

0V3-08-04

SIGN CRITERION
ORACLE/SUFFOLK OFFICE COMPLEX
7630/7636 N. ORACLE ROAD

WRITTEN APPROVAL IS REQUIRED BY THE OWNER/LANDLORD PRIOR TO MANUFACTURE AND INSTALLATION OF ANY AND ALL SIGNS, INCLUDING ANY SIGN INSIDE THE PREMISES THAT MAY BE VISIBLE FROM THE OUTSIDE. THE OWNERS/LANDLORD'S APPROVAL WILL ENSURE COMPLIANCE WITH ALL APPLICABLE ELECTRICAL AND LOCAL SIGN CODES. ALL SIGNAGE MUST BE PROFESSIONALLY MANUFACTURED.

APPROVED BY: TC/PZ/DBB/BOA

6-11-08
DATE
Jonathan Lew
PZ PROJECT MANAGER

INTENT AND PURPOSE

This sign criteria is written to satisfy the requirement for a Development Review Board sign criteria, per OVZCR 28.2.B. It is intended to provide consistency of signage for the entire development, while minimizing the impact of signage on the adjacent communities.

FREESTANDING SIGN

Height: 8 feet from grade, with a 30" stone base painted ICI Onion Skin #141 and ICI Classic Ivory #547.

Illumination Method: The panels will have opaque faces with white halo illumination

Size: Total size of the top cabinet is 39 square feet (7' 2" x 5' 6")
A maximum of four tenant panels is permitted on the freestanding sign.

Design: See attached drawings for exact design specifications.

Location: Current property line, with approval from Oro Valley Public Works Department.

BUILDING MOUNTED WALL SIGNS

Wall signs must be centered vertically and horizontally on the fascia.

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

The overall height of any single letter or logo shall be restricted as follows:

- 1 Leased area up to 2,000 s.f. 24" maximum letter height
- 2 Leased area 2,001-6,000 s.f. 36" maximum letter height
- 2 Leased area 6,001-12,000 s.f. 48" maximum letter height

- Double lines of copy are permitted but shall not exceed a total combined height of 48"
- Tenants may have one square feet of signage per lineal foot of building frontage, not to exceed a maximum of sign area of 150 square feet.
- Signs are limited to the West and North Elevations facing the adjacent roadways and on the South elevation. Per OVZCR 28.5.B.15.b, no more than two elevations may contain wall signs. No signs shall be placed on the East elevations facing the adjacent neighborhoods.

Colors:

1. Black (preferred)
2. Polished/Brushed Copper or Brass
3. Patina Finish
4. Gray Metallic vinyl (3M#180C-221)

Logos with corporate colors, or protected by federal law, maybe used with proof of registration at the time of application. Maximum size of logos shall be limited to 25 percent of the permitted sign area.

Illumination: All wall signs shall utilize white neon/LED illumination, pan channel constructed with opaque faces and routed white keyline border. Please see attached drawings for details.

WINDOW SIGNAGE

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

BANNERS

All banners shall be regulated and permitted to the standards specified under the Oro Valley Zoning Code Revised.

PROHIBITED SIGNS

The following permanent and temporary signs shall not be allowed on any property or public right-of-way and shall be deemed prohibited unless otherwise

specified by the Oro Valley Zoning Code Revised Chapter 28, Signs.

1. Balloon Signs
2. Billboards
3. Electronic Message Centers
4. Exposed Neon Sign
5. Flashing Lights
6. Garage Sale Signs
7. Human Signs
8. Marquee Signs
9. Moving/Animated Signs
10. Obscene Signs
11. Off-Site Advertising on Public Property
12. Off-Site Sign
13. Portable Signs
14. Posters that do not advertise or refer to the business
15. Projecting Sign
16. Roof Sign
17. Search Lights
18. Signs Attached to any Physical Public Property
19. Signs in the Median
20. Vehicle Signs
21. Any Sign greater than nine (9) square feet or taller than three (3) feet overall height

GENERAL REQUIREMENTS

(This set of criteria is to be enforced by the Landlord)

