MASTER SIGN PROGRAM
MAY 4, 2007

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THE SHOPS AT ORO VISTA

LOCATION: 10370 N. LA CANADA DR.

ADDENDUM COLORS/ SHOPS AT ORO VISTA / GCR 5.04.11

RECEIVED
JUL 28 2011

INTENT OF MASTER SIGN PROGRAM

INTENT OF MASTER SIGN CRITERIA ***SHOPS:***
1. PROVIDE A PLAN PROGRAM FOR SIGN CONSISTENCY AT ***THE SHOPS AT ORO VISTA***.
2. PROVIDE PLEASING COLORS AND SIGN CONFORMITY IN SIZE AND CONSTRUCTION PER ATTACHED PAGES.

INTENT OF MASTER SIGN CRITERIA ***APARTMENTS:***
1. DIRECTIONAL SIGNS AT ENTRANCES.
2. PROVIDE VIEW FROM BOTH DIRECTIONS OF TRAFFIC.

SYNOPSES

PROPERTY LOCATED AT SE CORNER OF LAMBERT AND LA CANADA SERVES TWO USES, ONE FOR THE RETAIL COMPLEX AND TWO FOR THE APARTMENTS. THE ENTRANCES ARE SHARED AND AT EACH ENTRANCE CURVED WALLS DELINEATE THE CURB CUT OFF EACH STREET.

IN ORDER TO FACILITATE AND DIRECT THE MOVEMENT OF PATRONS OF BOTH THE RETAIL AND APARTMENTS, TWO TYPES OF SIGNS NEED TO BE USED. THESE TWO DESIGNS WILL HELP DIRECT AND INFORM PERSONS COMING INTO THE TWO ENTRANCES, THEY WILL ALSO HELP KEEP CONFUSION TO A MINIMUM, KEEPING SAFETY TO A MAXIMUM.

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

FILE NAME: [PRO] ORO VALLEY SHOPES [SIGN PROGRAM.]
JOB NAME: ORO VALLEY SHOPPES/BEZTAK
JOB ADDRESS: 10370 N. LA CANADA
CITY: TUCSON
SUITE:
ZIP:

DRB COPY

DRB/MASTER PLAN
GCR/5.4.11

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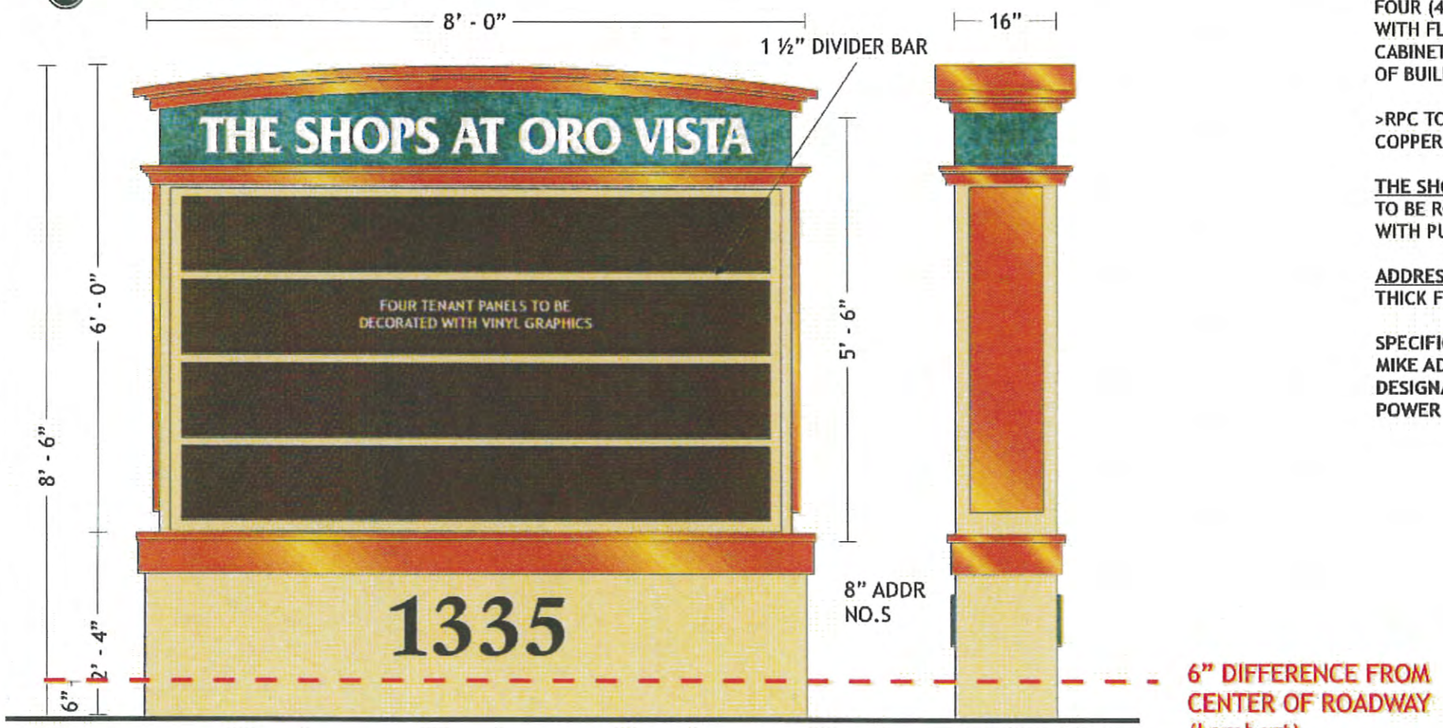
ACCEPT DATE:_____ BUYER SIGNATURE:_____ ADDISIGNS:_____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

