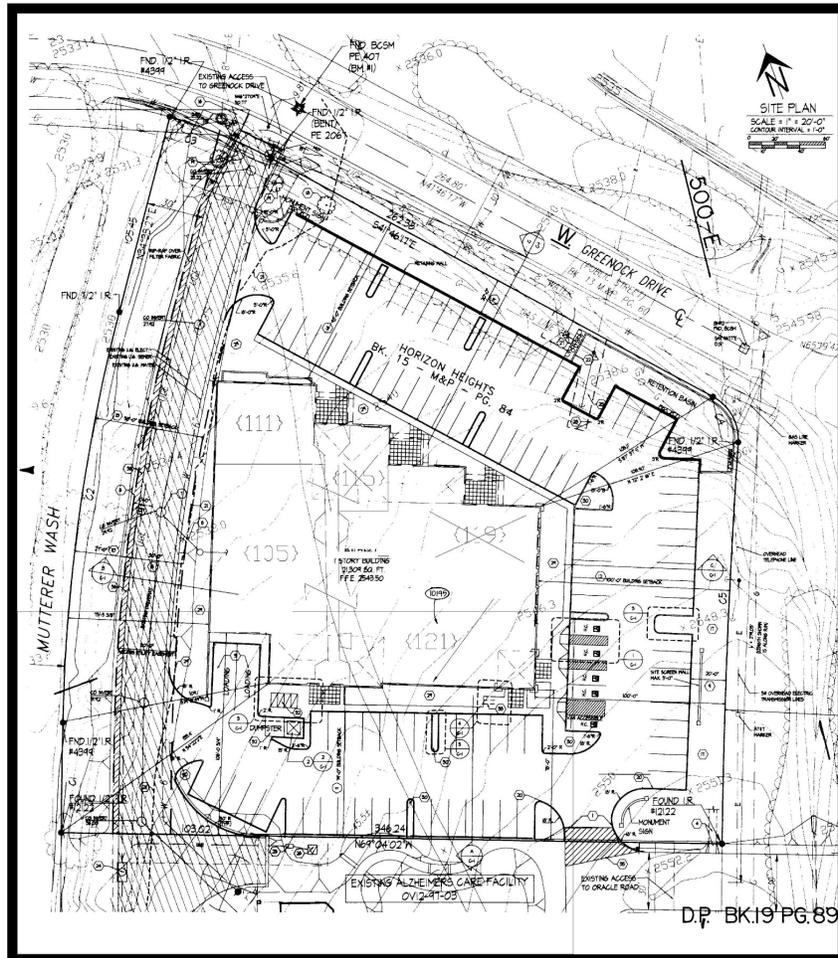


**Sign Criteria For  
El Conquistador Executive Plaza  
10195 N. Oracle Rd.  
Oro Valley, AZ 85737  
Parcel 224-33-136A**

~~~~~  
**LEXIMAR LLC  
505 N ALVERNON WAY  
TUCSON AZ 85711-1923**

These criteria have been established to insure design compatibility among all signs at El Conquistador Executive Plaza businesses. All signage must conform to the Oro Valley Sign Code (OVZCR Chapter 28). Establishing certain basic guidelines, which must be followed by both the Tenant and the Tenant's sign contractor, serves a two-fold purpose. First, it meets standards of good design, workmanship and safety. Second, it helps to assure a pleasing and attractive building, a goal desired by the Landlord, the Tenants, and the Community.

**Plaza Development Plan:**



## Overhead View:



### A. General Requirements:

1. Tenant shall submit to landlord for approval, before fabrication of signage, two (2) color copies of detailed drawings covering the location, size, layout and design of the proposed signage, including all lettering, graphics and color call-outs.
2. All permits for signs and their installation shall be obtained by tenant or tenant's sign contractor from the Town of Oro Valley at tenant's sole cost and expense. Tenant and tenant's sign contractor must be licensed and insured in the State of Arizona. Permits shall be obtained on all signs prior to installation.
3. Tenant shall ultimately be responsible for the fulfillment of all requirements and specifications. Tenant is also responsible for supplying the primary electric line to all installed signs, if needed, and for the costs pertaining to the operation of the sign.
4. Tenant shall be responsible for the maintenance of the sign for the duration of the lease and shall be responsible for the repair to the building after signage removal or termination of the lease as determined by the Landlord.

### B. General Specifications

1. All signage must conform to this criteria and Town of Oro Valley Code. Audible or moving signs shall not be permitted, nor any signs that do not meet both this sign criteria and the Town of Oro Valley's Sign Code. Any sign found in violation of code or building ordinance will be brought into conformance or removed at Tenant's expense.