1. All signage shall be installed and maintained by the Owner/Tenant, at Owner/Tenant's expense. The Owner/Landlord may disapprove any sign, which deteriorates or is damaged after installation. Illumination outages, breakage, or other required sign maintenance shall be repaired and restored to proper condition within five (5) working days of notification (written or verbal) from the Landlord.
2. In the event Tenant removes the sign, the Tenant will be responsible for the repair and repainting of any damage to the building fascia or mounting surface within fifteen (15) days. Tenant is not entitled to remove signage unless Owner/Landlord directs tenant to remove its signage.
3. A penalty of 100% of the Owner/Landlord's cost to repair said signage, in addition to the cost of the repair, may be assessed to the Tenant should the Owner/Landlord be required to provide the necessary maintenance due to Tenant's noncompliance to the notification.
4. The tenant is responsible for providing electrical power and time clocks to the location of the sign. Signs will go on and off at the time schedule designated by the Owner/Landlord.
5. Tenant shall be fully responsible for the operation of Tenant's sign contractors and shall indemnify, defend and hold Landlord harmless for,

- from and against damages or liabilities of account thereof.
6. All signs and their installation must comply with all local building and electrical codes.
 7. All required penetrations of the designated area for signage shall be neatly sealed in a watertight condition.
 8. No roof penetration is allowable unless Tenant gets prior written approval from the Landlord. Landlord may require Tenant to use Landlord's roof contractor or other contractor to penetrate roof.
 9. All sign contractors shall carry worker's compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs with a combined single limit in an amount not less than One Million and No/100 Dollars (\$1,000,000.00) per occurrence. All sign contractors shall hold a current contractor's license in the State of Arizona. Landlord shall be named as additionally insured in the worker's compensation and commercial liability insurance.
 10. THE OWNER/LANDLORD SHALL OBTAIN ALL PERMITS AND INSPECTIONS TO CONFORM TO THE TOWN OF ORO VALLEY SIGN CODES, ELECTRICAL REGULATIONS AND ORDINANCES BEFORE MANUFACTURE AND INSTALLATION OF SIGNAGE.
 11. LANDLORD/OWNER SHALL REPAIR ANY DAMAGE CAUSED BY SAID CONTRACTOR'S WORK.

QUESTIONS MAY BE REFERRED TO:

MIDTOWN SIGN*A*RAMA,
1542 E VICTORY STREET
SUITE 5
PHOENIX, ARIZONA 85040
PHONE 602-277-7191



Estate Planning
Using the best building blocks

NATIONAL FUTURE BENEFITS, INC

7150 E. CAMLBACK RD., STE. 333, SCOTTSDALE, AZ 85251
(480) 367-1533 • (800) 503-3301 • FAX (480) 367-1544

March 27, 2008

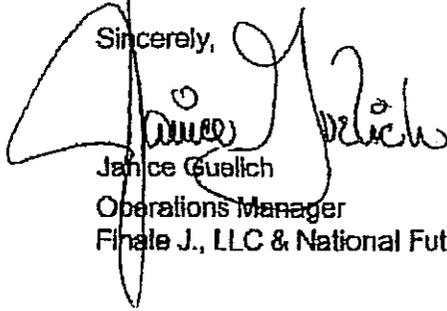
To whom it may concern:

On behalf of Finale J., LLC, this letter is to confirm that Midtown Sign*A*rama will be representing us in the permitting process.

7838 N. Oracle Road, ORO Valley, AZ 85704 Lot# 1-B Tax Parcel # 225-51-0200

Should you have any questions in the interim, please do not hesitate to contact my office at (480) 367-1533 ext. 239.