DOUBLE FACE MONUMENT SIGNS THE SHOPPES

NEED U.L. LABELS

SCALE ½" = 1'-0"

(A) LAMBERT LANE SIGN



DARK BROWN METALLIC

STUCCO FINISH TO MATCH COLOR OF BUILDING

PAINTED METALLIC COPPER

WHITE 230-20

MISSION PATINA

FABRICATE AND INSTALL: TWO (2) DOUBLE FACED (D/F) FREESTANDING SIGNS LAMBERT ROAD & LA CANADA.

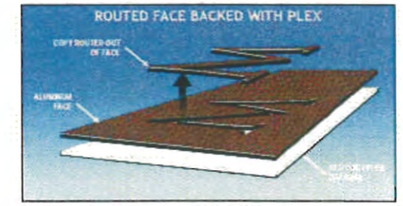
SIGN CABINET: WELDED ALUMINUM CONSTRUCTION WITH FOUR (4) WHITE PLASTIC TENANT PANELS. ILLUMINATED WITH FLUORESCENT LAMPS. THICK METAL BASE AND CABINET TO BE STUCCO TEXTURE PAINTED TO MATCH COLOR OF BUILDING.

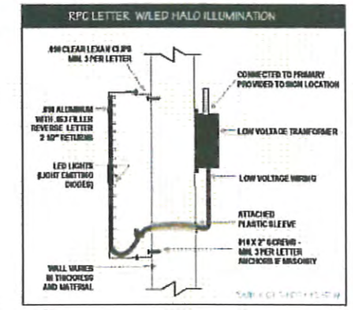
>RPC TOP MOLDING AND 3" REVEAL TO BE PAINTED METALLIC COPPER.

THE SHOPPES AT ORO VISTA:
TO BE ROUTED THROUGH ALUMINUM SUBSTRATE WITH PUSH THROUGH ACRYLIC. LIGHTED FROM BEHIND.

ADDRESS NUMBERS: INDIVIDUAL CUT OUT LETTERS ½ THICK FLUSH MOUNTED AND PAINTED DARK BROWN.

SPECIFICATIONS PER CODE DEE WITH ORO VALLEY AND MIKE ADDIS 2-7-07. CUSTOMER TO FURNISH ONE DESIGNATED 20 AMP CIRCUIT PER SIGN AND PROVIDE POWER CONNECTION TO SIGN LOCATION.





(B) LA CANADA SIGN

NOT TO SCALE

* 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.

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ACCEPT DATE:_____ BUYER SIGNATURE:_____ ADDISIGNS:_____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

ENTRY WALL SIGNS

NEED U.L. LABELS

SCALE 1"= 1'-0"

Ⓐ LAMBERT LANE SIGN WEST SIDE OF DRIVE

BEIGE TO MATCH EXISTING SIGN

BEIGE
220-49

Ⓑ LA CANADA SIGN NORTH SIDE OF DRIVE

BEIGE TO MATCH EXISTING SIGN

TOTAL AREA OF SIGN 8" x 10'

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BUILDING SIGNS

SCALE ½" = 1'-0"

ADDENDUM COLORS/ SHOPS AT ORO VISTA / GCR 5.04.11

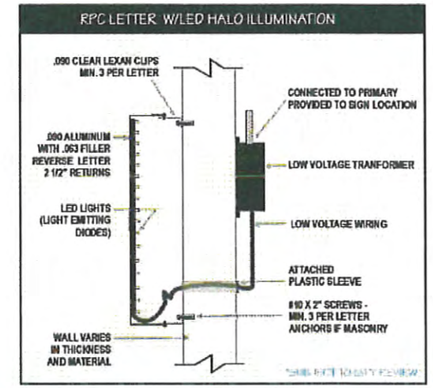
2' - 0"

TENANT

SAMPLE SIGN

BUILDING SIGNS TO CONSIST OF 2" DEEP ALUMINUM REVERSE PAN CHANEL LETTERS PAINTED MISSION P ATINA WITH WHITE L.E.D.HALO-ILLUMINATION.
LETTERS TO BE INSTALLED 1" PEGGED AWAY FROM WALL.

