASSURANCES. Rochester Borrower will, at the cost of Rochester Borrower, and without expense to Lender, do, execute, acknowledge and deliver all

and every such further acts, conveyances, assignments, notices of assignments, transfers and assurances as Lender shall, from time to time, reasonably require for the better assuring, conveying, assigning, transferring and confirming unto Lender the property and rights hereby assigned or intended now or hereafter so to be, or which Rochester Borrower may be or may hereafter become bound to convey or assign to Lender, or for carrying out the intention or facilitating the performance of the terms of this Assignment or for filing, registering or recording this Assignment and, on demand, will execute and deliver and hereby authorizes Lender to execute in the name of Rochester Borrower to the extent Lender may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien and security interest hereof in and upon the Leases.

ARTICLE 5- MISCELLANEOUS PROVISIONS

Section 5.1 CONFLICT OF TERMS. In case of any conflict between the terms of this Assignment and the terms of the Loan Agreement, the terms of the Loan Agreement shall control. In case of any conflict between the assignment of the Rents and the Leases in the Security Instrument and in this Assignment, the terms of this Assignment shall control.

Section 5.2 NO ORAL CHANGE. This Assignment and any provisions hereof may not be modified, amended, waived, extended, changed, discharged or terminated orally, or by any act or failure to act on the part of Rochester Borrower or Lender, but only by an agreement in writing signed by the party against whom the enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

Section 5.3 GENERAL DEFINITIONS. All capitalized terms not defined herein shall have the respective meanings set forth in the Loan Agreement. Unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, words used in this Assignment may be used interchangeably in singular or plural form and the word "Rochester Borrower" shall mean "each Borrower and any subsequent owner or owners of the Rochester Property or any part thereof or interest therein," the word "Lender" shall mean "Lender" and any subsequent holder of the Note", the word "Note" shall mean "the Note and any other evidence of indebtedness secured by the Loan Agreement," the word "Rochester Property" shall include any portion of the Rochester Property and any interest therein, the phrases "attorneys' fees," "legal fees" and "counsel fees" shall include any and all attorneys', paralegals' and law clerk's fees and disbursements, including, but not limited to, fees and disbursements at the pre-trial, trial and appellate levels incurred or paid by Lender in protecting its interest in the Rochester Property, the Leases and the Rents and enforcing its rights hereunder; whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

Section 5.4 INAPPLICABLE PROVISIONS. All rights, powers and remedies provided in this Assignment may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law and are intended to be limited to the extent necessary so that they will not render this Assignment invalid, unenforceable or not entitled to be recorded, registered or filed under the provisions of any applicable law. If any term of this Assignment or any application thereof shall be invalid or unenforceable, this Assignment shall be construed

without such invalid or unenforceable term or the application thereof, and the remainder of this Assignment and any other application of the term shall not be affected thereby.

Section 5.5 GOVERNING LAW. WITH RESPECT TO MATTERS RELATING TO THE CREATION, PERFECTION AND PROCEDURES RELATING TO THE ENFORCEMENT OF LIENS CREATED PURSUANT TO THIS ASSIGNMENT, THIS ASSIGNMENT SHALL BE GOVERNED, CONSTRUED, APPLIED AND ENFORCED IN ACCORDANCE WITH THE LAWS OF THE STATE OF MICHIGAN, IT BEING UNDERSTOOD THAT, EXCEPT AS EXPRESSLY SET FORTH ABOVE IN THIS PARAGRAPH AND THE FULLEST EXTENT PERMITTED BY THE LAWS OF THE STATE OF MICHIGAN, THIS ASSIGNMENT SHALL BE GOVERNED, CONSTRUED, APPLIED AND ENFORCED IN ACCORDANCE WITH THE SUBSTANTIVE LAWS OF THE STATE OF ARIZONA WITHOUT REGARD TO CONFLICTS OF LAW PRINCIPLES, AND ROCHESTER BORROWER AND LENDER (BY ITS ACCEPTANCE HEREOF) AGREE THAT THE PROPER VENUE FOR ANY MATTERS IN CONNECTION HEREWITH SHALL BE IN THE STATE OR FEDERAL COURTS LOCATED IN MICHIGAN OR ARIZONA, AS LENDER MAY ELECT AND ROCHESTER BORROWER HEREBY SUBMITS ITSELF TO THE JURISDICTION OF SUCH COURTS FOR THE PURPOSE OF ADJUDICATING ANY MATTERS RELATED TO THE LOAN.

Section 5.6 TERMINATION OF ASSIGNMENT. Upon payment in full of the Debt and performance of the Other Obligations in full when they are required to be performed, (i) this Assignment shall become and be void and of no effect, and (ii) promptly upon Rochester Borrower's request, Lender shall execute a termination or release of this Assignment and cause an executed original of such termination or release in recordable form and any other document reasonably requested by Rochester Borrower in connection with the termination or release of this Assignment to be delivered to Rochester Borrower, in each case, at the sole cost and expense of Rochester Borrower. Rochester Borrower shall pay Lender's actual costs incurred in terminating or releasing this Assignment.

Section 5.7 NOTICES. All notices or other written communications hereunder shall be delivered in accordance with Section 12.6 of the Loan Agreement.

Section 5.8 WAIVER OF TRIAL BY JURY. ROCHESTER BORROWER AND LENDER (BY ITS ACCEPTANCE HEREOF) HEREBY WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, THE RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM, WHETHER IN CONTRACT, TORT OR OTHERWISE, RELATING DIRECTLY OR INDIRECTLY TO THE LOAN EVIDENCED BY THE NOTE, THE APPLICATION FOR THE LOAN EVIDENCED BY THE NOTE, THIS ASSIGNMENT, THE NOTE, THE OTHER LOAN DOCUMENTS, OR ANY ACTS OR OMISSIONS OF LENDER, ITS OFFICERS, EMPLOYEES, DIRECTORS, OR AGENTS IN CONNECTION THEREWITH.

Section 5.9 RECOURSE. The provisions of Section 12.20 of the Loan Agreement are hereby incorporated by reference into this Assignment to the same extent and with the same force as if fully set forth herein.

Section 5.10 MICHIGAN INSERT. The assignment of rents, income, issues, revenues and profits granted herein is made pursuant to, and includes, but is not limited to, all rights conferred by M.C.L.A. 554.1051, et seq and pursuant to Act No. 66 of the Michigan Public Acts of 1956 (M.C.L.A. 565.81, et seq.) (collectively and as they may be amended from time-to-time, the "**Assignment Statutes**") such assignment shall run with the land and be good and valid as against Borrower and those claiming by, under or through Borrower, from the date of recording of this Assignment. Such assignment shall continue to be operative during the foreclosure or any other proceedings taken to enforce this Assignment. In the event of a foreclosure sale which results in a deficiency, this assignment shall stand as security during the redemption period for the payment of such deficiency. Such assignment is given as collateral security only and does not and shall not be construed as obligating Lender to perform any of the covenants or undertakings required to be performed by Borrower as landlord, under or pursuant to any Leases.

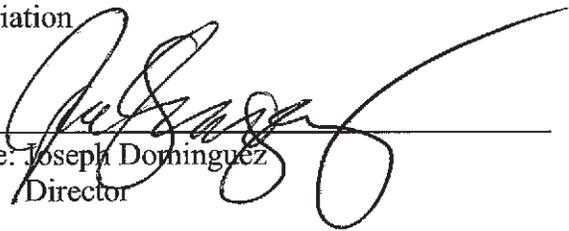
Section 5.11 HEADINGS, ETC. The headings and captions of various paragraphs of this Assignment are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

[NO FURTHER TEXT ON THIS PAGE]

IN WITNESS WHEREOF, THIS AMENDED AND RESTATED ASSIGNMENT OF LEASES AND RENTS has been executed by Lender as of the day and year first above written.

LENDER:

BMO BANK N.A., a national banking association

By: 
Name: Joseph Dominguez
Title: Director

ACKNOWLEDGMENT

STATE OF Illinois)
) ss.
COUNTY OF cook)

I, Tasha Underwood, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Joseph Dominguez, the Director of BMO BANK N.A., personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given my hand and notarial seal this 9 day of June, 2025.




Notary Public
NAME: TASHA UNDERWOOD
My Commission Expires:
3-9-27
3/9/2027

EXHIBIT A**LEGAL DESCRIPTION OF ROCHESTER PROPERTY**

Tract A:

As-Built Area "A": PT 15-15-101-003

Land in the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as follows: Commencing at the Northwest corner of said Section 15; thence East along the North line of said Section, 704.02 feet; thence South 02 degrees 18 minutes 20 seconds West 795.31 feet; thence East 76.83 feet to the Point of Beginning; thence North 89 degrees 55 minutes 21 seconds East 112.99 feet; thence South 00 degrees 01 minute 49 seconds East 204.08 feet; thence South 89 degrees 58 minutes 51 seconds West 124.87 feet; thence North 00 degrees 01 minute 49 seconds West 50.17 feet; thence North 89 degrees 55 minutes 21 seconds East 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 153.78 feet to the Point of Beginning.

Tract B:

As-Built Area "B": PT 15-15-101-003

Land in the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as follows: Commencing at the Northwest corner of said Section 15; thence East along the North line of said Section, 704.02 feet; thence South 02 degrees 18 minutes 20 seconds West 999.45 feet; thence East 73.27 feet to the Point of Beginning; thence North 89 degrees 58 minutes 51 seconds East 124.87 feet; thence South 00 degrees 01 minute 49 seconds East 264.50 feet; thence North 89 degrees 58 minutes 59 seconds West 112.99 feet; thence North 00 degrees 01 minute 49 seconds West 153.78 feet; thence North 89 degrees 58 minutes 59 seconds West 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 61.10 feet; thence South 89 degrees 58 minutes 59 seconds East 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 38.63 feet; thence South 89 degrees 55 minutes 21 seconds West 11.88 feet; thence North 00 degrees 01 minute 49 seconds West 10.93 feet to the Point of Beginning.

Tract C: PT 15-15-601-002

Non-exclusive easements, as created, limited and defined on that certain Easement Agreement recorded in Liber 35013, Page 211, Oakland County records.

Tract D: PT 15-15-601-001

Non-exclusive easements, as set forth in the document entitled "Easement Agreement" recorded March 25, 1974, as Liber 6264, Page 76 and Corrected Easement Agreement recorded in Liber 6431, Page 498 of Official Records.

Tract E:

Non-exclusive easements, as set forth in the document entitled "Easement Agreement (Shared Lobby)" recorded June 17, 2013, as Liber 45933, Page 462 of Official Records.

1101 W UNIVERSITY DR ROCHESTER HILLS, MI 48307-1863 (Property Address)

Parcel Number: 70-15-15-101-003



Property Owner: 1135 WEST UNIVERSITY DRIVE LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 1
 - Total Sq.Ft.: N/A
- > Assessed Value: \$0 | Taxable Value: \$0
- > 519 Building Department records found
- > Property Tax information found

Important Message

The City of Rochester Hills does not guarantee that information on this web site is accurate, timely or complete, although the City strives to meet those criteria. Please contact the following departments if you believe there are errors in the data; PropertyTaxes, Special Assessments, and Miscellaneous Receivables - Treasury Department 248-656-4675, Assessments - Assessing Department 248-656-4605, Permits - Building Department 248-656-4615. Any errors or omissions will not negate the taxes or special assessments that are due and payable. The official records are at the Rochester Hills City Hall for current year tax collections only. Payments made for delinquent taxes are not reflected on this website. To determine if a payment has been made after the current collection period, contact the Oakland County Treasurer at 248-858-0611 or click [here](#) for the Access Oakland web site.

All Special Assessment/Miscellaneous Receivables payments must be on separate checks. Please call 248-656-4688 to check for **water and/or sewer assessments**. Please call Priority Waste at 855-927-8365 to check for outstanding **Solid Waste account balances**. Please view the Winter tax bill for any tax assigned **road paving installments**. If you need to inquire about **false alarms charges** that may occur during the current month that have not yet been reported to or billed by the City Treasurer, you may contact the Sheriff's office at 248-537-3511. You may inquire about **weed control charges** that may occur during the current month that have not yet been reported to or billed by the City Treasurer, by contacting welchj@rochesterhills.org. Our weed cutting season runs May 1 - Nov 1.

Owner and Taxpayer Information

Owner	1135 WEST UNIVERSITY DRIVE LLC 3420 E SHEA BLVD, STE 200 PHOENIX, AZ 85028-3348	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	70 CITY OF ROCHESTER HILLS
School District	ROCHESTER COMMUNITY SCH DIST	Assessed Value	\$0
MAP #	<i>No Data to Display</i>	Taxable Value	\$0
USER NUM IDX	0	State Equalized Value	\$0
USER ALPHA 1		Date of Last Name Change	07/01/2025
USER ALPHA 3		Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
USER ALPHA 2		Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	X \$0	\$0	\$0

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$0	\$0	\$0
2016	\$0	\$0	\$0
2015	\$0	\$0	\$0
2014	\$0	\$0	\$0
2013	\$0	\$0	\$0
2012	\$0	\$0	\$0
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0
2008	\$0	\$0	\$0
2007	\$0	\$0	\$0
2006	\$0	\$0	\$0
2005	\$648,000	\$648,000	\$554,650

Land Information

Zoning Code	<i>Not Available</i>	Total Acres	0.000
Land Value	\$0	Land Improvements	<i>Not Available</i>
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	ME	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>Not Available</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

T3N, R11E, SEC 15 PART OF NW 1/4 BEG AT PT DIST E 704.02 FT FROM NW SEC COR, TH E 698.38 FT, TH S 719.83 FT, TH S 88-19-30 E 179.71 FT, TH S 02-27-00 W 920 FT, TH W 904.99 FT, TH N 02-18-20 E 1645.57FT TO BEG EXC THAT PART IN VILLAGE LIMITS, ALSO EXC N 60 FT TAKEN FOR RD 26.16 A TAX SPLIT TO 15-601-001 & 15-101-003-ACT189-1 8/31/05

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	01/01/0001	Unallocated Div.s Transferred	<i>Not Available</i>
Acreeage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/09/2024	\$14,300,000.00	QC	CRITTENTON HOSPITAL MEDICAL CENTER	1135 WEST UNIVERSITY DRIVE LLC	33-TO BE DETERMINED	59920.292
01/31/2005	\$7,650,000.00	PTA	CRITTENTON GENL HOSPITAL	WALTON CRITTENTON MOB LLC	21-NOT USED/OTHER	

Building Information - 0 sq ft Medical - Office Buildings (Commercial)

Floor Area	0 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Medical - Office Buildings	Class	A
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	<i>No Data to Display</i>	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	85%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	7 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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×



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LOCATION NUMBER:

2110

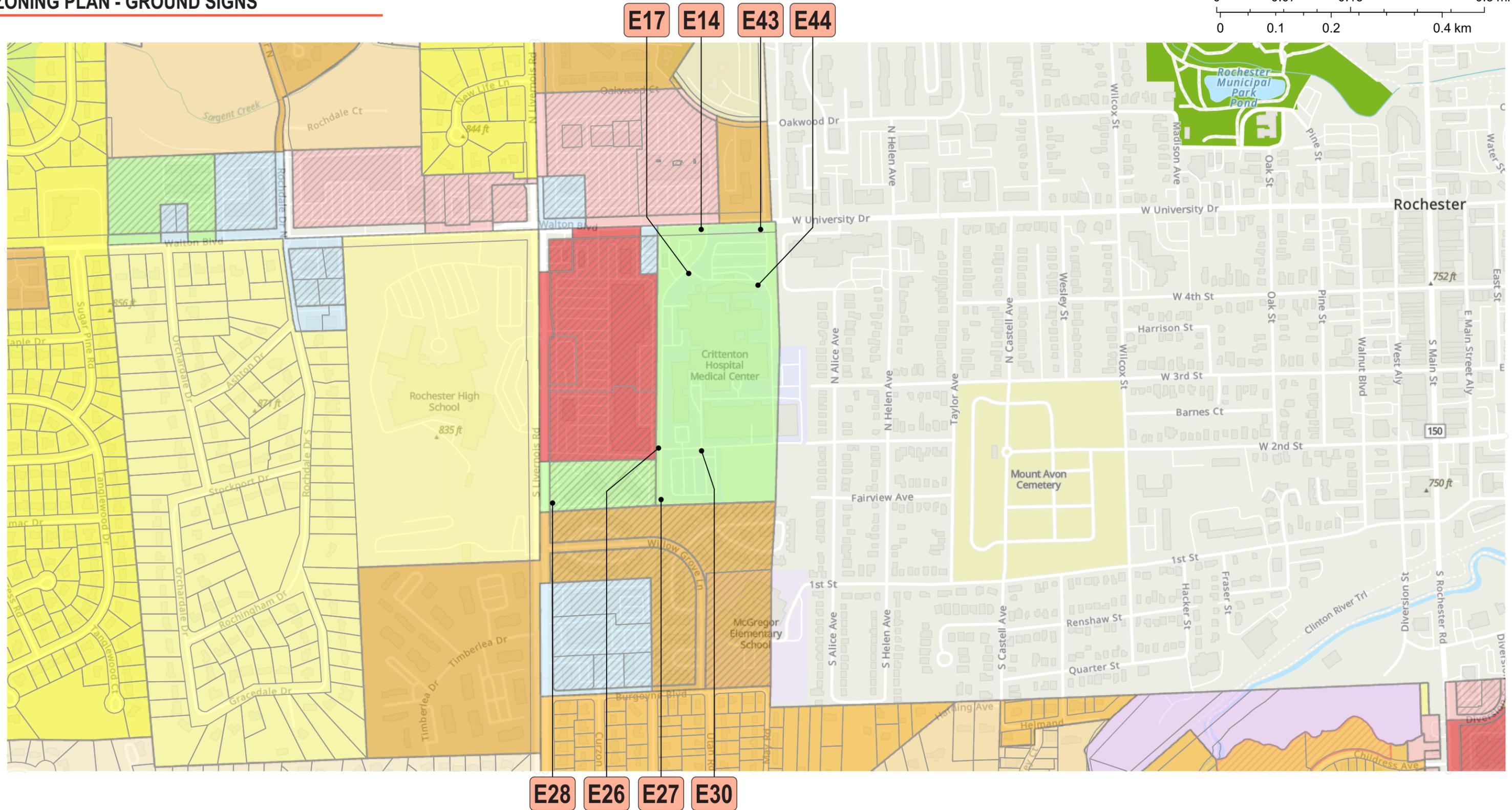
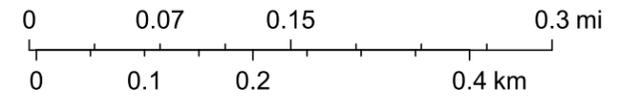
SITE ADDRESS:

1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

[View in Google Maps](#)

**HENRY
FORD
HEALTH**

ZONING PLAN - GROUND SIGNS



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CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

PAGE NO.:
3

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR	Added zoning plan page to brandbook				
Rev 6	559166	10/20/25 NS					

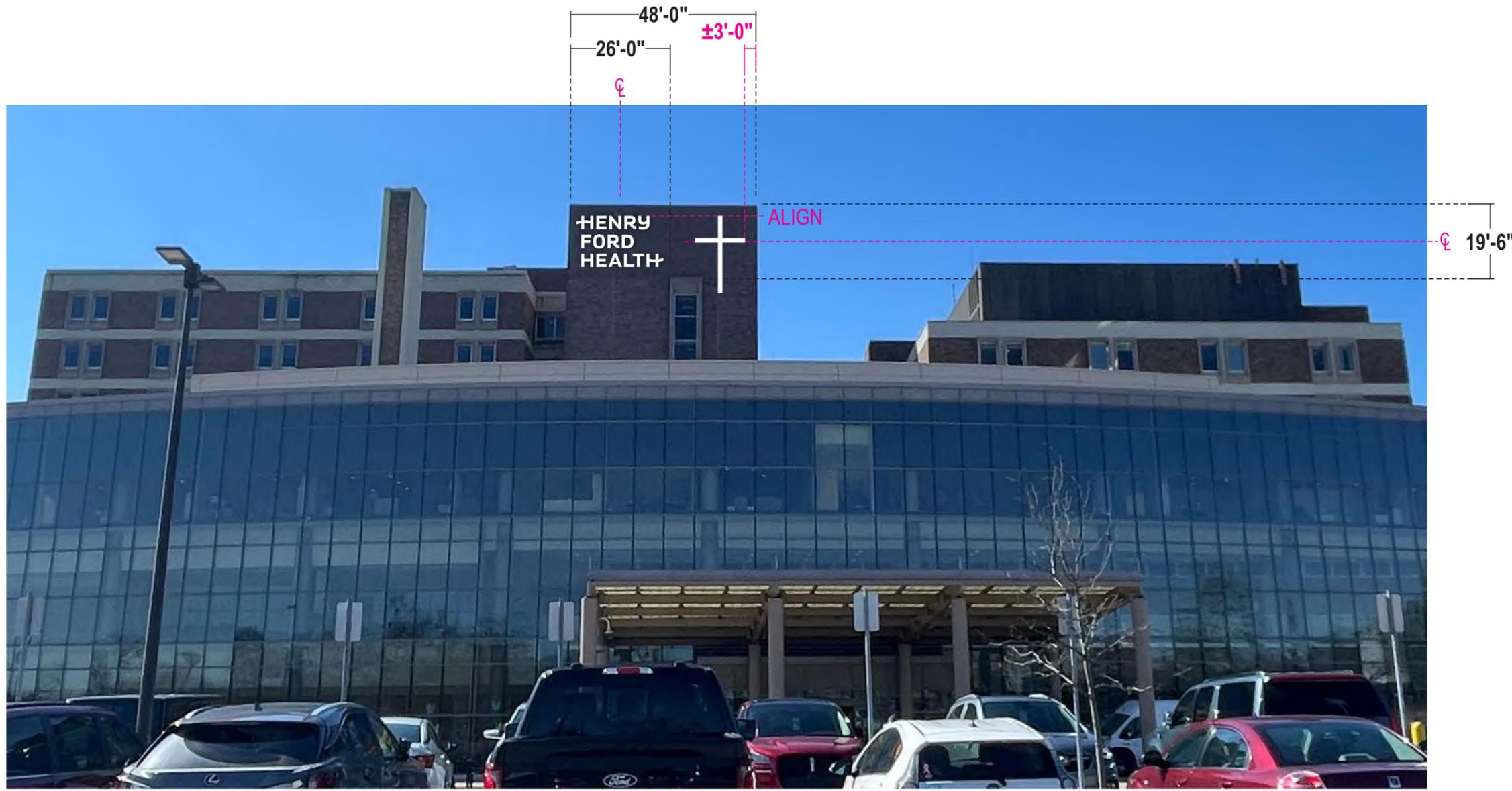
E06

NORTH ELEVATION

Scale: 1/32"=1'-0"

