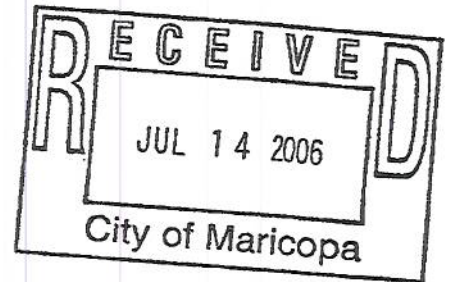


Comprehensive Sign Program

COMPREHENSIVE SIGN PROGRAM
APPROVED

Cole Investment Advisors, Inc.
2555 Camelback Rd., Suite 200
Phoenix, AZ 85016
The Shops At Maricopa Fiesta
20700, 20750, 20800, 20850
North John Wayne Parkway
Maricopa, AZ



Prepared by:



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■ www.bootzandduke.com

CITY OF MARICOPA
Planning Dept.

Approved As Noted

By BAS Date 8.18.06

CC 7-500

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APPROVED
 AS IS NOTE CHANGES
DATE: 1/14/14



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF "ACACIA CROSSING PARCEL 5" RECORDED IN CABINET D, SLIDE 109 OF PINAL COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID "ACACIA CROSSING PARCEL 5", NORTH 00 DEGREES 05 MINUTES 42 SECONDS WEST, A DISTANCE OF 252.99 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF "ACACIA CROSSING PARCEL 4" AS RECORDED IN CABINET D, SLIDE 108 OF THE PINAL COUNTY RECORDS, NORTH 23 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 531.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 714.10 TO THE MOST EASTERLY CORNER OF SAID "ACACIA CROSSING PARCEL 4";

THENCE SOUTH 66 DEGREES 16 MINUTES 16 SECONDS EAST, A DISTANCE OF 305 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 347;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 23 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 714.10 FEET;

THENCE NORTH 66 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 305 FEET TO THE TRUE POINT OF BEGINNING.

APPROVED
 AS IS NOTE CHANGES
DATE 8/18/04

CRITERIA

**COMPREHENSIVE SIGN PROGRAM
THE SHOPS AT MARICOPA FIESTA
20700, 20750, 20800, 20850 NORTH JOHN WAYNE PARKWAY
MARICOPA, AZ**

These criteria have been developed to ensure design compatibility among all signs located within the shopping center development at The Shops at Maricopa Fiesta. Conformance to the Comprehensive Sign Program will be strictly enforced. Any sign installed that is non-conforming with regard to these criteria shall be removed or brought into conformance by the Applicant and/or their sign contractor at their sole expense.

The following is a description of the Comprehensive Sign Program:

A. GLOSSARY

1. **Aggregate Sign Area:** The total area of all permitted signs pertaining to any one Tenant, which includes freestanding signage, wall signage, and window (storefront) signage/graphics.
2. **Applicant:** Owner, Occupant, or Tenant requesting signage.
3. **Approval Letter:** Letter from Property Manager approving tenant signage plans (with sign plan as an exhibit) prior to City of Maricopa submittal for permit
4. **Building Frontage:** The leased lineal frontage of the occupancy space.
5. **Color:** The colors of each component of the sign.
6. **Contractor:** Licensed and qualified individual designated by Tenant to perform sign installation.
7. **Descenders:** The lower portion of a letter which extends below the baseline.
8. **Graphics:** Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).
9. **Illumination:** The method of lighting the sign.
10. **In-Line Tenant:** Any tenant leasing space from the inline (24,000sf) building, a non-freestanding pad tenant.
11. **Installation:** The instructions for mounting the sign.
12. **Layout:** The arrangement of the sign content and message.
13. **Location:** The locale of the sign.

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DATE 8/18/09

CRITERIA

14. **Materials:** The approved materials from which the sign can be constructed.
15. **Pad Tenant:** A Tenant, which occupies space in a free-standing building constructed upon parcel 2 (Pad B), parcel 3 (Pad A), or Pad C.
16. **Property Manager:** Owner of Parcel 1 or its designated Representative of The Shops at Maricopa Fiesta shopping center who reviews, approves, and inspects sign requests and signage.
17. **Quantity:** The number of signs allowed.
18. **Sign Area:** The area contained in the smallest rectangle that will enclose each word, grouping of such letters, words, or graphics in the total sign copy.
19. **Sign Band:** A horizontal area within the building fascia, architecturally designed to accommodate signage, subject to additional requirements and restrictions herein, as generally depicted herein.
20. **Sign Envelope:** The overall area designated for Tenant signage on the building elevation.
21. **Size:** The dimension of a sign.
22. **Tenant:** Any Owner, Occupant, or Tenant of the Shopping Center. (When used without the word "In-Line" or "Pad" shall be deemed to apply to all tenants, owners, and/or occupants of the shopping center.)
23. **Window Graphics:** Transparent portion of storefront, oriented to pedestrian visibility, used for merchandise display and for graphics.

B. GENERAL REQUIREMENTS - Signage Standards & Requirements

1. **Signage Proposal:** Each Tenant must submit to the Property Manager three (3) sets of detailed shop drawings showing locations, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed wall, window, and rear door signs. This submittal must be made at least fifteen (15) days prior to submitting for City of Maricopa permits.
2. **Sign Contractor's Responsibilities:** Prior to preparation of signage drawings and specifications, the Tenant's sign Contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed location of signage. In addition, the sign Contractor should visit the project site to become familiar with as-built conditions and verify all dimensions.

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 AS IS NOTE CHANGES
DATE 8/13/16

CRITERIA

3. **Property Manager Review:** After review of the signage proposal, the Property Manager will return two of the three sets of the drawings to the Tenant, marked either "Approved", "Approved as Noted", or "Revise and Resubmit". Property Manager shall not unreasonably deny, withhold, delay or condition the approval of Pad Tenant signage. In-Line Tenant signage may be approved at Property Manager's sole discretion, and is subject to further City of Maricopa approval/changes.

For Property Manager review, send signage drawings, in triplicate to:

Attn: Property Manager
Maricopa Shops, LLC
2555 E. Camelback Road #200
Phoenix, AZ 85016
(602)381-2006

4. **"Approved":** If drawings are marked "Approved", the Tenant is permitted to proceed to the City of Maricopa for signage submittal and permit prior to sign construction and installation in accordance with the drawings, and Approval Letter.
5. **"Approved as Noted":** If drawings are marked "Approved as Noted", the Tenant is permitted to proceed to the City of Maricopa for signage submittal and permit prior to sign construction and installation, provided that any modifications noted in the plans and/or Approval Letter(to be attached to permit submittal) are incorporated into the design. An Applicant that takes exception to the written modifications may revise and resubmit, as explained below.
6. **"Revise and Resubmit":** If drawings are marked "Revise and Resubmit", the plans will be returned to the Tenant with comments. The drawings should be revised and resubmitted for Property Manager approval.
7. **Openings in Building Walls:** Locations of all openings for conduit and sleeves in building walls must be indicated by the sign Contractor on the drawings submitted. The Contractor shall install the sign in accordance with the approved drawings and Approval Letter.
8. **Tenant responsibilities for other regulations:** The Property Manager approval of a Tenant's signage plans DOES NOT constitute an implication, representation, or certification by the Property Manager that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations, that is the sole responsibility of the Tenant for all work performed on the premises by or for the Tenant.

