

**MASTER SIGN
PACKAGE
FOR**

Steam Pump Village

By

**STEAMY LOT 9
LLC**

2102 N Country Club Rd #7
Tucson, Arizona 85716

February 15, 2023
TOV Case 2203092

I. Sign Criteria

This Master Sign Package is established for the purpose of assuring that Steam Pump Village (the “Shopping Center”) will be an outstanding commercial development with distinctive and compatible signs for the benefit of all owners and occupants. All signs must be integrated with the Shopping Center’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 Shopping Center sign regulations shall be governed by this Master Sign Package.

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

II. Standards and Requirements

- A. Sign content shall be restricted to the identification of business or service located on a Parcel.
- B. All signs shall be made of durable and long-lasting materials.
- C. No exposed neon tubing, ballasts, crossovers, raceways, conduits, conductors or transformers are permitted, except conduit at any under-canopy signs (which must be painted to match the canopy).
- D. Any damage to a building’s fascia, canopy, structure, roof or flashing which is caused by 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.
- E. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
- F. All electrical signs shall bear the UL label and shall conform to local building code, electrical code and zoning standards.

III. Prohibited Signs

No sign shall be painted on the surface of any building or structure. No sign shall be placed or located on the roof or extend 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 the 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 vehicles 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. To the extent the foregoing restrictions are more strict than the Oro Valley Zoning Code, Declarant shall have the right to enforce the restrictions. "A-Frame" signs permitted by Chapter 28 of the Oro Valley Zoning Code are allowed. Prohibited signs are further regulated by the Oro Valley Zoning Code Revised, Chapter 28, Signs.

IV. Freestanding, Fuel and Entryway Signs

The design of all Freestanding, Fuel and Entryway signs and panels to be placed thereon is subject to the review and approval of the Declarant under the COREA (the "Declarant"). All freestanding signs shall be "monument" style and must be compatible with the architecture of the Shopping Center. The maximum area of all Freestanding and Entryway signs shall be measured as the smallest geometric shape to fit around each tenant panel, letters (if individual letters attached directly to wall or sign), or logo.

A. Entryway Signs

1. For purposes of this Master Sign Program, Entryway Sign shall mean a permanent sign identifying the name of the Shopping Center.
2. The Declarant will have the option to install five (5) Entryway Signs. This signage shall consist of reverse pan channel or push thru letters or other graphics identifying the Shopping Center as shown on Exhibit B.
3. The maximum area of the sign is 32 square feet.
4. The maximum height is not to exceed the height of the entryway wall in which the sign is placed.
5. There shall be no required setback for the Entryway Signs.
6. All Entryway Signs will be designed to match the materials, color and style of the approved building elevations. The Entryway Signs will be internally illuminated with fluorescent lighting.

B. Freestanding Signs

1. For purposes of this Master Sign Program, a Freestanding Sign is a permanent, freestanding style sign, supported by structures, supports, columns, uprights, and/or braces, that are placed on, or anchored in the ground and is independent of the building or business. The sign may be single or double-faced. The sign may contain the name or logo of the development and a maximum of six (6) tenants, along with the address of the property.
2. Freestanding Signs will be located along Oracle Road and will be used for anchor tenants, major retailers, individual users and in-line shops at Declarant's sole discretion.

3. There are five (5) Freestanding Signs, as shown on Exhibit A.
4. The maximum area of each sign is 50 square feet.
5. The maximum height of is 8' above adjacent grade.
6. There will be a maximum of six businesses identified on each sign.
7. The tenant panels will be solid opaque material with routed copy.
8. All Freestanding Signs will be designed to match the materials, color and style of the approved building elevations. The Freestanding Signs will be internally illuminated. There shall be no required setback for the Freestanding Signs.

C. Fuel Sign

1. For purposes of this Master Sign Program, a Fuel Sign is a permanent, freestanding monument style sign, supported by structures, supports, columns, uprights, and/or braces, that are placed on, or anchored in the ground. The sign may be single or double-faced. The sign may contain the name and/or logo of the business selling fuel and changeable copy displaying the fuel pricing as required by the State of Arizona regulations.
2. The Fuel Sign will be located along Oracle Road on the property owned by the business selling fuel.
3. Evergreen will have the option to install one (1) Fuel Sign, as shown on Exhibit A.
4. The maximum area of the sign is 55 square feet.
5. The maximum height of is 8' above grade
6. The Fuel Sign base will be designed to match the materials, color and style of the approved building elevations. The Pricer and Logo cabinet materials are routed aluminum with and Lexan as shown on Exhibit F. The Fuel Sign will be internally illuminated. Fuel prices and fuel type may be displayed as changeable copy or LED shall be allowed. There shall be no required setback for the Fuel Sign.