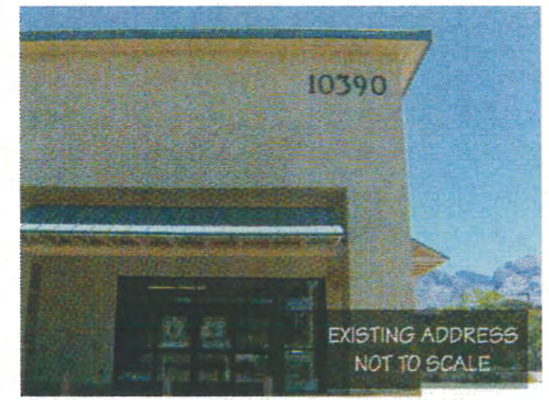
*LOCATIONS TO BE OVER TENANT SPACE PER CODE.



ADDENDUM/COLORS
SHOPPES AT ORO VISTA

PAINTED MISSION PATINA,
PMS 410C OR PMS 439C

TENANT SIGN COLOR TO MATCH EXISTING ADDRESS NUMBERS



MISSION PATINA

noble C:55 Y:51 M:47 K:3 PMS 410C

hops C:73 Y:73 M:70 K:25 PMS 439C

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DEVELOPMENT PLAN

NOT TO SCALE

ADDENDUM COLORS/ SHOPS AT ORO VISTA / GCR 5.04.11

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS

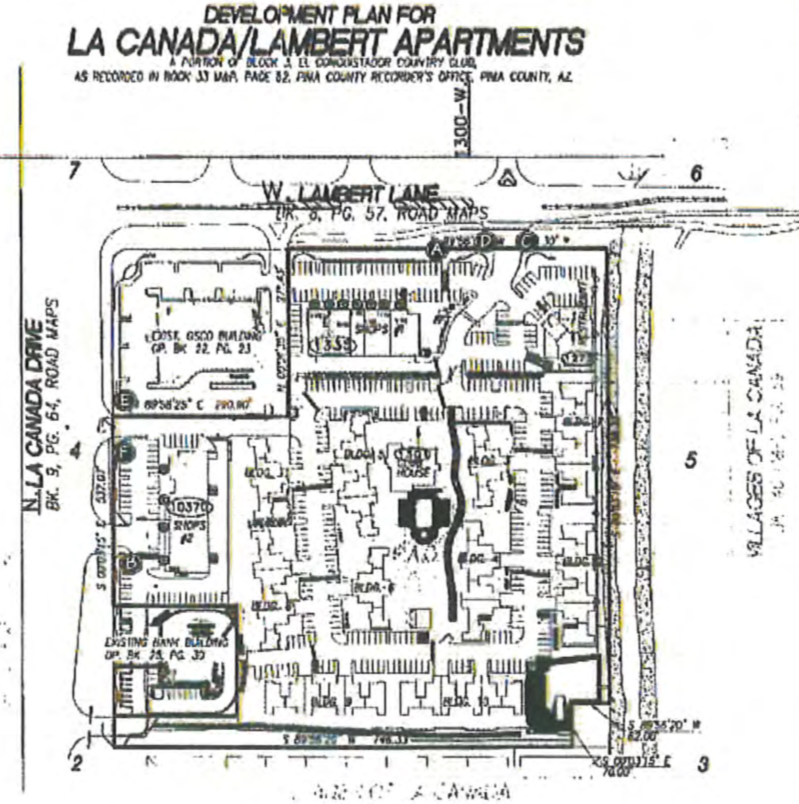
A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB, AS RECORDED IN BOOK 33 MAP, PAGE 82, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, AZ

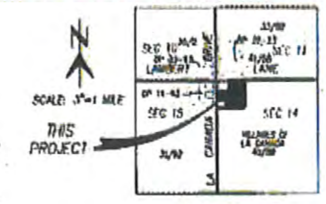
GENERAL NOTES:

1. THE GROSS AREA OF THIS DEVELOPMENT IS 13.09± ACRES.
   NET BUILDING AREA = 2.113 ACRES
   MINIMUM AREA OF LANDSCAPE OPEN SPACE REQUIRED= 0.95 ACRES (7.25%)
   RESIDENTIAL UNITS = 138
2. EXISTING ZONING: EL CONQUISTADOR P.A.D. – COMMERCIAL.
3. BUILDING SQUARE FOOTAGES (ALL FLOORS):
   BLDG. "1" – 16,846 SF
   BLDG. "2" – 16,846 SF
   BLDG. "3" – 11,432 SF
   BLDG. "4" – 18,142 SF
   BLDG. "5" – 18,142 SF
   BLDG. "6" – 11,432 SF
   BLDG. "7" – 9,850 SF
   BLDG. "8" – 16,568 SF
   BLDG. "9" – 14,418 SF
   BLDG. "10" – 14,418 SF
   SHOPS #1 – 13,200 SF
   SHOPS #2 – 12,687 SF
   CLUBHOUSE – 3,192 SF
   RESTAURANT – 5,000 SF
   TOTAL: 181,777 SF
4. AMOUNT OF PARKING SPACES ALLOTED PER BUILDING
   BLDG. "1" – 32 SPACES
   BLDG. "2" – 32 SPACES
   BLDG. "3" – 17 SPACES
   BLDG. "4" – 27 SPACES
   BLDG. "5" – 27 SPACES
   BLDG. "6" – 17 SPACES
   BLDG. "7" – 17 SPACES
   BLDG. "8" – 27 SPACES
   BLDG. "9" – 32 SPACES
   BLDG. "10" – 32 SPACES
   SHOPS #1 – 53 SPACES
   SHOPS #2 – 51 SPACES
   CLUBHOUSE – 0 SPACES
   RESTAURANT – 25 SPACES
   TOTAL= 389 SPACES
   HANDICAP REQUIRED=14 SPACES (2 VAN-ACCESSIBLE)