Sincerely,



Janice Guelich

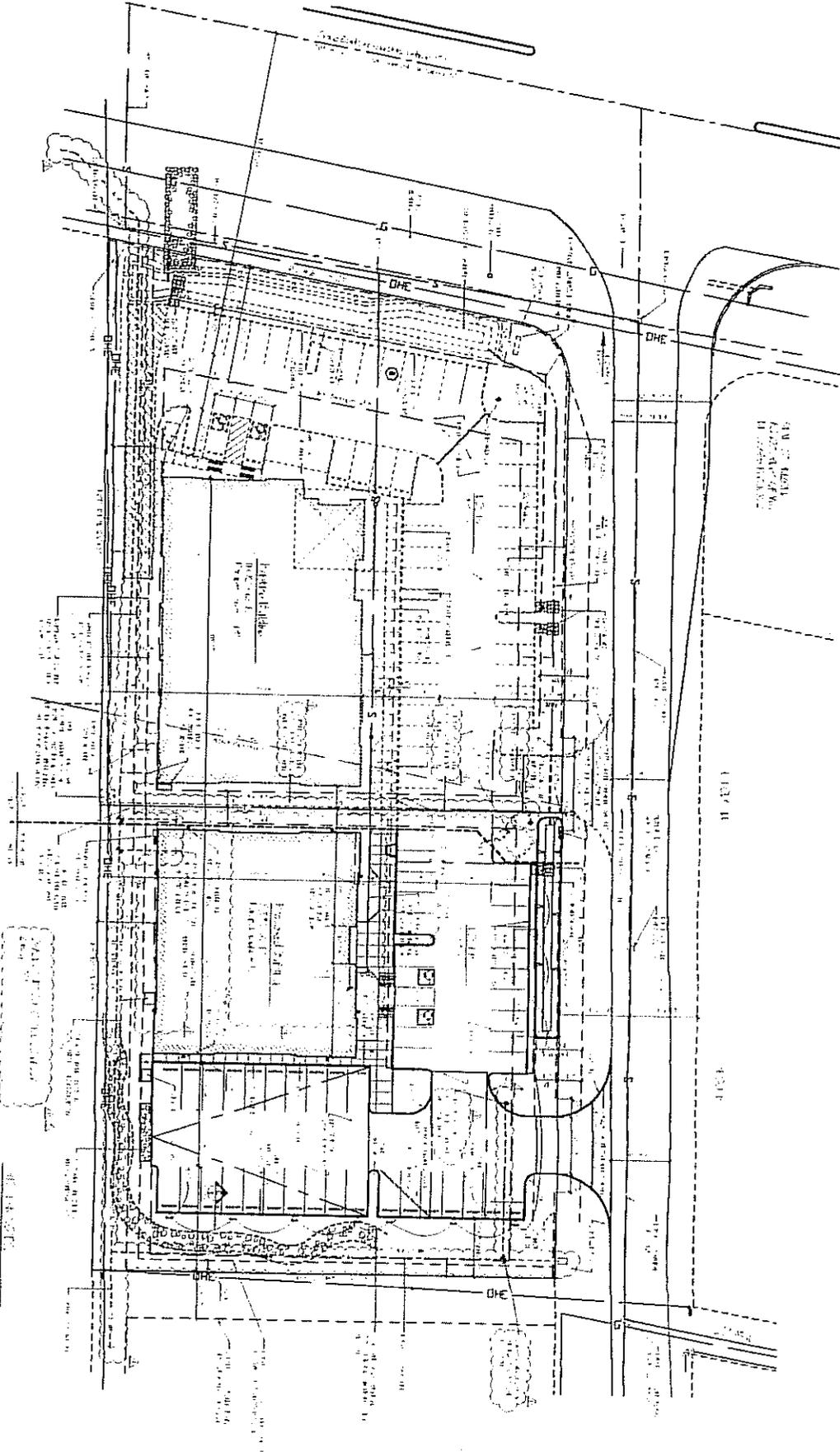
Operations Manager

Finale J., LLC & National Future Benefits, Inc.