V. Building Mounted Wall Signs

A. Design

1. Storefront signs may be fabricated from individual reverse pan channel letters or regular pan channel letters, or cabinet signs for Corporate Signage or Corporate Logos as defined below.
2. Individual pan channel letter and logos must have a minimum of 3" returns unless otherwise approved by Declarant.
3. Wall signs must be on the fascia or adjacent architectural element, or as otherwise approved by Declarant.
4. No wall signage may be placed on any of the west elevations of buildings adjacent to the CDO Wash.

5. Building Frontage is defined as set forth in the Oro Valley Sign Code.
6. Colors: The following color palette has been established for this development. Each Owner/Occupant shall utilize only those colors approved within this criterion unless otherwise allowed by Declarant. No fluorescent or iridescent colors shall be permitted.
 - a. The following colors are allowed:
 - Medium Bronze 41-312
 - Aztec Copper 46-402
 - Tucson Gold 46-258
 - Black anodic 41-335 (match Matthews)
 - White acrylic 015
 - Dark Bronze 41-313 (match Matthews)
 - Red 230-33 PMS 485C2X
 - Green 230-26 PMS 349C
 - Silver Grey 230-51 PMS 430
 - Purple 220-48 PMS 2622C
 - Royal Blue 230-87 PMS 274C
 - Dark Blue 230-36 PMS 281C
 - Brushed Aluminum
 - Blue 230-167 PMS 2945C
 - Shadow Grey 230-71 PMS 409C
 - Yellow 230-015 PMS 109C
 - Rust Brown 230-63 PMS 483C
 - Dark Bronze 41-313
 - Dark Brown 230-59 PMS 4625C
 - Ivory 230-005
 - Emerald Green 230-126 PMS 3435C
 - All Logo Colors Allowed

New Color Samples:

RED 230-33 PMS 485C2X	GREEN 230-26 PMS 349C	SILVER GREY 230-51 PMS 430	PURPLE 220-48 PMS 2622C	ROYAL BLUE 230-87 PMS 274C
DARK BLUE 230-36 PMS 281C	BRUSHED ALUMINUM	BLUE 230-167 PMS 2945C	SHADOW GREY 230-71 PMS 409C	YELLOW 230-015 PMS 109C
RUST BROWN 230-63 PMS 483C	DARK BRONZE 41-313	DARK BROWN 230-59 PMS 4625C	IVORY 230-005	EMERALD GREEN 230-126 PMS 3435C

- b. Letters and logos may utilize the color palette in section V.A.6.a as well as Corporate Signage and Corporate Logos logo colors as defined in section V.A.9.

7. Letter Style: Letter style is to be per the Owner/Occupant's standards, subject to Declarant's approval.
8. Illumination: Either halo or internal illumination are permitted.
9. Corporate Signage and Corporate Logos are defined as letters and/or logos with corporate colors, or state or federally registered trademarks or signature marks. Corporate Signage may utilize the color palette in section V.A.6a as well as Corporate Signage and Corporate Logos colors. Corporate Signage and Corporate Logos, as defined below, may be cabinet signs, as approved by Declarant.

B.

Size:

1. Wall signs:
 - a. Buildings located 140 feet or more from the edge of the Oracle Road right-of-way, maximum wall sign area shall not exceed one and a half (1.5) square feet per each lineal foot of Building Frontage, not to exceed an aggregate of two hundred (200) square feet in area.
 - b. Buildings located less than 140 feet from the edge of the Oracle Road right-of-way, maximum wall sign area shall not exceed one (1) square foot per each lineal foot of Building Frontage, not to exceed an aggregate of one hundred fifty (150) square feet in area.
 - c. Sign area calculation for letters not encompassed by a frame or boundary, shall be measured by the sum of the smallest rectangular shape needed to enclose each letter or symbol. Logos will be calculated by measuring the overall height by the overall length.
2. Signage is allowed on all building elevations, subject to the restrictions in V.A.4. All permitted elevations may have illuminated wall signs.
3. The overall length of any sign may not exceed 80% of any Building Frontage.
4. If a business is not identified on a separate freestanding identification sign then the total wall sign area on up to two building walls may be increased by 10%,

VI. Window Signs or Graphics

Glass areas of storefronts 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.

VII. Directional Signs

As shown on Exhibit C.

No more than two (2) Directional Signs shall be permitted per phase. The locations of Directional Signs shall be subject to review and approval by the Town of Oro Valley Public Works staff. Specific sign locations shall be indicated on the construction plans for Phases II-IV.

VIII. Directory Signs

As shown on Exhibit D.

No more than two (2) Directory Signs shall be permitted per phase. The locations of Directory Signs shall be subject to review and approval by the Town of Oro Valley Public Works staff. Specific sign locations shall be indicated on the construction plans for Phases II-IV.