   PARKING SPACES PROVIDED:
   TYPICAL =425 SPACES
   HANDICAP =17 SPACES (13 SINGLE, 4 VAN ACCESSIBLE)
   TOTAL =448 SPACES
5. BASIS OF BEARING: THE NORTH LINE OF THE NW QUARTER OF SECTION 14, T-12-S, R-13-E, ACCORDING TO EL CONQUISTADOR COUNTRY CLUB, BLOCKS 1 THRU 3, AS RECORDED IN BOOK 33 MAP, PAGE 82. BEARING BEING N 89°56'20" E
6. BASIS OF ELEVATIONS: PIMA COUNTY DOT/ CITY OF TUCSON DOT GEODETIC CONTROL POINT E21, ELEVATION BEING: 2693.76 NAVD 88 DATUM.
7. DEVELOPER WILL COVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
8. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
9. DRAINAGE WAYS AND/OR DRAINAGE SYSTEMS TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FROM THE TOWN OF ORO VALLEY AND/OR BUILDING OFFICIAL.
10. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGE WAYS, DRAINAGE EASEMENTS AND COMMON AREAS.
11. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITES WILL BE APPROVED BY THE TOWN ENGINEER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. DEVELOPMENT PLANS WILL BE SUBMITTED FOR THE COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
13. THE FOLLOWING UTILITIES WILL PROVIDE SERVICE TO THIS DEVELOPMENT:
   (A) ELECTRIC – TUCSON ELECTRIC POWER COMPANY
   (B) GAS – SOUTHWEST GAS CORPORATION
   (C) WATER – ORO VALLEY WATER UTILITY
   (D) SEWER – PIMA COUNTY WASTEWATER MANAGEMENT
   (E) TELEPHONE – QWEST COMMUNICATIONS
   (F) FIRE PROTECTION – RURAL METRO FIRE DEPARTMENT
   (G) CABLE TELEVISION – JONES INTERCABLE
14. THIS PROJECT WILL BE SERVED BY THE ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
15. REQUIRED FIRE FLOW FOR THIS DEVELOPMENT IS 1,500 G.P.M. ALL BUILDINGS SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.
16. ON-SITE SANITARY SEWERS EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY SHALL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OR PERFORMING OF BUILDING PLANS.
17. ALL SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
18. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWER SYSTEMS SHALL MEET THE REQUIREMENTS OF INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140 AS AMENDED)
19. ON-SITE TRAVEL LANES DESIGNED FOR SU-30 VEHICLE, DESIGN SPEED EQUALS 15 MPH.
20. APPROVED IMPROVEMENT PLANS AND APPROVED ASSURANCES WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS
21. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENTS WILL BE AT NO EXPENSE TO THE PUBLIC.
22. A PROJECT CONSTRUCTION PERMIT SHALL BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT WHEN CONNECTION IS MADE TO A NEW OR EXISTING PUBLIC MANHOLE BEFORE BEGINNING ANY WORK ON THIS PROJECT.
23. THE PROPERTY OWNERS, THEIR SUCCESSORS OR ASSIGNS AGREE TO
   1) KEEP ALL REQUIRED LANDSCAPED AREAS MAINTAINED IN A WEED FREE, TRASH FREE CONDITION.
   2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 30 DAYS, AND
   3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
24. PROPOSED WATER LINES ARE WITHIN ZONE "D".
25. MAXIMUM BUILDING HEIGHT = 30 FEET.
26. SETBACKS: 30 FEET, 25 FEET FROM P.A.D. BOUNDARY.
27. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ON LA CANADA DRIVE.
28. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE TRAIL HEAD AREA, AND OFF-SITE CONNECTION TO THE LAMBERT LANE MULTI-USE PATH, IN ACCORDANCE WITH AASHTO STANDARDS
29. THE SOILS ENGINEER OF RECORD OR OTHER REGISTERED CIVIL ENGINEER WITH EXPERTISE IN THE AREA OF SOILS ENGINEERING SHALL CERTIFY, IN WRITING, THAT ALL SOILS OPERATIONS FOR THIS DEVELOPMENT WERE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL INVESTIGATION BY TERRACON, JOB NO. 63995018, DATED APRIL 6, 1999, AND ANY ACCEPTED ADDENDA/AMENDMENTS UTILIZED ON THIS DEVELOPMENT ARE IN CONFORMANCE WITH THE TOWN ENGINEER OF THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR ANY BUILDING PERMITS AND/OR FINAL INSPECTION AND THE RELEASE OF ASSURANCES.
30. ARCHAEOLOGICAL CLEARANCE AND TRAFFIC IMPACT ANALYSIS WILL BE PROVIDED BY THE DEVELOPER.
31. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING 1% OF THE COST OF ON-SITE PRIVATE PROJECTS TO FUND PUBLIC ART.
32. MINIMUM BUILDING CONSTRUCTION TYPE IS V-B.
33. STAIR STEPS OR ADA RAMPS @ 8.3% GRADE W/ HANDRAILS MAY BE NECESSARY ON SIDEWALKS ACCESSING THE SIDE DOORS OF THE RESIDENTIAL UNIT GARAGE AREAS
34. A MINIMUM OF 11 RESIDENTIAL GROUND FLOOR UNITS WILL BE ADA ACCESSIBLE. ONE UNIT EACH IN BUILDINGS 1 THROUGH 4 AND BUILDINGS 6 THROUGH 10 WILL BE PROVIDED. TWO UNITS IN BUILDING 5 WILL BE PROVIDED.
35. THE DEVELOPER IS RESPONSIBLE FOR:
   (A) PROVIDING A FIRST FLUSH SYSTEM ACCEPTABLE TO THE TOWN ENGINEER
   (B) PROVIDING A STRIPING AND PAVEMENT MARKING DESIGN OF LAMBERT LANE ACCEPTABLE TO THE TOWN ENGINEER
   (C) ENSURING THAT ALL ADA SIDEWALK RAMPS TO BUILDINGS MEET ADA STANDARDS
   (D) ENSURING THAT THE MAXIMUM CROSS SLOPE FOR STANDARD PARKING SPACES DOES NOT EXCEED 2%
   (E) ENSURING THAT THE MAXIMUM CROSS SLOPE IN ADA ACCESSIBLE ROUTES DOES NOT EXCEED 2%
   (F) ENSURING THAT THE MAXIMUM CROSS SLOPE FOR ALL SIDEWALKS DOES NOT EXCEED 2%

