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RANCHO VISTOSO CENTER ORO VALLEY

Sign Criteria

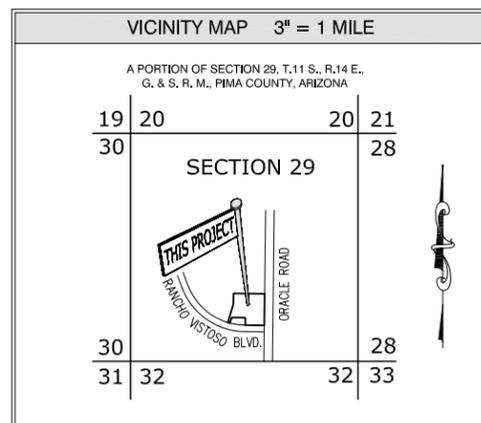
JUNE 26TH, 2017



RANCHO VISTOSO CENTER ORO VALLEY

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ALTA/ACSM LAND TITLE SURVEY
for
CWC2014 PROJECT
RANCHO VISTOSO SHOPPING CENTER
12925-13005 North Oracle Road, Tucson, AZ 85793
being A PORTION OF THE SOUTH HALF OF SECTION 29,
T.11 S., R.14 E., G.&S.R.M., PIMA COUNTY, ARIZONA

BASED UPON TITLE COMMITMENT FILE NO. 600-35261-JM, ESCROW NO.
CA-14000851 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF DECEMBER 11, 2014 @ 12:00 A.M.

Surveyor's Certification

TO: BOKF, NA dba BANK OF ARIZONA; WCCP RANCHO VISTOSO LLC, AN ARIZONA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND BOCK AND CLARK CORPORATION.

OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Rancho Vistoso Center, Oro Valley, Arizona is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Developer/Tenant and Town relationship.

The Developer will be responsible to:

- Provide base building design and construction information requested by Tenant's sign design consultant.
- Review, comment and approve Tenant sign submission. Permits will be required through the Town of Oro Valley and approval from the Rancho Vistoso Homeowner's Association.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

Maintenance of the Sign

The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Rancho Vistoso Center" Sign Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation.

It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 16, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2015.


TODD A. HOUT
REGISTRATION No. 35543
IN THE STATE OF ARIZONA
DATE OF MAP: FEBRUARY 4, 2015
DATE OF LAST REVISION: APRIL 27, 2015



BOCK & CLARK NSN PROJECT No. 201400055-117
SURVEY PERFORMED BY:
POLARIS LAND SURVEYING, LLC
3528 N. FLOWING WELLS ROAD
TUCSON, ARIZONA 85705 PHONE: 520-322-6400

SIGN STYLES

Lighting

Acceptable sign styles include:

1. White Halo illuminated signs
2. Internally illuminated signs
3. Light Emitting Diodes (LEDs)
4. Neon contained in letters and panel cabinets

Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters.

Electronic message sign requirements per OVZC.

Power to illuminate the Tenant sign shall be from Tenant's meter switched through a master time clock. Timing of lighting shall be per OVZC.

Wall mounted lights above 9'-0" in height are not permitted. Flashing, oscillating, animated lights or other moving sign components are not permitted.

Monument Signs

Two monument signs 8'-0" high + 1'-4" architectural embellishment by 12'-0" wide with project and tenant identification (Page 8).

Height of monument signs are not to exceed a maximum of eight (8) feet from grade. Architectural elements may exceed the height of the monument by twenty-five percent (25%).

Sign area not to exceed fifty (50) square feet for a single tenant, and seventy-two (72) square feet for multiple tenant sign.

Timing for lighting per OVZC.

Wall Signs

- Sign area allowed for each Tenant shall be calculated as follows: One (1) square foot of sign area per each linear foot of the building frontage, for a maximum sign area of one hundred fifty (150) square feet per OVZC.
- Wall signs for building elevations further than three hundred (300) feet from the street are allowed one and one-half (1.5) square feet of sign area per each linear foot, for a maximum sign area of two hundred (200) square feet per OVZC.
- Modifier sign copy is permitted but shall not exceed the total square footage of sign area permitted by the Tenant's leased storefront.
- Tenants without street frontage shall not exceed the maximum wall sign square footage per OVZC.
- The maximum width of any Tenant's storefront sign may not exceed eighty (80%) percent of the Tenant's leased storefront.
- Wall signs may not project more than eight inches (8") from the wall.
- Signs using trim-cap retainers that do not match the color of the letter and logo returns are not permitted.
- In no case may a sign extend beyond the roof parapet or adjacent building eave line. Signs are not allowed on or against any roof structures.
- No more than three (3) elevations may be utilized for signage by a Tenant, and no more than two (2) elevations shall be illuminated.
- Illuminated wall signs shall be turned off per OVZC.