APPROVED
 AS IS NOTE CHANGES
DATE 5/15/13

CRITERIA

9. **Prohibited Signs:** No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Property Manager. Signs that are installed without written approval from the Property Manager, or that are inconsistent with approved drawings may be subject to removal and re-installation by the Property Manager at the Tenant's expense. Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs; placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises. Change-panel signs are prohibited.
10. **Upkeep and Maintenance:** Each Tenant is fully responsible for the upkeep and maintenance of their sign(s), including any pylon or monument signage, and Tenants are to repair any sign defects within ten (10) days of notification. If a Tenant does not repair said sign(s), the Property Manager, at the Tenants sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the Property Manager's cost to repair said signage, in addition to the cost of the repair, may be assessed to the Tenant if the Property Manager is required to provide the necessary maintenance due to the Tenant non-compliance following notification.
11. **Illumination timer:** Power to illuminate the Tenant's sign is to be from Tenant's electricity meter, switched through a Tork DW-2100AY time clock or otherwise equivalent apparatus approved by the Property Manager and/or the City of Maricopa, set in accordance with schedules determined by the developer.
12. All signage requests including but not limited to temporary signs such as "Now Open" and "Coming Soon" must be submitted to the City of Maricopa for review, approval, and permitting prior to erecting any signage.
13. Applicant or Applicant's representatives shall obtain all necessary permits for any exterior sign and said sign's installation. Applicant shall be responsible for all requirements and specifications contained herein.
14. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the premises by or on behalf of the Applicant.
15. All signage is subject to Property Manager Approval. The Property Manager will support those applications for signs in compliance with this exhibit with an Approval Letter, but cannot guarantee City of Maricopa approval.
16. Where there is a conflict between these regulations and other City of Maricopa regulations, the more restrictive shall apply.
17. All signage shall be constructed and installed at Tenant's expense unless otherwise agreed to in writing.

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DATE: 1/18/08

CRITERIA

18. No Signage shall be allowed ^{on backside of Inline Shops A' building} to directly shine or face into an immediately adjacent residential parcel. _(CC stip #2)
19. Any amendments to this comprehensive sign program must be approved by the property manager and the City of Maricopa
20. Signs, including but not limited to bandit signs shall not be allowed in right-of-way.
21. Sight visibility triangles shall be maintained as defined in the A.A.S.H.T.O. 2001 Standards(American Associations of State Highway and Transportation Officials).

C. PAD TENANT WALL SIGN DESIGN REQUIREMENTS

Pad Tenant: A Tenant, which occupies space in a free-standing building constructed upon parcel 2 (Pad B), parcel 3 (Pad A), or Pad C.

1. All exterior building mounted signs shall be fabricated and installed according to the Comprehensive Sign Program drawings and details attached hereto.
2. All Pad Tenants are entitled to at least one (1) sign mounted on the fascia parallel to and within the limits of the frontage of the leased space.
3. Freestanding Pad Building/Tenants shall be allowed no more than one (1) wall sign per building elevation (side). The sign area for the main elevation (Tenant's choice) shall be one (1) square foot of signage for each one (1) lineal foot of leased building frontage. The remaining three (3) elevations will be allowed one half (1/2) a square foot of signage for each one (1) lineal foot.
4. Addresses on buildings and/or freestanding signs are not included in overall square footage calculations. Address requirements are based on the 2000 International Fire Code (IFC).
5. Wall, fascia, mansard, and parapet signs are allowed only on the exterior elevation of the space occupied by the business.
6. The Sign Area for each business shall be 1 square foot for each lineal foot of business wall elevation upon which the sign is displayed on any one elevation with a minimum of 24 square feet per elevation. All other elevations shall have a Sign Area not to exceed .5 square feet for each lineal foot of business wall elevation upon which the sign is displayed. Sign placement must substantially conform to the pre-designated Sign Envelopes as depicted in the attached elevation exhibit and be centered in the Sign Band. The signage aggregate may not be applied to one building elevation.
7. In no case shall a Pad Tenant's building sign exceed 80% of the length of the Building Frontage and the height of the Sign Envelope when displayed on an elevation facing a roadway. On all other elevations the building sign may not exceed 50% of the length of the building.

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DATE: 1/18/07 BY: BAS

CRITERIA

8. The minimum overall letter or logo height for a single line of copy shall be 12" and the maximum overall letter or logo height for a single line sign shall be 30" (excluding descenders). The maximum overall height for a double line sign shall not exceed 48" including logos (excluding descenders). There is a maximum of two (2) lines of text per sign. Space between two rows of text shall be a minimum of 4".
9. Such sign may identify the individual businesses by name or service. The sign may show the name of the business and up to three (3) principal services.
10. No Signage shall be allowed to directly shine or face into an immediately adjacent residential parcel.
11. National corporate logos (including face color and fonts) are allowed and encouraged.
12. No labels shall be permitted on exposed surfaces of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.
13. Applicant's sign Contractor shall repair any damage caused by his work including but not limited to damage to building fascia, canopy, structure, roof, flashing or landscaping. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition.
14. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical parts shall be concealed. No exposed raceways will be allowed. No can/casement signs shall be allowed (except for logo shapes) unless otherwise approved by the Property Manager.
15. No animated, flashing, or audible signs will be permitted.
16. All fabrication and installation must be completed by a UL approved, insured and licensed Arizona sign Contractor.
17. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards, or as subsequently updated and adopted.
18. Refer to attached exhibit for construction and installation detail.
19. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.

D. IN-LINE TENANT WALL SIGN DESIGN REQUIREMENTS

In-Line Tenant: Any tenant leasing space from the inline (24,000sf) building, a non-freestanding pad tenant.

1. All exterior building mounted signs shall be fabricated and installed according to the Comprehensive Sign Program drawings and details attached hereto.
2. All In-Line Tenants are entitled to at least one (1) sign mounted on the fascia parallel to and within the limits of the frontage of the leased space. Addresses on buildings and/or freestanding signs are not included in overall square footage calculations.
3. Wall, fascia, mansard, and parapet signs are allowed only on the exterior elevation of the space occupied by the business.
4. The Sign Area for each in-line tenant shall be one (1) square foot of signage for each one(1) lineal foot of leased building frontage. Corner/end cap tenants shall be allowed two (2) signs, one (1) for each elevation. The second elevation shall be allowed a ratio of one half (1/2) a square foot of signage for each lineal foot of leases building frontage. Minimum square footage for all tenants shall be 24 square feet per suite. Sign placement must substantially conform to the pre-designated Sign Envelopes as depicted in the attached elevation exhibit and be centered within the Sign Band. The aggregate of any combination of the allowable multiple elevation square footages may not be applied to one single sign elevation. Signage for multiple suite tenants may be centered within the sign elevation above said leased suites.
5. In no case shall an In-Line Tenant's building sign exceed 80% of the length of the Building Frontage and the height of the front Sign Envelope. In the case of a corner/end-cap In-Line Tenant, the front building sign shall not exceed 80% of the length of the front wall and the front Sign Envelope. On all other elevations, the building sign shall not exceed 50% of the length of the building wall.
6. The minimum overall letter or logo height for a single line of copy shall be 12" and the maximum overall letter or logo height for a single line sign shall be 30" (excluding descenders). The maximum overall height for a double line sign shall not exceed 48" including logos(excluding descenders). There is a maximum of two (2) lines of text per sign. Space between 2 rows of text shall be a minimum of 4".
7. Such sign may identify the individual businesses by name, or service. The sign may show the name of the business and up to three (3) principal services.
8. No Signage shall be allowed on the backside of the inline "Shops A" building.
9. National corporate logos (including face color and fonts) are allowed and encouraged.

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 AS IS NOTE CHANGES
 DATE 8/16/02

CRITERIA

10. No labels shall be permitted on exposed surfaces of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.
11. Applicant's sign Contractor shall repair any damage caused by his work including but not limited to damage to building fascia, canopy, structure, roof, flashing or landscaping. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition, to the Property Manager's sole satisfaction.
12. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical parts shall be concealed. No exposed raceways will be allowed. No can/casement signs shall be allowed (except for logo shapes) unless otherwise approved by the Property Manager.
13. No animated, flashing, or audible signs will be permitted.
14. All fabrication and installation must be completed by a UL approved, insured and licensed Arizona sign Contractor.
15. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards, or as subsequently updated and adopted.
16. Refer to attached exhibit for construction and installation detail.
17. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.