CONTINUED ON SHEET 8





LOCATION MAP
PORTION OF SECTION 14, T.12 S., R.13 E.
G & S.R.M., PIMA COUNTY, ARIZONA

LEGEND

- OVERHEAD UTILITY
- CENTERLINE
- FOUND SURVEY MONUMENT – AS NOTED
- (R) RECORD / (M) MEASURED
- PROPOSED WATERLINE AND VALVE
- EXISTING WATERLINE AND VALVE
- WATER METER
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- FIRE HYDRANT
- COVERED PARKING
- SCREEN WALL W/ WEEP HOLES (BY OTHERS)
- RETAINING WALL (BY OTHERS)
- TEXTURED CONCRETE
- PROPOSED PAVEMENT/MULTI-USE PATH
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT/MULTI-USE PATH
- CROSSOVER EASEMENT (DKT 11536, PG 2045)

I, ________, Town Clerk, Town of Oro Valley, AZ, do hereby certify that the development plan for La Canada/Lambert Apartments was approved by the Oro Valley Mayor and Council on the 13th day of August, 2003.
Dated this ____ day of ________
Oro Valley Town Clerk

SHEET INDEX

SHEET 1......COVER SHEET
SHEET 2–8....PLAN SHEETS
SHEET 9–10...DETAIL SHEETS

FIRST FLUSH SYSTEM MAINTENANCE

1.) ALL BUILDING OWNERS AND TENANTS WILL BE NOTIFIED OF A PROHIBITION ON WASHING OF VEHICLES ON SITE.

2.) BIANNUAL MAINTENANCE SCHEDULE

A) CONCRETE SWALE WILL BE HYDRO WASHED AND CLEANED OF SILTS, SEDIMENT AND DEBRIS TWICE PER YEAR (JUNE AND OCTOBER RECOMMENDED). GATHERED SILTS AND DEBRIS WILL BE DISPOSED OF IN THE TRASH COLLECTION SYSTEM.

B) THE 6" BLEEDER PIPES TO THE BASIN WILL BE CLEANED OF OBSTRUCTIONS AND DEBRIS AND FLUSHED TO ENSURE FLOW THROUGH ADEQUACY.

3.) FIRST FLUSH TREATMENT BASIN WILL BE CLEANED BY HAND OF DEBRIS AND TRASH TWICE PER YEAR (JUNE AND OCTOBER RECOMMENDED).

OWNER
ORO VALLEY SHOPPING CENTER, LLC
c/o THE BEZTAK COMPANIES
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334

DEVELOPER
THE BEZTAK COMPANIES
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334
TEL: (248) 855-5400

ENGINEER
ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
4625 E. FT. LOWELL ROAD
TUCSON, ARIZONA 85712
ATTN: [illegible]
TEL: [illegible]
FAX: [illegible]

