

MURRAYHILL



Exhibit 2.1
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MAY 16 2016
City of Beaverton
Planning Services

May 16, 2016
Page 1 of 2

Scott Whyte,
City of Beaverton
Community Development Department
Planning Division
12725 SW Millikan Way
Beaverton, OR 97076

Regarding: Case File Number VAR2016-0001

Dear Mr. Whyte,

The Murrayhill Owners Association (MOA) supports the monument signage as proposed for SW Murray Blvd. and SW Teal Blvd. as part of Regency Centers Murrayhill Marketplace renovation project. The following is a summary of the reviews by the MOA Architectural Review Committee (ARC) and the MOA Board of Directors.

Phase III – Signage SW Murray Blvd. and SW Teal Blvd.

- August 12, 2015, signage plan was submitted and reviewed by ARC
- August 19, 2015, ARC continued discussion of the sign proposal following a second presentation.
- August 20, 2015, ARC review comments
 - **Murray Blvd sign:**
 1. The size of this sign was a minor issue in the discussion; overall the size of the sign would not be a factor in the ARC's recommending or not recommending approval of the sign in this location.
 2. The ARC agreed that using the same material from the building signs to create the tenant sections of the sign works.
 3. It is the ARC's opinion that the sign has an industrial look and is more suited to a business park than a neighborhood shopping area.
 4. The ARC was unanimous in their opinion that the new sign does not incorporate the great new look planned for the Marketplace and does not adequately promote the Marketplace name.

- **Teal Blvd sign:**
 1. The size of the Teal sign received a mixed review. The ARC members were split on this issue.
 - With the right design, the size would not be a factor.
 - Regardless of the design, it does not seem necessary to have a second 20 foot sign in this location. It was noted that both the ARC and the Board did not approve the large sign proposed by Chase Bank several years ago.
 - Items 2 through 4 above also apply to the Teal sign.
- September 2, 2015, ARC reviewed a revised signage plan, responded that their opinion was unchanged.
- September 30, 2015, ARC reviewed a new set of plans for the Murry and Teal signs
 - The new sign designs were well received by the ARC. Following the discussion it was agreed that the drawings would be enhanced with dimensions, relief, the Murrayhill Marketplace name would be done in several fonts and spacing for comparison, the name would appear at the top of the sign only, illumination options for the Marketplace name would be provided.
- October 7, 2015 - ARC reviewed lighting of the new signs
 - ARC requested confirmation of the lighting of the "Murrayhill Marketplace" section of the sign.
- October 14, 2015, ARC reviewed the proposed letter size and lighting for the "Murrayhill Marketplace" name. The ARC requested clarification of the proposed lighting.
- November 4, 2015, a joint meeting the ARC, MOA Board, and Regency Centers was held to discuss the proposed final signage plans proposed for SW Murray and SW Teal.
 - The application and plans were approved as proposed with the following condition:
 - The Association reserves the right to review the lighting for the Murrayhill Marketplace section of the signs within 30 days of installation. Regency agreed to make any changes requested by the Association within the parameters of the City of Beaverton permit.

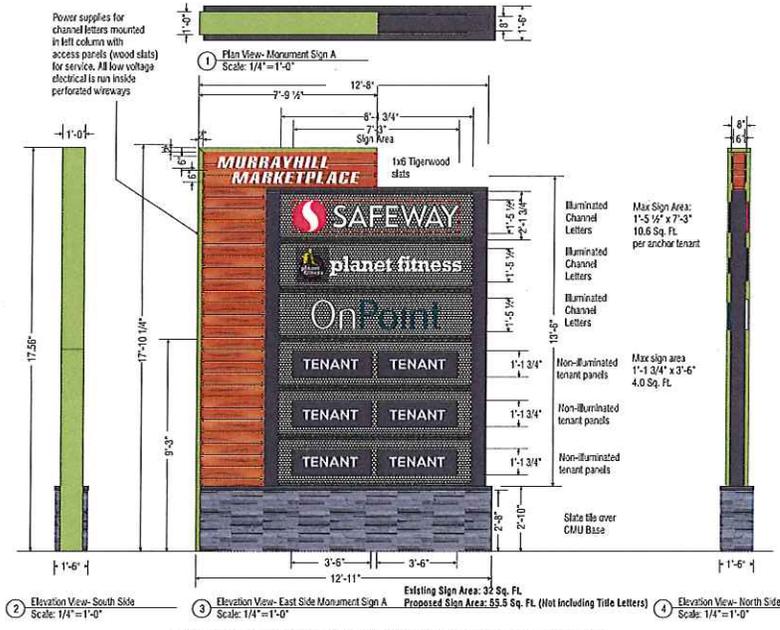
The Murrayhill Owners Association approved and supports the proposed signage for the Marketplace project.

