SIGN CRITERIA

FOR

THE CANYONS AT LINDA VISTA TRAIL
EL CORREDOR CENTER
9600 -9750 N. ORACLE RD.

BY

Boulder-Oro Valley, L.L.C.

P.O. BOX 43426
Tucson, Arizona 85733

July 15th, 2014

Attachment 2

Sign Criteria

The Sign Criteria is established for the purpose of assuring that The Canyons / El Corredor Center ("apartment complex" and the "Shopping Center") will be an outstanding commercial development and apartment complex with distinctive and compatible signs for the benefit of all owners, occupants and residents. All signs must be integrated with the Shopping Center's and apartment's architectural character and designed in a manner that will not create a nuisance or diminish the visibility and/or value of other Parcels. Endeavors have been made to work within the requirements of the Town of Oro Valley sign ordinances while creating unique designs that are architecturally compatible with the Shopping Center and make a strong identity statement.

All signs within the Shopping Center must conform to the Oro Valley sign code and the standards outlined in this Sign Criteria. Conformance will be strictly enforced and nonconforming installation or unapproved signage must be brought into conformance at the expense of the violating party.

General Requirements

All signs that are intended to be placed in or on the Shopping Center will be reviewed by the master developer, Boulder Oro Valley, LLC or its Assignee for compatibility with these guidelines. Each building Owner/Occupant will receive a copy of these guidelines before designing signs. Plans must be approved in writing by BOV prior to installation. BOV's approval of such plans does not constitute a representation or warranty that such plans are in compliance with applicable governmental requirements. Compliance with all governmental requirements is the sole responsibility of each Owner/Occupant. All signs must conform to the Oro Valley sign code.

Standards and Requirements

- Each Owner/Occupant must submit 2 sets of detailed drawings of all signs at least 15 days prior to submitting for permits
- After the proposal is reviewed, BOV will return one set of drawings marked either "Approved," "Approved as Noted," or "Revise and Resubmit."
    - Approved – Owner/Occupant is permitted to proceed with sign construction/installation.
    - Approved as Noted – Owner/Occupant must make any revisions noted on plans before proceeding with sign construction/installation
    - Revise and Resubmit – Drawings will be returned with comments and should be revised accordingly. Owner/Occupant must then resubmit for another review.

- Sign content shall be restricted to the identification of business or service located on a Parcel.
- All signs shall be made out of durable and long-lasting materials.
- All screws, nails and fasteners shall be made of non-corrosive material.
- Any damage to a building's fascia, canopy, structure, roof, or flashing which is caused bt the sign contractor or Owner/Occupant must be repaired and/or paid for by the sign contractor or Owner/Occupant. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. No penetrations of the roof of any building are permitted.
- No labels shall be permitted on the exposed surface of the signs, except those required by local ordinance. Those requiring shall be applied in a inconspicuous location.
- All electrical signs shall bear the UL label and shall conform to local building code, electrical code and zoning standards.

Prohibited Signs

No sign shall be painted on the surface of any building structure. No sign shall be placed or located on the roof or extended above the roof of any building. No sign shall be located or constructed in a manner that materially impairs the visibility of or access to any other parcel or buildings located thereon without the prior written consent of the Owner(s) of the adversely affected parcel(s). No animated, flashing, blinking, audible, placard, poster, playbill, posting, painting, change-panel, flag, fixed balloon, rotating light, moving or rotating signs are permitted. Signs cannot be installed within the public right-of-way. No sign shall be placed on or attached to any vehicle except for signs painted directly on the surface of the vehicle and meeting all applicable governmental requirements. The primary use of such vehicle shall be in connection with the operation of a business on a Parcel and not advertising or identifying the business premises. No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety or health. Prohibited signs are further regulated by the Oro Valley Zoning Code Revised, Chapter 28, Signs.

Freestanding Signs

The design of all monument signs and panels to be placed thereon is subject to review and approval of BOV. All freestanding signs shall be "monument" style and must be compatible with the architecture of the Shopping Center. All signs must conform to the Oro Valley sign code.