TOWN OF ORO VALLEY
PROJ#: OV1202-06
ZONE: SEE GENERAL NOTES
Adm. Address:
10326 N. LA CANADA DR

APARTMENTS =
1301 W. LAMBERT LN + UNIT #

EEC PROJECT NO. 202101

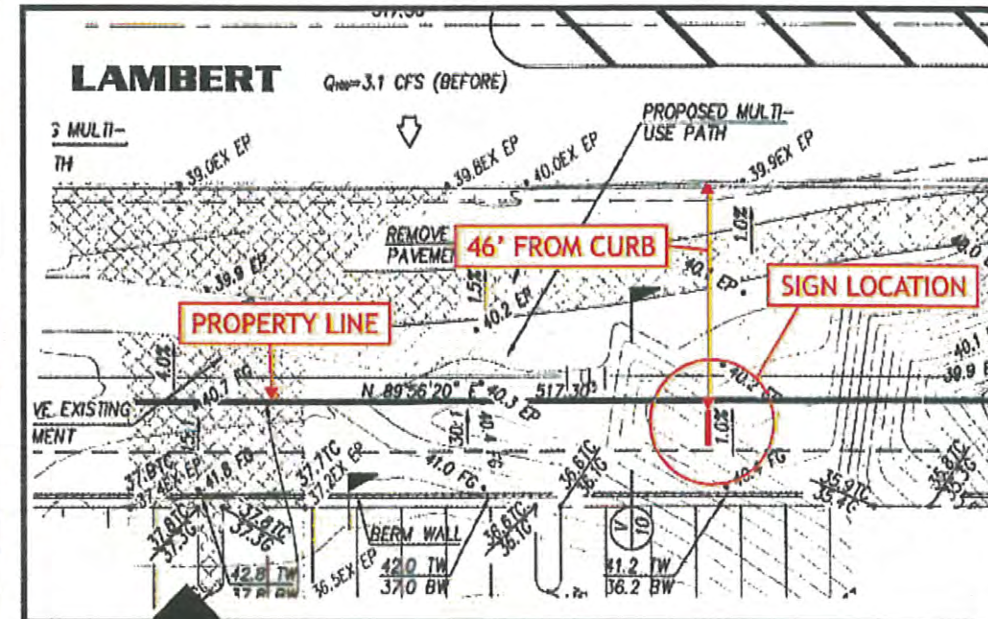
eec
Engineering and Environmental Consultants, Inc
4625 E. FT. LOWELL RD
TUCSON, ARIZONA 85712 [illegible]

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS
A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB
AS RECORDED IN BK. 33 M&P, PG. 82, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, AZ.
1 of 10
PLAN NO OV 12-02-06

EXPLODED VIEW OF SITE PLAN FOR D/F SIGN SETBACK

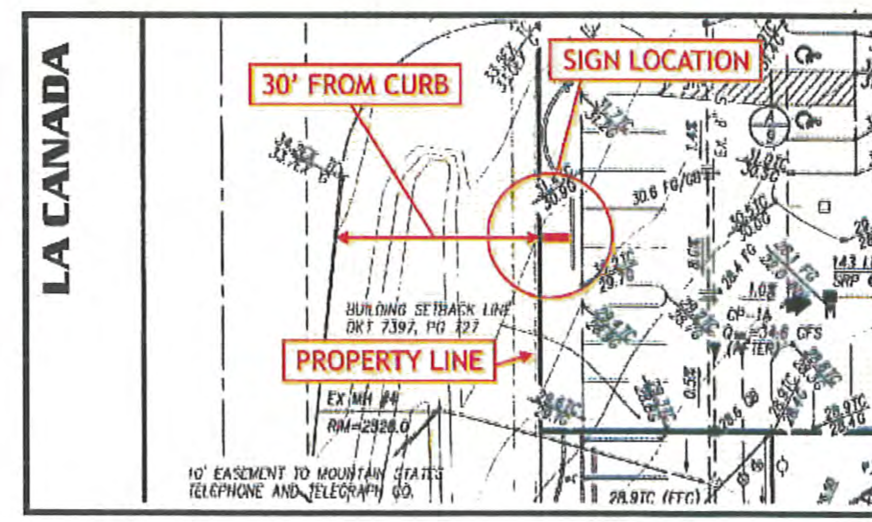
(A) LAMBERT LANE MONUMENT SIGN D/F

SCALE 1" = 40'



(B) LA CANADA DR MONUMENT SIGN D/F

SCALE 1" = 30'



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ACCEPT DATE:________ BUYER SIGNATURE:________________ ADDISIGNS:________________ SHOP APPROVAL 1:________ SHOP APPROVAL 2:________

The Shops at Oro Vista Sign Criteria

These criteria have been established for the purpose of assuring an outstanding shopping center and for the mutual benefit of all Tenants. Conformance will be strictly enforced; and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

A. GENERAL REQUIREMENTS

1.All signage will be designed and constructed in accordance with Oro Valley Zoning Ordinance. Sign Standards and all codes applicable at time of permit application. Should Owner's criteria be more restrictive than applicable codes and ordinances, Owner's criteria shall prevail. Nothing in this criteria shall imply a waiver of requirements by the local authorities
2.Each Tenant shall submit or cause to be submitted to the landlord for approval before fabrication at least two (2) color copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs including all lettering and/or graphics.
3.The Landlord at his or her discretion can approve or disapproval sign submittals.
4.The Tenant or his representative shall obtain all permits for signs and their installations.
5.All signs shall be constructed and installed, including electrical hook-up, at Tenant's expense; Tenant shall cause his sign to be installed no later than forty-five (45) days after Tenant opens for business.
6.At the end of Tenant's lease term or at the time Tenant vacates the leased premises, whichever shall first occurs, and Tenant's sign shall remain installed and be a part of Landlord's real property. Tenant is not entitled, for any reason whatsoever, to remove its sign or any part thereof after Tenant's initial installation of said sign. If, however, Landlord allows removal of the sign, Tenant shall patch and repair any damage to the building to landlord's satisfaction.