Sincerely,
On behalf of the Murrayhill Owners Association


Pam Mizuo
Administrator

Enclosure

part of Exhibit 2.1
(plan approved by HOA)



Manufacture and install one (1) double face pylon sign with illuminated channel letter tenants, non-illuminated lower tenant panels

Side/Top Cap: Fabricated aluminum, 2x4x1/8 aluminum rec. tube with .125 aluminum exterior brakeformed to create light trough, painted finish, attach to C-Channel frame of tower with countersunk flush paint matched screws from exterior of side/top. GE Tetra Max 5000K Warm White LEDs mounted in trough to illuminate lower wood slats and FCO letters.

Supports and main frame: 8x8x1/4 steel tube verticals with 3x4x1/4 steel rec tube horizontals fully welded. Brakeformed .090 aluminum top cap. Painted finish. 8x8 tubes extend below grade and are direct buried in concrete footings.

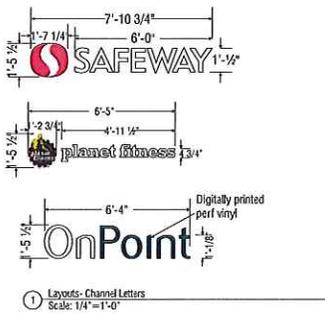
Tower: C4x2x1/4 steel frame and horizontal additional members. Welded and ground smooth. Painted finish to match main frame. 1x6 Tigerwood slats attached to frame with countersunk screws through face of slats. Natural clear finish. Waterproof aluminum enclosure for mounting power supplies contained between slats fore and aft. Group of slats at enclosure area are mounted to backer panel to allow easy removal as a group for access to enclosure. 1/4" waterjet cut aluminum site I.D. letters, powdercoated Gloss White, stud mount with 1/2" spacers.

Tenant panels: .125 perforated aluminum inserts, left and right ends are brakeformed 1" to back. Painted finish. Attach to 3x4 steel tube horizontals with countersunk flush paint matched screws.

Internally illuminated channel letters: Thin Trim Channel Letters, .040 stainless steel backs and returns, 3" deep, with painted finish, 3/16" acrylic faces with .063 stainless steel trim edge, vinyl on acrylic faces. GE Tetra Max 7100K White LED illumination, mount power supplies in lower. Attach letters with toggles, painted perforated panel color.

Lower tenant panels: .125 aluminum panels, painted finish, reflective vinyl copy. Stud mount to perforated panels with painted fender washers.

Base: Black Slate tile over CMU base by owner. Brakeformed aluminum cap to fit over slate base and fit around cabinet. Painted finish.