### **C. Construction Requirements**

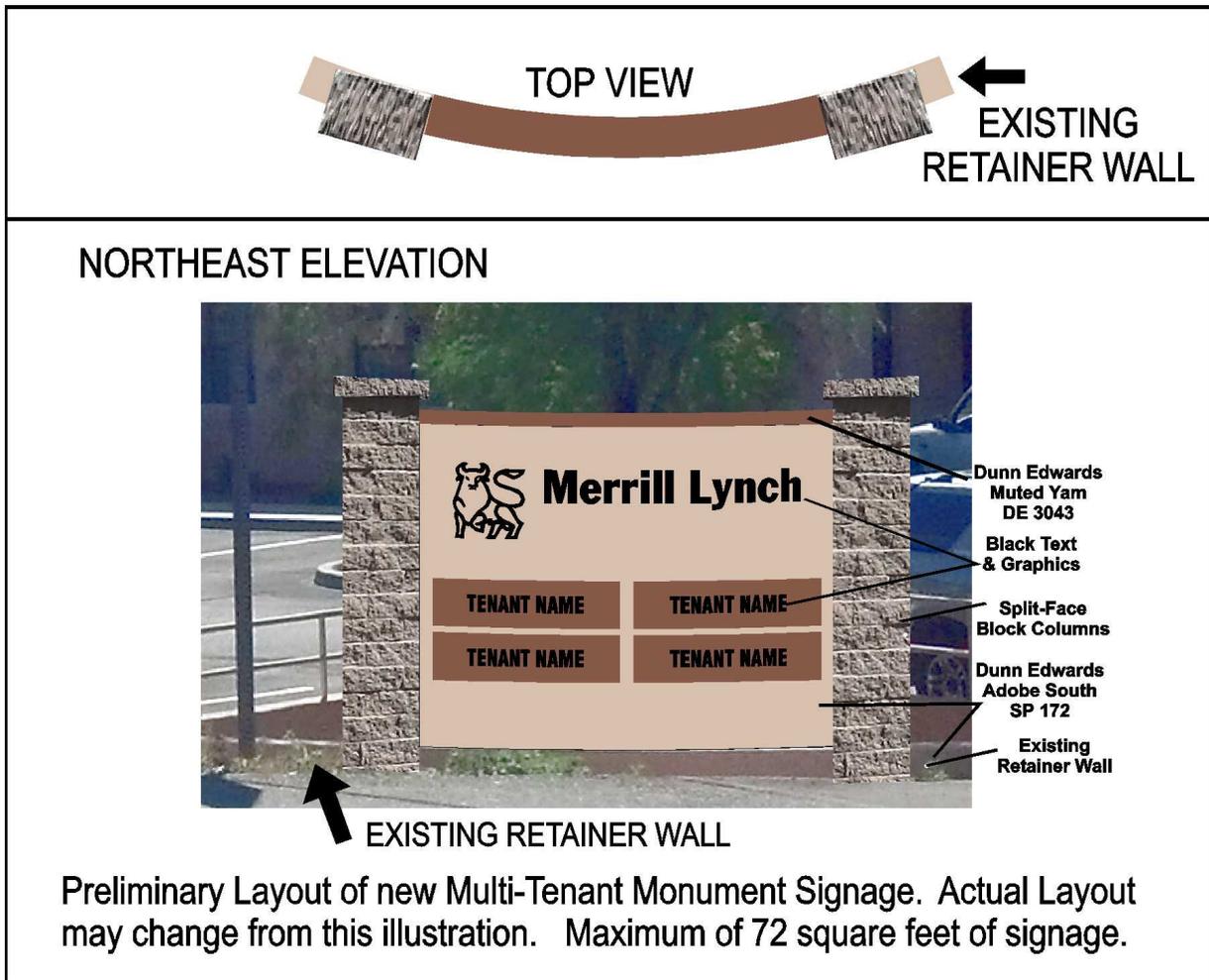
1. No labels shall be permitted on the exposed surface of the signs, except those required by local ordinance and tenant's sign contractor identification, applied in an inconspicuous location.
2. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition and repainted to match the building façade in color and texture.
3. Tenant's sign contractor shall repair or replace any damage due to any work caused by its workers. Tenant's sign contractor shall be responsible for cleanup of site during and after removal of signage.
4. Tenant shall be fully responsible for the operations and actions of tenant's sign contractor. Tenant shall be responsible for any and all sign permits.

### **D. Wall Signage Design Requirements**

1. Exterior wall signage to be reverse pan channel aluminum letters with 2-2 ½" deep returns.
2. Tenant's logo may be a reverse pan channel shape with cut-through letters backed with white acrylic and backlit, or have white vinyl graphics on the face.
3. Signs may be illuminated or non-illuminated. Non-illuminated signs are to be mounted flush to the wall surface. Illuminated signs are to be illuminated with white LEDs, and mounted 1" from the wall. Remote Power Supply shall be located behind the wall and over the interior ceiling.
4. Illumination is only as allowed during the hours allowed per Town of Oro Valley Code.
5. Approved colors are detailed in Section I.
6. One wall sign is allowed for each Tenant, except for those Tenants who lease space along more than one frontage, who may have up to three signs, one per leased frontage elevation.
7. Size of the signage allowed is based on the Tenant's frontage along their exterior wall, with a maximum of 1 square foot of signage for each linear foot of tenant frontage along their exterior wall. Signage may not extend longer than 80% of Tenant's frontage.