B. GENERAL SPECIFICATIONS

1.No animated, flashing or audible signs will be permitted.
2.No script will be permitted unless it is part of an established national trademark of the Tenant.
3.All conductors, transformers and other equipment shall be concealed behind the wall.
4.Tenant shall be responsible for the installation and maintenance of all signs.
5.All signs are to be installed under the direction of the Landlord or Landlord's superintendent or representative.
6.Wording of signs shall not include the product sold except as part of Tenant's trade name or logo.
7.Tenant sign contractors shall repair any damage caused by said Contractors work, or by its agents or employees and Tenant shall be liable for Operations of Tenant's Sign Contractor.

C. BUILDING SIGNS

All Signs To Be Individual Reverse Pan Channel Letters. No Cabinet Signs Are Allowed.
1.The maximum height of each letter shall be 36" sign overall height and letter 24" maximum individual height.. All letters that do not conform to the above statement shall require Landlord and Tucson approval. Flush mounted lighted letters with remote transformers behind the wall are required.
2. Lighting to be white L.E.D. halo-lighting. Non-lighted letters is at the discretion of the Landlord.
3. 2" deep aluminum reverse pan channel letters with 1" peg away. Letters to painted Mission Patina. LETTERS TO BE PAINTED(MISSION PATINA, PMS 410C, OR PMS 439C)
Note: Some areas may allow raceway mounted letters where access is prohibited.
4.The width of Tenant's fascia sign shall not exceed seventy (70%) of Tenant store width. Landlord will designate exact location of sign in relation to Tenant's storefront width, prior to any installation. Subject to Oro Valley sign code allocation on square footage.
5.Sign contractor will stub conduit through fascia for connection to primary feeds by others, Conduit is to be located directly behind each letter and contained within the outer perimeter of each individual letter.
Note: logos shall not be any more than 40% of the sign layout and subject to landlord approval.
6. No clips, mounting devices or labels. All labels shall be placed in an inconspicuous location. Installation must comply with all applicable building and electrical codes.
7.All penetrations of the building structure (to include fascia) required for sign installation shall be sealed in a watertight condition. If at any time during Tenant's occupancy of the leased premises, water is found leaking into the building structure via penetrations from Tenant's sign, then Tenant shall make the necessary repairs to stop water leakage, said work shall be Tenant's sole expense.
8.All signs with two (2) lines of copy shall show all sizes of letters and sub copy.
Note: Lease lines must be show on drawings for approval of sign design by landlord.
10.The allowable sign area is one (1) square foot of signage per each lineal foot of store frontage parallel to the sign band or as determined by Oro Valley sign code allocation. Area shall be figured by multiplying the individual dimension of each letter or logo by the greatest vertical dimension of each. Logos shall be counted as part of the sign area. Logos not to exceed 40% of the overall sign and are subject to landlord approval.

D. FREESTANDING SIGNS

1.Freestanding signs shall be limited to four (4) signs for the apartment complex used as directional identifying signs at the entrances. See drawings for details.
2.Two (2) freestanding signs will be allowed for the shopping center. Each freestanding sign (for shoppes) shall have no more than 50 square feet and no more than 8 feet high per drawing. Each freestanding sign shall have the site name and up to 4 tenants. One freestanding sign is allowed per street frontage per site plan.
3. All Freestanding signs shall consist of push through acrylic with patina background and white edgelit & backlit letters for the name of the center. Each panel shall be opaque with reversed out white copy which must be internally illuminated.. Panels to have Dark Brown Metallic background. See construction drawings for details.

E. MISCELLANEOUS REQUIREMENTS

1.Each Tenant shall be permitted to place upon each entrance of its entry vinyl not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers, etc. vinyl logos and window vinyl are subject to landlord approval.
2.Except as provided herein, no advertising placards, banners, pennants, names insignia, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings with out landlord approval.
3.Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Landlord in two-inch (2") high block letter, the Tenant's name and address. Where more than one Tenant uses the same door, each name and address shall be applied to the door. Vinyl color is open.
4.Tenants should note that approval action by the Landlord will generally take one week. No installation will be permitted until Tenant has received written approval from Landlord along with a copy of Tenant's detailed sign drawing with Landlord's approval affixed thereto.
5.Applicant must secure approval of Landlord prior to submitting a request for a sign permit from the city.