- The maximum area of each sign is 48 square feet.
- The maximum height of each sign is 8 feet above adjacent grade with a 2 foot architectural element at the top of sign.
- There will be a maximum of four businesses identified on each signs.
- All monument signs will be designed with routed faces with push through copy and/or lexan faces with vinyl applied.

- All monument signs will be designed to match the following colors:

  Red 230-33 PMS 485C2X
  Green 230-26 PMS 349C
  White 230-20
  Dark Brown 230-59 PMS 4625C
  Blue 230-167 PMS 2945C
  Duranodic 230-69
  Teal 230-246 PMS 322C
  Dark Blue 230-36 PMS 281C
  Yellow 230-015 PMS 109C
  Rust Brown 230-63 PMS 483C
  Mission/Copper Patina
  Black Anodic 41-335
  Dark Bronze 41-313
  Blue PMS 629
  Light Blue PMS 7457
  Aqua PMS 623
  Warm Grey 11 PMS 449
  Cool Grey 10 PMS 451
  Cool Grey 11 PMS 452
  Warm Grey 9 PMS 4495

Building Mounted Wall Signs

The design of all wall signs is subject to the review and approval of BOV. Any variations from these standards are at BOV's discretion. All signs must conform to the Oro Valley sign code.

- All storefront signs must be fabricated from individual pan channel or reverse pan channel letters.
- Individual letters must be constructed with aluminum.
- Wall signs must be centered vertically and horizontally on the fascia.

Building Frontage/Location: Building Frontage and/or Location are defined as set forth in the Oro Valley Sign Code.

Fasteners: All signs, bolts, fastenings, sleeves, and clips must be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze.

Connection Devices: Exposed connection devices are not permitted.

Electrical Parts: Exposed electrical devices are not permitted.

Sign Area: Aggregate sign area permitted for each business shall be calculated per Oro Valley Sign Code.

Colors: The following color palette has been established for this development. Each Owner/Occupant shall utilize only those colors approved within the criterion unless otherwise allowed.

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Green 230-26 PMS 349C
White 230-20
Dark Brown 230-59 PMS 4625C
Blue 230-167 PMS 2945C
Duranodic 230-69
Teal 230-246 PMS 322C
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Aqua PMS 623
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Cool Grey 10 PMS 451
Cool Grey 11 PMS 452
Warm Grey 9 PMS 4495

Letter Style: Letter style is to be per the Owner/Occupant's corporate standards, subject to BOV's approval

Illumination: Reverse Pan Channel letters may be halo illumination which shall be white. Reverse Pan Channel letters may use colors other than white.

Logos shall consist of pan or reverse channel. Logos with corporate colors, or protected by federal law, may be used with proof of registration at time of application unprotected logos shall be restricted to colors provided herein. Illumination is to be halo or internal using neon or LED.

Maximum size of logos shall be limited to thirty(30) square feet. Illumination shall be halo and/or internal with neon or LED.

- Double lines of copy are permitted but shall not exceed a total combined height of 60"

Window Signs or Graphics

Glass areas of storefront and offices may contain graphics indicating business name, address or suite number, hours of operation, emergency phone numbers, logos, etc.; subject to compliance with the Oro Valley Sign Code.

Under Canopy Signs

Occupants of in-line shops space must identify their main entrance with an under canopy sign.

Location:

- Over entrance, oriented perpendicular to store front

Size:

- The maximum area of each under canopy sign is set forth in the Oro Valley Sign Code.

Guidelines:

- One under canopy sign allowed per entrance.
- Building occupants may display their own graphics with their corporate identity on a standard double-sided panel provided by Diversified.
- Under canopy signs may be illuminated subject to approval by CTW.

Other Additional Sign Types Allowed

All other sign types, including permanent and/or temporary signs shall follow the rules and regulations set forth in the Town of Oro Valley Zoning Code Revised, Chapter 28, Signs. All permanent sign types shall be reviewed by the management company prior to applying for permits with the municipality and shall be restricted to using only those colors available within the approved color palette unless protected by federal law.