SITE DEVELOPMENT PLAN



DATE: 11/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



SD-1



NEW OFFICE BUILDING ON HIGHWAY AVENUE, LLC
 1137 B AND 1137 C
 1137 B AND 1137 C

SITE DEVELOPMENT PLAN

11
 1137 B
 1137 C

1542 E. Victory Street
Suite 5
Phoenix, AZ 85040-1307
602.277.7191 phone
602.277.7029 fax
signarama1@gwest.net

PROJECT
Halo Illuminated
Reverse Pan Channel
Letters

CLIENT
National Future
Benefits
7656 North Oracle Rd.
Tucson, AZ 85704

JOB #
15-0000

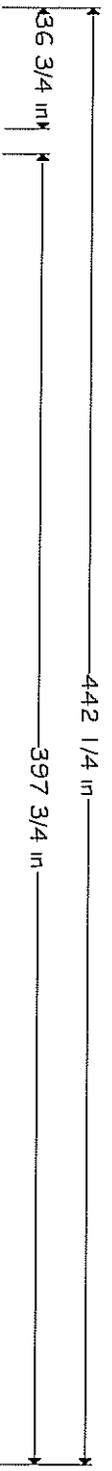
DATE
May 2, 2008

DRAWN BY
Loren

REVISIONS
3) June 6, 2008

CLIENT APPROVAL
Signature _____
Date _____

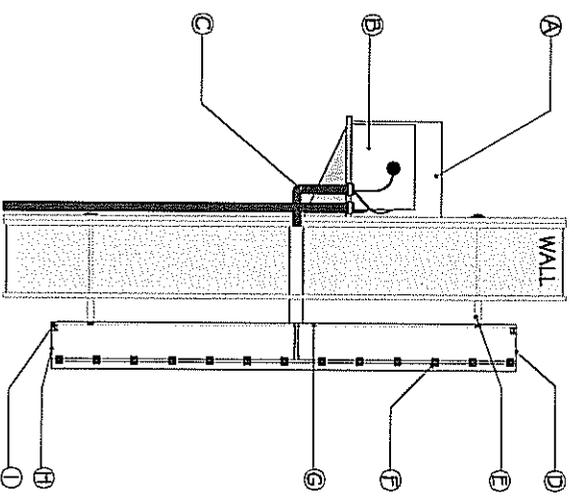
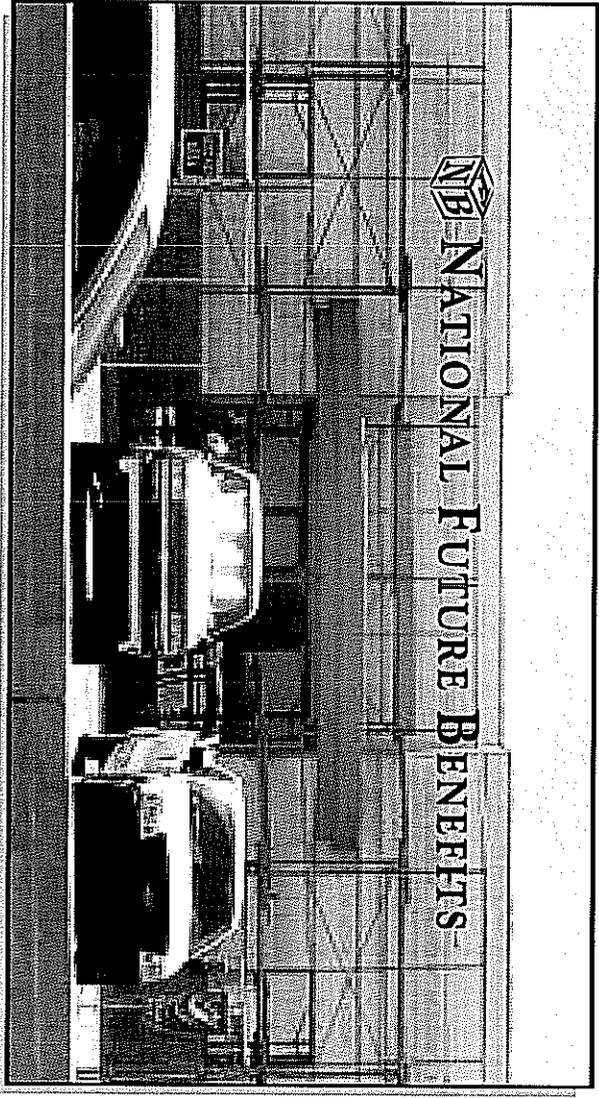
This is an original unpublished drawing created by
Victor SIGN A RAMA.
It is submitted to you for your personal use in connection with a project planned for you by
Victor SIGN A RAMA.
It is not to be shown outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion unless authorized in writing by an officer of
Victor SIGN A RAMA.



37 in

NATIONAL FUTURE BENEFITS

18 in 24 in



- A - transformer housing
- B - transformer
- C - conduit (1/2" min.)
- D - .063 (or thicker) alum. return
- E - mounting spacer
- F - white LED's
- G - clear lexan back
- H - weep hole
- I - angle fastener

- 1) Aluminum letter returns to be painted to match 3M #180C-221 gray metallic vinyl.
- 2) Trim cap to match returns.
- 3) Letter faces to be white 3/16" acrylic with first surface black out film and layered w/ gray metallic vinyl.
- 4) Letter faces to have exposed white keyline border.