IX. Under Canopy Signs

Occupants of in-line shops space may identify their main entrance with an under-canopy sign as shown on Exhibit E.

Location:

1. Over entrance, oriented perpendicular to store front.

Size:

2. The maximum area of each under canopy sign is as set forth in the Oro Valley Sign Code. Refer to Exhibit E.

Guidelines:

3. One under canopy sign allowed per entrance.
4. Building occupants may display their own graphics with their corporate identity, on a standard double-sided panel.

X. 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 signs type 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.

Z
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A1 8 FOOT OCCUPANT FREESTANDING SIGN



A1

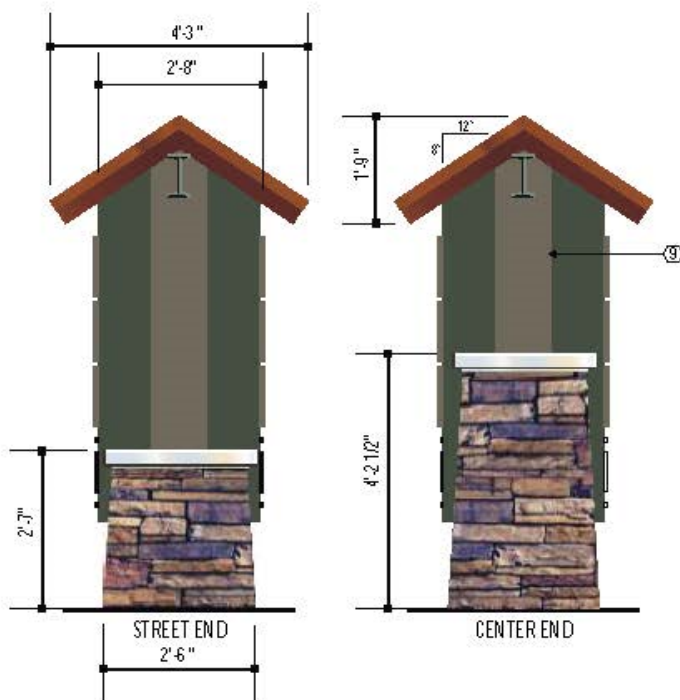
D/F ILLUMINATED FREESTANDING SIGN

SCALE 3/8" = 1'-0"

SPECIFICATION KEY

- ① BARRIGE "COPPER COAT" STANDING SEAM ROOF
- ② 4" x 8" ALUMINUM I-BEAM SIMULATED RIDGE RAFTER. PAINT DARK BRONZE #41-313 (MATTHEWS).
- ③ FASCIA PANEL, PAINT TO MATCH RED-BROWN #1807 (PMS).
- ④ ALUMINUM CABINET, PAINT DARK BRONZE #41-313 (MATTHEWS). DOUBLE BANK T-12 INTERNAL ILLUMINATION.
- ⑤ REVERSE PAN ALUMINUM TENANT PANEL, PAINT MEDIUM BRONZE #41-312 (MATTHEWS). ROUTED FACES WITH WHITE ACRYLIC PUSH THRU GRAPHICS.
- ⑥ CONCRETE CAP.
- ⑦ LEDGE STONE TO MATCH THE ARCHITECTURE.
- ⑧ ROUTED BACKGROUND WITH WHITE PUSH THRU GRAPHICS.
- ⑨ ACCENT STRIPE, PAINT MEDIUM BRONZE #41-312 (MATTHEWS).