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1337
Customer Number

12542
Quote Number

12542 MM Monument Pylon
File Name

Allie Conant
Salesperson

Tom Maxwell
Estimate By

Check by

April 13, 2015
Date

September 28, 2015
September 29, 2015
October 8, 2015
October 9, 2015

Revisions

Approved

Approved With Changes Noted

Customer Signature _____

Date _____

Estimate Number _____

For _____

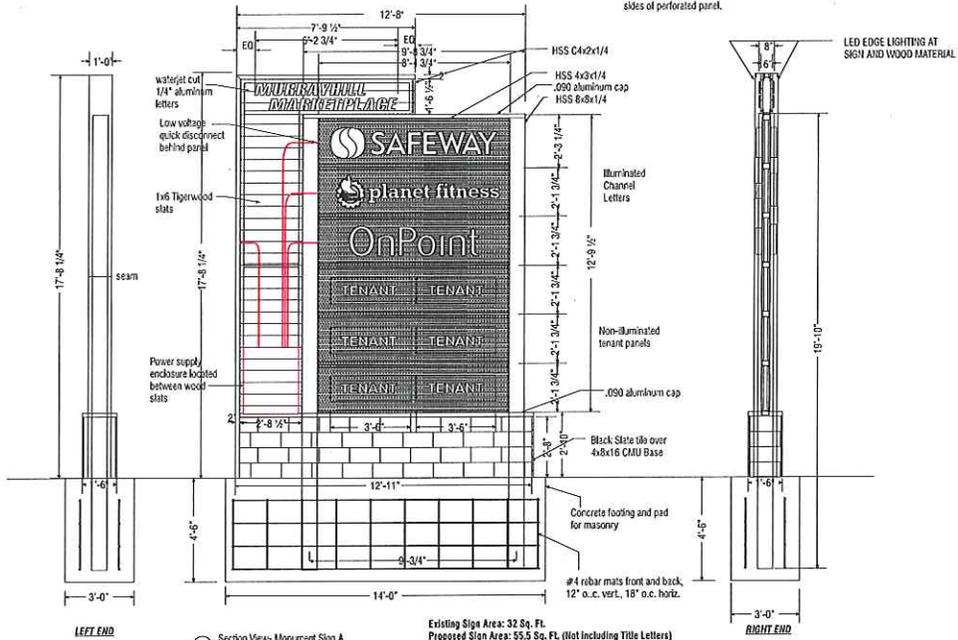
Murray Hill Marketplace
1455 SW Teal Blvd.
Beaverton, OR

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GE Tetra Max 5000k Warm White LEDs IP 65 wet location rated
 2x4x1/8 aluminum rec tube with .125 aluminum brakeformed light trough



Perforated Metal:
 Mill-chrome Quality Perforated Metal, Round hole, aluminum type 5052-H32, .125 gauge, mill finish, 1/2" holes on 11/16" centers, staggered pattern, 48% open area, 48" x 120" sheet
 Paint # 1712111241, attach to face of frame with countersunk, paint matched screws. Paint both sides of perforated panel.



Existing Sign Area: 32 Sq. Ft.
 Proposed Sign Area: 55.5 Sq. Ft. (Not Including Title Letters)
 Section View- Monument Sign A
 Scale: 1/4" = 1'-0"

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3337
 Customer Number
 125422
 Quote Number
 125422 MM Monument pylons 4
 File Name
 Allie Conant
 Salesperson
 Tom Maxwell
 Drawn By
 **
 Checked By
 April 13, 2015
 Date
 September 28, 2015
 September 29, 2015
 October 6, 2015
 October 9, 2015

Revisions
 () Approved
 () Approved With Changes Noted
 Customer Signature
 Date
 Licensed Signature
 Date

Murrayhill Marketplace
 14555 SW Trail Blvd.
 Beaverton, OR
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1337 Customer Number
 125422 Quote Number
 125422 MM Monument Pylon 4 File Name
 Allen Conant Submittal
 Tom Maxwell Layout By
 **
 Checked By
 April 13, 2015 Date
 State Order 28, 2015
 September 29, 2015
 October 8, 2015
 October 9, 2015

Revisions
 [1] Approved
 [3] Approved With Changes Noted

Customer Signature
 Date
 Layout Signature
 Date

Murrayhill Marketplace
 14555 SW Trail Blvd.
 Beaverton, OR

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Manufacture and install one (1) double face pylon sign with illuminated channel letters tenants, LED gas pricer (use existing cabinet)

Side/Top Cap: Fabricated aluminum, 2x4x1/8 aluminum rec. tube with .125 aluminum exterior brakeformed to create light trough, painted finish, attach to C-Channel frame of tower with countersunk flush paint matched screws from exterior of side/top. GE Tetra Max 5000k Warm White LEDs mounted in trough to illuminate tower wood slats and FCO letters.

Supports and main frame: 8x8x1/4 steel tube verticals with 3x4x1/4 steel rec. tube horizontals fully welded. Brakeformed .090 aluminum top cap. Painted finish, 8x8 tubes extend below grade and are direct buried in concrete footings.

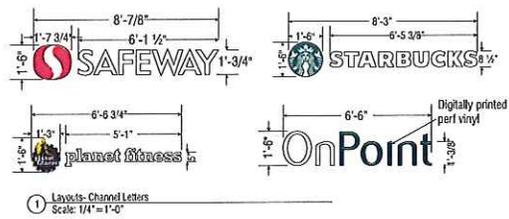
Tower: C4x2x1/4 steel frame and horizontal additional members. Welded and ground smooth. Painted finish to match main frame. 1x6 Tigerwood slats attached to frame with countersunk screws through face of slats. Natural clear finish. Waterproof aluminum enclosure for mounting power supplies contained between slats fore and aft. Group of slats at enclosure area are mounted to backer panel to allow easy removal as a group for access to enclosure. 1/4" waterjet cut aluminum Site I.D. letters, powdercoated Gloss White, stud mount with 1/2" spacers.