All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs per OVZC.

For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.

Ascender and descenders will not be calculated in the overall sign area except capital letters



Under Canopy Signs

- No sign to be closer than 12 feet apart from neighboring tenants.
- Under canopy signs to be permitted with Landlord approval and comply with all requirements of the Oro Valley Zoning Code.
- Area of under canopy signs to be four (4) square feet, with a minimum clearance of seven (7) feet beneath the sign per OVZC.

Window Signs

- Retail tenants shall be allowed to place a sign in the window panel on or adjacent to the entrance door, per OVZC.
- Two (2) square feet of company vinyl name and/or logo in each storefront window or nine (9) square feet of a company logo in any one (1) window of a Tenant's storefront.
- One (1) square foot of company store hours to be white vinyl non-lit copy.
- Sign band shall not exceed a maximum of twelve inches (12") in height by overall length of building frontage, and shall be placed no higher than the midpoint of the overall height of the windows from grade, per OVZC. Copy not to exceed fifty percent (50%) of the total band length.
- One (1) Open/Closed sign is permitted for any one (1) tenant space per street frontage.
- Illumination for window signs per OVZC.

BLADE SIGNS / UNDER CANOPY SIGN

Each Tenant is permitted one (1) blade / under canopy sign per customer entrance. The blade sign criteria requires that each Tenant's graphic identity be transformed into a dimensional double-faced sign. The Landlord encourages the Tenant to propose blade / under canopy sign design, which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.

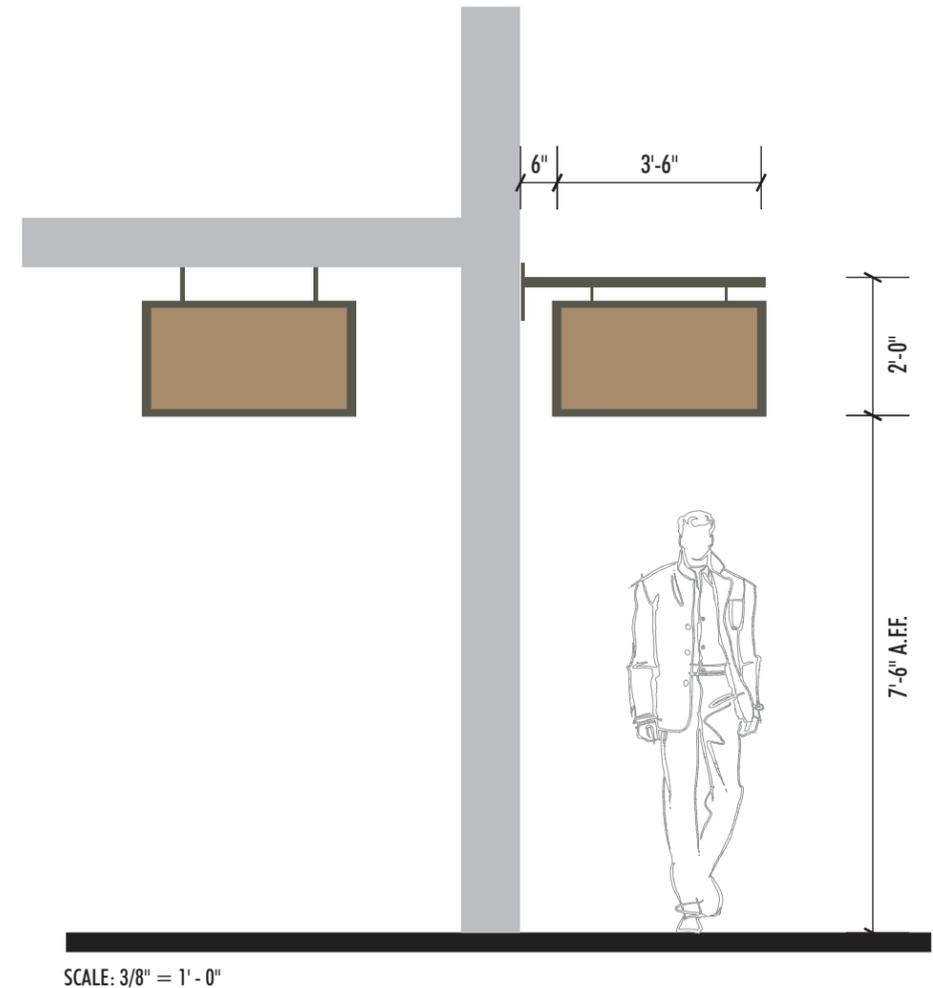
Blade / under canopy signs must be non-illuminated.