THE
CANYONS
AT LINDA VISTA TRAIL

EL CORREDOR SHOPPING CENTER

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* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

addisigns INC.
3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

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JOB NAME: THE CANYONS AT LINDA VISTA TRAIL
JOB ADDRESS: 9600-9750 N. ORACLE RD.
CITY: ORO VALLEY
SUITE: N/A
ZIP: 85737

SIGN CRITERIA

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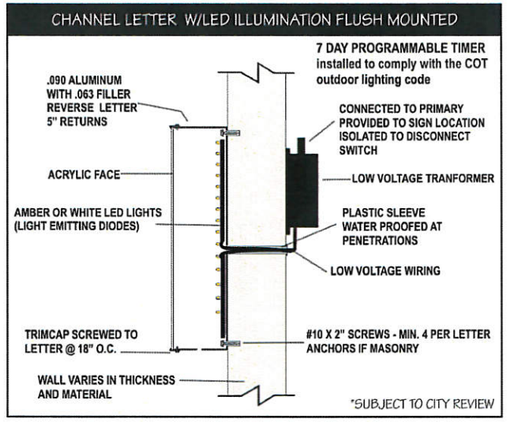
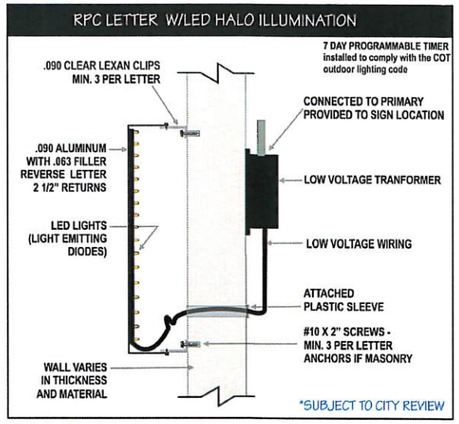
THE CANYONS AT LINDA VISTA TRAIL / EL CORREDOR SHOPPING CENTER

WALL SIGNAGE

TENANT ← INDIVIDUAL LETTERS
PAN CHANNEL &
REVERSE PAN CHANNEL





COLOR PALLET

WALL SIGNAGE FOR TENANTS SHALL UTILIZE AND PICK ONLY THE COLORS APPROVED FROM THIS COLOR PALLET.

RED 230-33 PMS 485C2X	GREEN 230-26 PMS 349C	WHITE 230-20	
DURANODIC 230-69	PURPLE 220-48 PMS 2622C	BLUE 230-167 PMS 2945C	TEAL 230-246 PMS 322C
DARK BLUE 230-36 PMS 281C	ORANGE 230-44 PMS 1655C	YELLOW 230-015 PMS 109C	RUST BROWN 230-63 PMS 483C
MISSION/COPPER PATINA	BLACK ANODIC 41-335	DARK BRONZE 41-313	DARK BROWN 230-59 PMS 4625C
BLUE PMS 629	LIGHT BLUE PMS 7457	AQUA PMS 623	WARM GREY 11 PMS 449
COOL GREY 10 PMS 451	COOL GREY 11 PMS 452	WARM GREY 9 PMS 4495	