Tenant panels: .125 perforated aluminum inserts, left and right ends are brakeformed 1" to back. Painted finish. Attach to 3x4 steel tube horizontals with countersunk flush paint matched screws.

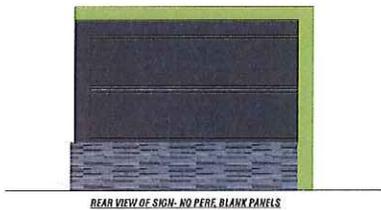
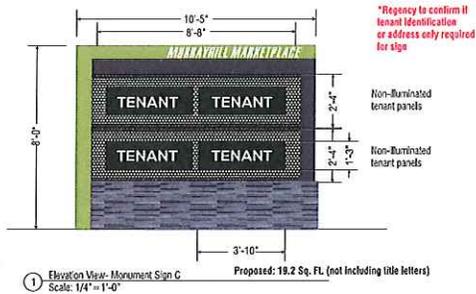
Internally illuminated channel letters: Tri Trim Channel Letters, .040 stainless steel backs and returns, 3" deep, with painted finish, 3/16" acrylic faces with .063 stainless steel trim edge, vinyl on acrylic faces. GE Tetra Max 7100K White LED illumination, mount power supplies in tower. Attach letters with laggles, painted perforated panel color.

LED Gas Pricer: Reuse existing cabinet and electronics, mount in lower position on sign.

Base: Black Slate tile over CMU base by owner. Brakeformed aluminum cap to fit over slate base and fit around cabinet. Painted finish.



1 Layouts-Channel Letters
 Scale: 1/4"=1'-0"



Manufacture and install one (1) small non-illuminated single face monument sign

Top Cap: Fabricated, .125 aluminum, painted finish and stripe, 1/4" FCO aluminum letters.

Supports and main frame: 8x8x1/4 aluminum tubes, Painted finish.

Tenant panels: 2x2x1/8 aluminum tube frames, perforated steel inserts, .125 aluminum panels, painted finish. Reflective vinyl tenant copy. Back of perf panels to have .090 aluminum panels, no copy.



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1337
Customer Number
125422
Quote Number
125422 MM Monument Pylon and

File Name

Allan Conant

Salesperson

Tom Maxwell

Drawn By

**

Checked By

April 13, 2015

Date

September 28, 2015

September 29, 2015

October 8, 2015

October 9, 2015

Revisions

[] Approved

[] Approved With Changes Noted

Customer Signature

Date

Labelled Signature

Date

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Beaverton, OR

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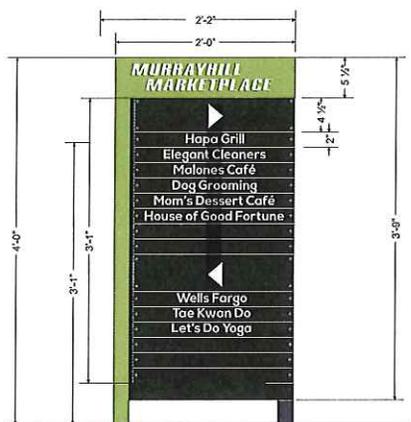
1137
Cindy Lee Rando
125422
Cindy Rando
125422 MM Management Project
File Name
Allie Conant
Salesperson
Tom Maxwell
Drawn By
**
Checked By
April 13, 2015
Date
September 28, 2015
September 29, 2015
October 8, 2015
October 9, 2015

Revisions
1 Approved
1 Approved with Changes Noted

Customer Signature _____
Date _____
Contract Signature _____
Date _____

Murrayhill Marketplace
14555 SW Trail Blvd.
Beaverton, OR

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1 Elevation View- Directional Sign 8.33 Sq. Ft.
Scale: 1"=1'-0"

Manufacture and install (x qty) single face directional signs

Supports and main frame: 3x2x1/4 aluminum tube, skinned main body with .090 aluminum. Painted finish, 1/4" FCO aluminum letters, painted strips.

Tenant panels: 1x1x1/8 aluminum tube frame, individual .125 aluminum panels, attached with countersunk flush screws. Painted finish. Vinyl tenant copy.