TOTAL SQUARE FOOTAGE = 500

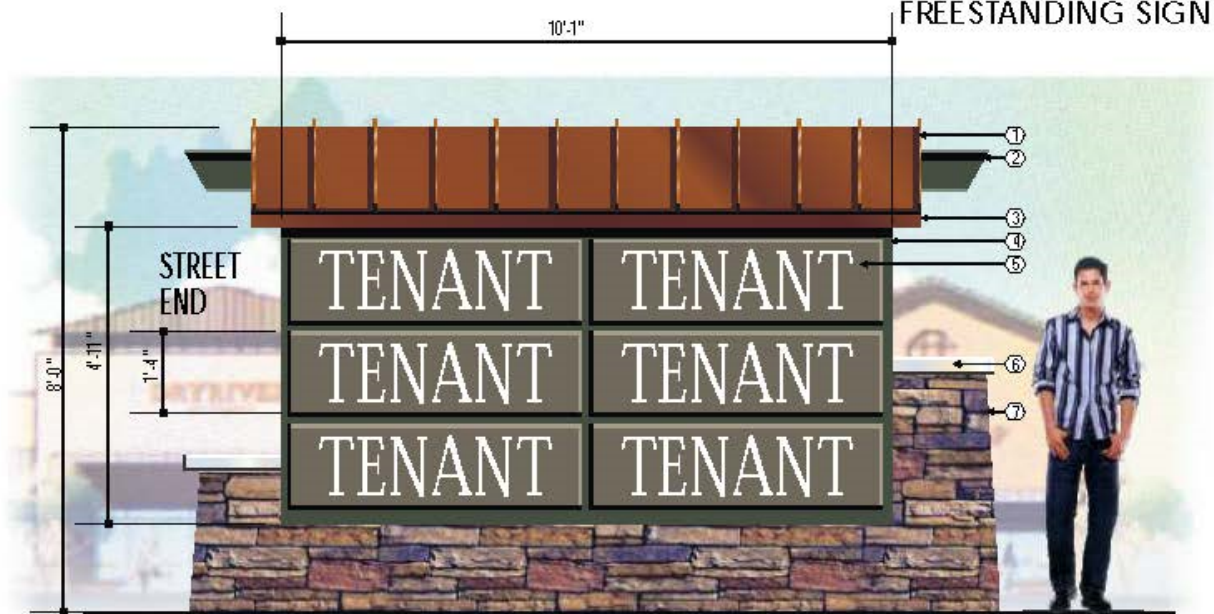


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60010-R9-ar



A 2 ALTERNATE 8 FOOT OCCUPANT FREESTANDING SIGN



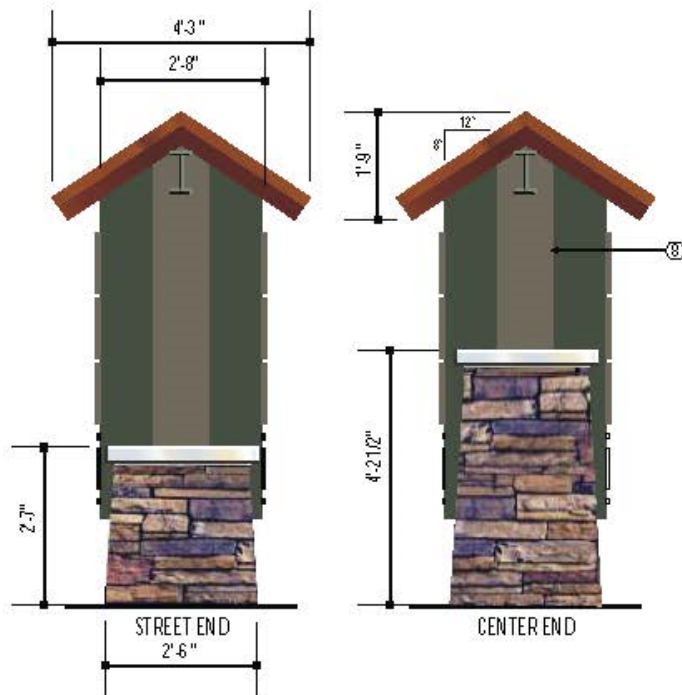
A2 D/F ILLUMINATED FREESTANDING SIGN ALTERNATE TO A1

SCALE 3/8" = 1'-0"

SPECIFICATION KEY

- ① BARRAGE "COPPER COAT" STANDING SEAM ROOF.
- ② 4" x 8" ALUMINUM I-BEAM SIMULATED RIDGE RAFTER. PAINT DARK BRONZE #41-313 (MATTHEWS).
- ③ FASCIA PANEL, PAINT TO MATCH RED-BROWN #1807 (PMS).
- ④ ALUMINUM CABINET, PAINT DARK BRONZE #41-313 (MATTHEWS). DOUBLE BANK T-12 INTERNAL ILLUMINATION.
- ⑤ REVERSE PAN ALUMINUM TENANT PANEL, PAINT MEDIUM BRONZE #41-312 (MATTHEWS). ROUTED FACES WITH WHITE ACRYLIC PUSH THRU GRAPHICS.
- ⑥ CONCRETE CAP.
- ⑦ LEDGE STONE TO MATCH THE ARCHITECTURE.
- ⑧ ACCENT STRIPE, PAINT MEDIUM BRONZE #41-312 (MATTHEWS).