E. PROJECT IDENTIFICATION/FREE-STANDING MULTI-TENANT SIGN SUMMARY

- One 12'-0" high double face internally illuminated multi-tenant Center ID monument sign
- Three (3) 6'-0" high double face internally illuminated pad identification monument signs

F. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as either pan channel internally illuminated letters or reverse pan halo-illuminated letters or a combination thereof. Final approval of any building sign is at the discretion of the Property Manager and the City of Maricopa.

Pan Channel Internally Illuminated Letter Construction Requirements:

- Aluminum construction with minimum .063 backs and .040 returns
- 5" deep returns painted Akzo 313E Dark Bronze or equivalent
- Minimum 3/4" Dark Bronze trim cap

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DATE 8/18/06

CRITERIA

- 3/16" translucent acrylic faces - Standard colors shall be 209-0 Red, 407-2 Yellow and 015-2 White. Alternative colors may be used in conjunction with established brand ID and corporate logos and trademarks as approved by Property Manager
- 3/16" White plex with translucent vinyl overlay will be acceptable to achieve custom colors
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved Electro-bit housings and 30ma transformers
- LED signs shall use UL approved components throughout
- Any Raceways must match building color

Reverse Pan Halo-Illuminated Letter Construction Requirements:

- Aluminum construction with minimum .090 faces and .063 returns
- 3" deep returns
- 3/16" clear lexan backs
- 1 1/2" projected stud mount from wall
- Standard colors shall be Akzo #6822 Red, Akzo #6832 Yellow and Akzo #00 White. Alternative colors may be used in conjunction with established brand ID and corporate logos and trademarks as approved by Property Manager
- Illumination will be either 6500 white halo neon or white halo LED
- Neon signs shall use UL approved Electro-bit housings and 30ma transformers
- LED signs shall use UL approved components throughout
- Any Raceways must match building color.

G. MAIN MULTI-TENANT CENTER ID MONUMENT SIGN

There will be one (1) main multi-tenant Center ID monument sign 12'-0" high from grade. Such sign will be double-sided with up to (18) eighteen tenant panels per side (Sign D). Sign width is 14'-9", see attached site map for exact sign location. Refer to attached construction detail for sign specifications. Tenant panels may be split or apportioned at Property Manager's discretion. The aggregate of all tenant signage panels on the Main Multi-Tenant Center Identification Sign shall not exceed 51sq ft per side (102" x 72"). Individual tenant signage on the Main Multi-Tenant Center Identification Sign shall generally be evenly spaced and shall not exceed 18 panels (or the number of tenants in the inline center) per side, no tenant may occupy/consolidate more than six (6) panels per side for any one (1) side. Consolidated panels shall only be used as one (1) sign. The size of individual tenant panels on the Main Multi-Tenant Center Identification Sign shall not be less than 12" in height or less than 34" in width. Access to and availability of signage upon the Main Multi-Tenant Center Identification Sign shall be controlled by the Property Manager. Sign shall be labeled property address numbers.

H. PAD A/PAD B/PAD C (FREE STANDING) IDENTIFICATION MONUMENT SIGNS

There will be three (3) pad identification monument signs 6'-0" high from grade, sign shall be double sided with one single user tenant panel per side (Sign A/B/C). Sign width is 9'-4", see attached site map for exact locations. Refer to attached construction detail for sign specifications.

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DATE 8/18/16

I. DIRECTIONAL SIGNS

Directional signs of a maximum of three (3) feet in height (see page 23) may be utilized by the Property Manager and Pad Tenants to provide for ordinary and efficient flow of traffic. Directional signage request shall include artwork and shall be reviewed for approval by the Property Manager and City of Maricopa on a case by case basis. Directional signs shall not bear the names or logo's of businesses and shall be illuminated unless otherwise approved by the City of Maricopa Staff.

(OK)

J. WINDOW (STOREFRONT) GRAPHICS

Each Tenant will be allowed to place a sign in the window panel of the entrance door or the window panel adjacent to the entrance door, subject to the following. Window (Storefront) Graphics are subject to approval by the Property Manager

A. Content-

- Business Name
- Address or Suite Number
- Hours of business

B. Material-

- 3M die-cut vinyl
- Can be applied first surface (exterior) or second surface (interior) applied.

C. Letter Height-

- Address, Suite Number: Maximum of 4 inch letters
- Business Name: Maximum of 2 inch letters
- Business Hours: Maximum of 2 inch letters

D. Letter Style-

- Lettering may be stylized in compliance with Tenant's corporate identification.
- Lettering is subject to approval by the Property Manager.

E. Window (storefront) graphics and signage.

- Window graphics may not exceed 25% of the total area per framed window through which they are visible.
- Windows shall not be painted, marked, or masked to screen or obscure the interior from view.
- All Storefront graphics and signage are subject to Property Manager Approval
- No Posters, painted or paper cardboard signs.

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DATE: 8/15/10 **BAS**

K. REAR SERVICE ENTRANCE SIGNS

Tenant may identify their rear service door for delivery and emergency purposes. Signs may identify Tenant's name and service entrance hours. The sign must be located in the center of the door, five feet (5') from the finished floor to the horizontal midline of the sign panel. All Rear Service Entrance Signs are subject for approval by the Property Manager

A. Content-

- Business Name
- Address or Suite Number
- Hours of business

B. Material-

- 3M die-cut vinyl
- Can be applied first surface (exterior)

C. Letter Height-

- Address, Suite Number: Maximum of 4 inch letters
- Business Name: Maximum of 2 inch letters
- Business Hours: Maximum of 2 inch letters

D. Letter Style-

- Lettering may be stylized in compliance with Tenant's corporate identification.
- Lettering is subject to approval by the Property Manager.

E. Window (storefront) graphics and signage.

- Other window graphics may not exceed 25% of the total area of the window through which they are visible.
- Windows shall not be painted, marked, or masked to screen or obscure the interior from view.
- All Storefront graphics and signage are subject to Property Manager Approval
- No Posters, painted or paper cardboard signs.

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 AS IS NOTE CHANGES
 DATE 8/18/14

L. TEMPORARY SIGNS

A. "Banners, Pennants and Displays for Grand Openings"

1. Temporary signs that identify only the business name shall be permitted for a period of 90 days, all other temporary sign requests shall follow the City of Maricopa sign provisions..
2. Banners, pennants, and other displays for special sales events may be permitted within the commercial zoning districts. A business may request such signs and displays a maximum of eight (8) times per year for a maximum period of ten (10) consecutive days on each occasion. A minimum of fourteen (14) days shall pass between each such display. Such sign and displays shall be removed immediately upon termination of the sale that they advertise or after the ten (10) day period, whichever occurs first.
3. Written approval must be obtained, from the Zoning Administrator, or his designee, prior to the installation of any special sales event or grand opening banners, pennants, signs, balloon, or other displays.
4. Banners and pennants shall be displayed only on the building and not within the parking area, perimeter landscape, or some other area of the development.
5. The maximum banner size shall be four(4) foot by eight(8) foot or thirty-two(32) square feet and shall be limited to one (1) per street frontage for the business.
6. No pennant, banner or display shall be placed on or above the roof of any building.
7. Shall be approved on a case by case basis by the Property Manager and the City.
8. Sign permits will be required for all temporary signs.