1542 E. Victory Street
 Suite 5
 Phoenix, AZ 85040-1307
 602.277.7191 phone
 602.277.7029 fax
 signarama1@qwest.net

PROJECT
 Routed Monument
 Panels

CLIENT
 National Future
 Benefits
 7630 N. Oracle
 Tucson, AZ

JOB #

DATE
 May 27, 2008

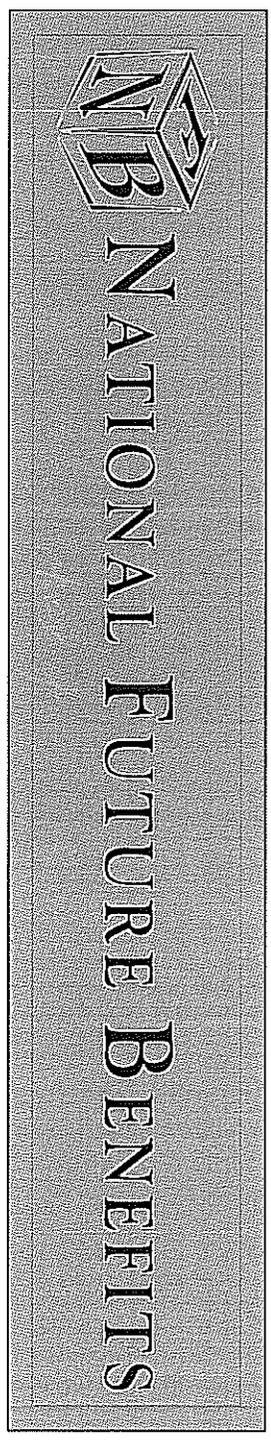
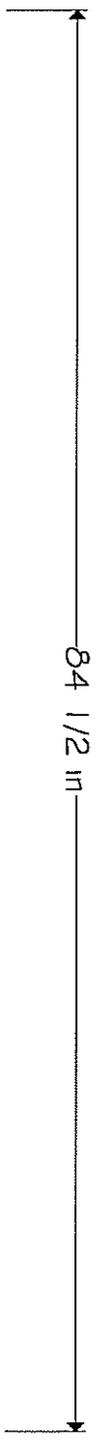
DRAWN BY
 Loren

REVISIONS

CLIENT APPROVAL

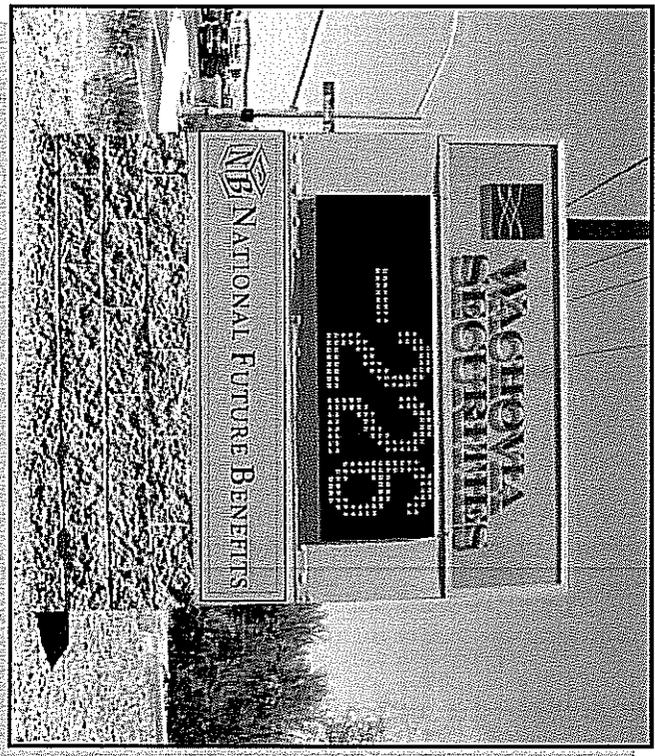
Signature _____
 Date _____

This is an original unpublished drawing created by
Victoriana SIGN A RAMA.
 It is submitted to you for your personal use in connection with a project planned for you by
Victoriana SIGN A RAMA.
 It is not to be shown outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion unless authorized in writing by an officer of
Victoriana SIGN A RAMA.