TOTAL SQUARE FOOTAGE = 60.0



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B1 WALL ENTRYWAY SIGN



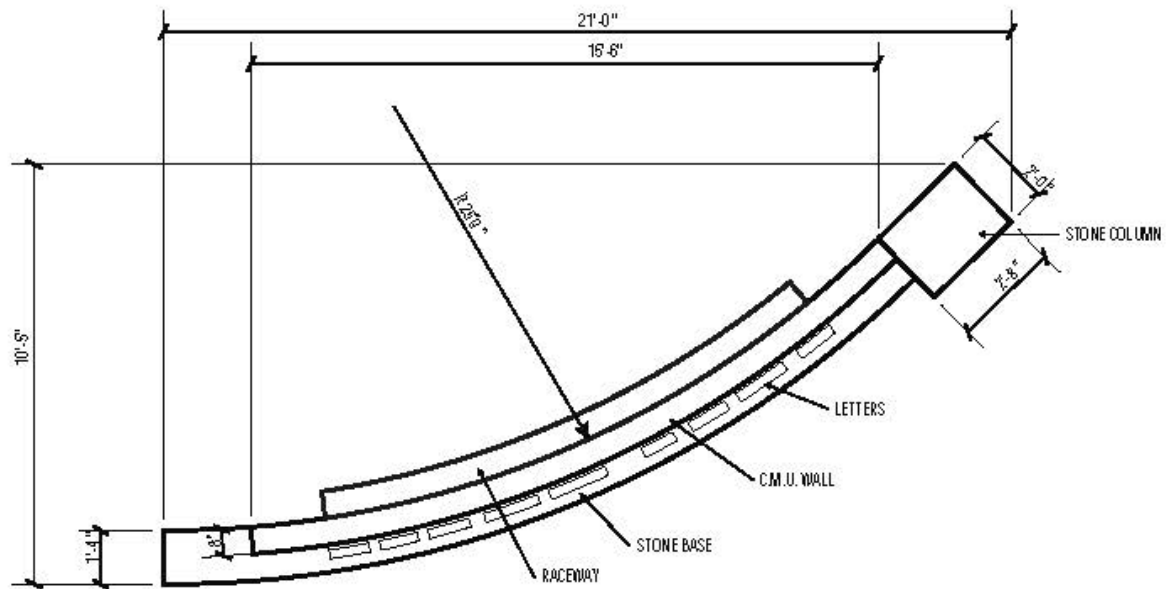
B1 TYPICAL HALO ILLUMINATED ENTRYWAY SIGN

SPECIFICATION KEY

- ① CEDAR DRY STACK LEDGE STONE BASE.
- ② CMU WALL W/ STUCCO FINISH PAINTED DUNN-EDWARDS #DBC 721 "SLOPES".
- ③ CLEAR PUSH THRU LETTERS WITH ALUMINUM FACES. PAINT THE FACES "RUST IRON PATINA".
- ④ RACEWAY PRINTED TO MATCH WALL (SEE "B1 WALL ENTRY DISPLAY - PLAN VIEW").

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B1
WALL
ENTRYWAY SIGN
PLAN VIEW



PLAN VIEW - TYPICAL ENTRYWAY SIGN

SCALE 1/4" = 1'-0"

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B2
WALL
ENTRYWAY SIGN



B2 TYPICAL HALO ILLUMINATED LOW WALL ENTRYWAY SIGN

SCALE 1/4" = 1'-0"

SPECIFICATION KEY

- ① CEDAR DRY STACK LEDGE STONE BASE.
- ② CMU WALL W/ STUCCO FINISH PAINTED DUNN-EDWARDS #DEC 721 "SLOPES".
- ③ CLEAR PUSH THRU LETTERS WITH ALUMINUM FACES. PAINT THE FACES "RUST IRON PATINA".
- ④ RACEWAY PAINTED TO MATCH WALL (SEE "B1 WALL ENTRY DISPLAY - PLAN VIEW").

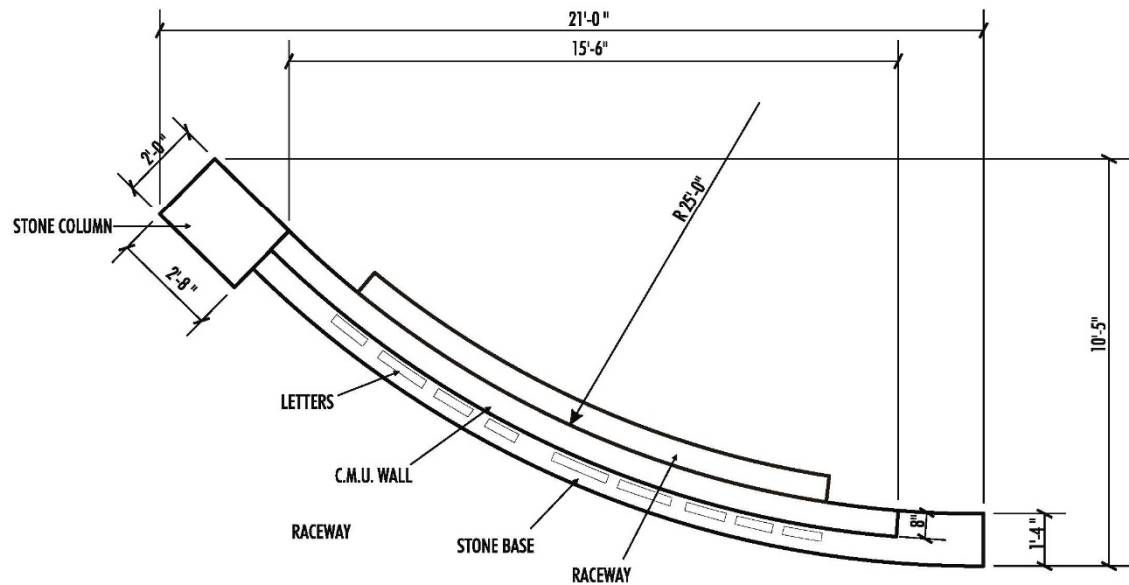
**STEAM PUMP
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60010-R94r