ADDENDUM COLORS/ SHOPS AT ORO VISTA / GCR 5.04.11

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

FILE NAME: [PRO] ORO VALLEY SHOPES SIGN PROGRAM
JOB NAME: ORO VALLEY SHOPPES/BEZTAK
JOB ADDRESS: 10370 N. LA CANADA
CITY: TUCSON
SUITE:
ZIP:

DRB COPY

DRB/MASTER PLAN
GCR/5.4.11

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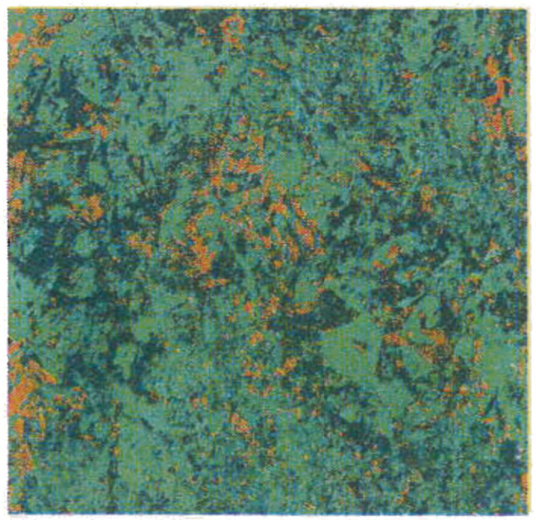
ACCEPT DATE:_____ BUYER SIGNATURE:_____ ADDISIGNS:_____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

ADDENDUM COLORS
SHOPS AT ORO VISTA



1. PAINTING PROCESS FOR "MISSION PATINA".

2. USE MATTHEWS ACRYLIC POLYURETHANE PAINT.

3. SPRAY ALUMINUM FACES & SIDES SOLID COPPER TONE PMS #1605U.

4. APPLY DARK GREEN PMS #3302U IN A RANDOM PATTERN USING A CLOTH STIPPLE TECHNIQUE WHILE THE DARK GREEN PMS #3258U IN A RANDOM PATTERN USING THE SAME CLOTH STIPPLE TECHNIQUE AS THE DARK GREEN.

5. USE TH COLOR SAMPLE TO ACHIEVE THE PROPER "MISSION PATINA" PATTERN.
AND PMS (410C/439C)

noble C:55 Y:51 M:47 K:3 PMS 410C

hops C:73 Y:73 M:70 K:25 PMS 439C

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

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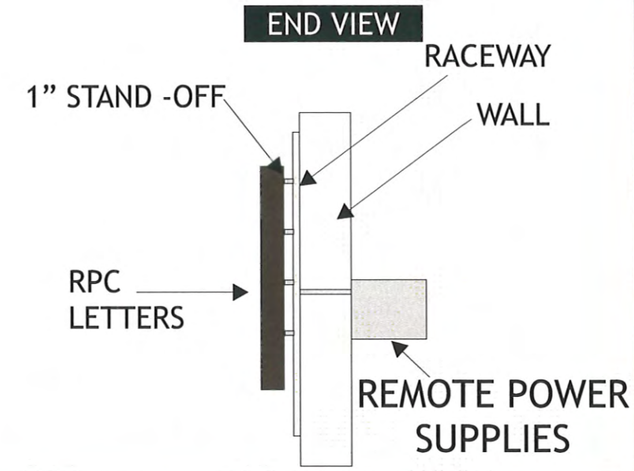
ACCEPT DATE:_____ BUYER SIGNATURE:_____ ADDISIGNS:_____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

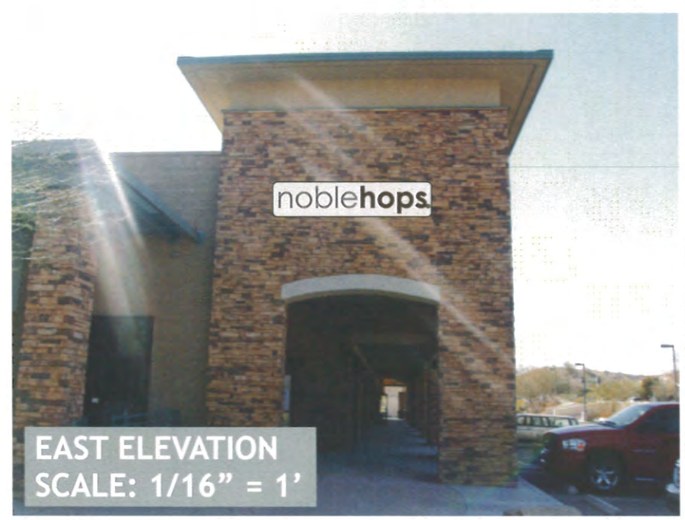


FABRICATE AND INSTALL ONE(1) SET OF REVERSE PAN CHANNEL LETTERS
FACES AND 2"RETURNS: TO BE CONSTRUCTED OF ALUMINUM
PAINTED PER LOGO TRADEMARK.
LIGHTING: WHITE LED
INSTALL: 1" STAND OFF FROM WALL

noble C:55 Y:51 M:47 K:3
PMS 410C

C:5 Y:5 M:4 K:0

hops C:73 Y:73 M:70 K:25
PMS439C



RAINBOW Signs SINCE 1977

FILE NAME:	TM REV4.cdr
JOB NAME:	Noble Hops
CONTACT:	Suzanne

CUSTOMER APPROVAL:

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