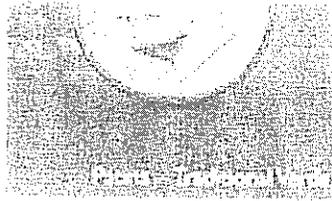


Routed Monument Panels:

- 1) Faces to be painted satin aluminum.
- 2) All copy and logo to be routed from face & fitted w/ 3/4" thick clear acrylic, pocket routed to 1/2" push-thru.
- 3) Acrylic will have first surface 3M blackout film layered w/ 3M gray metallic vinyl.
- 4) Include thin keyline around edge of letters & logo.



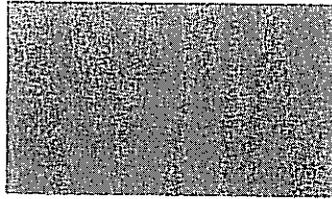
Color Samples



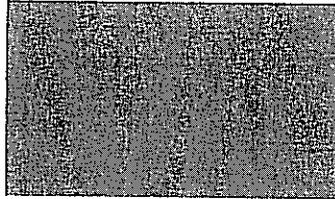
Patina Finish



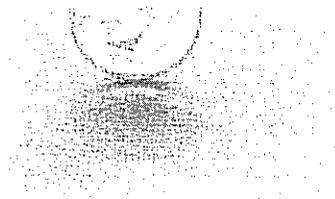
Polished Finish



Gray Metallic Finish



Black Finish



Natural Satin/
Brushed Finish

April 11, 2008

Midtown Sign A Rama
1542 E Victory Street, Suite 5
Phoenix, AZ 85040

Town of Oro Valley
Planning and Zoning Commission
11000 N. La Canada Drive
Oro Valley, AZ 85737

RE: Sign Criteria for National Future Benefits Building Project
7636 N. Oracle Rd. Oro Valley, AZ 85704 Lot #1-B

To Whom It May Concern:

The submitted sign criteria is designed to keep with the color scheme and architectural design of the new structure and also the existing building (A.G. Edwards) located in the adjoining lot. Another point to the criteria is to compliment and preserve the pristine desert landscape.



**TOWN OF ORO VALLEY
PLANNING AND ZONING DEPARTMENT**

11000 N. La Cañada Drive, Oro Valley, AZ 85737
(520) 229-4800 Fax (520) 742-1022

June 11, 2008

Midtown Sign-A-Rama
C/O Blake Perotti
1542 E. Victory Street Suite 5
Phoenix, AZ 85040

RE: Development Review Board Action Letter for OV3-08-004, National Future Benefits, represented by Midtown Sign-A-Rama, requests approval of a sign criterion for the Oracle Suffolk Hills Office Complex located at the southeast corner of Oracle Road and Suffolk Drive.

Dear Blake,

At their regularly scheduled meeting on June 10, 2008, the Development Review Board voted (5-0) to approve your request for a sign criterion with no additional conditions.

At this time, you may submit for a wall sign permit for National Future Benefits. If you have any questions please feel free to contact me to (520) 229-4853 or at jlew@orovalleyaz.gov.

Sincerely,

Jonathan Lew
Planning Technician

C: Development Coordinators
Dee Widero, Zoning Program Manager

Rio West Development & Construction, Inc.
C/O Walter Hoge
1600 N. Tucson Blvd,
Tucson, AZ 85716

National Future Benefits, Inc.
C/O Jan Guelich
7150 E. Camelback Road, STE 333
Scottsdale, AZ 85251

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER
MEMORANDUM OF DECISION

TO: Patricia A. Thomas, Chief Zoning Inspector

FROM: Greg Hagen, Asst. Executive Secretary

DATE: April 08, 2003

The Pima County Board of Adjustment, District 1, at a regular hearing held on Monday, April 07, 2003, heard the following appeals and decided as noted:

CONTINUED HEARING:

Co10(1)03-06 CONLEY - TAUTFEST - EAST MAGEE ROAD. Patricia Tautfest Conley and John Conley Tautfest, represented by Rick Herrington, on property located at 606 East Magee Road, in the CR-1 zone request variances to:

- 1) Reduce the front yard setback to 22 feet. Section 18.21.030D1 of the Pima County Zoning Code states the minimum front yard setback is thirty feet.
- 2) Reduce the major streets and route setback to 22 feet. Section 18.77.040E2a of the Pima County Zoning Code states the minimum setback is thirty feet.
- 3) Reduce the accessory building connection to twenty percent. Section 18.07.060A of the Pima County Zoning Code requires at least fifty percent of the length on one of its walls integrated with the main building.