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 AS IS NOTE CHANGES
DATE 8/18/02

CRITERIA

B. "Special Events"

1. Off-Site Directional Signs

- a. A sign shall be required in conjunction with the Special Event Permit or Temporary Use Permit. Said sign plan shall show the proposed location, placement, and size of all off-site directional signs.
- b. Directional event signs shall be no greater than four (4) square feet and may be permitted within the City right-of-way, excluding medians, in accordance with the approved sign plan for an approved Special Event Permit an approved Right-Of-Way Permit.
- c. Signs may be placed twenty-four (24) hours in advance of the event and shall be removed with twenty-four (24) hours after the conclusion of the event.

2. Banners and Promotional Signs

- a. Banners shall be made of cloth, nylon, or similar material

M. MENU BOARDS

- 1. Each drive-through lane and/or drive-in restaurant may be permitted one (1) preview board and one (1) ordering menu board. These boards may be freestanding or wall-mounted; located not less than forty-five (45) feet from the street property line and the front of the board shall not be visible from the public street.
- 2. Maximum sign area shall not exceed twenty-four (24) square feet and shall not be included in calculating the total aggregate area for signage allowed on a parcel or lot or for a particular business.
- 3. The sign shall not exceed six (6) feet in height.
- 4. Or as otherwise modified/approved by the Property Manager and the City of Maricopa.

APPROVED
 AS IS NOTE CHANGES
DATE 8/18/11

CHANNEL LETTER DETAIL

NOT TO EXCEED 80% OF BUILDING FRONTAGE

NOT TO EXCEED SIGN ENVELOPE IN HEIGHT

TENANT



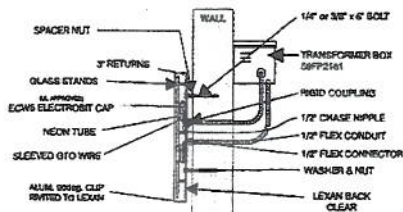
CHANNEL LETTER DETAIL.

CONSTRUCTION-REVERSE PAN CHANNEL
 .090 ALUMINUM FACES AND 3" DEEP .063 ALUMINUM RETURNS WITH 3/16" CLEAR LEXAN BACKS.

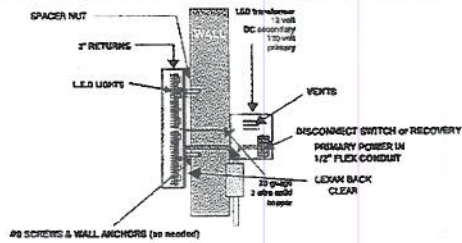
MOUNTING
 STUD MOUNT 1.5" FROM WALL

ILLUMINATION
 L.E.D.FXTURES OR NEON, SINGLE OR DOUBLE STROKE, 1 STROKE PER 4" LETTER STROKE WITH REMOTE TRANSFORMER.

HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH L.E.D. ILLUMINATION



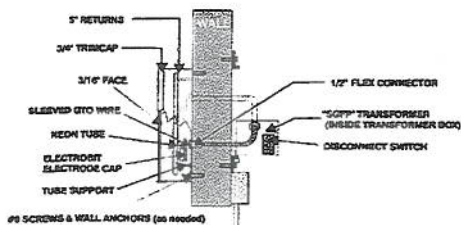
CONSTRUCTION-PAN CHANNEL
 MINIMUM .063" ALUMINUM BACKS. 5" DEEP DARK BRONZE CLC RETURNS. MINIMUM 3/4" DARK BRONZE TRIM CAP

MOUNTING
 MOUNT FLUSH TO WALL

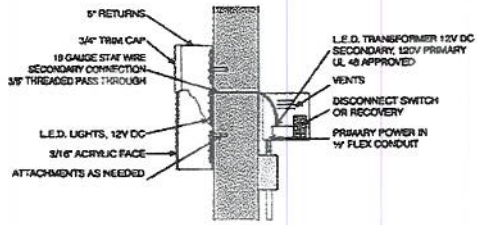
FACE
 3/16" SG ACRYLIC, COLOR AS PER TENANT.

ILLUMINATION
 L.E.D.FXTURES OR NEON, SINGLE OR DOUBLE STROKE, 1 STROKE PER 4" LETTER STROKE WITH REMOTE TRANSFORMER.

NEON ILLUMINATED PAN CHANNEL LETTERS



L.E.D. ILLUMINATED PAN CHANNEL LETTERS

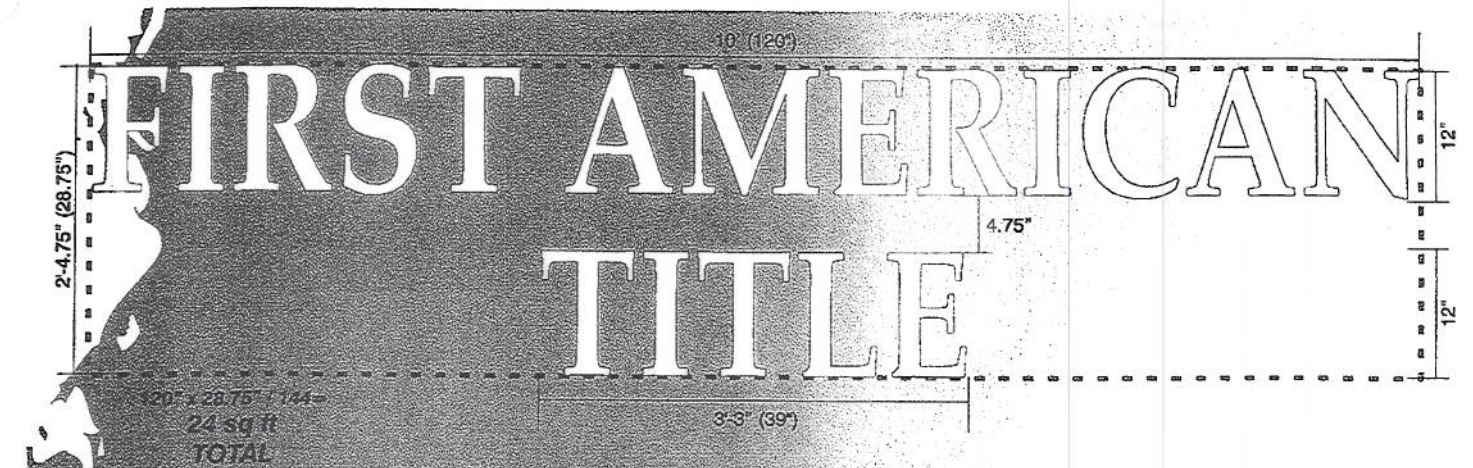


COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

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 DATE 8/1/07

SAMPLE SKETCH



ONE (1) PAN CHANNEL INTERNALLY ILLUMINATED SIGN
 SCALE: 3/4" = 1'

FABRICATE & INSTALL

ONE (1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS

CONSTRUCTION

.063 ALUMINUM CONSTRUCTION .
 5" DEEP RETURNS, .040 DARK BRONZE CLC.
 3/4" DARK BRONZE TRIM CAP.

FACE

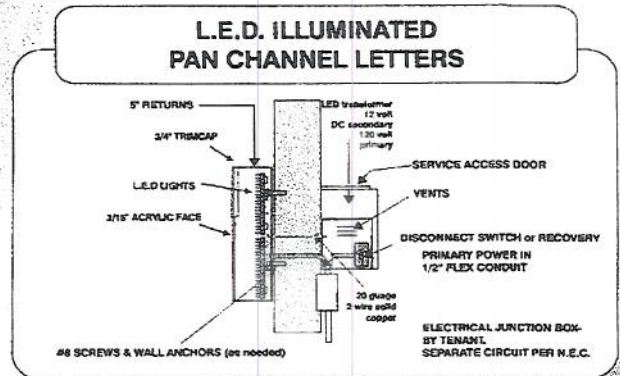
3/16" #015-2 WHITE SG ACRYLIC.