### **E. Monument Signage**

1. Multi-Tenant Monument Sign for the development will be allowed at the north east corner of the property along North Oracle Rd and all graphics on the Monument Sign must be approved by the landlord and permits approved by the Town of Oro Valley prior to installation. Sign to be situated within property boundary.
2. Design – See attached for preliminary layout. Letter and graphics only (not backgrounds) may be illuminated, either by halo-illumination or as backlit, cut through letters, backed with white acrylic.
3. Maximum of 72 square feet of signage consisting of up to eight tenants in any combination of panel sizes, configuration of panels to be approved by landlord. Individual letters of black, flat cut acrylic may be applied directly to monument surface without a "panel".
4. Approved Colors are outlined in Section I.
5. Existing monument signs at the two entries to the plaza may be changed, but only in conformance with these criteria and Town of Oro Valley Code. There is no immediate plan for change.



**F. Window Signage**

1. Per Oro Valley Zoning Sign Code

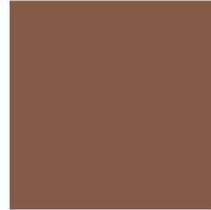
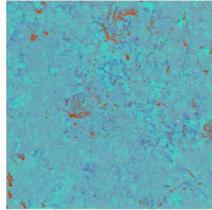
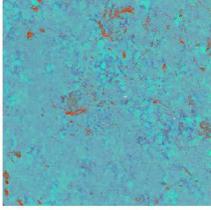
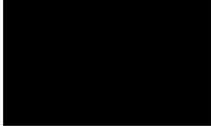
**G. Directional Signage**

1. Freestanding Directional Signage may be single or double-sided and may display only written or graphic directions for traffic, name of the business and/or logo, and address and/or suite number. Maximum size is 6 sq ft, maximum height is 3'. If illuminated it must be turned off at close of business. Design to match building and other signage criteria.

**H. Temporary Signage**

1. Any temporary signage (eg: banners) shall be per Per Oro Valley Zoning Sign Code.

**I. Approved Colors:**

| Existing Building Colors                                                                                                     |                                                                                                                              |                                                                                                                                                                                                  | Existing Sign Colors                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Dunn Edwards<br>Adobe South<br>SP 172<br>   | Cocoa Mocha<br>Q3 - 20D<br>                 | Dunn Edwards<br>Muted Yam<br>DE 3043<br>                                                                       | Copper Patina<br> |
| Main Walls                                                                                                                   | Split Block                                                                                                                  | Parapets                                                                                                                                                                                         |                                                                                                      |
| New Signage Colors                                                                                                           |                                                                                                                              |                                                                                                                                                                                                  |                                                                                                      |
| Building Signage Colors                                                                                                      |                                                                                                                              |                                                                                                                                                                                                  |                                                                                                      |
| Copper Patina<br>                         | MP 21957<br>Rich Copper<br>Metallic<br>   | MP 20177<br>Duronodic<br>Bronze Metallic<br>                                                                |                                                                                                      |
| Freestanding / Directional and Monument Signage                                                                              |                                                                                                                              |                                                                                                                                                                                                  |                                                                                                      |
| Background                                                                                                                   | Panels & Architectural Trim                                                                                                  | Letters & Graphics                                                                                                                                                                               |                                                                                                      |
| Dunn Edwards<br>Adobe South<br>SP 172<br> | Dunn Edwards<br>Muted Yam<br>DE 3043<br> | Black<br><br>White<br> |                                                                                                      |

Pictures of El Conquistador Executive Plaza::



**Pictures of Existing Signage:**



**New Building Sign Colors and Optional Text Box:**

|                                                                                                                                                        |                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Copper Patina</p>  <p><b>Creative<br/>Photography</b></p>        | <p>Duranodic Bronze Metallic</p>  <p><b>Creative<br/>Photography</b></p>                                                                                 |
| <p>Rich Copper Metallic</p>  <p><b>Creative<br/>Photography</b></p> | <p>With Cut-Through Logo</p>  <p> <b>Creative<br/>Photography</b></p> |

## **J. Property/Approvals**

### **Leximar, LLC**

505 N Alvernon Way  
Tucson, AZ 85711  
Office: (520) 219-5446  
Fax: (520) 219-2604

## **K. Permitting**

### **Town of Oro Valley**

Development Services  
11000 N La Canada Dr  
Oro Valley, AZ 85737  
Office: (520) 229-4815  
Fax: (520) 742-1022

## **L. Approved Sign Contractors**

### **Signarama**

Doug Baker  
5819 N Oracle Rd.  
Tucson, AZ 85704  
Office: (520) 887-9703  
Fax: (520) 887-9706

### **Addisigns**

Mike Addis  
Tucson, AZ 85713  
Office: (520) 748-1540  
Fax: (520) 571-9120

### **Cook & Co Sign Makers**

Jude Cook  
Tucson, AZ 85716  
Office: (520) 622-2868  
Fax: (520) 622-2959