The board APPROVED requested variances #1 thru #3.

NEW HEARINGS:

Co10(1)03-07 GROUP HEALTH MEDICAL ASSOCIATES, PC - WEST INA ROAD. Group Health Medical Associates, PC, represented by Kathleen Ward, on property located at 2945 West Ina Road, in the TR zone request variances to:

- 1) Allow a main wall identification sign to exceed the maximum area allowed to 105 square feet. Section 18.79.110E13a2 of the Pima County Zoning Code states the maximum area allowed is 80 square feet.
- 2) Allow the interior tenants signs to be located on the same story. Section 18.79.11013b of the Pima County Zoning Code states interior tenant spaces may have up to three main wall identification signs on each story.

The board APPROVED requested variances #1 & #2.

Co10(1)03-08 TITLE SECURITY AGENCY OF ARIZONA TR 769 - NORTH LA CHOLLA BOULEVARD. Title Security of Arizona TR 769, represented by Sakellar Associates, on property located at 5870 North La Cholla Boulevard, in the SR zone request variances to:

- 1) **Replace the six foot high open wood fence with additional landscaping.** Section 18.73.040D2 of the Pima County Zoning Code states that bufferyard specifications are detailed in the Landscape Design Manual which depicts a 12.5 foot bufferyard width with a six foot high open wood fence.

The board APPROVED requested variance #1 with the following condition:

1. The increased landscaping shall consist of five canopy trees, five shrubs and 10 accent plants per 100 linear feet.

- 2) **Increase the sign copy to 10 words or symbols.** Section 18.79.110E8e of the Pima County Zoning Code states sign copy may contain up to seven words or symbols.

The board CONTINUED requested variance #2 for 30 days.

Co10(1)03-09 RIO EQUITY GROUP, LLC - NORTH ORACLE ROAD. Rio Equity Group, LLC, represented by Fluoresco Lighting, on property located at 7630 North Oracle Road, in the TR zone request variances to:

- 1) **Allow an electronic message sign.** Section 18.79.040A3 of the Pima County Zoning Code prohibits an electronic message sign.

The board APPROVED requested variance #1 with the following condition:

1. The change of copy frequency shall be greater than 5 minutes.
- 2) **Allow a sign in a bufferyard.** Section 18.79.030E4 of the Pima County Zoning Code states the sign shall be compatible in materials and size with the landscape area.

The board APPROVED requested variance #2 with the following condition:

1. There shall be no reduction in the number of plant materials as shown on the Planting Plan dated 9.12.02, sheet L-2 and job #0237.

Co10(1)03-10 DM FEDERAL CREDIT UNION - WEST MAGEE ROAD. DM Federal Credit Union, represented by Effective Signs, on property located at 550 West Magee Road, in the CB-1 zone request variances to:

- 1) **Allow an electronic message sign.** Section 18.79.040A3 of the Pima County Zoning Code prohibits an electronic message sign.

The board DENIED requested variance #1.

- 2) **Increase the sign copy to nine words or symbols.** Section 18.79.110E8e of the Pima County Zoning Code states sign copy may contain up to seven words or symbols.

The board APPROVED requested variance #2.

Co10(1)03-11 DESERT SPRINGS EVANGELICAL PRESBYTERIAN CHURCH - WEST OVERTON ROAD. Desert Springs Evangelical Presbyterian Church, represented by Addisigns, Inc., on property located at 1555 West Overton Road, in the CR-1 zone request a variance to increase the sign area to 44 square feet. Section 18.79.110E8a1) of the Pima County Zoning Code states the maximum area of a sign is 32 square feet.

The board CONTINUED the requested variance for 30 days.