ILLUMINATION

WHITE LED INTERNAL ILLUMINATION

SAMPLE SKETCH

PLEASE PROVIDE A SIMILAR SIGN REPRESENTATION FOR THE PROPERTY MANAGER AND THE CITY SIGN PERMIT

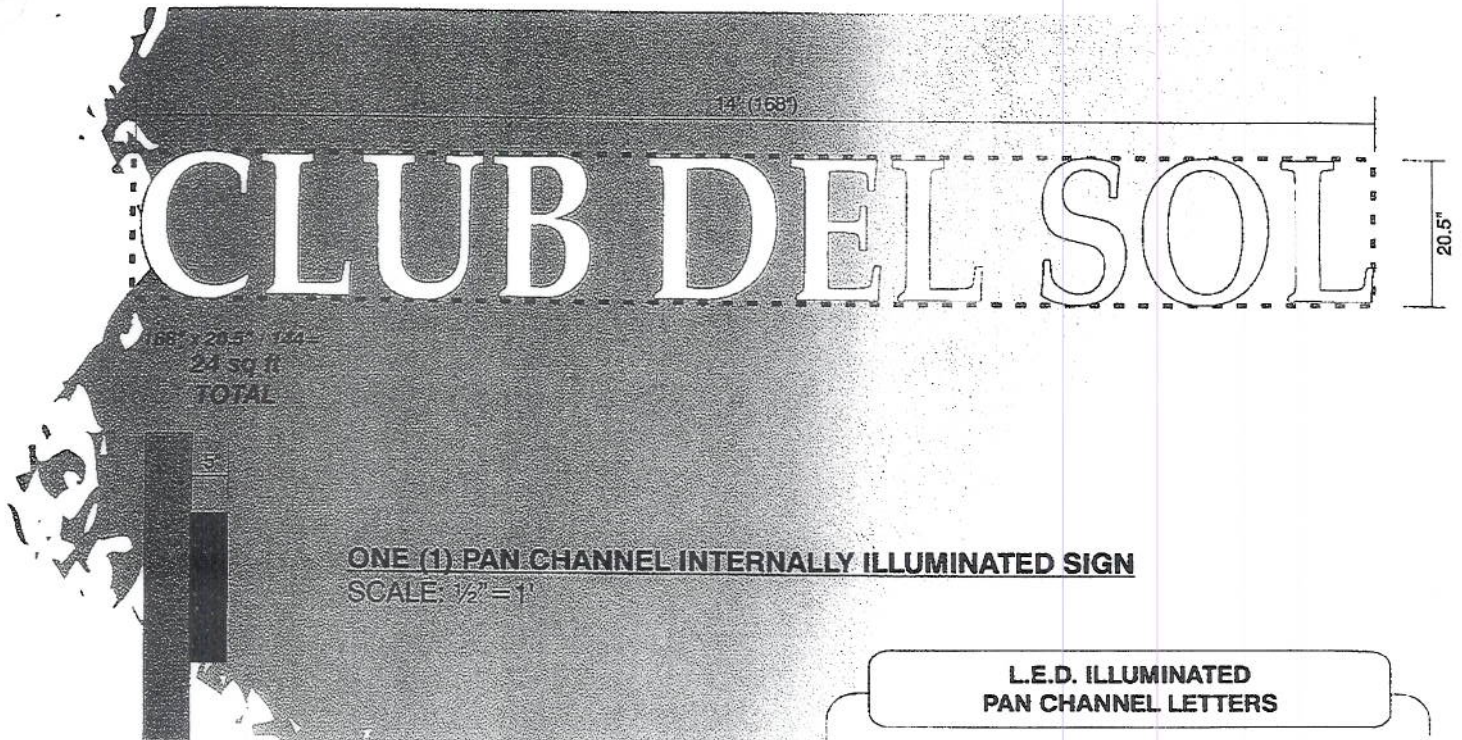


Scale: 1/16" = 1'

COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

APPROVED
 AS IS
 DATE 8/15/07

SAMPLE SKETCH



ONE (1) PAN CHANNEL INTERNALLY ILLUMINATED SIGN
 SCALE: 1/2" = 1'

FABRICATE & INSTALL

ONE (1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS

CONSTRUCTION

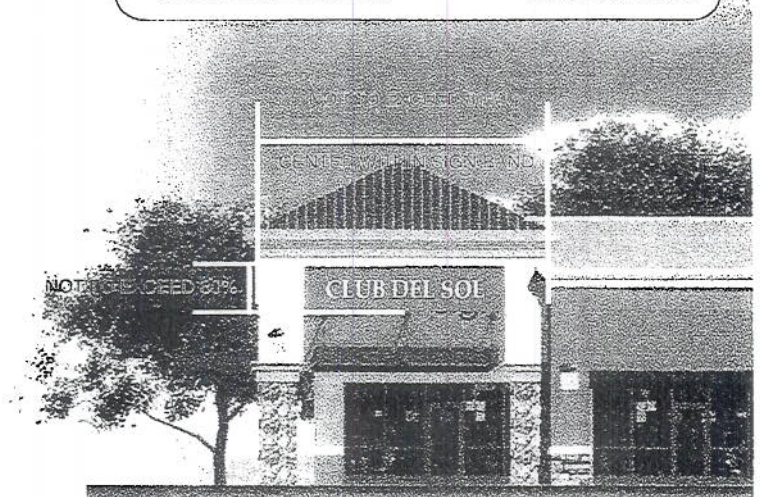
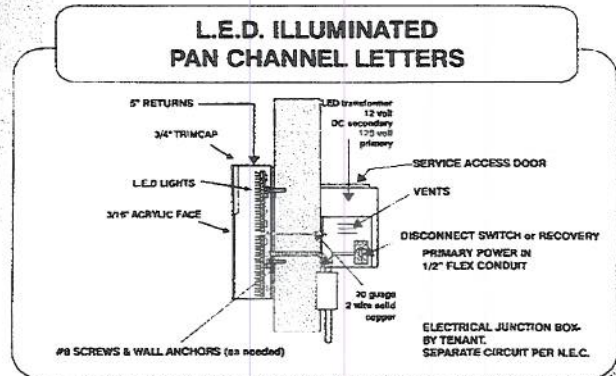
.063 ALUMINUM CONSTRUCTION
 5" DEEP RETURNS, .040 DARK BRONZE CLC.
 3/4" DARK BRONZE TRIM CAP.

FACE

3/16" #015-2 WHITE SG ACRYLIC.

ILLUMINATION

WHITE LED INTERNAL ILLUMINATION



SAMPLE SKETCH

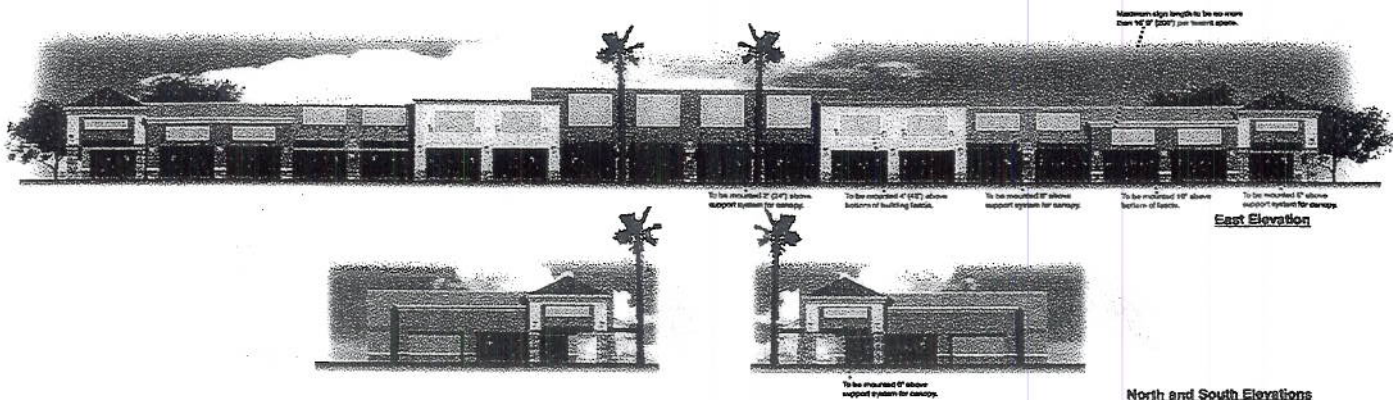
PLEASE PROVIDE A SIMILAR SIGN REPRESENTATION FOR THE PROPERTY MANAGER AND THE CITY SIGN PERMIT