B2
WALL
ENTRY DISPLAY

PLAN VIEW



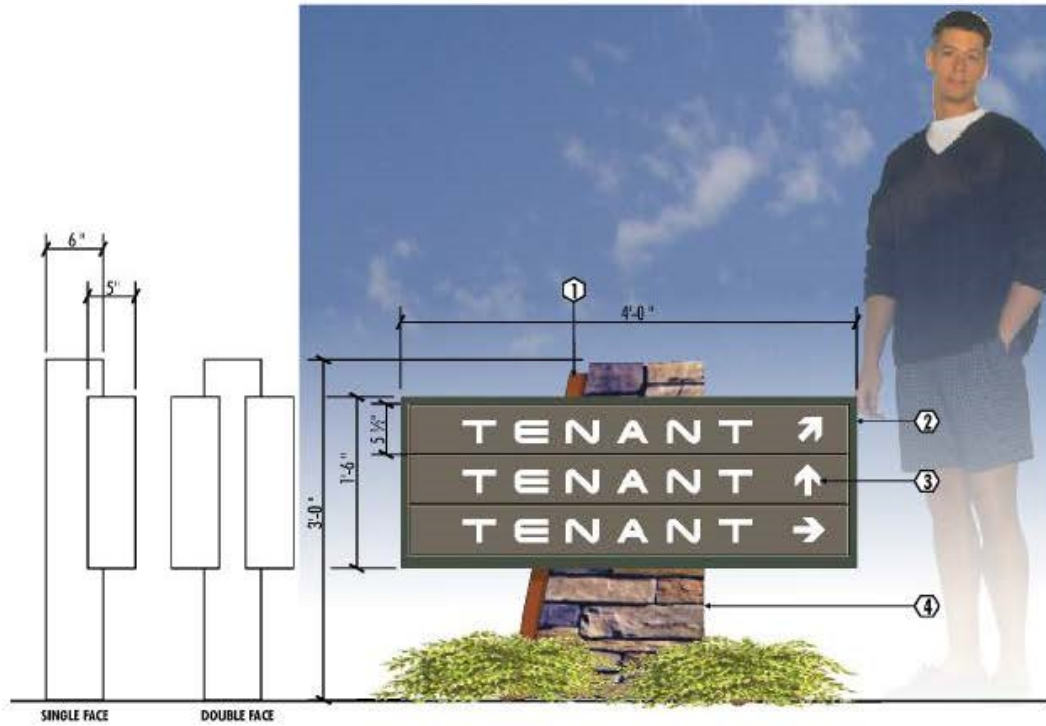
PLAN VIEW - TYPICAL ENTRY WALL

SCALE 1/4" = 1'-0"

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50010-R4dr 

C 3 FOOT DIRECTIONAL SIGN




C TYPICAL INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY

SCALE 3/4" = 1' 0"