SAMPLE OF BUILDING STYLE FOR EL CORREDOR CENTER

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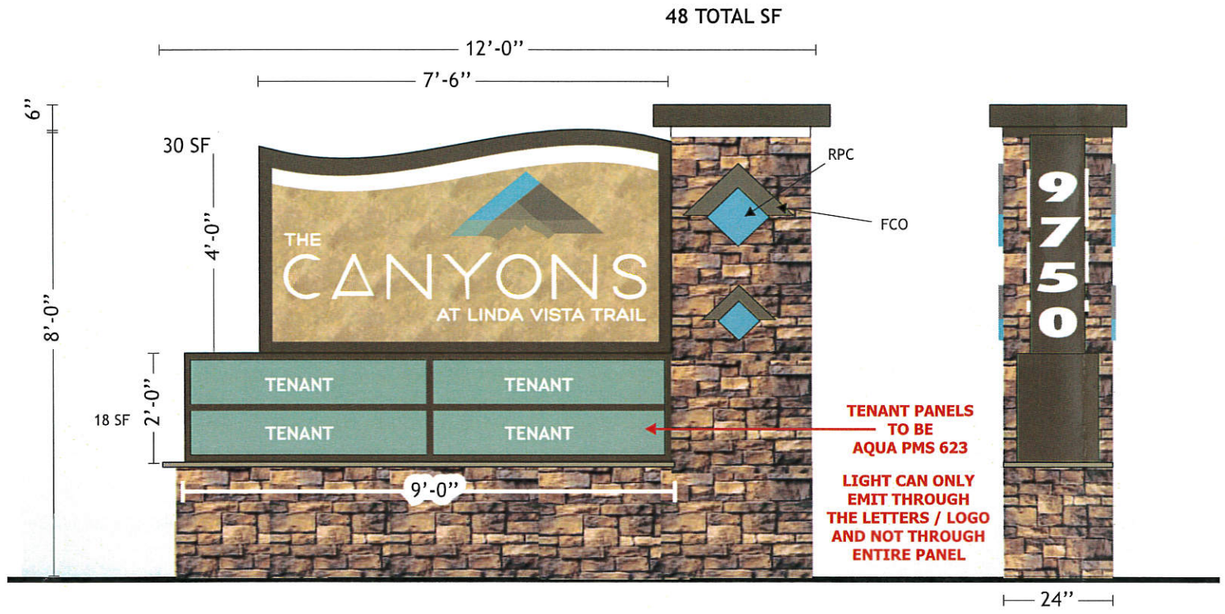
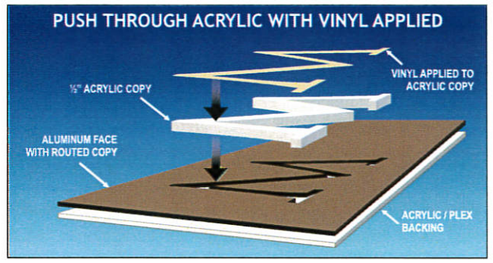
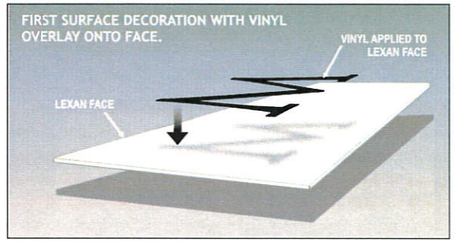
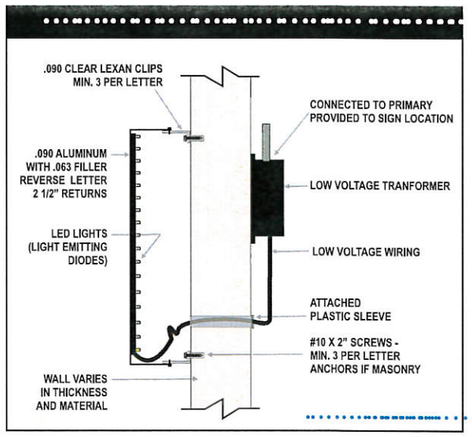
THE CANYONS AT LINDA VISTA TRAIL / EL CORREDOR SHOPPING CENTER

FREESTANDING SIGNAGE









FREESTANDING SIGNAGE FOR TENANTS SHALL UTILIZE AND PICK ONLY THE COLORS APPROVED FROM THIS COLOR PALLET.

BACKGROUND OF TENANT PANELS SHALL ONLY BE COLORS FROM COLOR PALLET.