Scale: 1/16" = 1'

COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

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 AS IS
 DATE 8/11/08

EXTERIOR ELEVATIONS WITH SIGN AREA ENVELOPES



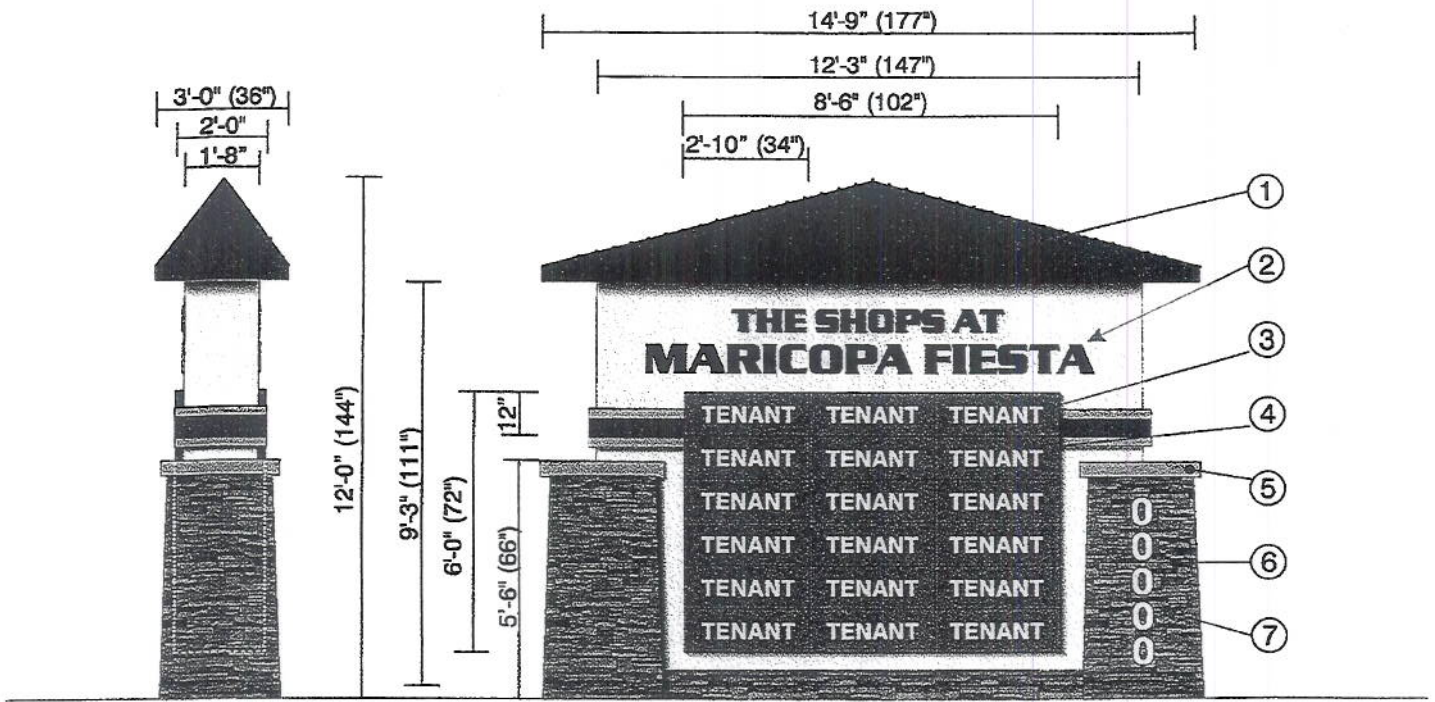
Brief Over View and Description:

- All signs to be horizontally centered within tenant frontage. "Sign Band" shall be that area of the building fascia (Sign Envelope) that does not exceed 80% of the width of the Tenant's shop frontage with height as calculated by allowable total square footage, subject to additional requirements and restrictions herein, and generally depicted herein.
- In-line tenants that occupy suites 101, 104, 105, 114, 115 & 118 must have bottom of sign mounted 6" above support system of canopy (no higher or lower), bottom of signage is to be 6" above support system.
- In-line tenants that occupy suites 102,103,116, & 117 must have signs centered in sign board horizontally and vertically and bottom of signage is to begin 10" above bottom of building fascia.
- In-line tenants that occupy suites 106, 107, 112,& 113 must have bottom of sign mounted 4' (48") above bottom of building fascia (no higher or lower), bottom of signage is to begin 4' (48") above bottom of building fascia.
- In-line tenants that occupy suites 108, 109, 110, & 111 must have bottom of sign mounted 3' (36") above support system of canopy (no higher or lower), bottom of signage is to begin 3' (36") above support systems. In no case shall a tenants sign have secondary power penetrations below the roof ledger.

COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

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 DATE 8/18/10

MAIN MULTI-TENANT CENTER IDENTIFICATION MONUMENT SIGN



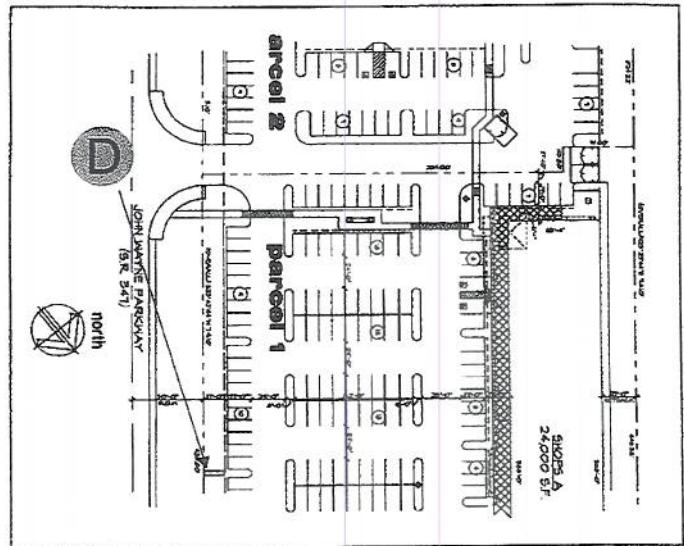
SIDE VIEW

ELEVATION

scale: 1/4" = 1'-0"

SIGN D - MAIN MULTI-TENANT CENTER IDENTIFICATION MONUMENT SIGN

- ① METAL ROOF W/ BAFFLES TO MATCH BUILDING.
- ② ROUTED ALUMN. WITH 1/2" CLEAR ACRYLIC PUSH THRU LETTERS WITH FIRST SURFACE BLACK/WHITE TRANSL.VINYL
- ③ TENANT COPY, ROUT OUT, BACK UP W/ 1/8" IVORY PLEX.
- ④ .125" TENANT PANEL, LIGHT MONTEX (TAUPE FINISH.)
- ⑤ 4" ALUMINUM CAP.
- ⑥ "CLONESTONE" TO MATCH STONE ON BUILDING.
- ⑦ .25" ALUMINUM FCO ADDRESS NUMERALS.