E06b

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	302.2



PROPOSED SIGNAGE

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48307-1863

PAGE NO.:
4

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1236932

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89324

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NATHAN FRAZIER

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Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

E06

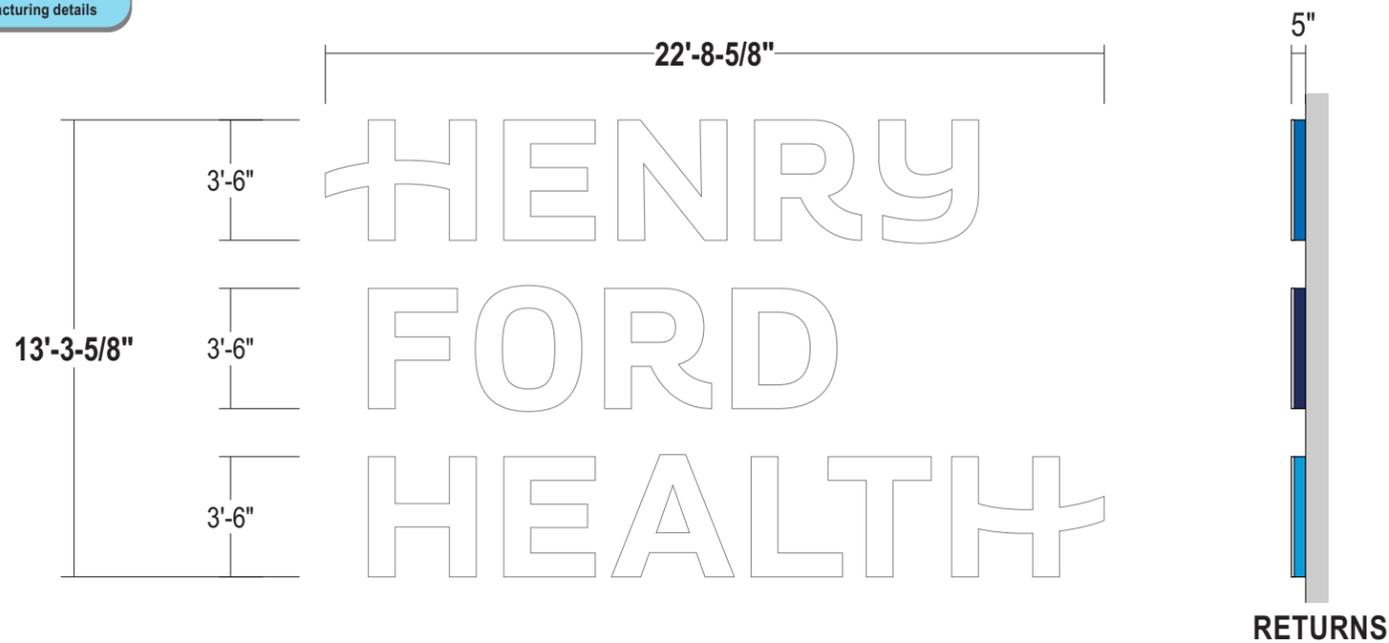
ILLUM. CHANNEL LETTERS - WHITE

LIF-42-VERT1-W

Scale: 3/16"=1'-0"

302.2 square feet

refer to
MAVEN
CONTROL DOCUMENTS
for manufacturing details



- FACES:** .177" #7328 White acrylic
- TRIMCAP:** 1" Std. White Jewelite
- RETURNS:** 'HENRY' - 5" deep .063" alum. - painted HFH Med. Blue; semi gloss finish
 'FORD' - 5" deep .063" alum. - painted HFH Dk. Blue; semi gloss finish
 'HEALTH' - 5" deep .063" alum. - painted HFH Lt. Blue; semi gloss finish
 Interior painted with light enhancement paint
- BACKS:** .090" Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Brick
- INSTALL:** Thru bolted flush using all thread into blocking as required
 12" standard length of threaded rod will be supplied unless otherwise noted
 3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE LETTERSET REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

COLOR PALETTE

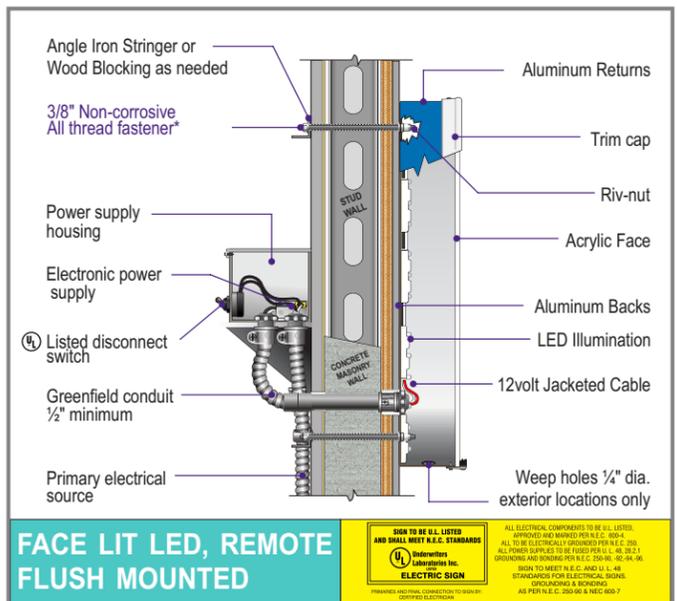
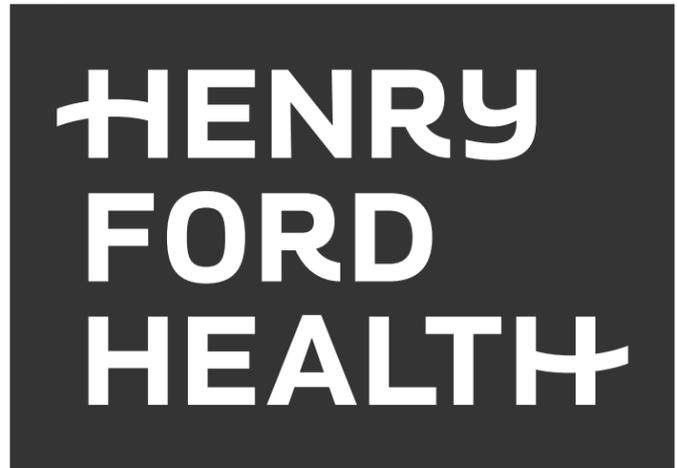
- Matthews MP 6425sp Satin High Hide White
- Matthews MP 74601 R 211027; Semi Gloss
- Matthews MP 106752 R 213116; Semi Gloss
- Matthews MP79491 R211027; Semi Gloss

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

FACE LIT CHANNEL LETTERS



SIMULATED NIGHTTIME VIEW



FACE LIT LED, REMOTE FLUSH MOUNTED

ALL ELECTRICAL COMPONENTS TO BE UL LISTED, APPROVED AND MARKED PER N.E.C. 600.4 ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER N.E.C. 40.20.21 OPERATING AND BONDING PER N.E.C. 250.46-46.48. SIGN TO MEET N.E.C. AND I.L. 48 STANDARDS FOR ELECTRICAL SIGNS. (SPONSORING & BONDING AS PER N.E.C. 250.46 & 250.48-2)

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

PAGE NO.:
5

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS	
Rev 1	532600	05/22/25 BLAN	
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Rev 3	540328	07/08/25 AKS	
Rev 4	547241	08/13/25 AKS	
Rev 5	558776	10/15/25 CR	
Rev 6	559166	10/20/25 NS	

Rev #	Req #	Date/Artist	Description
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Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 9	570949	12/30/25 CR	
Rev 10	573703	01/16/26 Z-RU	
Rev 11	575710	01/28/26 CR	

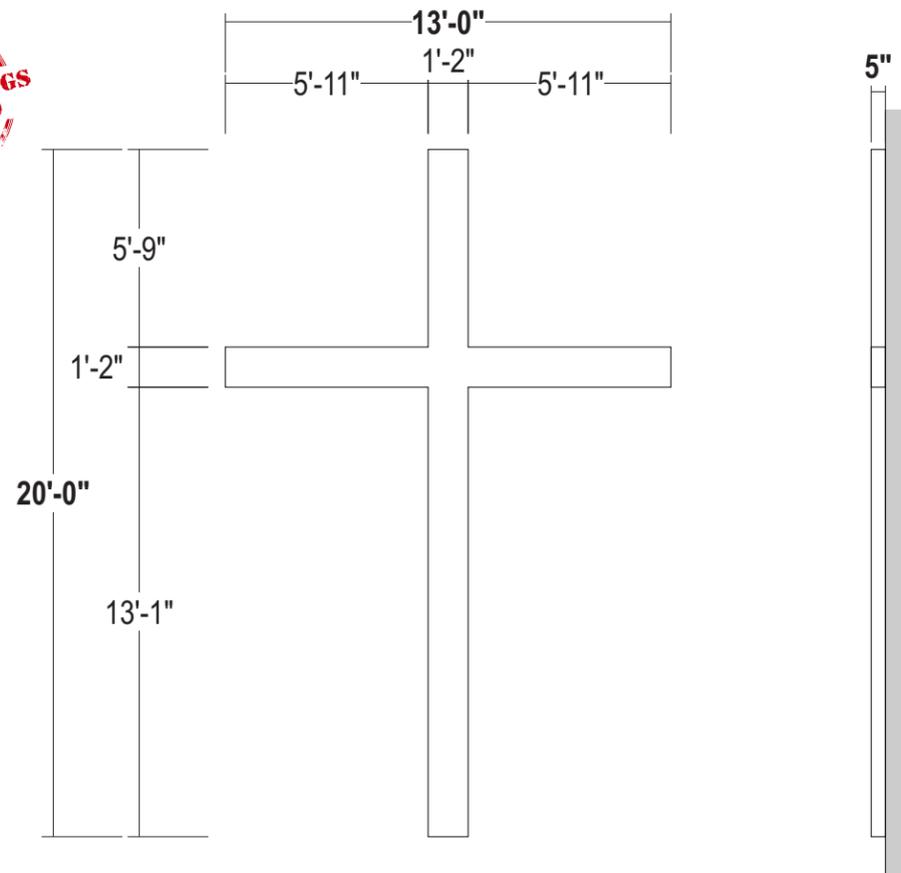
E06b

NON-ILLUMINATED REVERSE CHANNEL LETTER CROSS - WHITE

RCL240.n.al.f

Scale: 3/16"=1'-0"

200.0 square feet



SEAM PLACEMENT
TBV BY ENGINEERING

COLOR PALETTE

Matthews MP 6425sp
Satin High Hide White

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

- FACES:** .125" aluminum faces painted white
- RETURNS:** 5" deep .090" alum. returns welded to faces, all welds ground smooth, painted white
- WALL MATL.:** Brick
- INSTALL:** Pan head screws through return into 2" aluminum angle clips. Angle clips thru bolted flush to wall using all thread into blocking as required 12" standard length of threaded rod will be supplied unless otherwise noted 3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE REQUIRED

NON-ILLUM. FAB'D DIMENSIONAL LETTERS

CHL-05 Scale: 3=1'-0"

ADDITIONAL FRAMING REQUIREMENTS
TBV BY ENGINEERING

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PAGE NO.:
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NATHAN FRAZIER

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Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

E68 WEST ELEVATION
Scale: 1/16"=1'-0"

EXISTING SIGN SF:	±220.1
PROPOSED SIGN SF:	109.4



Existing ±3'-10' x ±57'-5" letterset to be removed & replaced
Wall to be repaired as required;
Fill holes w/ matching caulking.



PROPOSED SIGNAGE

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PAGE NO.:
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SITE NUMBER:
2110

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Rev 2	537667	06/18/25 AKS		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	Added new sign from HFH-AS-111
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	Moved sign pages earlier in brandbook, behind other chl ltrs
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

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E68

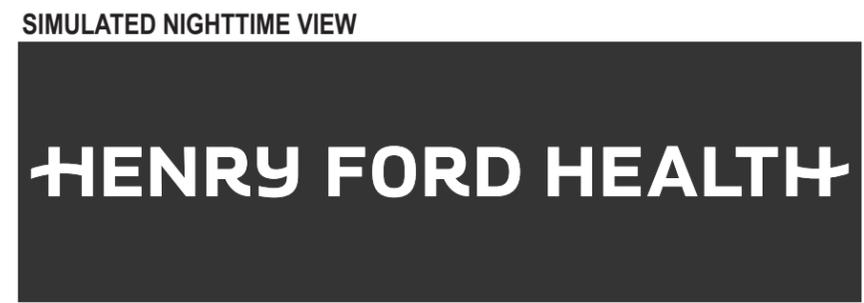
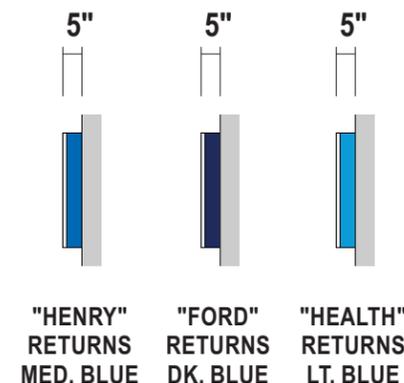
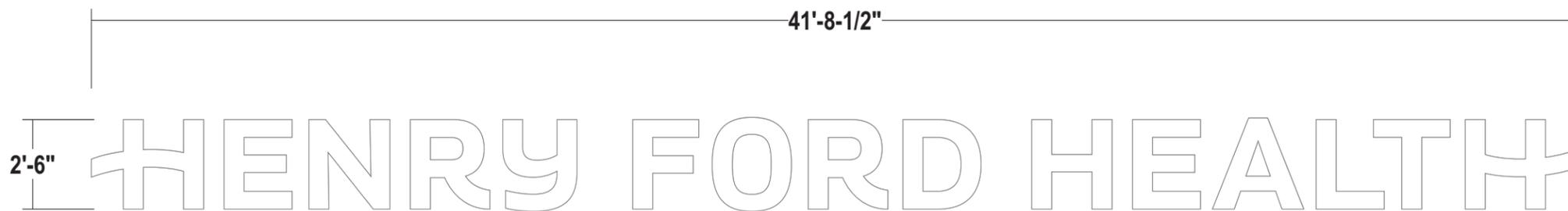
ILLUM. CHANNEL LETTERS - HORIZONTAL - WHITE

LIF-30-HORZ1-W

Scale: 1/4"=1'-0"

109.4 square feet

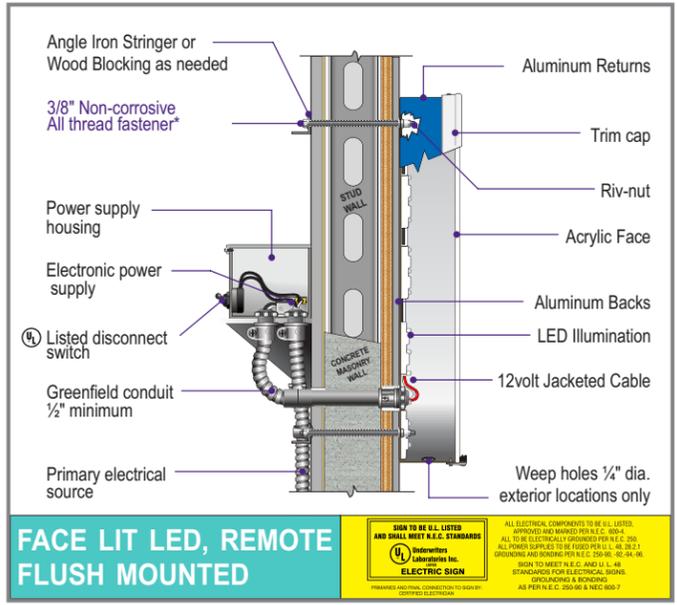
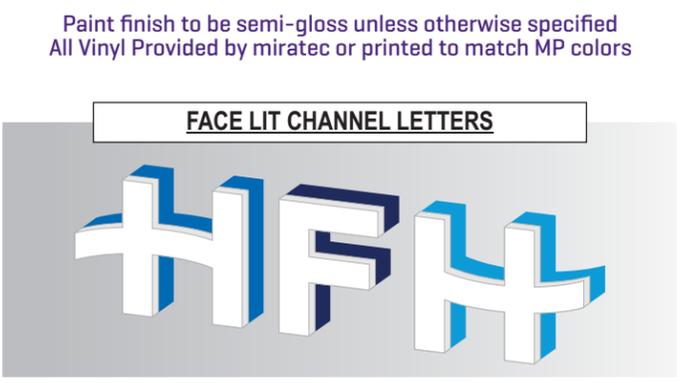
refer to MAVEN CONTROL DOCUMENTS for manufacturing details



- FACES: .177" #7328 White acrylic
TRIMCAP: 1" Std. White Jewellite
RETURNS: 'HENRY' - 5" deep .063" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .063" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .063" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint
BACKS: .090" Alum. - Interior painted White
ILLUMINATION: White LED's as required by manufacturer; REMOTE POWER SUPPLIES
WALL MATL.: Brick
INSTALL: Thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
QUANTITY: (1) ONE LETTERSET REQUIRED

COLOR PALETTE
Matthews MP 6425sp Satin High Hide White
Matthews MP 74601 R 211027; Semi Gloss
Matthews MP 106752 R 213116; Semi Gloss
Matthews MP79491 R211027; Semi Gloss

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

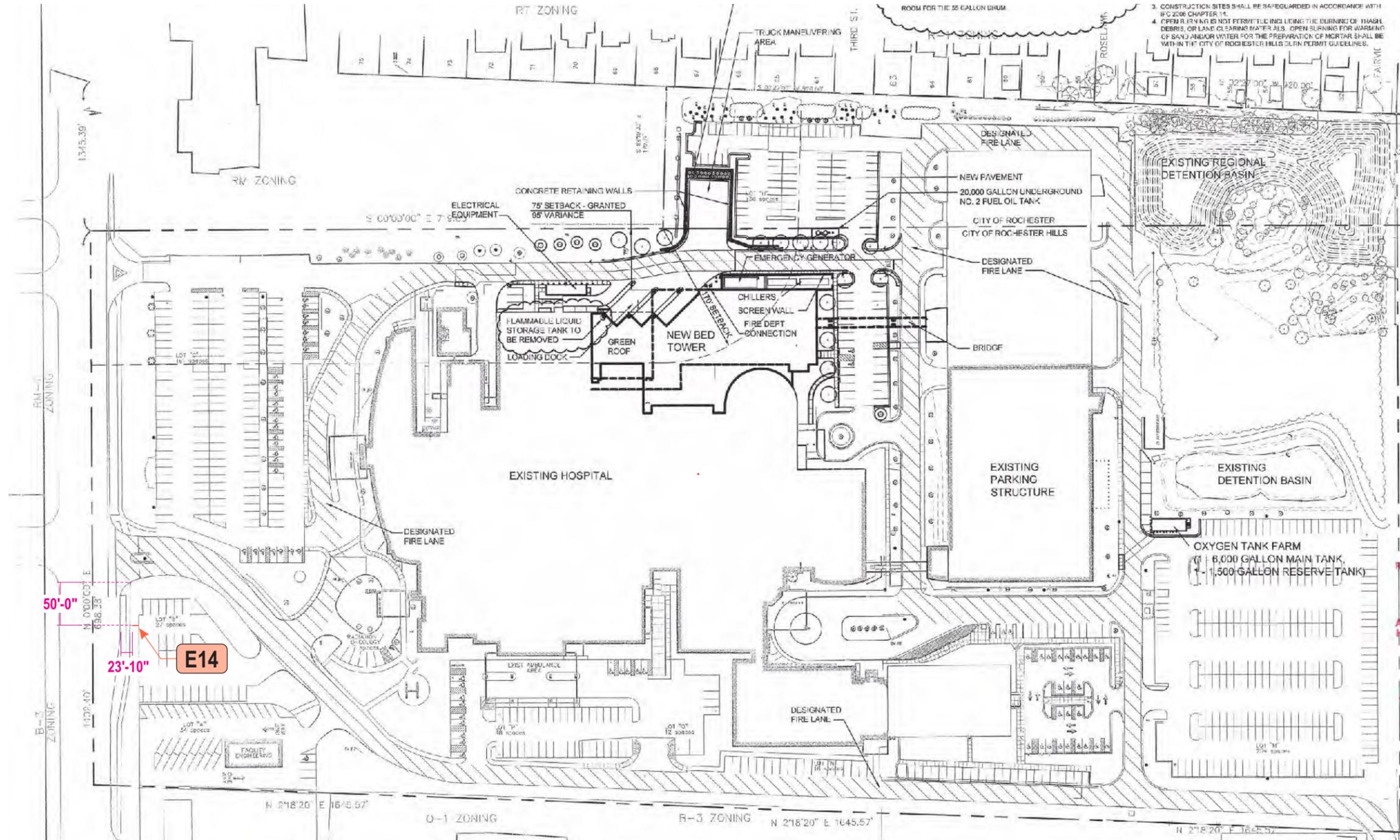


Stratus logo and contact information: onestratus.com, 8959 Tyler Boulevard Mentor, Ohio 44060, 888.503.1569

Table with client information (HENRY FORD HEALTH), order details (ORDER NUMBER: 1236932, PROJECT NUMBER: 89324), and a revision log table with columns for Rev #, Req #, Date/Artist, and Description.