COLOR PALLET

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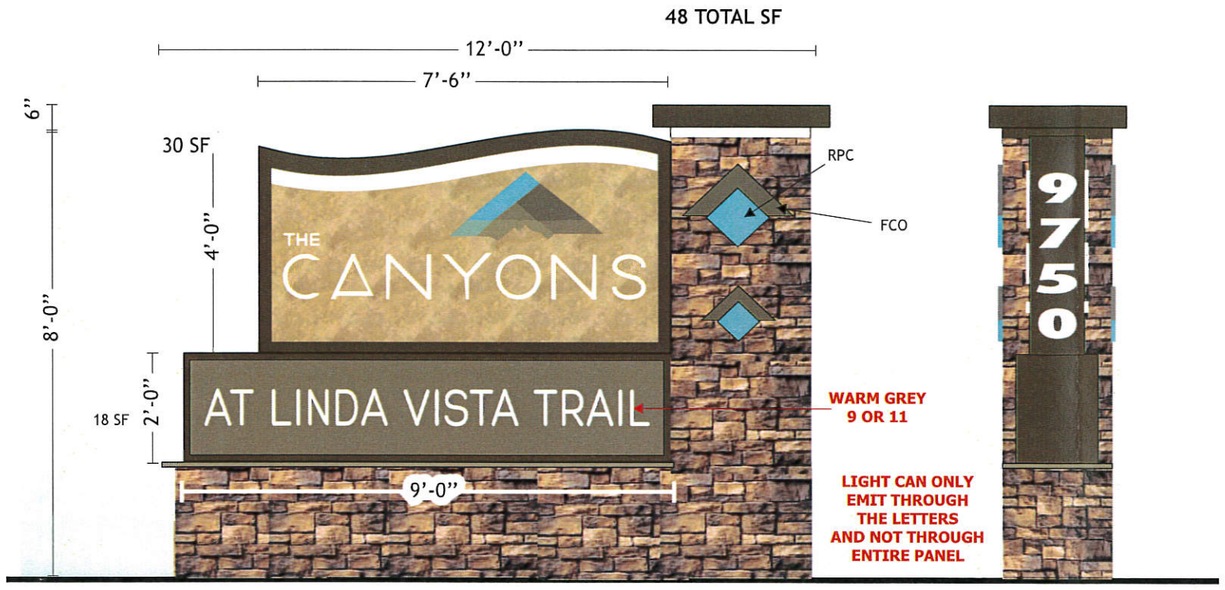
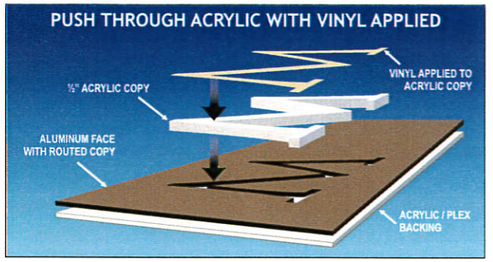
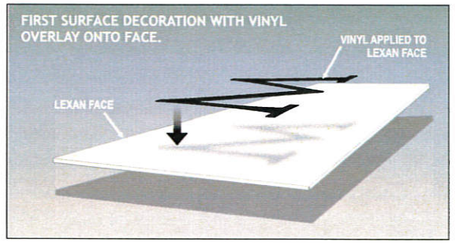
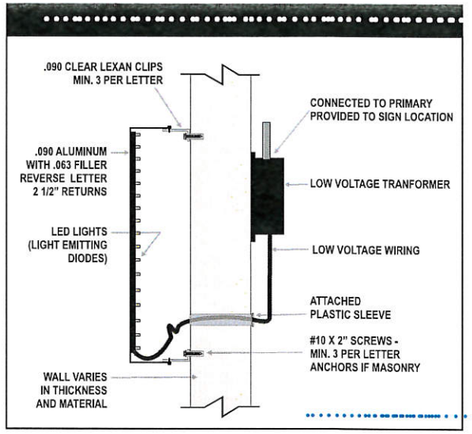
FREESTANDIN ENTRYWAY SIGNAGE