Blade / under canopy signs shall project no more than four feet (4'-0") from the building face, and shall be no more than three feet (3'-0") in height, with a maximum of four (4) square feet of area for each face. Clearance from the underside of the blade sign to the finished common area paving shall be a minimum of seven and a half (7'-6") feet.

Proposals for blade / under canopy sign designs will be reviewed at the time of the Tenant's overall sign design submission. It is the responsibility of the Tenant to ensure that his fabrication and installation contractor includes adequate support for the blade sign and all required electrical services and connections.

The blade sign may not be the Tenant's primary store identification sign and will not be included in the calculation for the overall area permitted.

Note: Tenant reserves the right to choose blade sign style but not location. Each location to be determined by Landlord.



TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. All tenant signs must comply with the established criteria unless they consist of state or federally registered logos. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

COLORS

The following guidelines are for selecting colors of Tenant's signing. The project and the individual building facade will consist of a variety of colors and materials within the proposed color palette. Signs may incorporate state or federally registered logo colors. Sign colors should be selected to provide sufficient contrast against building background colors. Sign colors should be compatible with and complement building background colors. Sign colors should provide variety, sophistication and excitement. Color of letter returns shall be a contrasting color to the face of the letter. Bright colors such as " Hot Pink " will not be allowed. Fluorescent and iridescent colors are not permitted. Trim cap colors are to match the color of the sign returns.

The proposed paint colors for monument signs A & B are as follows:
MP07609 Negev Dune
MP07646 Baked Cumin
MP10161 Chocolate Bliss



The proposed vinyl colors are as follows:
3M3630-109 Light Rust Brown
3M3630-133 Raspberry
3M3630-33 Red
3M3630-84 Tangerine
3M3630-125 Golden Yellow
3M3630-106 Brilliant Green
3M3630-22 Black
3M3630-156 Vivid Green
3M3630-236 Turquoise
3M3630-246 Teal Green
3M3630-337 Process Blue
3M3630-167 Bright Blue
3M3630-118 Intense Magenta
3M3630-20 White

3M Dual Color Film which is used for a color by day and a white by night look may be used with any of the vinyl colors above.



APPROVAL PROCESS OF LANDLORD

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name;
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0". Plus a site plan with the marked locations of the proposed sign(s).

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Criteria and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the Town of Oro Valley when submitting for building and electrical permits.

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED BY THE LANDLORD

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Inflatable displays unless with specific prior approval from Landlord per OVZC.
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord per OVZC.
4. Box signs without Landlord's written approval.
Note: Approval is at Landlord's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs, unless with specific approval of Landlord.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Signs painted directly onto the building will not be permitted.
21. Noncompliant signs are to be removed immediately upon request.
22. Promotional and temporary signs will not be permitted without written Landlord approval and must be in accordance with Town of Oro Valley ordinances.
23. Black iron material of any type will not be permitted.
24. Marquee signs will not be permitted.

WINDOW DISPLAY GRAPHICS PER LANDLORD

Each Tenant is allowed a limited amount of window signage on their storefront windows.

1. Two (2) square feet of company vinyl name and/or logo in each storefront window or Nine (9) square feet of a company logo (illuminated or non-illuminated) in any one (1) window of a Tenant's storefront.
2. One (1) square foot of company store hours, to be white vinyl non lit copy.
3. Retail tenants shall be allowed to place a sign in the window panel adjacent to entrance door per the attached exhibit.
Business name, address or suite number, and hours of business shall be white vinyl letters. No other window signage will be allowed without Landlord approval.