E14 SITE PLAN & SETBACKS

Scale: 1/128"=1'-0"



Stratus

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Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

PAGE NO.:
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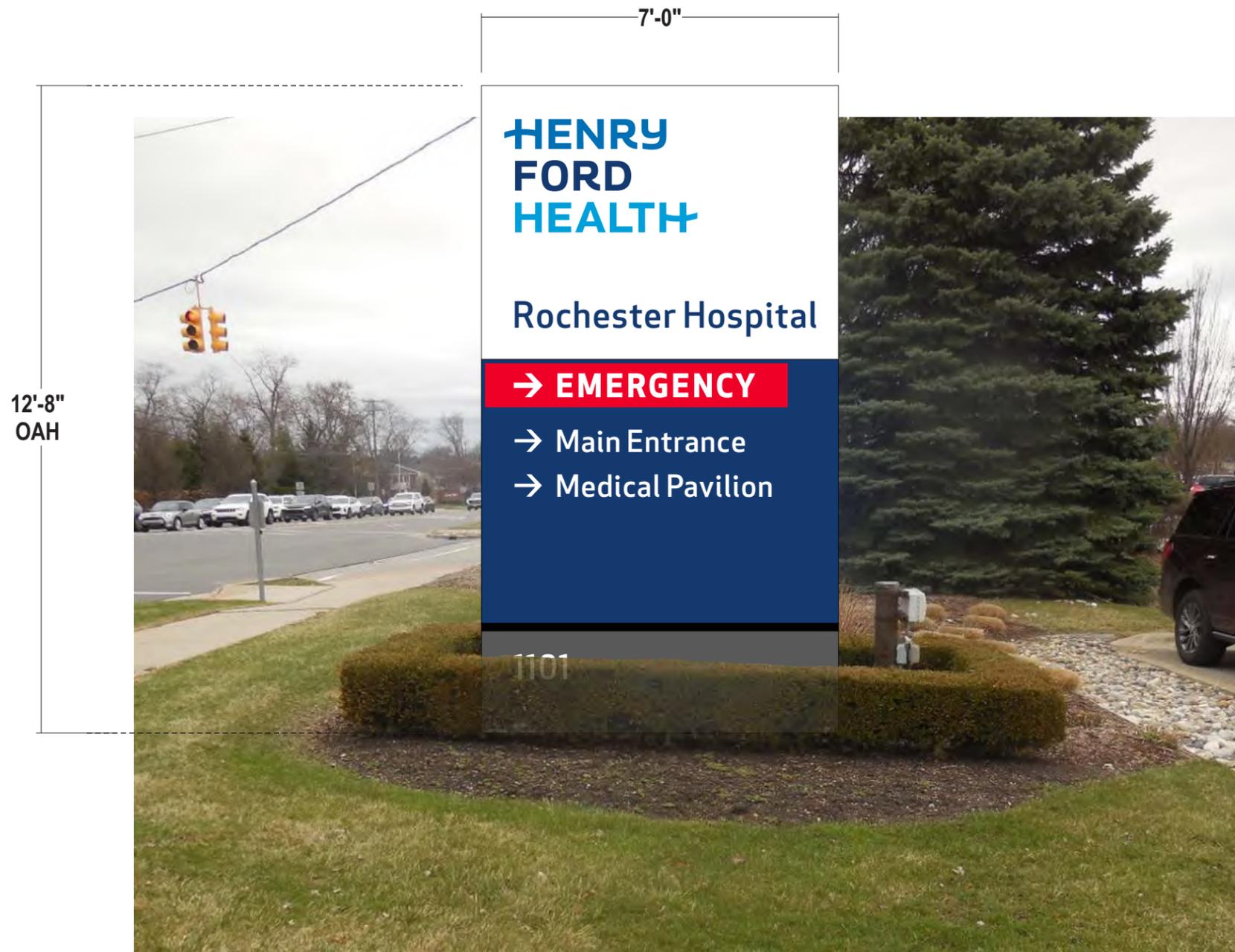
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Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

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E14 ELEVATION @ D/F ILLUM MONUMENT
Scale: 3/8"=1'-0"

PE-12-IL

EXISTING SIGN SF:	44.2
PROPOSED SIGN SF:	88.7



PROPOSED SIGNAGE



Existing 6'-9-1/2" x 6'-6" monument to be removed & replaced; Install far enough away to avoid existing footer

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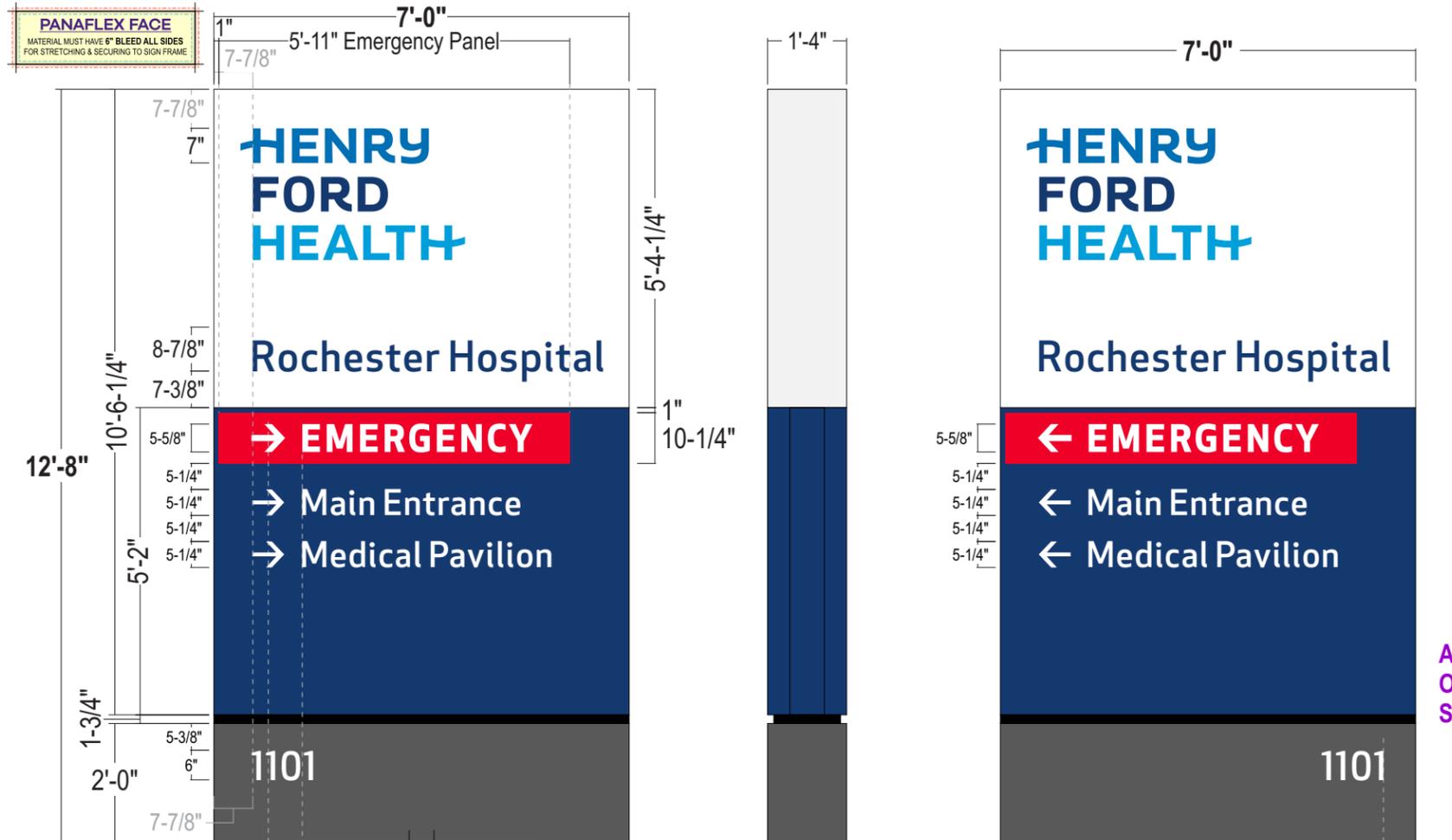
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Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

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E14 D/F ILLUMINATED EMERGENCY PYLON SIGN PE-12-IL
 Scale: 3/8"=1'-0" 88.7 square feet

See Engineering Drawing For all Details

refer to MAVEN CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0036F for manufacturing details



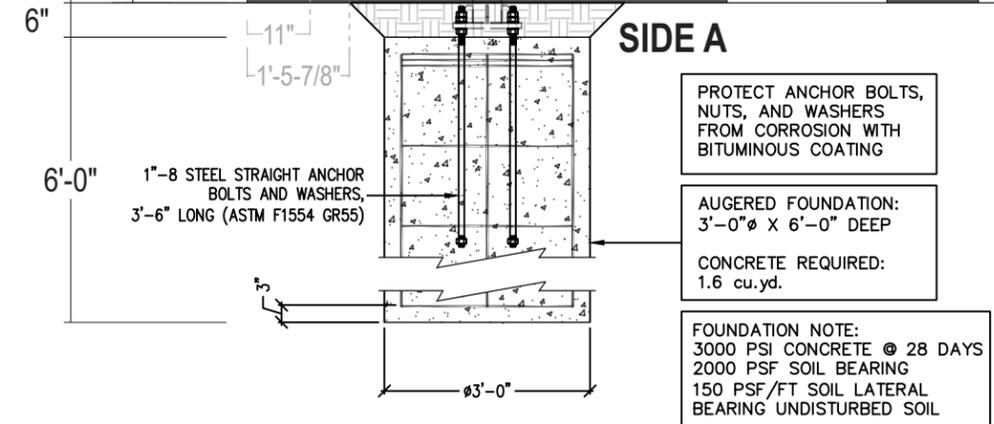
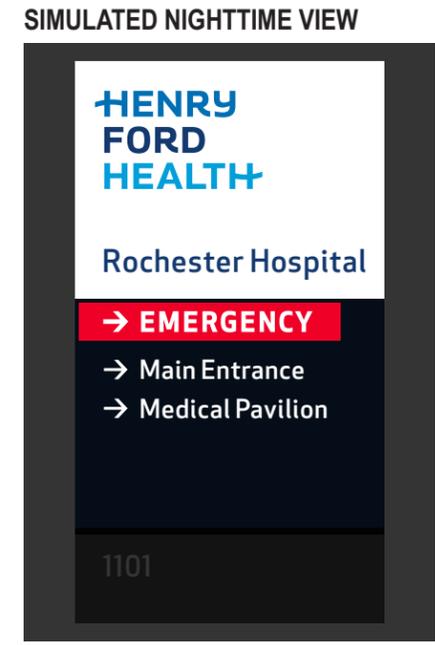
- CABINET:** 16" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of emergency panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied reflective white vinyl graphics
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE D/F PYLON SIGN REQUIRED

ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors



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 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT:
 HENRY FORD HEALTH

ADDRESS:
 1101 W UNIVERSITY DR
 ROCHESTER, MI
 48307-1863

PAGE NO.:
 11

ORDER NUMBER:
 1236932

SITE NUMBER:
 2110

ELECTRONIC FILE NAME:
 K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
 89324

PROJECT MANAGER:
 NATHAN FRAZIER

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EXISTING SIGN SF:	18.1
PROPOSED SIGN SF:	45



PROPOSED SIGNAGE



Existing 7'-3" x 2'-6" monument to be removed & replaced; Install far enough away to avoid existing footer

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CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

PAGE NO.:
12

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR	Revised arrows & readings per request comments / notes	Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

E17 D/F ILLUMINATED PYLON SIGN

PE-9-IL

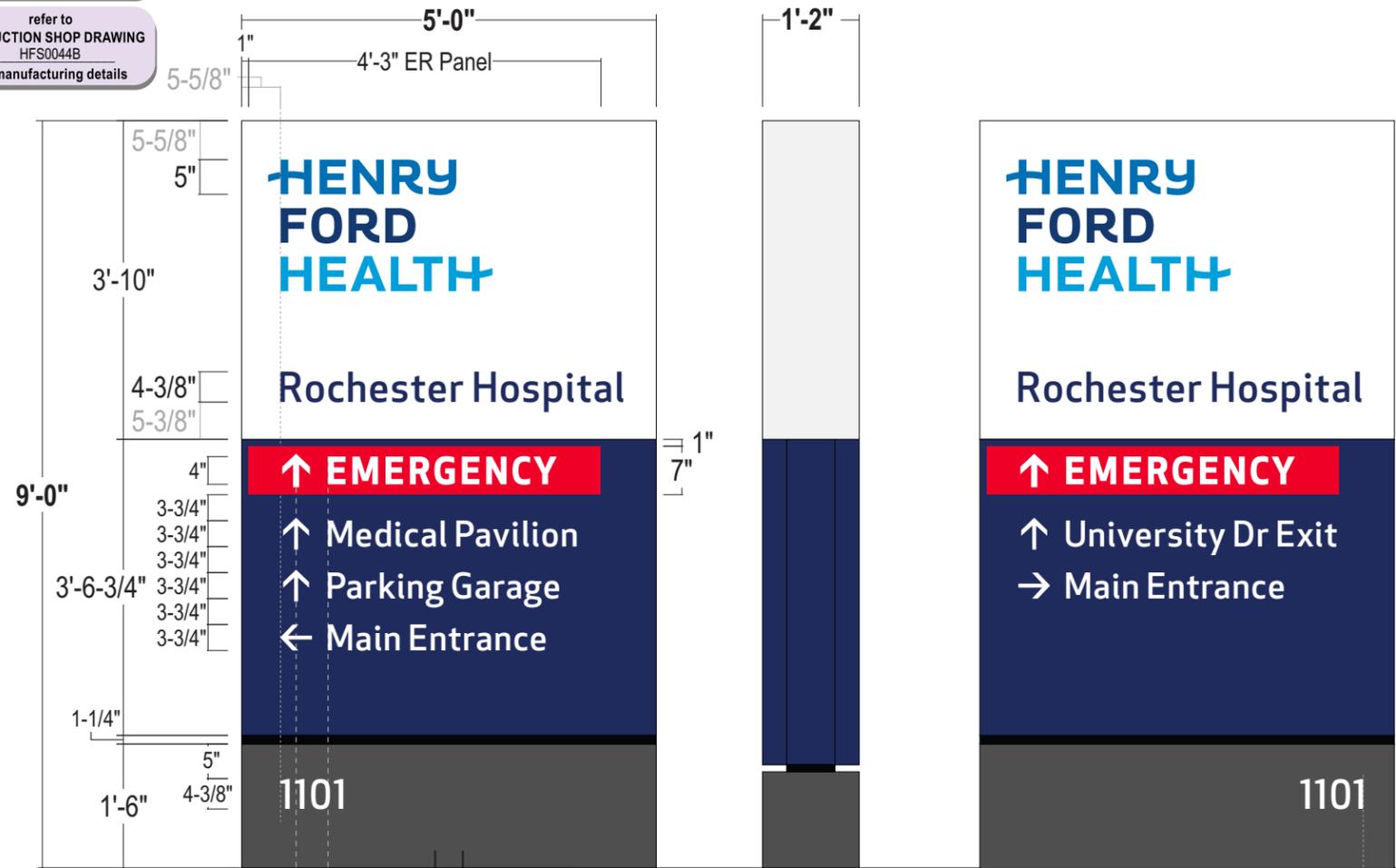
Scale: 1/2"=1'-0"

45 square feet

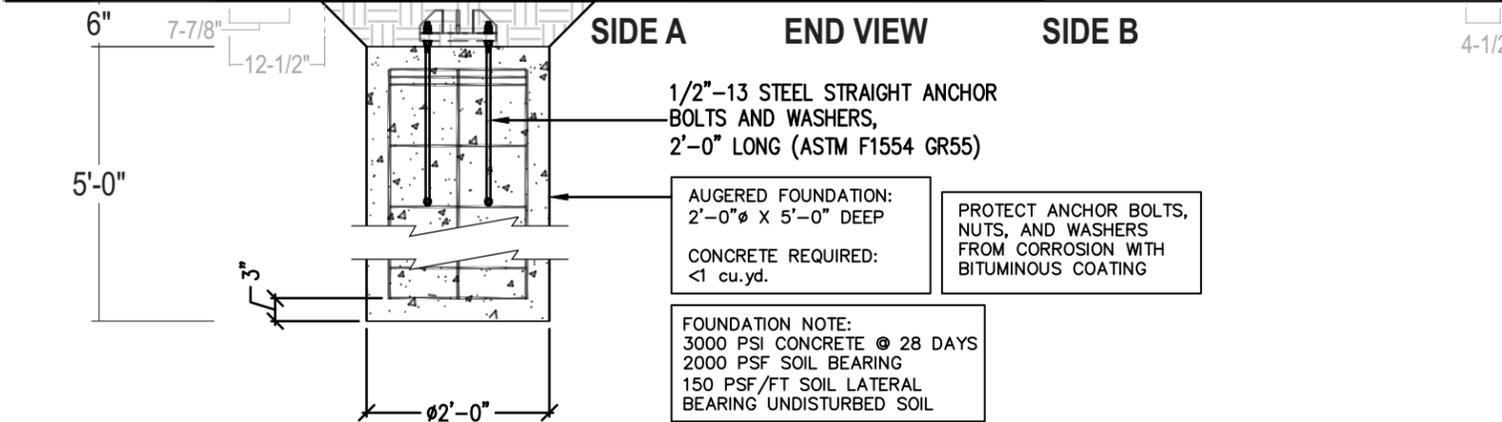
See Engineering Drawing For all Details

refer to
MAVEN
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0044B
for manufacturing details



ADDRESS NUMERALS
ORIENTED TOWARD
STREET SIDE



CABINET: 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin;
Painted to match colors shown

FACES: **Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical

REVEAL: Alum. Construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

ADDRESS: Surface applied Reflective vinyl graphics to match colors shown

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*

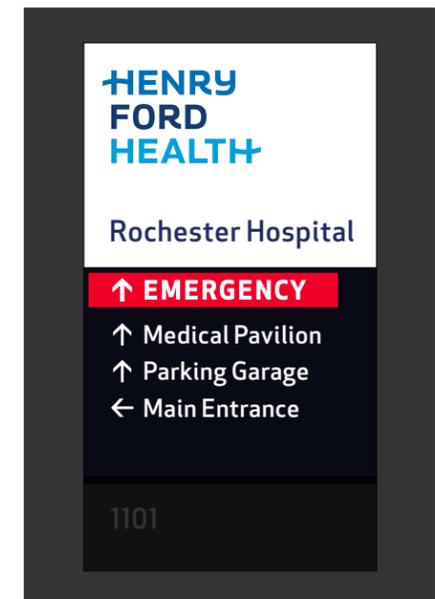
QUANTITY: (1) ONE PYLON SIGN REQUIRED

COLOR PALETTE

Matthews MP 6425sp Satin High Hide White; Semi Gloss	Digitally printed to match Pantone 2387
Matthews MP 74601 R 211027; Semi Gloss	Digitally printed to match Pantone 2748
Matthews MP 18243 R 212556; Semi Gloss	Digitally printed to match Pantone 2925
Matthews MP 30914 Semi Gloss	3M 3630-43 Translucent Red
	3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