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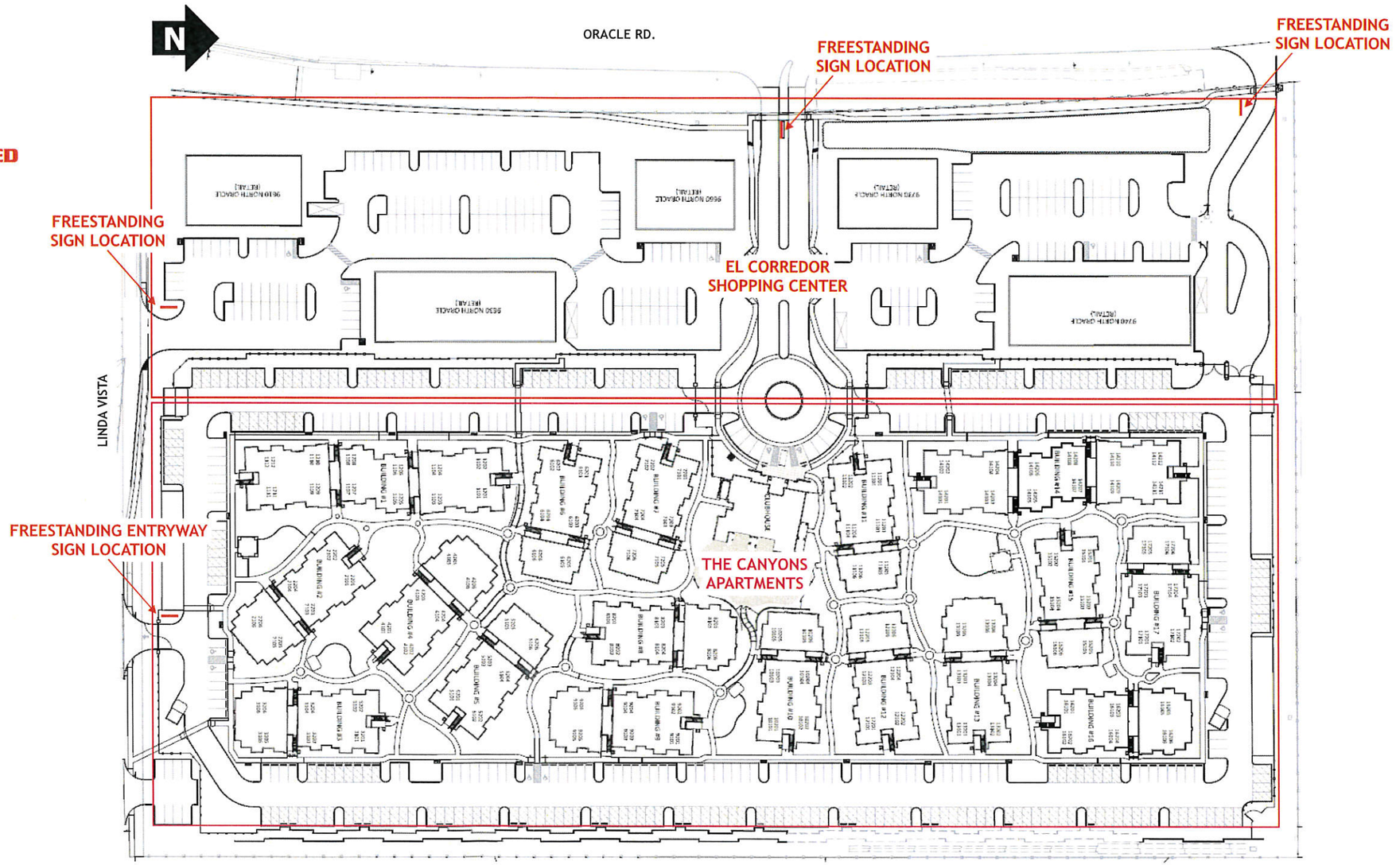
SITE PLAN - NOT TO SCALE

DIRECTIONAL AND MENU BOARD SIGN LOCATIONS TO BE DETERMINED



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