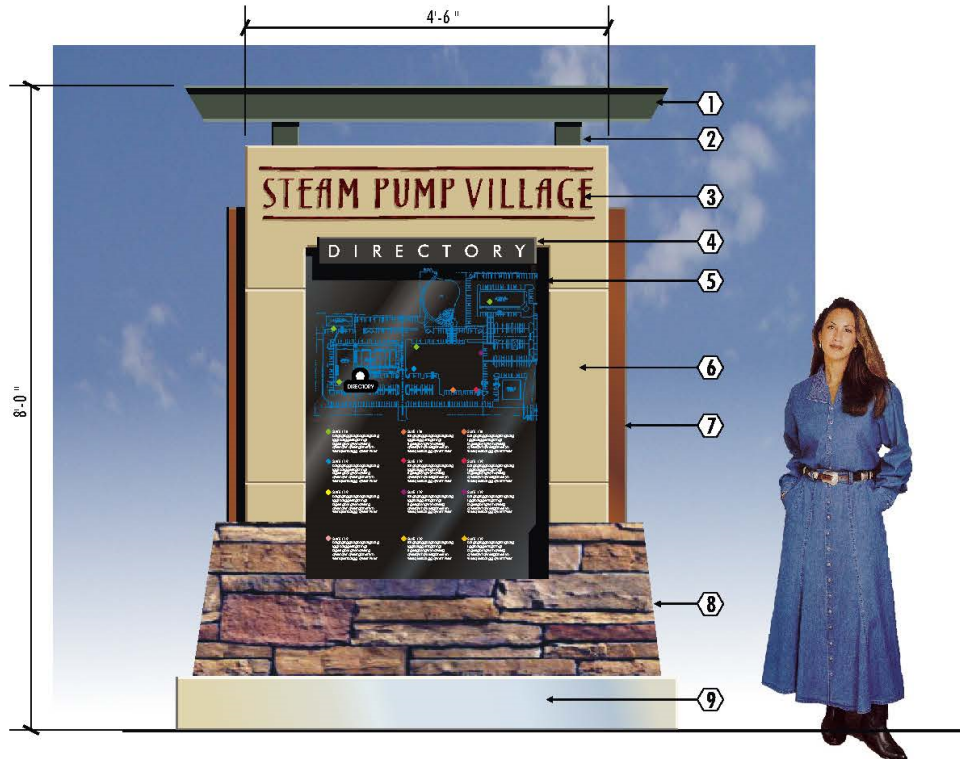
SPECIFICATION KEY

- ① PAINT TO MATCH BARRIGGE "COPPER COAT" STANDING SEAM ROOF.
- ② ALUMINUM CABINET. PAINT DARK BRONZE #41-313 (MATTHEWS). 1-12 IN. INTERNAL ILLUMINATION.
- ③ ROUTED FACES WITH WHITE ACRYLIC BACKUP. PAINT MEDIUM BRONZE #41-312 (MATTHEWS).
- ④ SUPPORT COVER. LEDGE STONE TO MATCH THE ARCHITECTURE.

STEAM PUMP
VILLAGE

50010-27dr 

D DIRECTORY



D TYPICAL INTERNALLY ILLUMINATED DIRECTORY DISPLAY

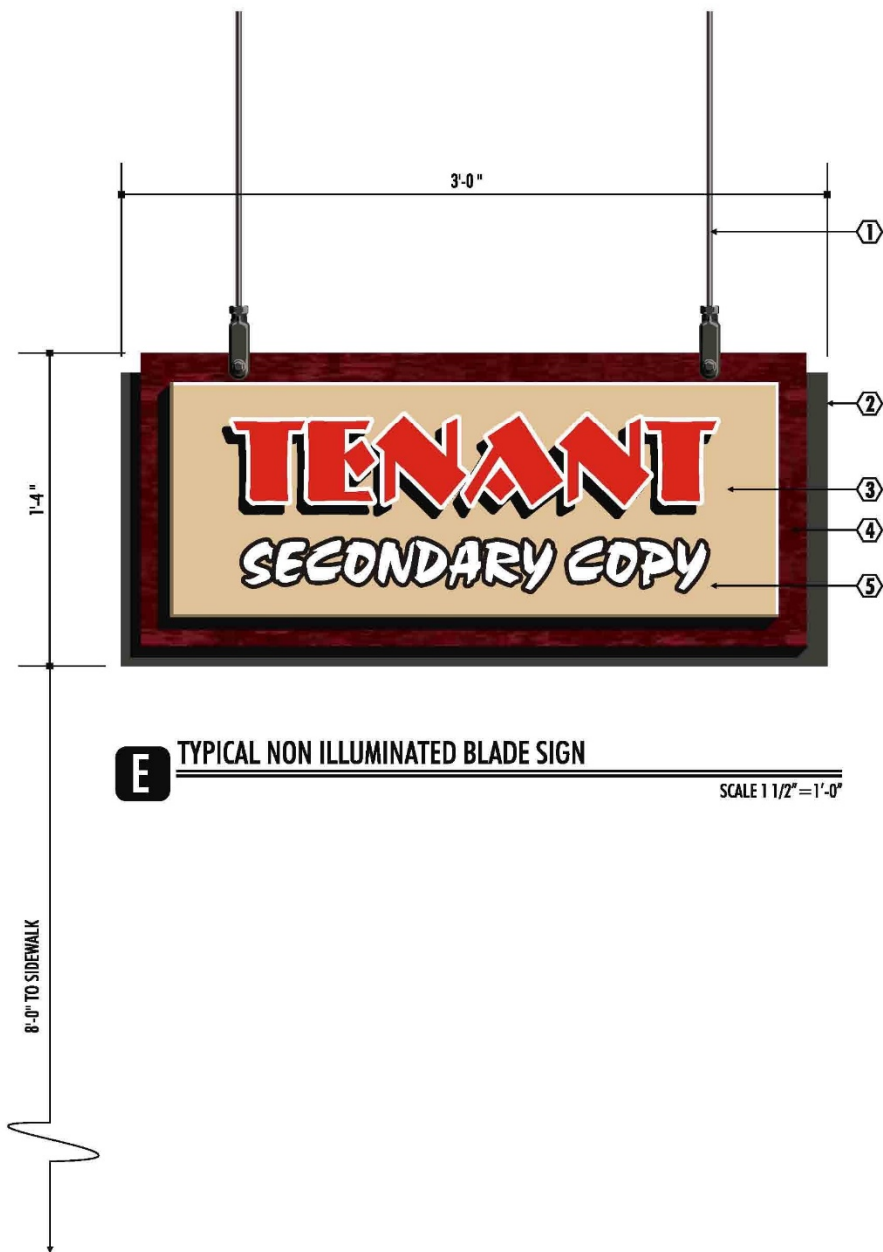
SCALE 3/4" = 1'-0"