SIMULATED NIGHTTIME VIEW



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48307-1863

PAGE NO.:
13

ORDER NUMBER:
1236932

SITE NUMBER:
2110

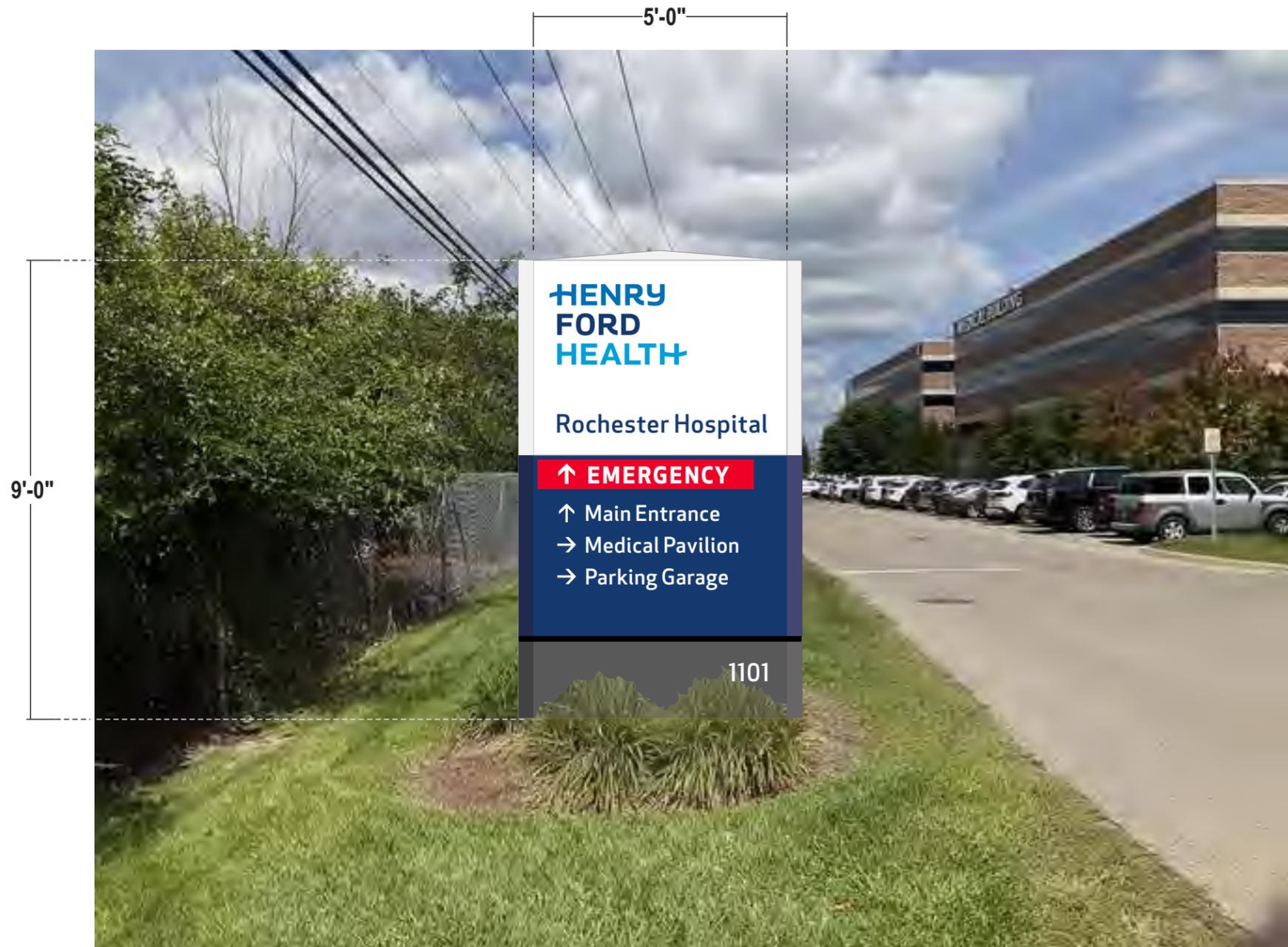
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K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR	Revised arrows & readings per request comments / notes	Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

EXISTING SIGN SF:	30.6
PROPOSED SIGN SF:	45



PROPOSED SIGNAGE



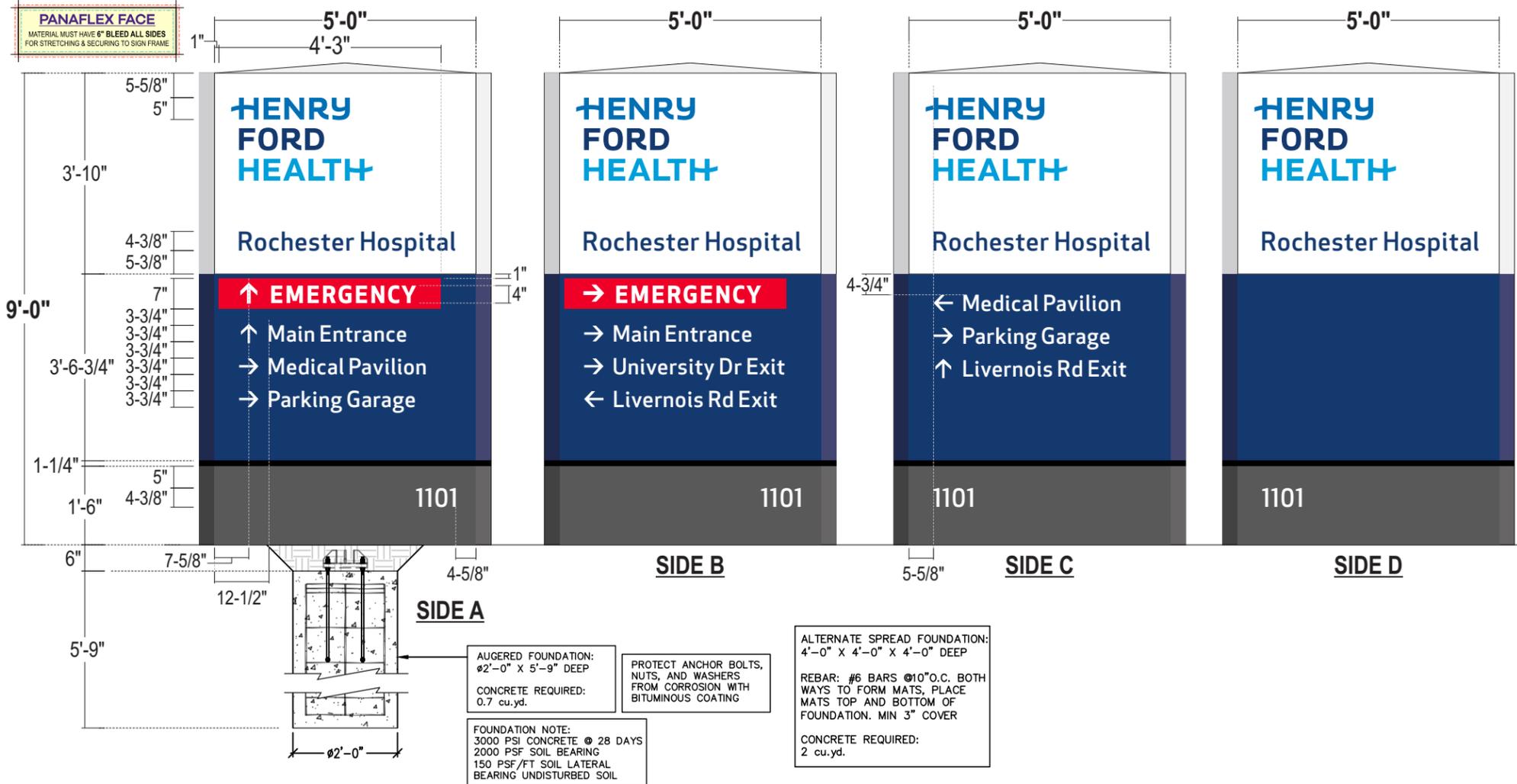
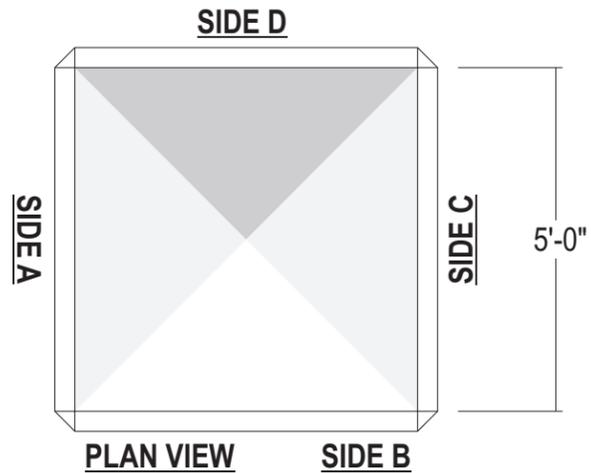
Existing 6'-6-3/4" x 4'-8" [9'-2-3/4"OAH] directional to be removed & replaced. Re-use existing electrical; Install far enough away to avoid existing footer

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
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Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

E26 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY PE4-9-IL
 Scale: 3/8"=1'-0" 45 square feet

refer to MAVEN CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0149A for manufacturing details



CABINET: 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

TOP: .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish

REVEAL: Alum. construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

ADDRESS: Surface applied reflective vinyl graphics to match colors shown

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See shop drawing for additional details*

QUANTITY: (1) ONE PYLON SIGN REQUIRED



COLOR PALETTE

- Matthews MP 6425sp Satin High Hide White; Semi Gloss
- Matthews MP 74601 R 211027; Semi Gloss
- Matthews MP 18243 R 212556; Semi Gloss
- Matthews MP 30914 Semi Gloss
- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- 3M 3630-43 Translucent Red
- 3M 680-10 White Reflective



Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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PAGE NO.: **15**

ORDER NUMBER: 1236932

SITE NUMBER: 2110

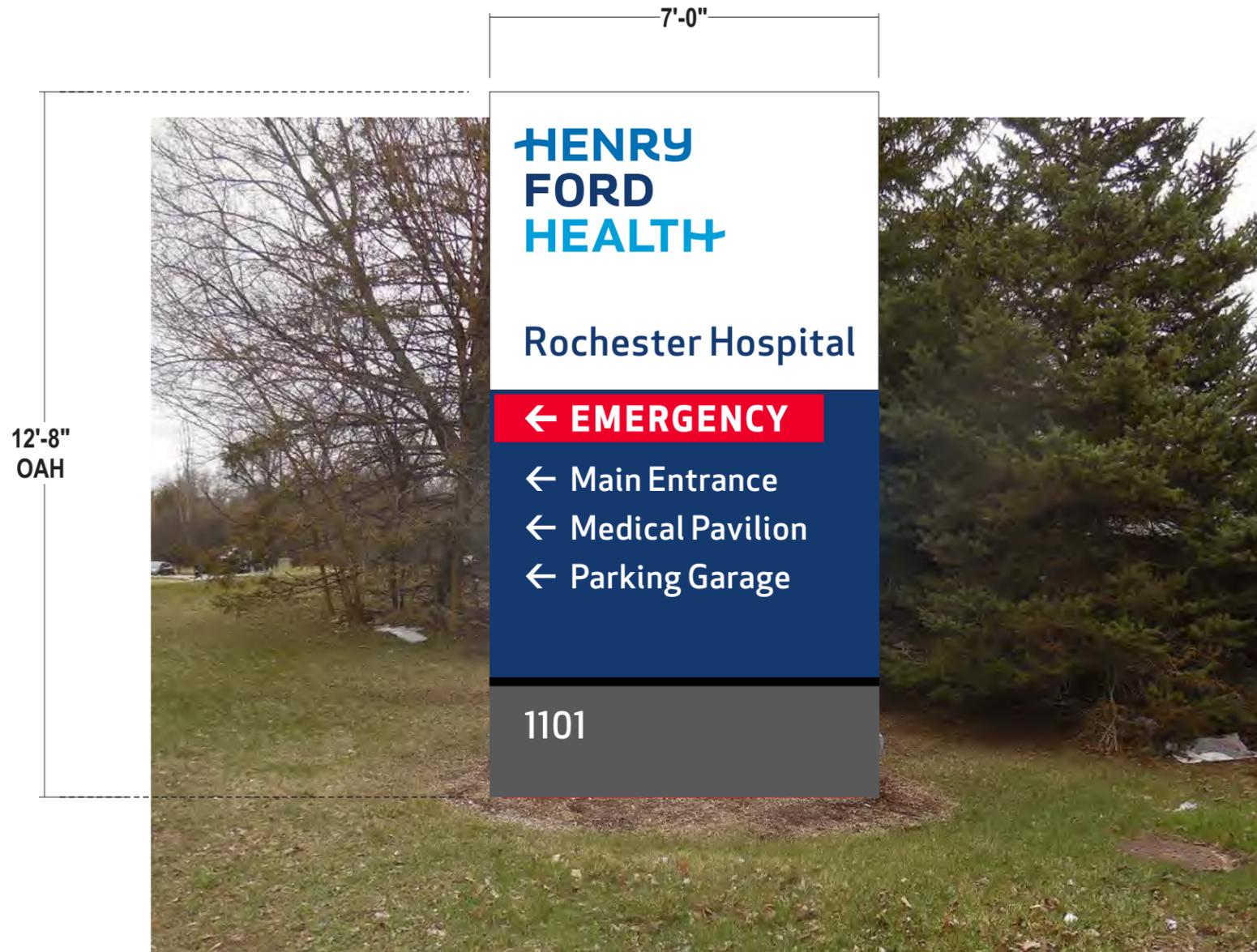
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PROJECT NUMBER: 89324

PROJECT MANAGER: NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	Added shop tag & removed redlines; Updated as required
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS	Revised copy	Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

EXISTING SIGN SF:	44.2
PROPOSED SIGN SF:	88.7



PROPOSED SIGNAGE



Existing 6'-9-1/2" x 6'-6" monument to be removed & replaced; Install far enough away to avoid existing footer

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CLIENT:
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48307-1863

PAGE NO.:
16

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
89324

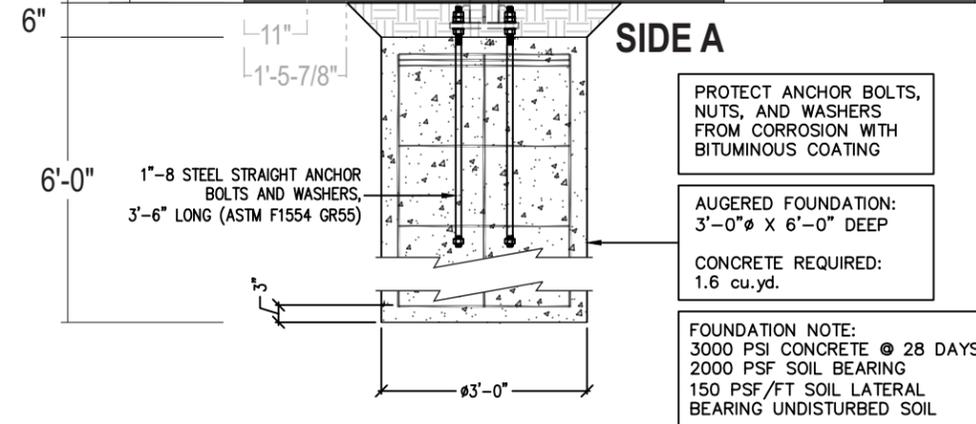
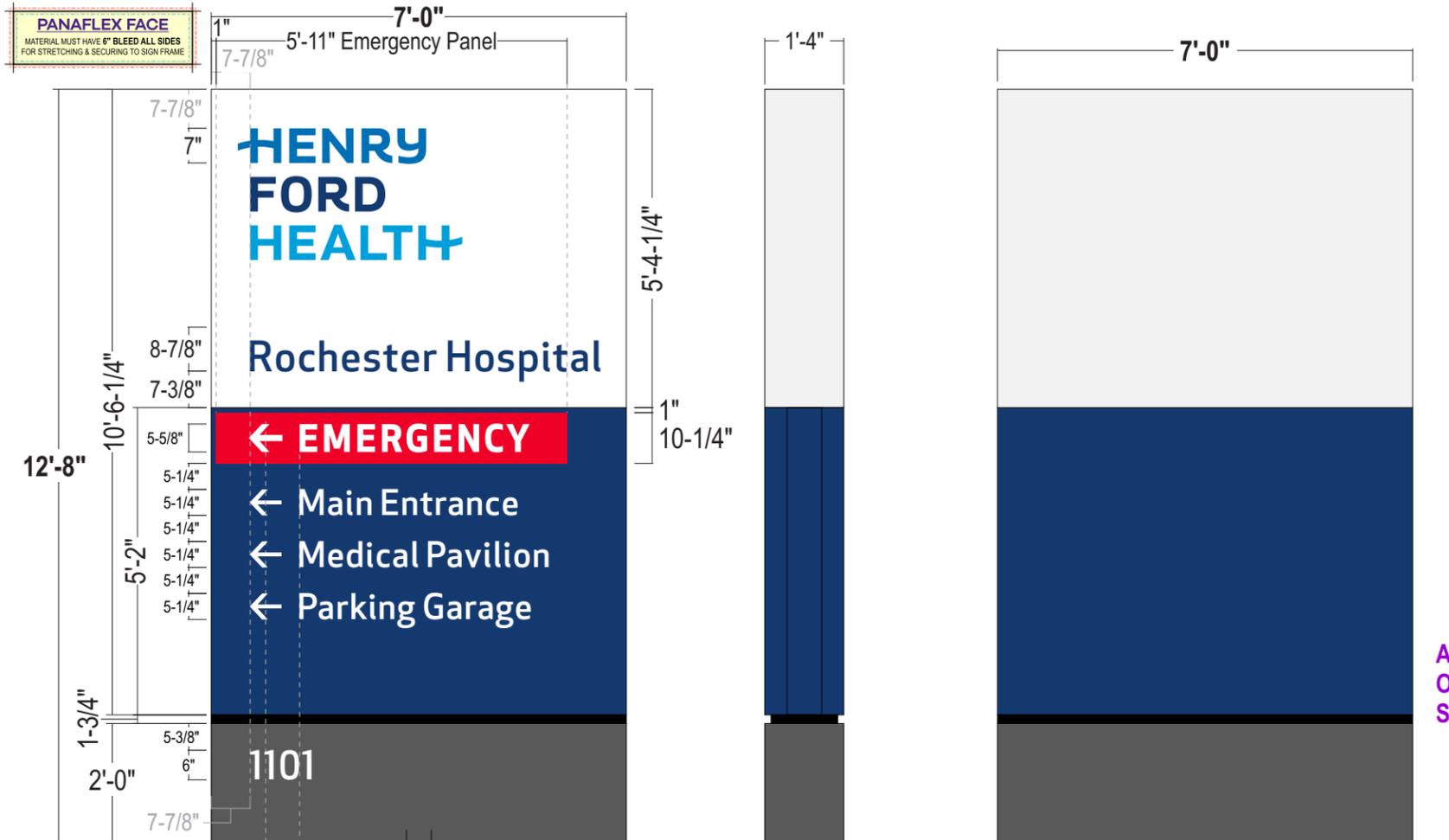
PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
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Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

E27 S/F ILLUMINATED EMERGENCY PYLON SIGN PE-12-IL
 Scale: 3/8"=1'-0" 88.7 square feet

See Engineering Drawing For all Details

refer to MAVEN CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0036F for manufacturing details

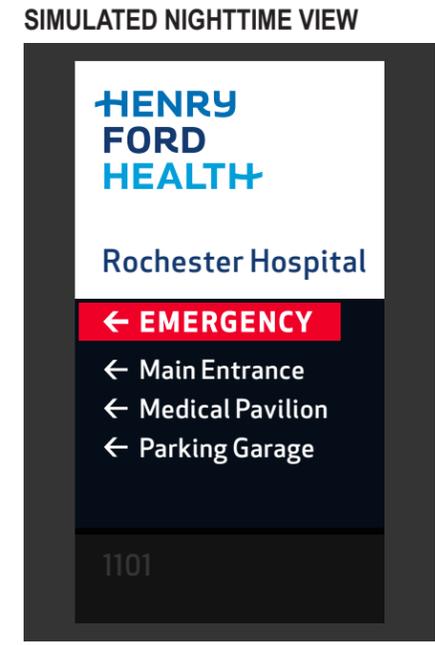


- CABINET:** 16" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of emergency panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied reflective white vinyl graphics
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE D/F PYLON SIGN REQUIRED

ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

COLOR PALETTE			
	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors



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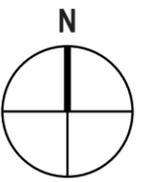
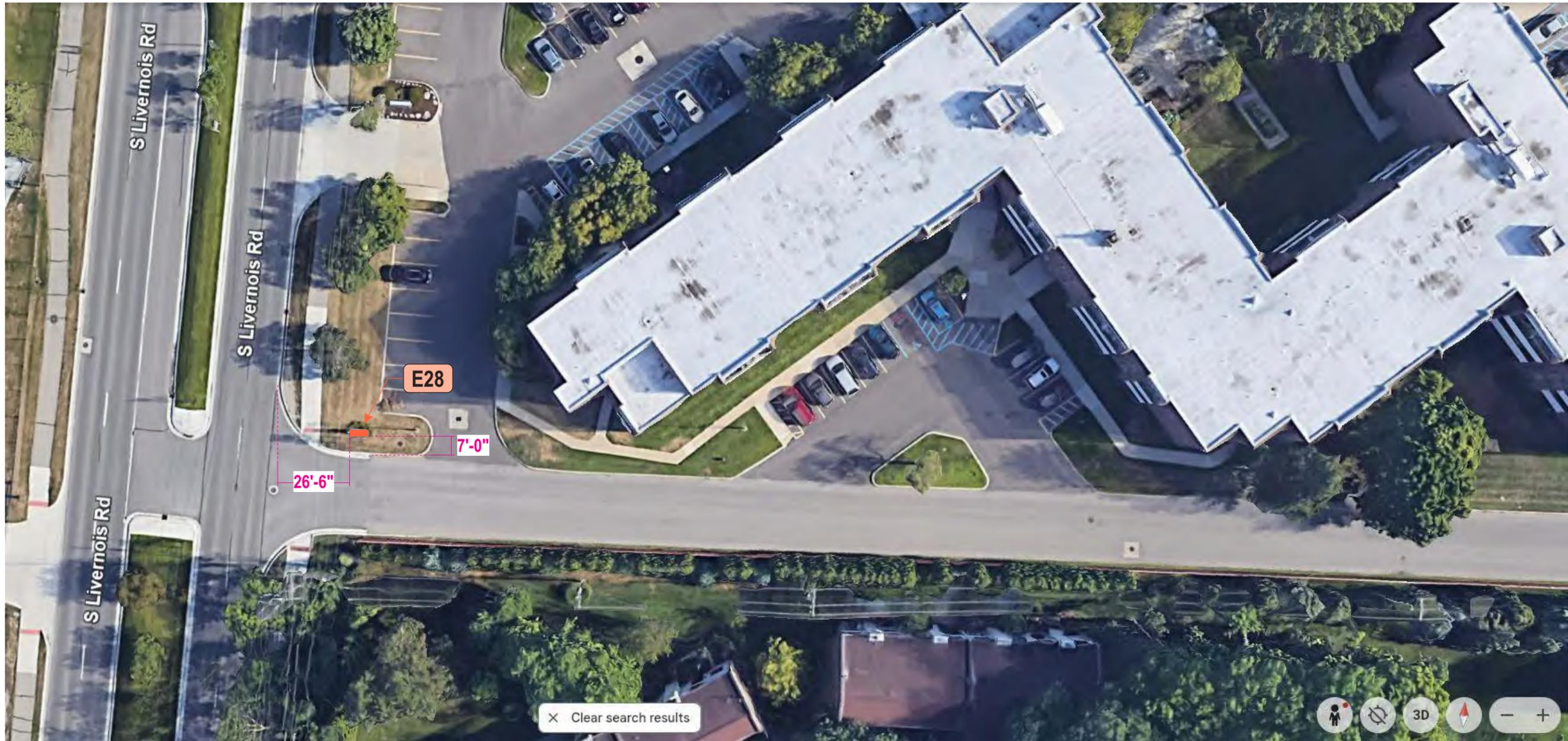
CLIENT: **HENRY FORD HEALTH**
 ADDRESS: 1101 W UNIVERSITY DR
 ROCHESTER, MI 48307-1863
 PAGE NO.: **17**

ORDER NUMBER: 1236932
 PROJECT NUMBER: 89324
 SITE NUMBER: 2110
 PROJECT MANAGER: NATHAN FRAZIER
 ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
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Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

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E28 SITE PLAN & SETBACKS
Scaled Proportionately



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CLIENT:
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48307-1863

PAGE NO.:
18

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

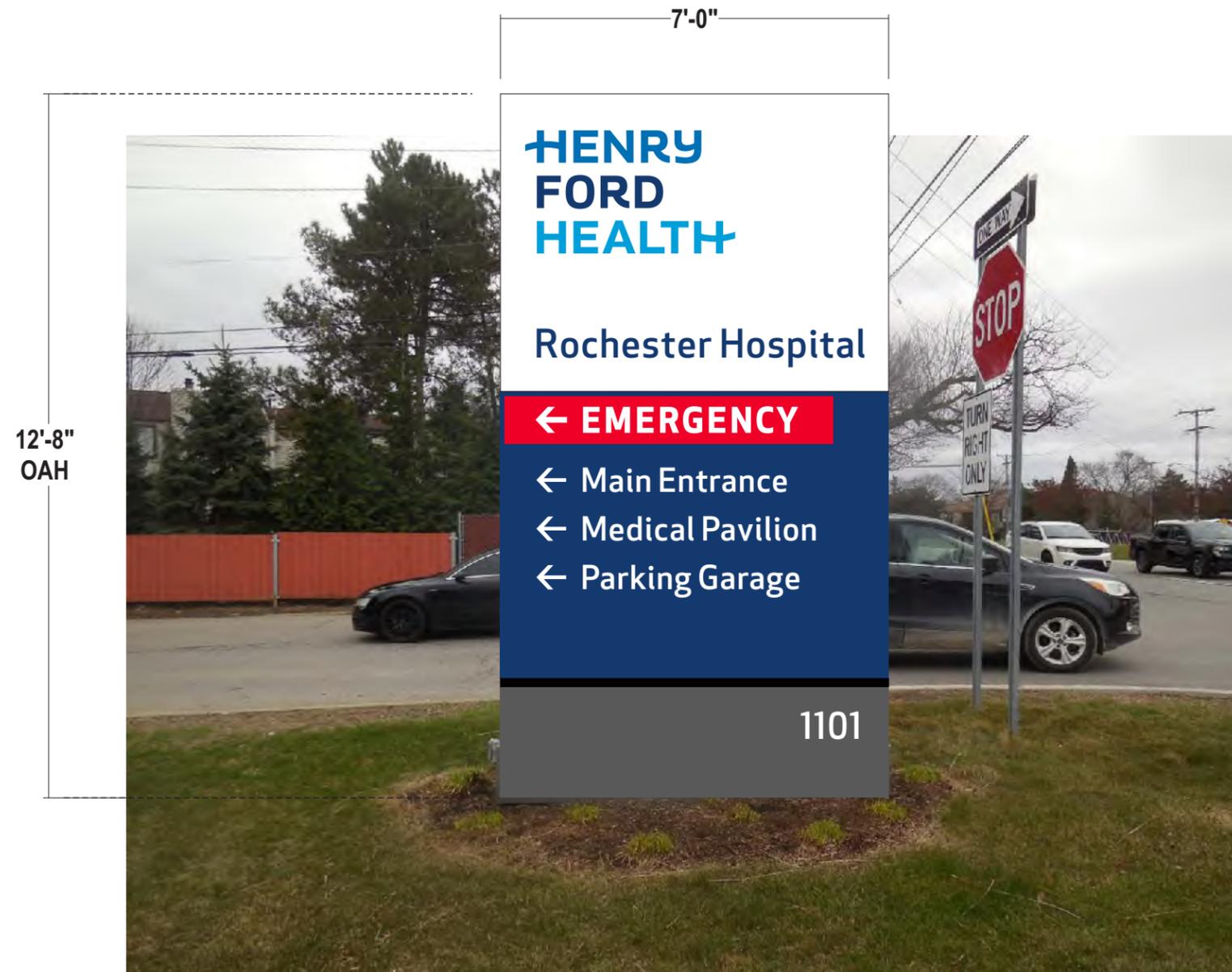
PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
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Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

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EXISTING SIGN SF:	44.2
PROPOSED SIGN SF:	88.7



PROPOSED SIGNAGE



Existing 6'-9-1/2" x 6'-6" monument to be removed & replaced
Install far enough away to avoid existing footer

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CLIENT:
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ADDRESS:
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48307-1863

PAGE NO.:
19

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1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

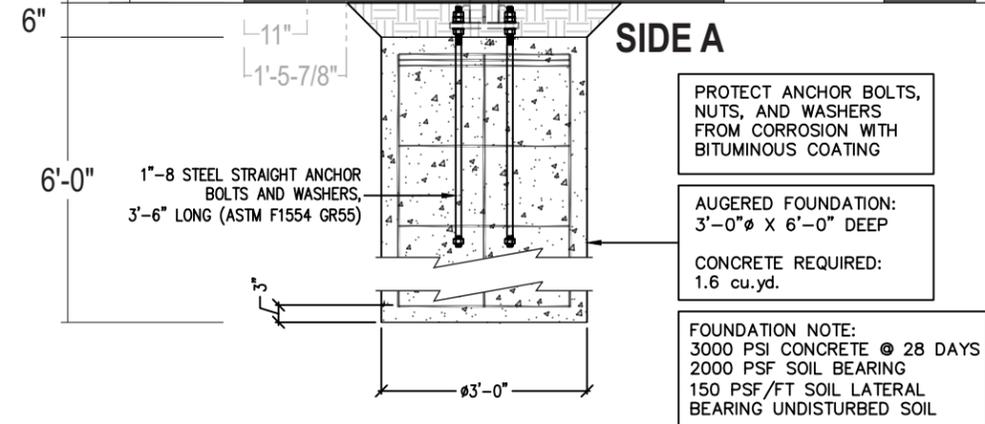
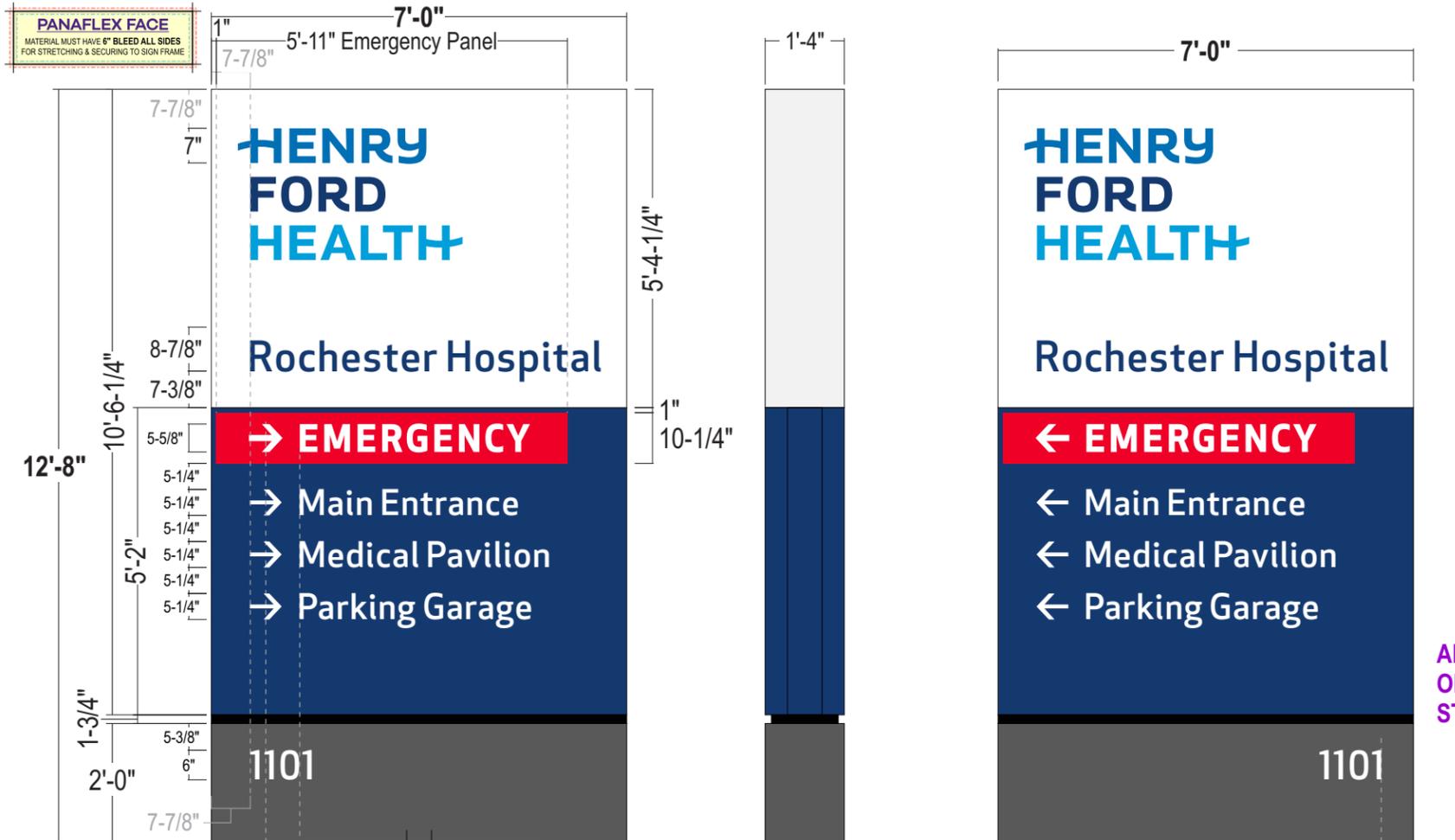
PROJECT MANAGER:
NATHAN FRAZIER

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Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

E28 D/F ILLUMINATED EMERGENCY PYLON SIGN PE-12-IL
 Scale: 3/8"=1'-0" 88.7 square feet

See Engineering Drawing For all Details

refer to MAVEN CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0036F for manufacturing details



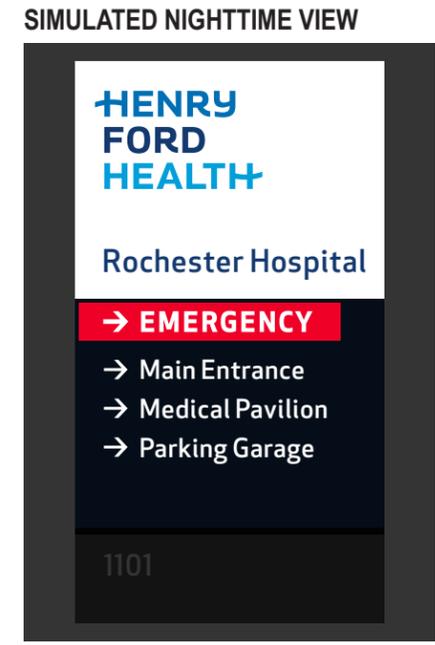
- CABINET:** 16" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of emergency panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied reflective white vinyl graphics
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE D/F PYLON SIGN REQUIRED

ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors



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CLIENT: **HENRY FORD HEALTH**

ADDRESS: 1101 W UNIVERSITY DR
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PAGE NO.: **20**

ORDER NUMBER: 1236932

SITE NUMBER: 2110

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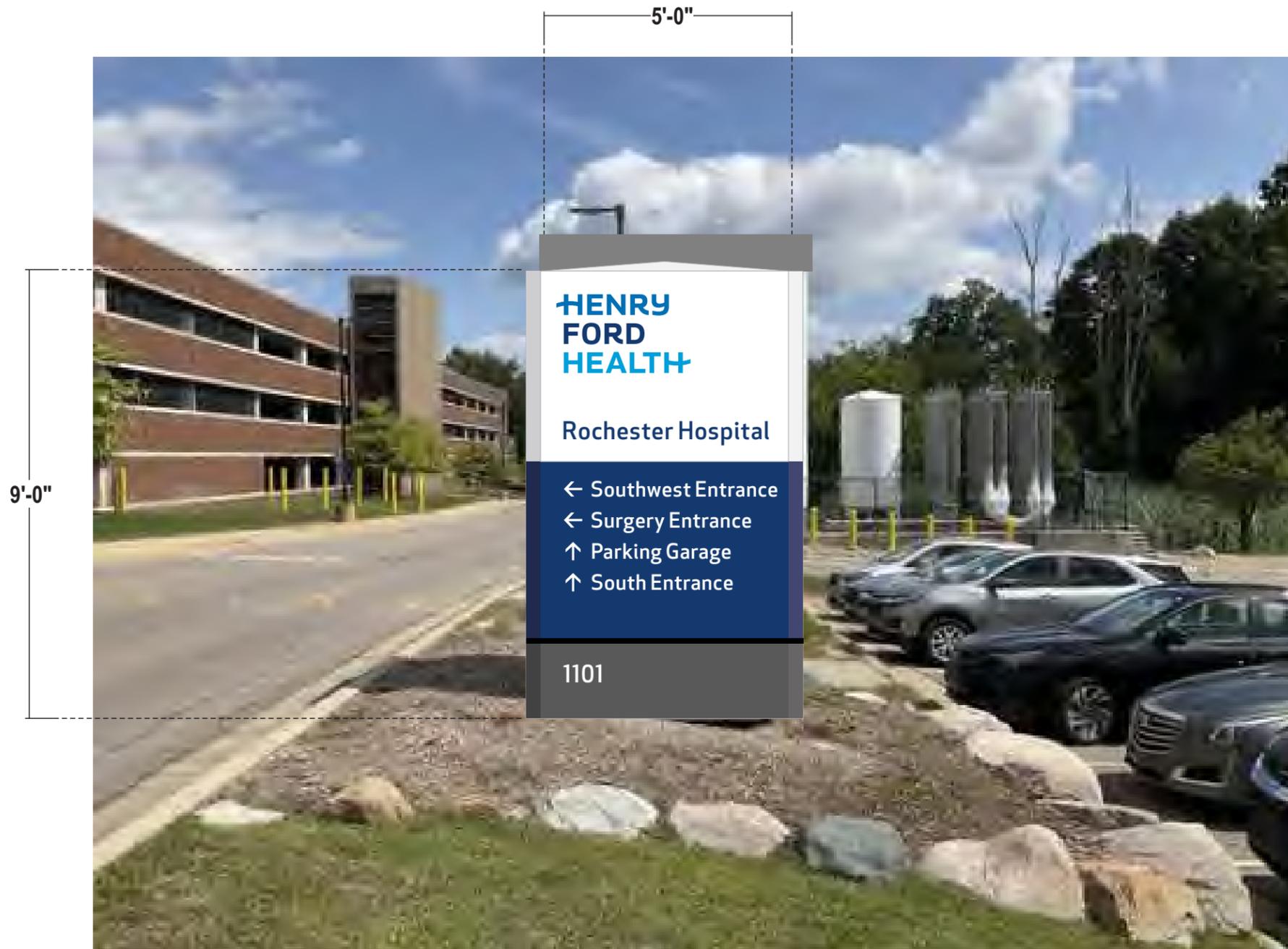
PROJECT NUMBER: 89324

PROJECT MANAGER: NATHAN FRAZIER

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Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
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Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

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EXISTING SIGN SF:	30.6
PROPOSED SIGN SF:	45



PROPOSED SIGNAGE



Existing 6'-6-3/4" x 4'-8" [9'-2-3/4"OAH] directional to be removed & replaced. Re-use existing electrical; Install far enough away to avoid existing footer

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CLIENT:
HENRY FORD HEALTH

ADDRESS:
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2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