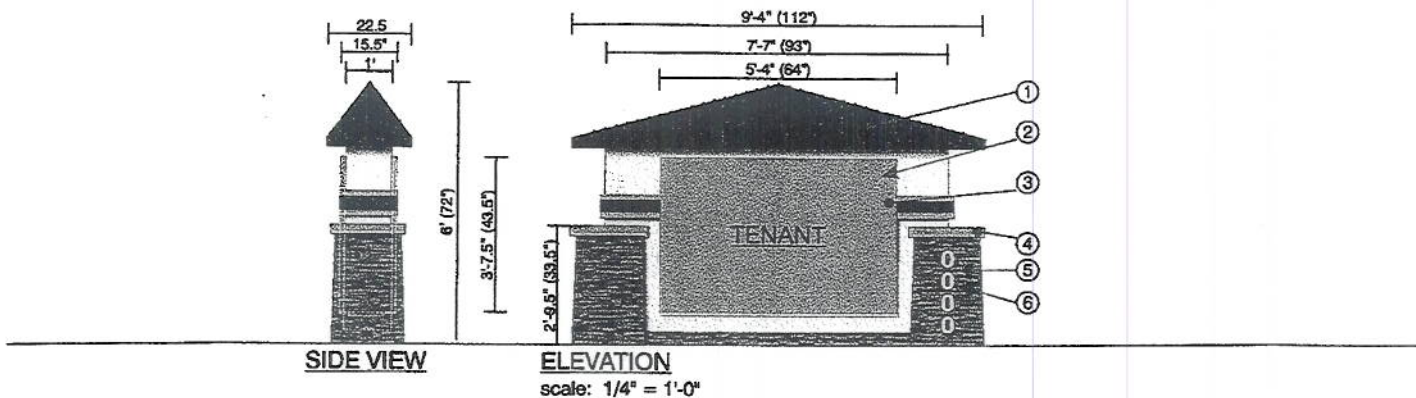


D MAIN MULTI-TENANT CENTER IDENTIFICATION MONUMENT SIGN

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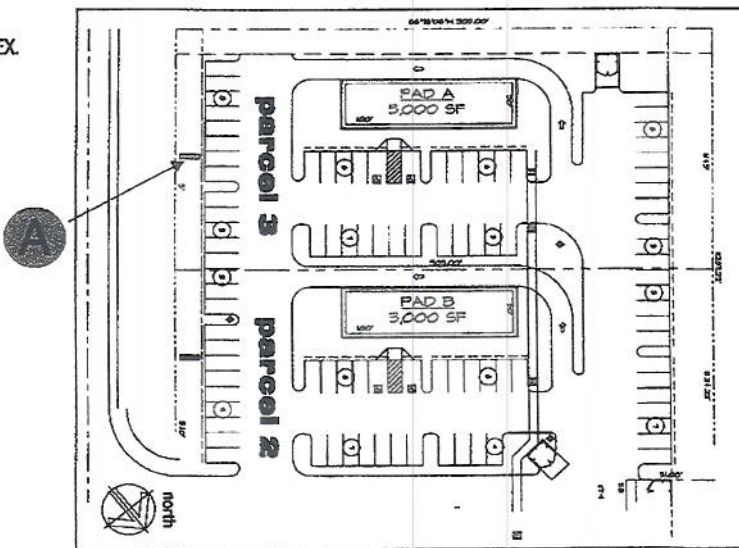
APPROVED
 AS IS NOTE CHANGES
 DATE 8/14/06

PAD A IDENTIFICATION MONUMENT SIGN



SIGN A - PAD A IDENTIFICATION MONUMENT SIGN

- ① METAL ROOF W/ BAFFLES TO MATCH BUILDING.
- ② TENANT COPY, ROUT OUT, BACK UP W/ 1/8" IVORY PLEX.
- ③ .125" TENANT PANEL, LIGHT MONTEX (TAUPE FINISH.)
- ④ 4" ALUMINUM CAP.
- ⑤ "CLONESTONE" TO MATCH STONE ON BUILDING.
- ⑥ .25" ALUMINUM FCO ADDRESS NUMERALS.

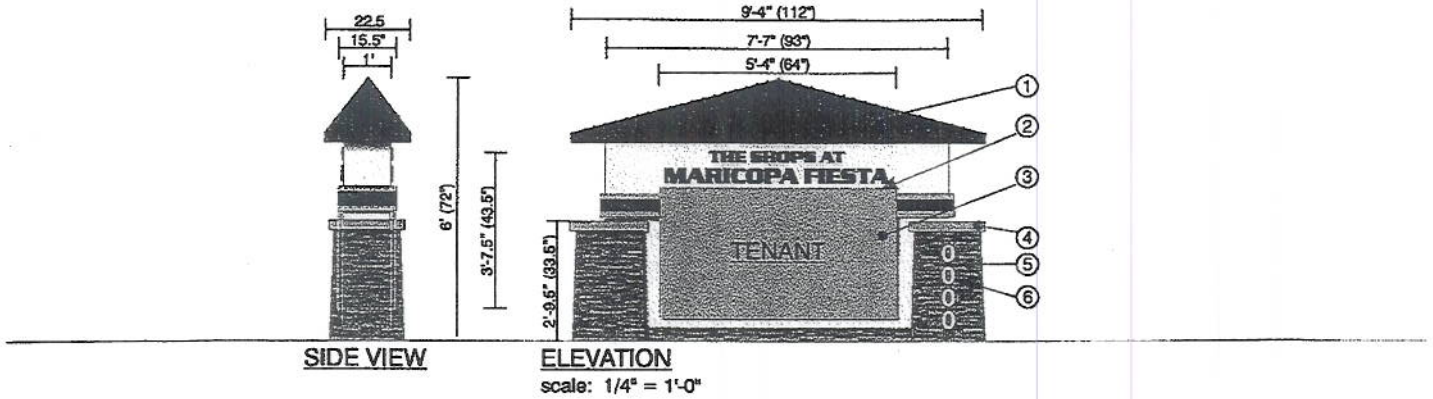


● - PAD A IDENTIFICATION MONUMENT SIGN

COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

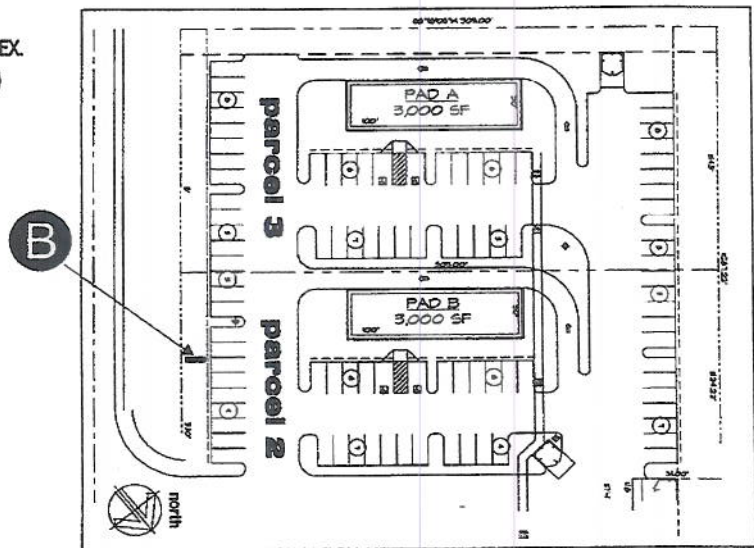
APPROVED
 AS IS NOTE CHANGES
 DATE 8/18/06

PAD B IDENTIFICATION MONUMENT SIGN



SIGN B - PAD B SECONDARY PAD MONUMENT SIGN

- ① METAL ROOF W/ BAFFLES TO MATCH BUILDING.
- ② TENANT COPY, ROUT OUT, BACK UP W/ 1/8" IVORY PLEX.
- ③ .125" TENANT PANEL, LIGHT MONTEX (TAUPE FINISH.)
- ④ 4" ALUMINUM CAP
- ⑤ "CLONESTONE" TO MATCH STONE ON BUILDING.
- ⑥ .25" ALUMINUM FCO ADDRESS NUMERALS.