NOTE: All of the above requires approval from the Landlord and the content will be at the sole discretion of the Landlord.

FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned two (2") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear acrylic backing.
9. All Signs to be pegged a minimum of a half (1/2") inch from wall or facade onto which the letters are attached.

INSTALLATION

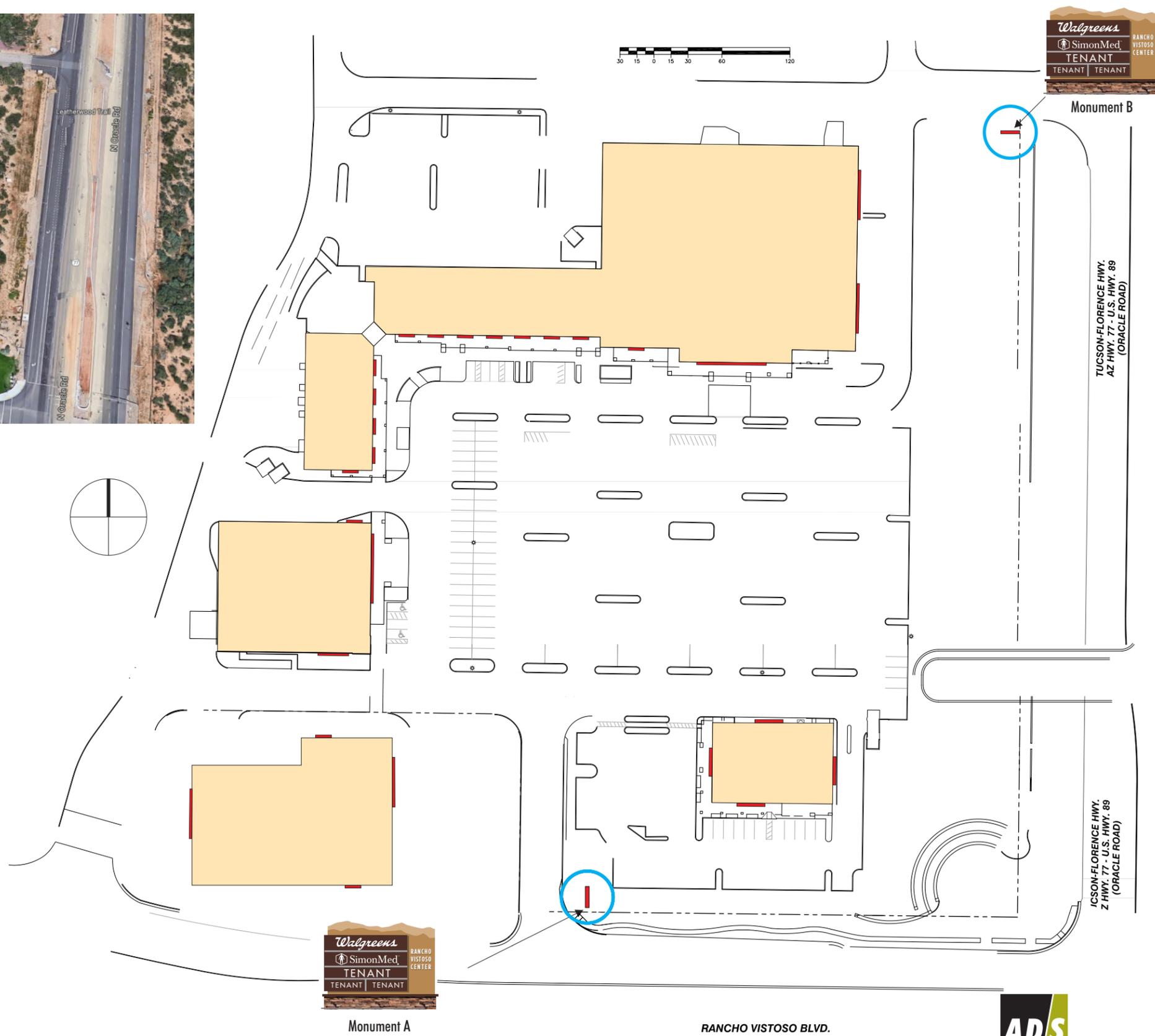
The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
2. Obtain all required sign permits from the Town of Oro Valley, Arizona and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