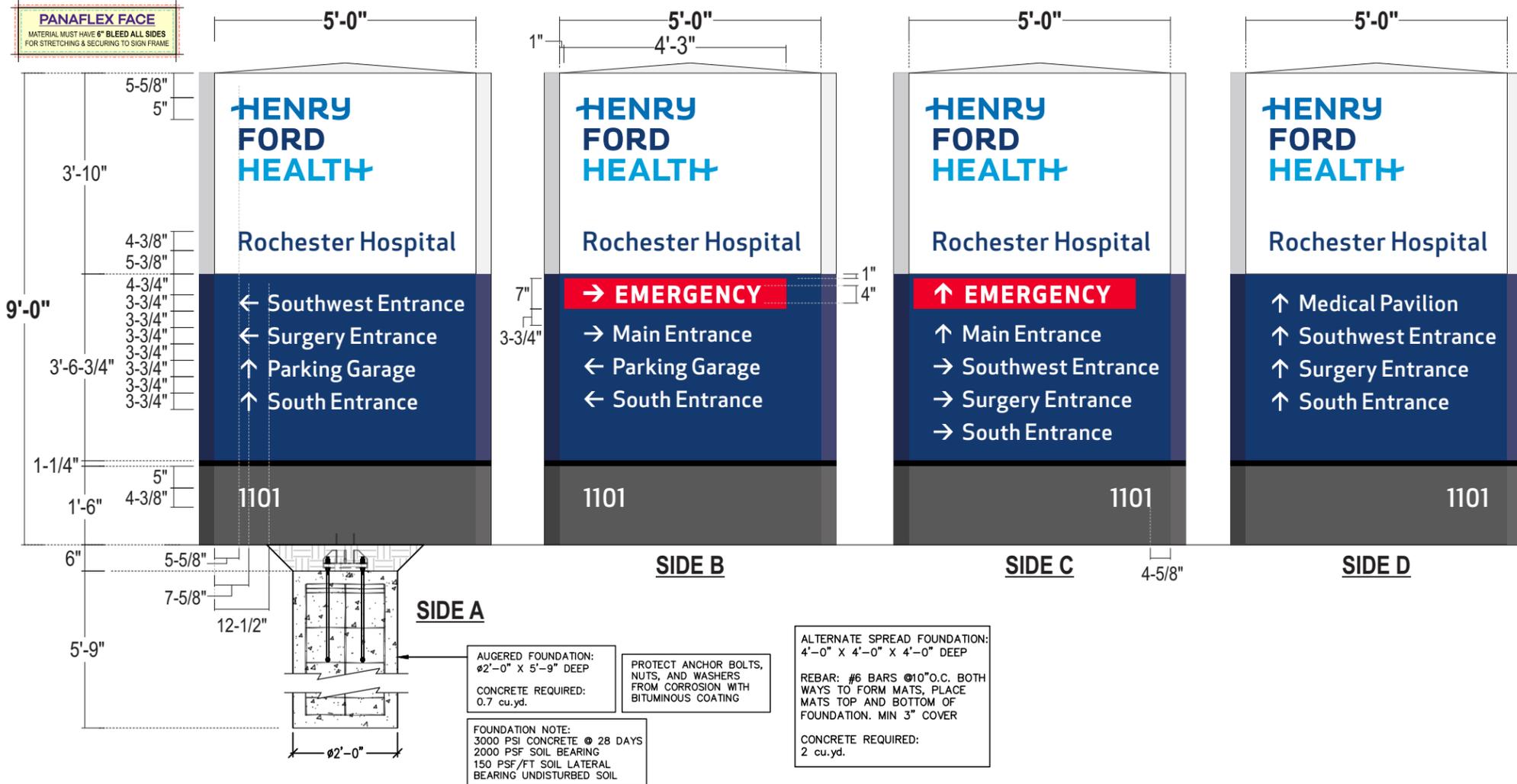
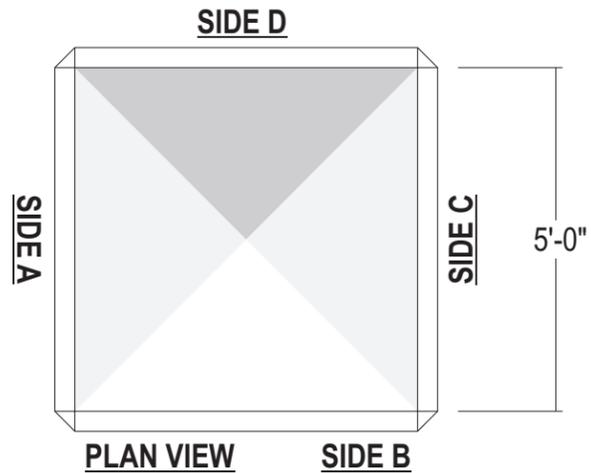
PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

E30 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY PE4-9-IL
 Scale: 3/8"=1'-0" 45 square feet

refer to MAVEN CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0149A for manufacturing details



CABINET: 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

TOP: .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish

REVEAL: Alum. construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

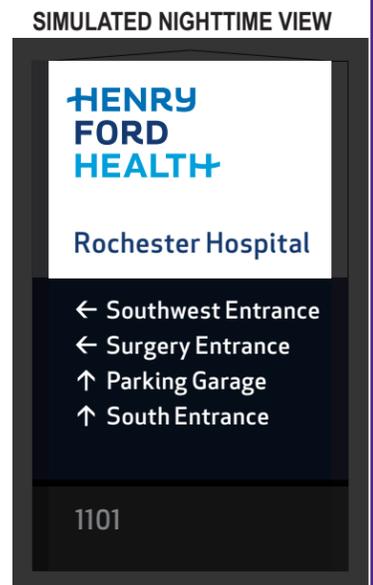
ADDRESS: Surface applied reflective vinyl graphics to match colors shown

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See shop drawing for additional details*

QUANTITY: (1) ONE PYLON SIGN REQUIRED

COLOR PALETTE

- Matthews MP 6425sp Satin High Hide White; Semi Gloss
- Matthews MP 74601 R 211027; Semi Gloss
- Matthews MP 18243 R 212556; Semi Gloss
- Matthews MP 30914 Semi Gloss
- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- 3M 3630-43 Translucent Red
- 3M 680-10 White Reflective



ALTERNATE SPREAD FOUNDATION:
 4'-0" X 4'-0" X 4'-0" DEEP

REBAR: #6 BARS @10"O.C. BOTH WAYS TO FORM MATS, PLACE MATS TOP AND BOTTOM OF FOUNDATION. MIN 3" COVER

CONCRETE REQUIRED:
 2 cu.yd.

FOUNDATION NOTE:
 3000 PSI CONCRETE @ 28 DAYS
 2000 PSF SOIL BEARING
 150 PSF/FT SOIL LATERAL BEARING UNDISTURBED SOIL

PROTECT ANCHOR BOLTS, NUTS, AND WASHERS FROM CORROSION WITH BITUMINOUS COATING

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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 Mentor, Ohio 44060
 888.503.1569

CLIENT:
 HENRY FORD HEALTH

ADDRESS:
 1101 W UNIVERSITY DR
 ROCHESTER, MI
 48307-1863

PAGE NO.:
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ORDER NUMBER:
 1236932

SITE NUMBER:
 2110

ELECTRONIC FILE NAME:
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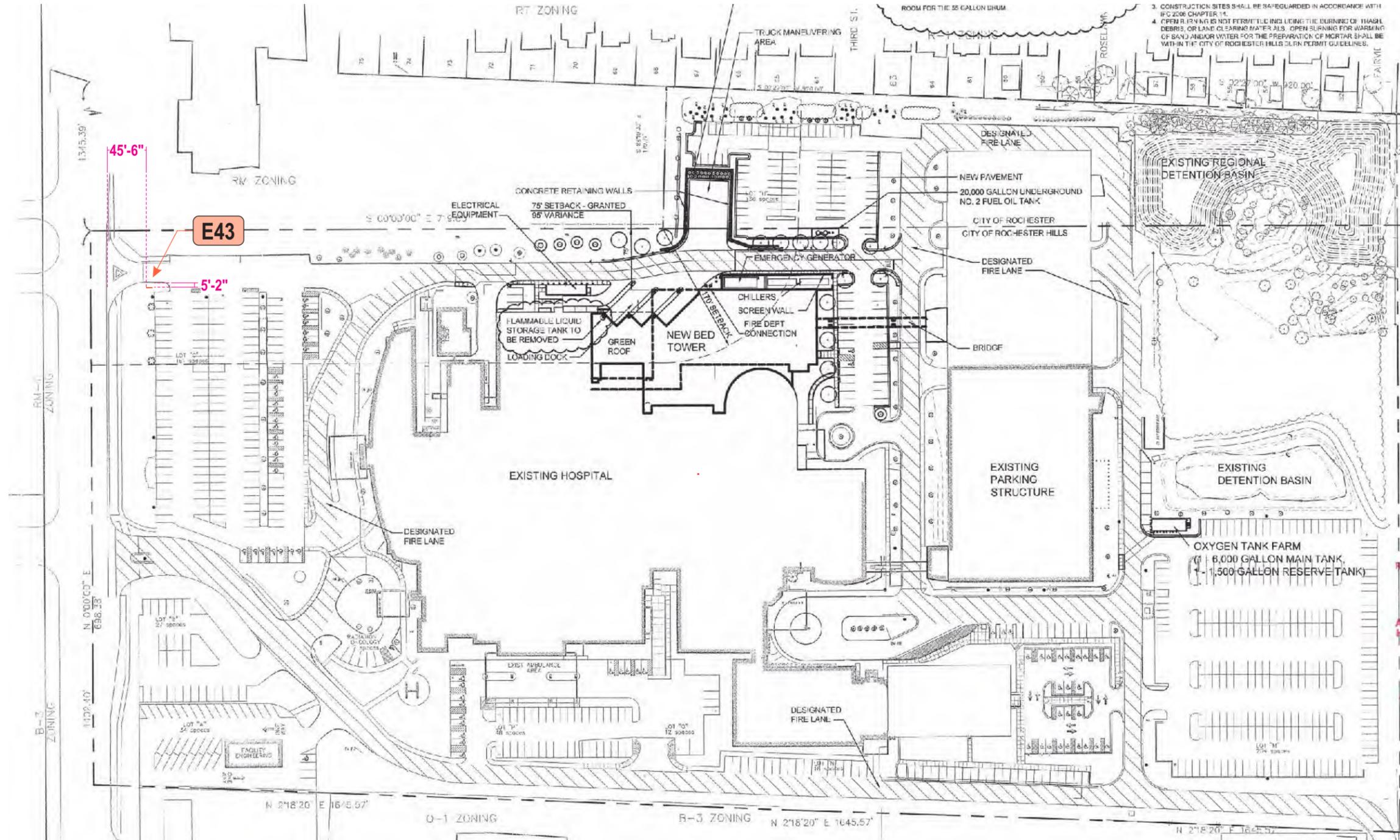
PROJECT NUMBER:
 89324

PROJECT MANAGER:
 NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	Added shop tag & removed redlines; Updated as required
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

E43 SITE PLAN & SETBACKS

Scale: 1/128"=1'-0"



3. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 11.
4. OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS DURN PERMIT GUIDELINES.



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48307-1863

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23

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1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

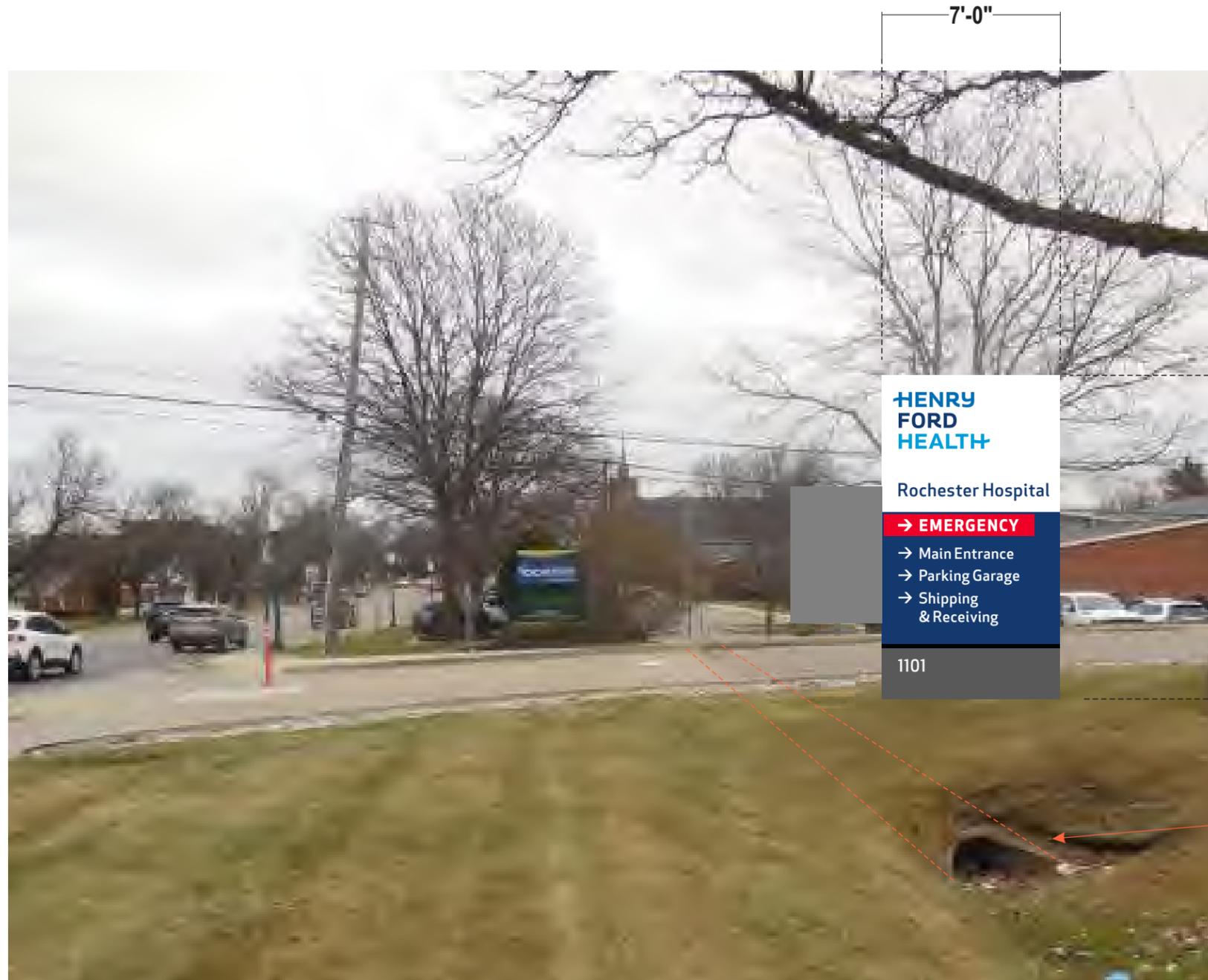
PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

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EXISTING SIGN SF:	±16
PROPOSED SIGN SF:	88.7



Existing ±4'-0" x ±4'-0" signage to be removed & replaced; Install far enough away to avoid existing footer

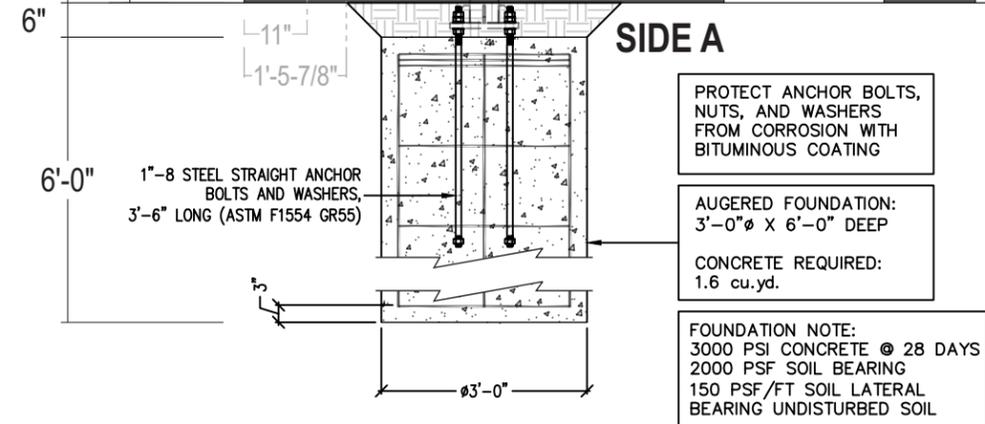
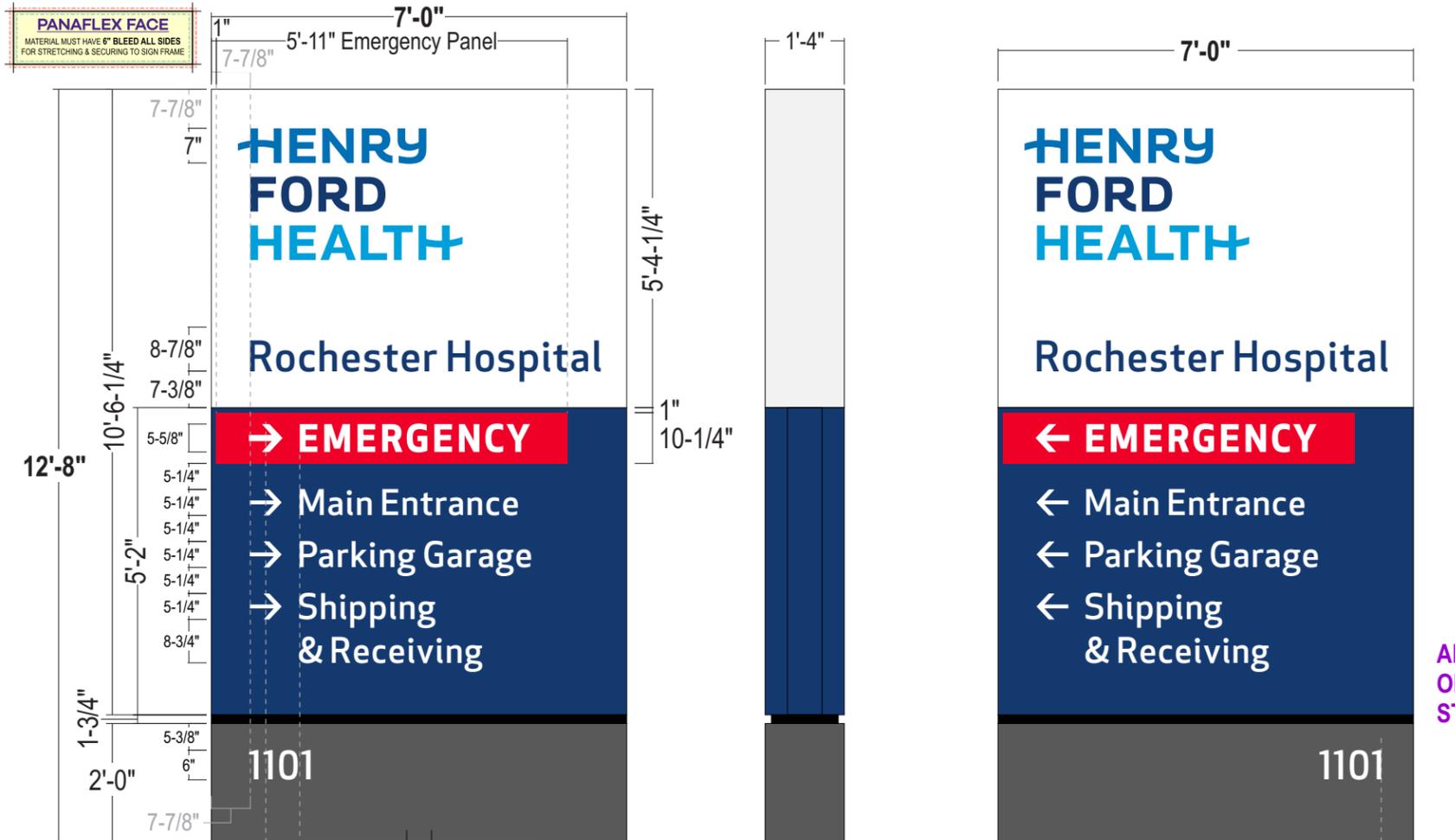
PROPOSED SIGNAGE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	Revised layout to match example provided / add orange note
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

E43 D/F ILLUMINATED EMERGENCY PYLON SIGN PE-12-IL
 Scale: 3/8"=1'-0" 88.7 square feet

See Engineering Drawing For all Details

refer to MAVEN CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0036F for manufacturing details



- CABINET:** 16" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of emergency panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied reflective white vinyl graphics
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE D/F PYLON SIGN REQUIRED

ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors



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CLIENT:
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ADDRESS:
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 48307-1863