SPECIFICATION KEY

- ① ALUMINUM "I" BEAM TOP PAINT DARK BRONZE #41-313 (MATTHEWS).
- ② RECTANGULAR TUBE PAINT DARK BRONZE #41-313 (MATTHEWS).
- ③ CLEAR ACRYLIC PUSH THRU LETTERS WITH BLACK OUTLINE AND ALUMINUM FACES FINISHED "RUSTED IRON PATINA" FINISH. INTERNAL ILLUMINATION.
- ④ PAINT DARK BRONZE #41-313 (MATTHEWS), WITH ROUTED LETTERS AND WHITE ACRYLIC BACKUP. INTERNAL ILLUMINATION.
- ⑤ CLEAR POLYCARBONATE WITH SECOND SURFACE GRAPHICS. INTERNAL ILLUMINATION.
- ⑥ ALUMINUM SUPPORT COVER PAINTED "SLOPES" DUNN-EDWARDS #DEC 721.
- ⑦ PAINT TO MATCH BARRIGE "COPPER COAT" STANDING SEAM ROOF.
- ⑧ LEDGE STONE TO MATCH THE ARCHITECTURE.
- ⑨ CONCRETE PAD.

STEAM PUMP
VILLAGE

E
UNDER CANOPY SIGN



STEAM PUMP
VILLAGE

1 2 3 4 5 6

F Fuel Sign



QuikTrip®

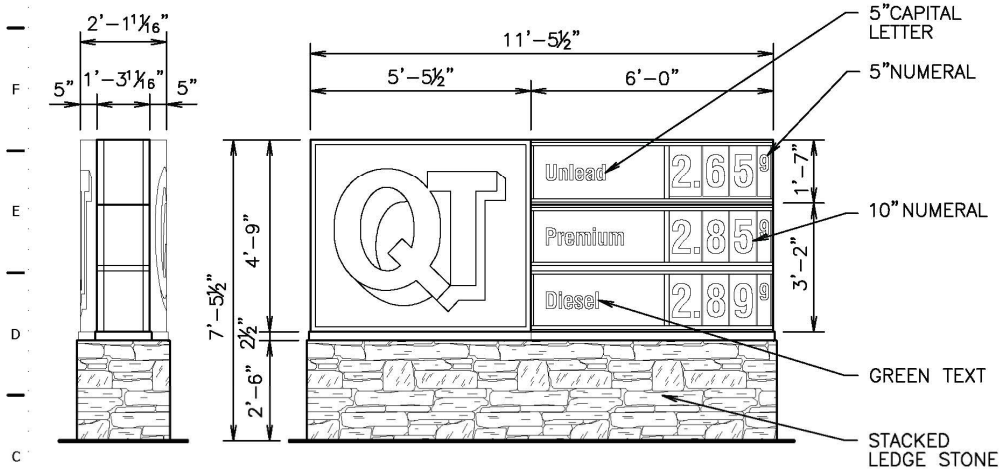
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P: 918.552.7700



NOTE: THIS IS A DEPICTION OF WHAT IS
LIKELY TO BE CONSTRUCTED INITIALLY.
OTHER COLORS AND SIGN FACES
CONSISTENT WITH THE MASTER SIGN
PROGRAM SHALL BE ALLOWED.

Horizontal Custom Monument Sign MH10-3P

5/7/11



SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Lexan Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

Pricer

Flat Solar grade, Clear Lexan Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, manual Font Numerals, Clear Helvetica Condensed font. Product Panels, Lexan, Clear text area, painted 2nd surface Akzo Nobel Opaque Black, Diesel Product Panel painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

SQUARE FOOTAGE

23

47

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

MH10-3P

STORE NUMBER:

1475

1 2 3 4 5 6