SITE PLAN



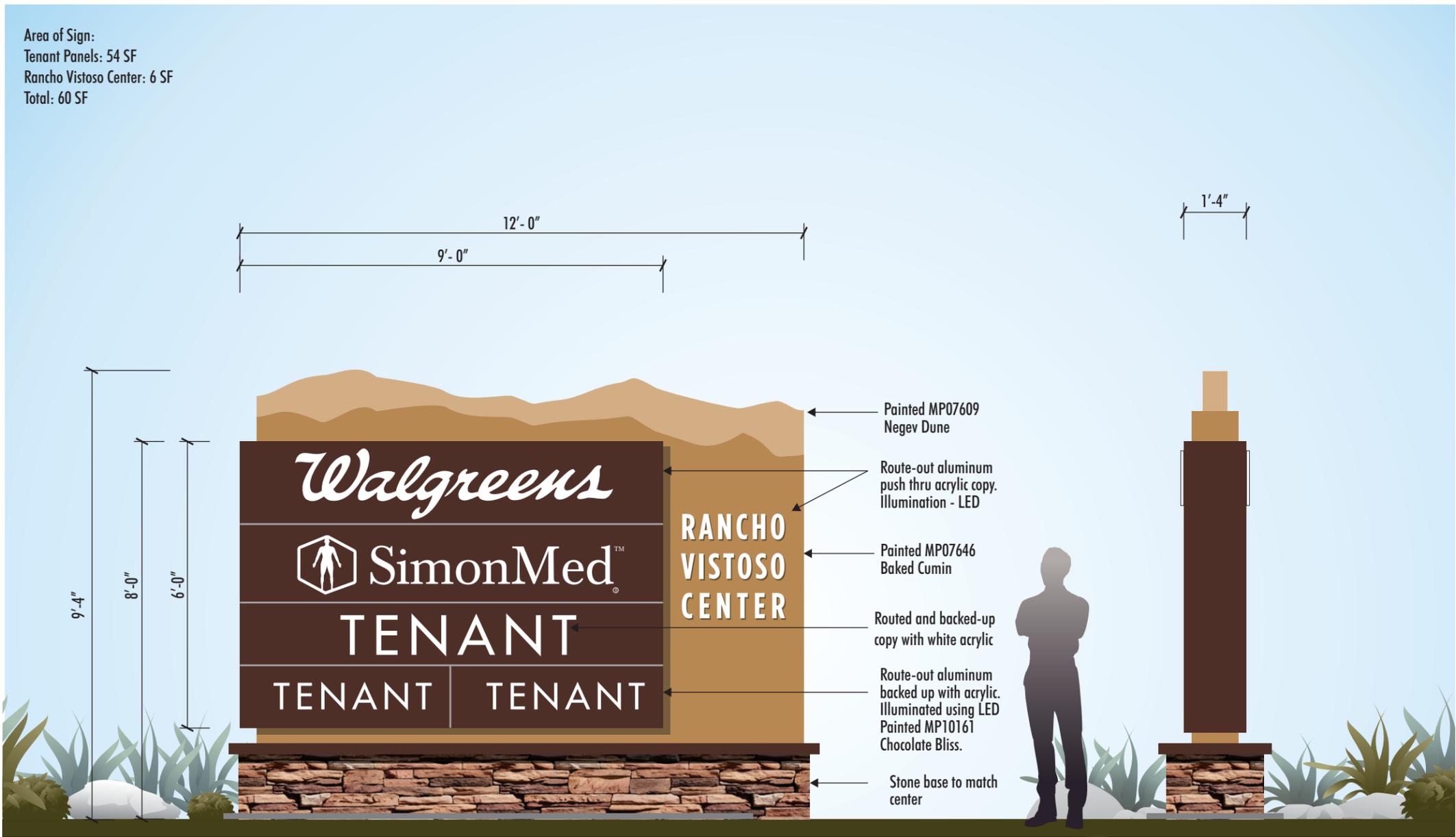
- Legend:**
- Possible tenant sign locations
 - Possible directional sign locations
 - ⊕ North arrow



BUILDING ELEVATIONS

Examples of well designed tenant store front signs





1 Front Elevation
 SCALE: 3/8" = 1'-0"