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 1236932

SITE NUMBER:
 2110

ELECTRONIC FILE NAME:
 K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

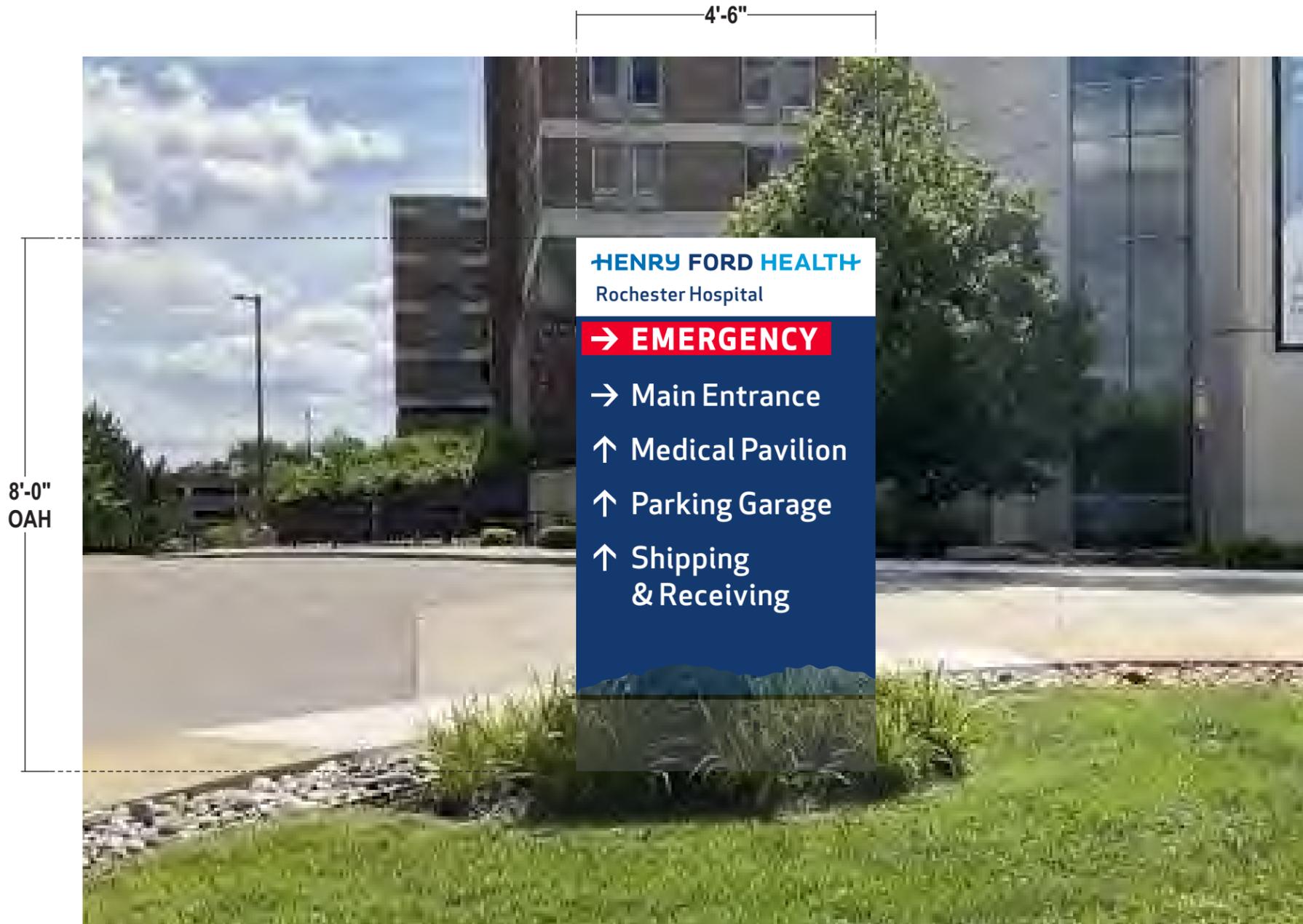
PROJECT NUMBER:
 89324

PROJECT MANAGER:
 NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

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EXISTING SIGN SF:	18.1
PROPOSED SIGN SF:	36



PROPOSED SIGNAGE



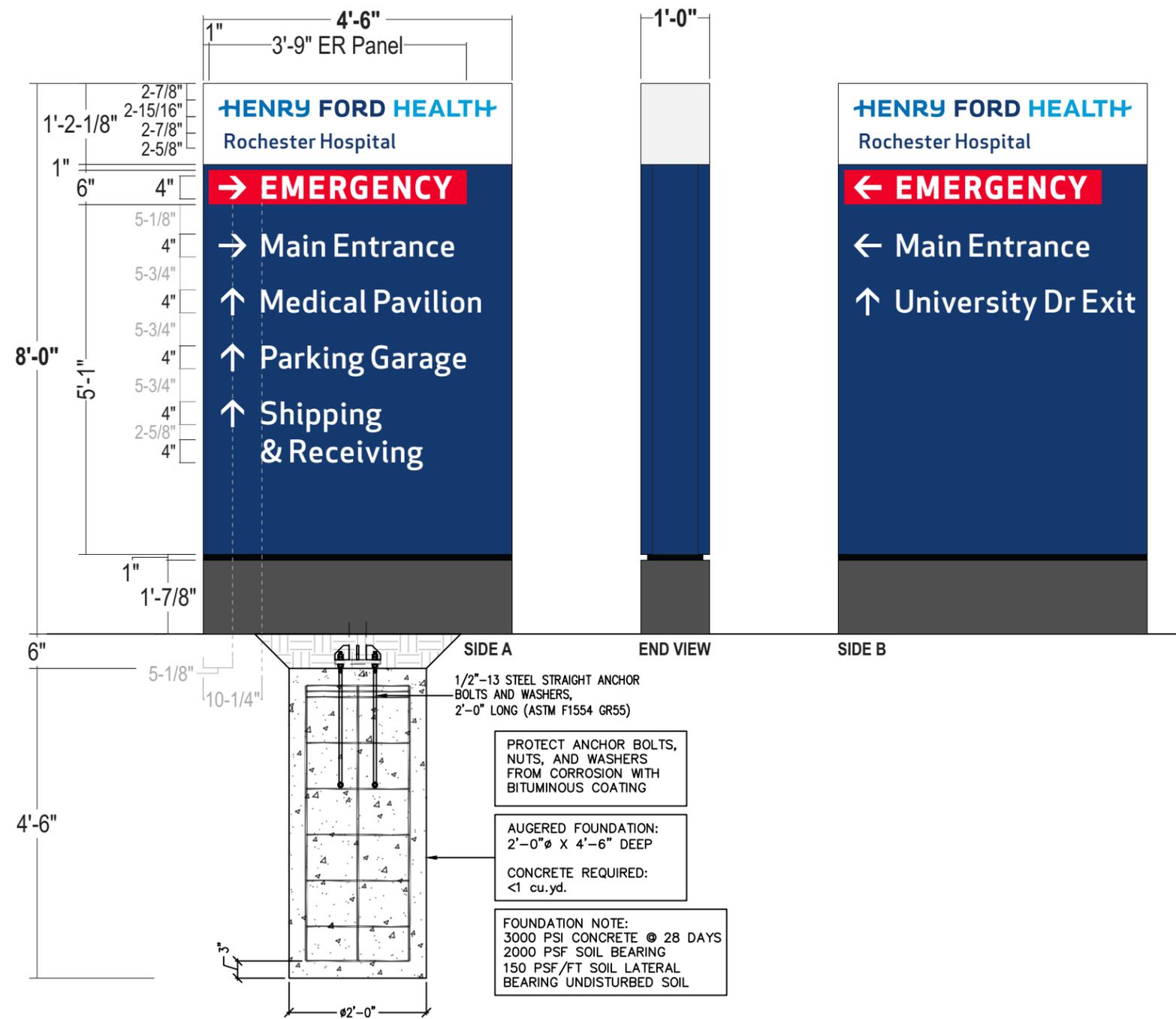
Existing 7'-3" x 2'-6" signage to be removed & replaced; Install far enough away to avoid existing footer

Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS	
Rev 1	532600	05/22/25 BLAN	
Rev 2	537667	06/18/25 CR	
Rev 3	540328	07/08/25 AKS	Corrected sign number
Rev 4	547241	08/13/25 AKS	
Rev 5	558776	10/15/25 CR	
Rev 6	559166	10/20/25 NS	Updated copy

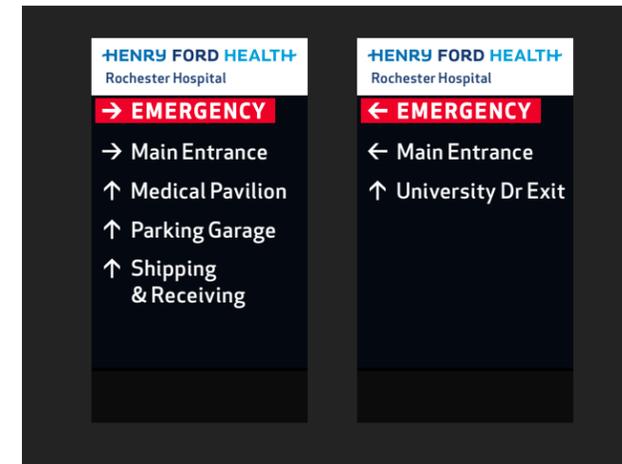
Rev #	Req #	Date/Artist	Description
Rev 7	563680	11/13/25 CR	
Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
Rev 9	570949	12/30/25 CR	
Rev 10	573703	01/16/26 Z-RU	
Rev 11	575710	01/28/26 CR	

E44 D/F ILLUMINATED EMERGENCY DIRECTIONAL - BRANDED **BDE-8-IL**
 Scale: 1/2"=1'-0" 36 square feet

refer to **MAVEN CONTROL DOCUMENTS** for manufacturing details
 refer to **PRODUCTION SHOP DRAWING # HFS0054B** for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo & 'Emergency' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - emergency panel is trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE

- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- Matthews MP 18243 R 212556; Semi-Gloss
- Matthews MP 30914; Semi-Gloss
- Matthews MP 74601 R 211027; Semi-Gloss
- Matthews MP 6425sp Satin High Hide White; Semi Gloss
- 3M 3630-43 Translucent red

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236932	PROJECT NUMBER: 89324	Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
ADDRESS: 1101 W UNIVERSITY DR ROCHESTER, MI 48307-1863	SITE NUMBER: 2110	PROJECT MANAGER: NATHAN FRAZIER	Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
PAGE NO.: 27	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr		Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	Moved all variance signs & site plans to front of brandbook
			Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
			Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
			Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
			Rev 5	558776	10/15/25 CR					
			Rev 6	559166	10/20/25 NS	Updated copy				

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E05 NORTH ENTRANCE ELEVATION
Scale: 1/4"=1'-0"

LIF-12-HORZ1-W

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	17.5



PROPOSED SIGNAGE

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CLIENT:
HENRY FORD HEALTH

ADDRESS:
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48307-1863

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28

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1236932

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2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

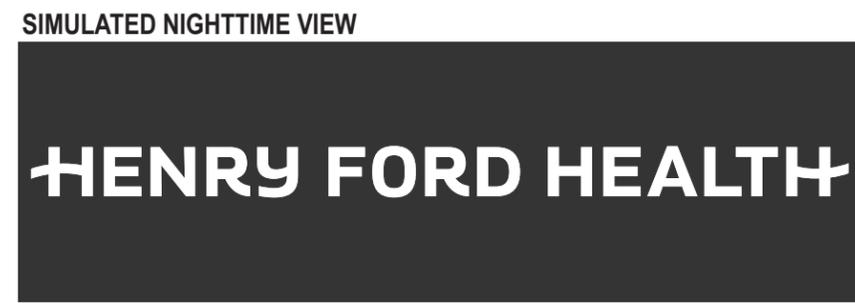
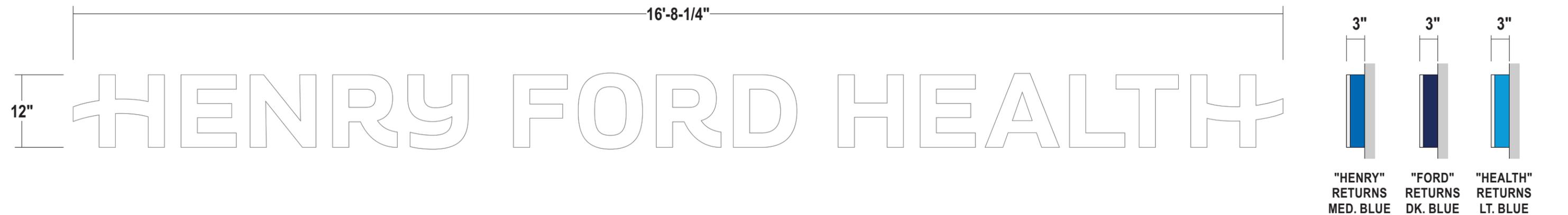
PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

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refer to
MAVEN
 CONTROL DOCUMENTS
 for manufacturing details



- FACES:** .177" #7328 White acrylic
- TRIMCAP:** 1" Std. White Jewellite
- RETURNS:** 'HENRY' - 3" deep .040" alum. - painted HFH Med. Blue; semi gloss finish
 'FORD' - 3" deep .040" alum. - painted HFH Dk. Blue; semi gloss finish
 'HEALTH' - 3" deep .040" alum. - painted HFH Lt. Blue; semi gloss finish
 Interior painted with light enhancement paint
- BACKS:** .063" Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** ACM Panels
- INSTALL:** Thru bolted flush using all thread into blocking as required
 12" standard length of threaded rod will be supplied unless otherwise noted
 3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE LETTERSET REQUIRED

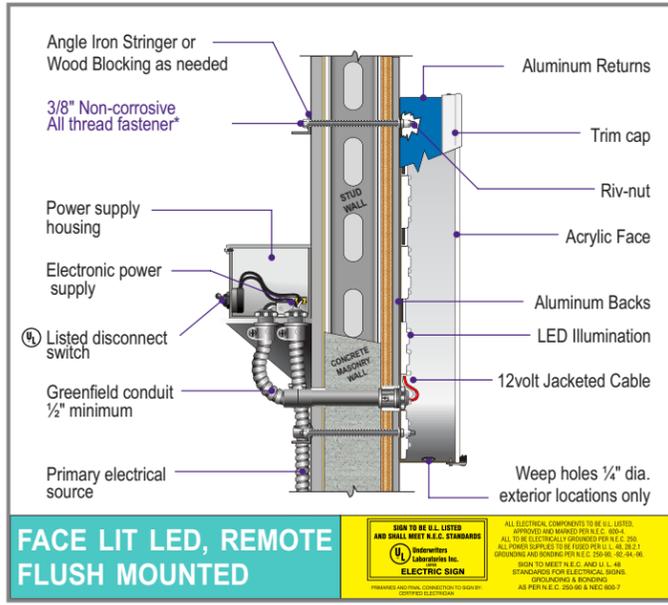
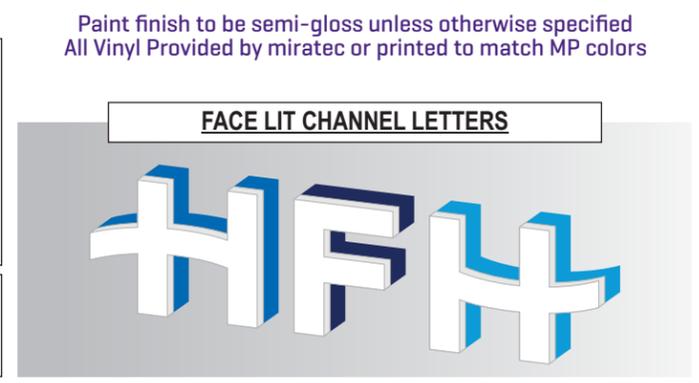
COLOR PALETTE

Matthews MP 6425sp Satin High Hide White	Matthews MP 74601 R 211027; Semi Gloss
Matthews MP 106752 R 213116; Semi Gloss	Matthews MP79491 R211027; Semi Gloss

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



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 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236932	PROJECT NUMBER: 89324	Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
ADDRESS: 1101 W UNIVERSITY DR ROCHESTER, MI 48307-1863	SITE NUMBER: 2110	PROJECT MANAGER: NATHAN FRAZIER	Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
PAGE NO.: 29	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr		Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
			Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
			Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
			Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
			Rev 5	558776	10/15/25 CR					
			Rev 6	559166	10/20/25 NS					

256 square feet ea.
(512 square feet total)

Signs were already updated to current HFH brand standards during the temporary sign phase



E09

Existing 32'-0"h x 8'-0"w Banner to Remain



E10

Existing 32'-0"h x 8'-0"w Banner to Remain

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	Updated w/ Current Photos, added existing dim's & sq ft
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

Existing letterset to remain as is



EXISTING CONDITIONS

32.75 square feet

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CLIENT:
HENRY FORD HEALTH

ADDRESS:
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48307-1863

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PROJECT NUMBER:
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PROJECT MANAGER:
NATHAN FRAZIER

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Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	Added sq.ft
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

EXISTING SIGN SF:	—
PROPOSED SIGN SF:	114.6

SIGN IS BEING INSTALLED ON RADIUS WALL



Existing temporary panels to be removed;
Wall to be patched & painted as required;
Wall color match: SW 6357 Choice Cream

Rear access panels are removable
for electrical & mounting

PROPOSED SIGNAGE

Stratus

onstratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

PAGE NO.:
32

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\
2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

E15

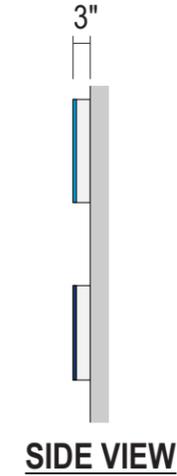
ILLUM. CHANNEL LETTERS - BLUE

LIF-18-HORZ2-B

Scale: 3/8"=1'-0"

114.6 square feet

refer to MAVEN CONTROL DOCUMENTS for manufacturing details



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

- H** **FACES:** .177" #2447 White acrylic w/ surface applied 3M dual color vinyls w/ 3M 3660m clear overlamine digitally printed Med. Blue by Miratec; *To Illuminate White at night*
- TRIMCAP:** 1" Jewelite Intense Blue painted Md. Blue to match faces
- F** **FACES:** .177" #2447 White acrylic w/ surface applied 3M dual color vinyls w/ 3M 3660m clear overlamine digitally printed Dk. Blue by Miratec; *To Illuminate White at night*
- TRIMCAP:** 1" Jewelite Blue painted Dk. Blue to match faces
- H** **FACES:** .177" #2447 White acrylic w/ surface applied 3M dual color vinyls w/ 3M 3660m clear overlamine digitally printed Lt. Blue by Miratec; *To Illuminate White at night*
- TRIMCAP:** 1" Jewelite Intense Blue painted Lt. Blue to match faces
- FACILITY**
- FACES:** .177" #2447 White acrylic w/ surface applied 3M dual color vinyls w/ 3M 3660m clear overlamine digitally printed Dk. Blue by Miratec; *To Illuminate White at night*
- TRIMCAP:** 1" Jewelite Blue painted Dk. Blue to match faces
- RETURNS:** 3" deep .050" alum. - painted HFH White; semi gloss finish interior painted with light enhancement paint
- BACKS:** .063" Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer; **REMOTE POWER SUPPLIES**
- WALL MATL:** EIFS
- INSTALL:** Thru bolted flush using all thread into blocking as required; 12" standard length of threaded rod will be supplied unless otherwise noted; 3/8" threaded rod into blocking or Stratus approved equivalent. Compression sleeves required to avoid crushing wall & achieve max tensioning.
- QUANTITY:** (1) ONE LETTERSET REQUIRED

SIGN IS BEING INSTALLED ON RADIUS WALL

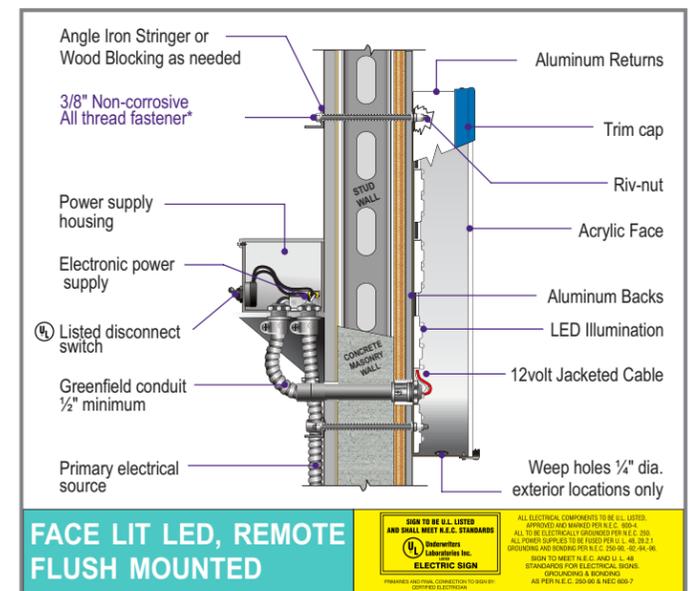
COLOR PALETTE

- Matthews MP 106752 R 213116; Semi Gloss
- Digitally printed by Miratec to match PMS 2387
- Matthews MP 74601 R 211027; Semi Gloss
- Digitally printed by Miratec to match PMS 2748
- Matthews MP79491 R211027; Semi Gloss
- Digitally printed by Miratec to match PMS 2925
- Matthews MP 6425sp Satin High Hide White Semi-Gloss

Paint finish to be semi-gloss unless otherwise specified All Vinyl Provided by miratec or printed to match MP colors



SIMULATED NIGHTTIME VIEW



FACE LIT LED, REMOTE FLUSH MOUNTED

ALL ELECTRICAL COMPONENTS TO BE UL LISTED, APPROVED AND MARKED PER N.E.C. 600.4 ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER N.E.C. 40.20.2.1 OVERCURRENT PROTECTIVE DEVICES (OCPDs) SHALL BE INSTALLED TO MEET N.E.C. AND I.A. 48 STANDARDS FOR ELECTRICAL SIGNS. ELECTRICAL SIGNING & BONDING AS PER N.E.C. 250.48 & 250.48.2

Stratus

onstratus.com 8959 Tyler Boulevard Mentor, Ohio 44060 888.503.1569

CLIENT: HENRY FORD HEALTH

ADDRESS: 1101 W UNIVERSITY DR ROCHESTER, MI 48307-1863

PAGE NO.: 33

ORDER NUMBER: 1236932

SITE NUMBER: 2110

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER: 89324

PROJECT MANAGER: NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS	
Rev 1	532600	05/22/25 BLAN	
Rev 2	537667	06/18/25 CR	
Rev 3	540328	07/08/25 AKS	
Rev 4	547241	08/13/25 AKS	
Rev 5	558776	10/15/25 CR	
Rev 6	559166	10/20/25 NS	

Rev #	Req #	Date/Artist	Description
Rev 7	563680	11/13/25 CR	
Rev 8	570868	12/30/25 CR	
Rev 9	570949	12/30/25 CR	
Rev 10	573703	01/16/26 Z-RU	
Rev 11	575710	01/28/26 CR	

E19 CHANNEL LETTERS

LEAVE AS IS

Existing lettersets to remain as is

E20

E23

E32



E19

41.16 square feet



E20

11.75 square feet (LETTERS ONLY)
19.75 square feet (CABINET)



E23

41.5 square feet



E32

27.75 square feet

Stratus

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Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

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ROCHESTER, MI
48307-1863

PAGE NO.:
34

ORDER NUMBER:
1236932

SITE NUMBER:
2110

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PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

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Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	Added sq.ft
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

Existing lettersets to remain as is



E38

75.5 square feet



E39

8.33 square feet

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
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Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	Added sq.ft
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

E16

S/F ILLUMINATED DIRECTIONAL w/ EMERGENCY

Scale: 1/2"=1'-0"

NBDE-6-IL

20.3 square feet

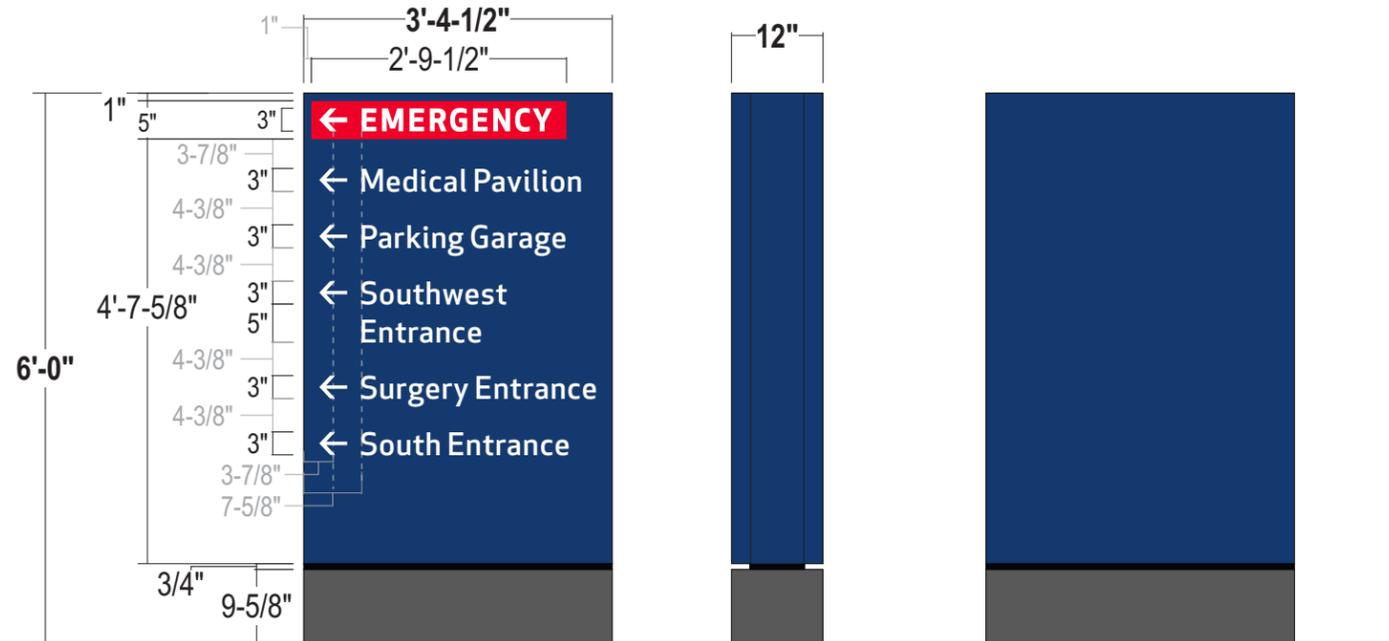
EXISTING SIGN SF:	18.1
PROPOSED SIGN SF:	20.3

Scaled Proportionately

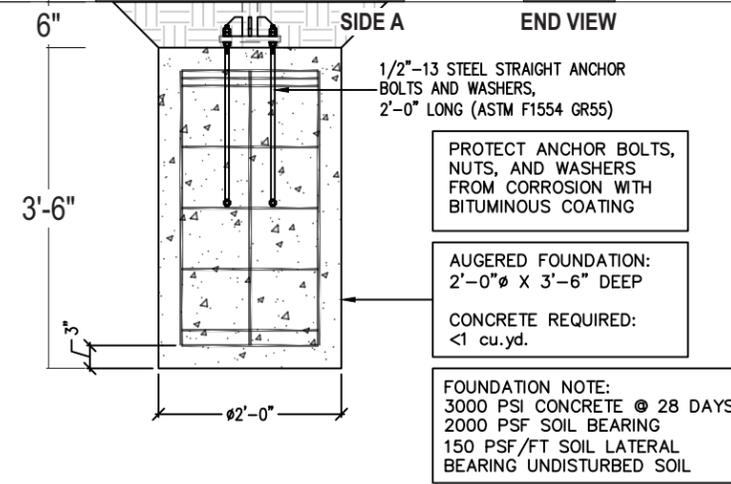
PROPOSED SIGNAGE

refer to
MAVEN
CONTROL DOCUMENTS
for manufacturing details

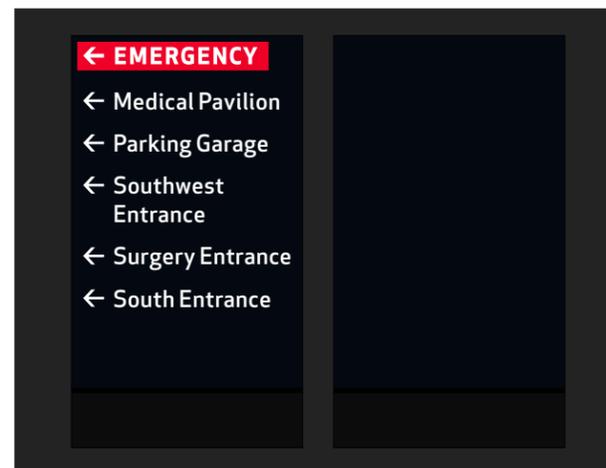
refer to
PRODUCTION SHOP DRAWING
HFS0054B
for manufacturing details



Existing 7'-3" x 2'-6" signage to be removed & replaced; Re-use existing electrical; Installed far enough away to avoid existing footer



SIMULATED NIGHTTIME VIEW



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
'EMERGENCY' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from pan-formed alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black; semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE SIGN REQUIRED

COLOR PALETTE

Matthews MP 74601 R 211027; Semi Gloss	3M 3630-43 Translucent Red
Matthews MP 18243 R 212556; Semi Gloss	Matthews MP 30914 Semi Gloss

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

Stratus
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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236932	PROJECT NUMBER: 89324	Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
ADDRESS: 1101 W UNIVERSITY DR ROCHESTER, MI 48307-1863	SITE NUMBER: 2110	PROJECT MANAGER: NATHAN FRAZIER	Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
PAGE NO.: 42	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr		Rev 1	532600	05/22/25 BLAN		Rev 8	570868	12/30/25 CR	
			Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
			Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
			Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
			Rev 5	558776	10/15/25 CR					
			Rev 6	559166	10/20/25 NS	Updated copy				

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E25

D/F ILLUMINATED DIRECTIONAL w/ EMERGENCY

Scale: 1/2"=1'-0"

NBDE-6-IL

20.3 square feet

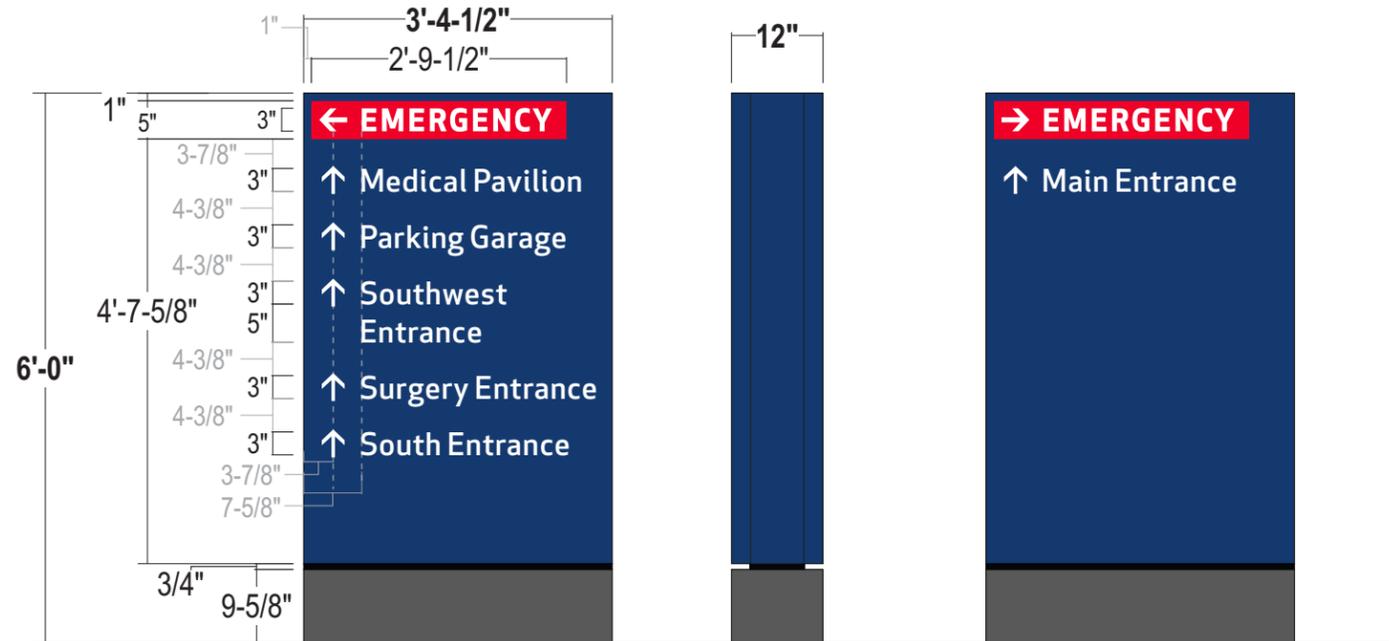
EXISTING SIGN SF:	16.3
PROPOSED SIGN SF:	20.3

Scaled Proportionately

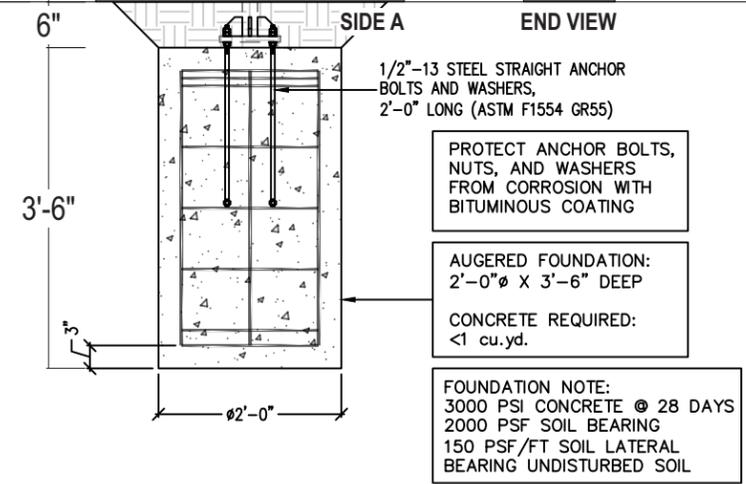
PROPOSED SIGNAGE

refer to
MAVEN
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0054B
for manufacturing details



Existing 6'-6" x 2'-6" signage to be removed & replaced; Re-use existing electrical; Installed far enough away to avoid existing footer



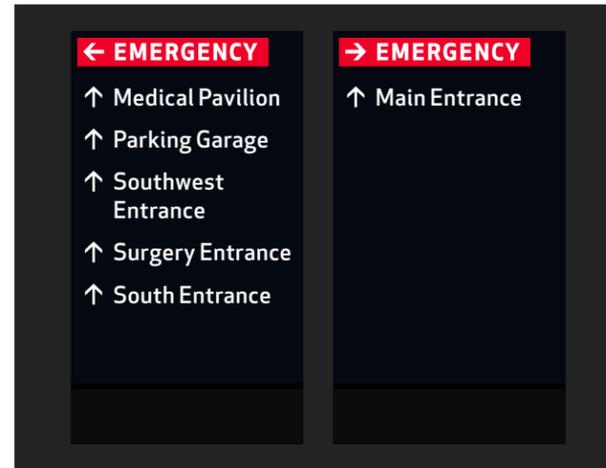
COLOR PALETTE

Matthews MP 74601 R 211027; Semi Gloss	3M 3630-43 Translucent Red
Matthews MP 18243 R 212556; Semi Gloss	Matthews MP 30914 Semi Gloss

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
'EMERGENCY' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from pan-formed alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black; semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE SIGN REQUIRED

SIMULATED NIGHTTIME VIEW



Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

PAGE NO.:
44

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

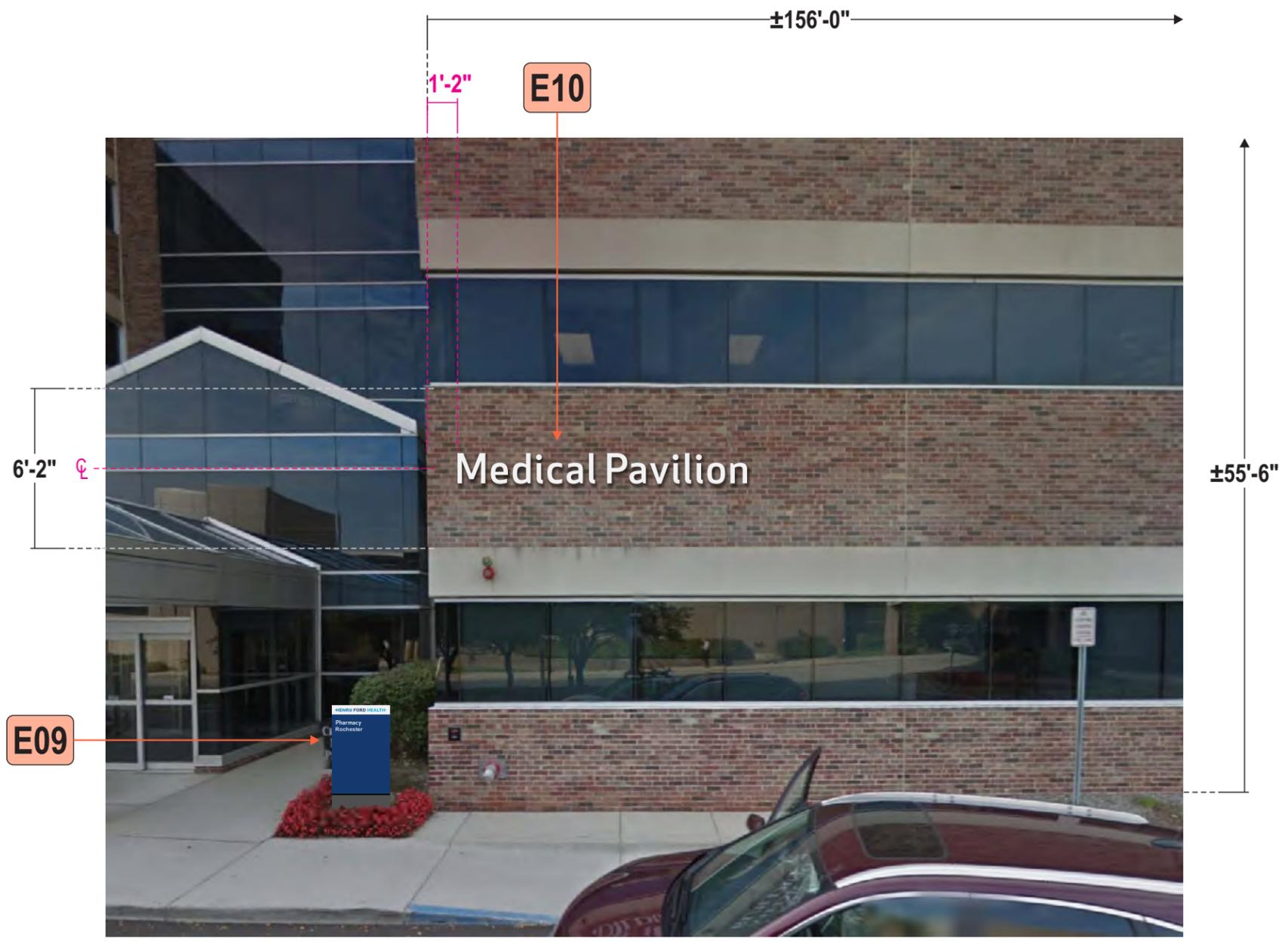
PROJECT MANAGER:
NATHAN FRAZIER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	529811	05/13/25 NS		Rev 7	563680	11/13/25 CR	
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Rev 2	537667	06/18/25 CR		Rev 9	570949	12/30/25 CR	
Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	
Rev 4	547241	08/13/25 AKS	Revised sign number & existing/ proposed photos	Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS	Updated copy				

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E76 EAST ELEVATION
Scale: 3/16"=1'-0

EXISTING SIGN SF:	±23.3
PROPOSED SIGN SF:	13.3



Existing ±3'-0" x ±7'-9" letterset to be removed & replaced
Wall to be repaired as required;
Fill holes w/ matching caulking.

PROPOSED SIGNAGE

Stratus
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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
1101 W UNIVERSITY DR
ROCHESTER, MI
48307-1863

PAGE NO.:
107

ORDER NUMBER:
1236932

SITE NUMBER:
2110

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2110_Rochester\2110_Rochester_R11.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
NATHAN FRAZIER

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Rev 3	540328	07/08/25 AKS		Rev 10	573703	01/16/26 Z-RU	Added new sign from HFH-AS-111
Rev 4	547241	08/13/25 AKS		Rev 11	575710	01/28/26 CR	
Rev 5	558776	10/15/25 CR					
Rev 6	559166	10/20/25 NS					

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refer to
MAVEN
CONTROL DOCUMENTS
for manufacturing details



LETTERS: 1/4" thick flat cut out aluminum letters;
Faces & returns painted White, Semi gloss finish

INSTALL: Studs to backside of letters for flush mounting;
Hold returns 1/8" off wall surface

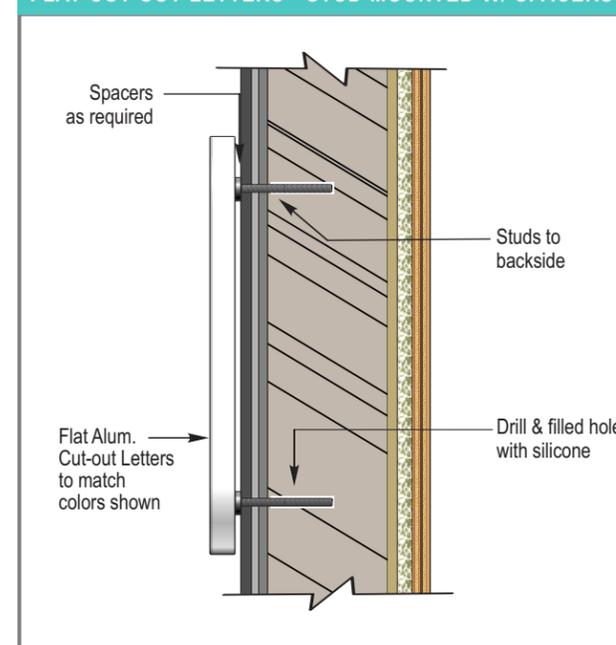
QUANTITY: (1) ONE SET REQUIRED

COLOR PALETTE

Matthews MP 6425sp
Satin High Hide White;
Semi Gloss

Paint finish to be semi-gloss
unless otherwise specified

FLAT CUT-OUT LETTERS - STUD MOUNTED W/ SPACERS



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