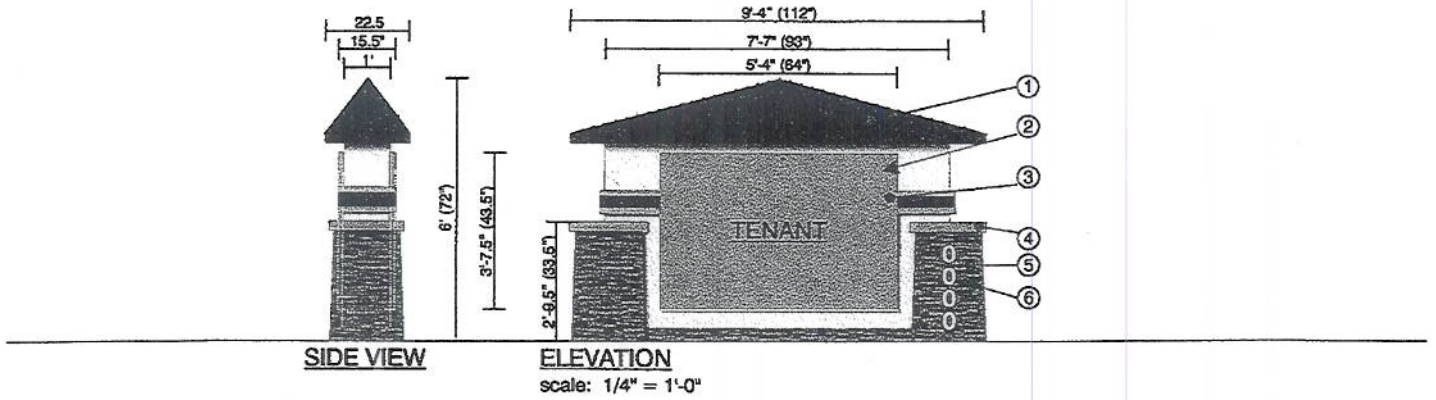


B - PAD B IDENTIFICATION MONUMENT SIGN

COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

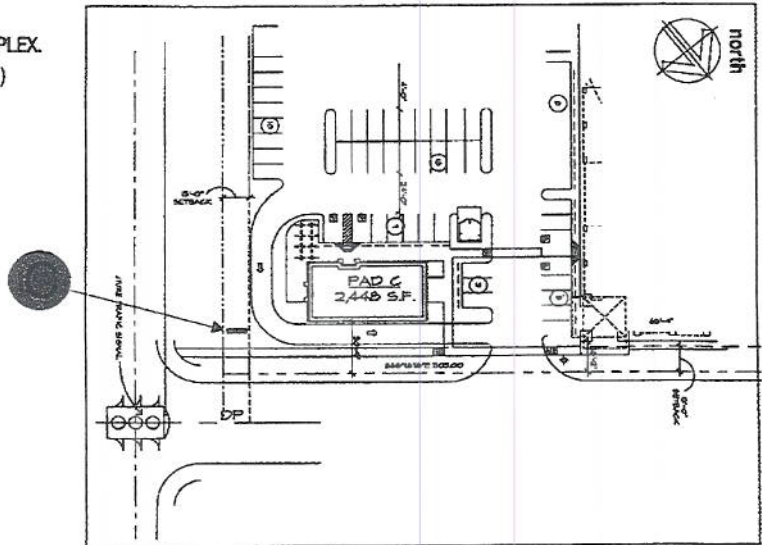
APPROVED
 AS IS NOTE CHANGES
 DATE 8/1/10

PAD C IDENTIFICATION MONUMENT SIGN



SIGN C - PAD C IDENTIFICATION MONUMENT SIGN

- ① METAL ROOF W/ BAFFLES TO MATCH BUILDING.
- ② TENANT COPY, ROUT OUT, BACK UP W/ 3/16" WHITE PLEX.
- ③ .125" TENANT PANEL, LIGHT MONTEX (TAUPE FINISH.)
- ④ 4" ALUMINUM CAP.
- ⑤ "CLONESTONE" TO MATCH STONE ON BUILDING.
- ⑥ .25" ALUMINUM FCO ADDRESS NUMERALS.



● - PAD C IDENTIFICATION MONUMENT SIGN

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 DATE 8/1/80

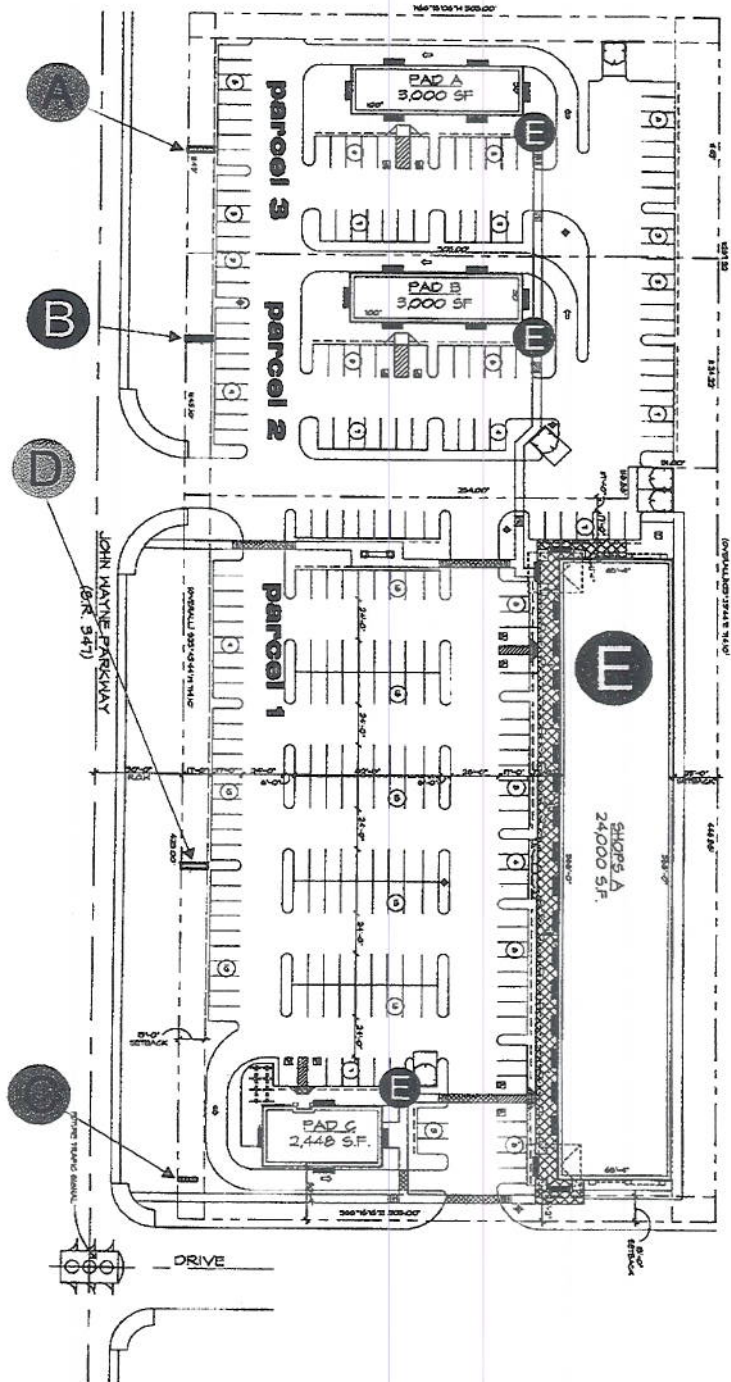
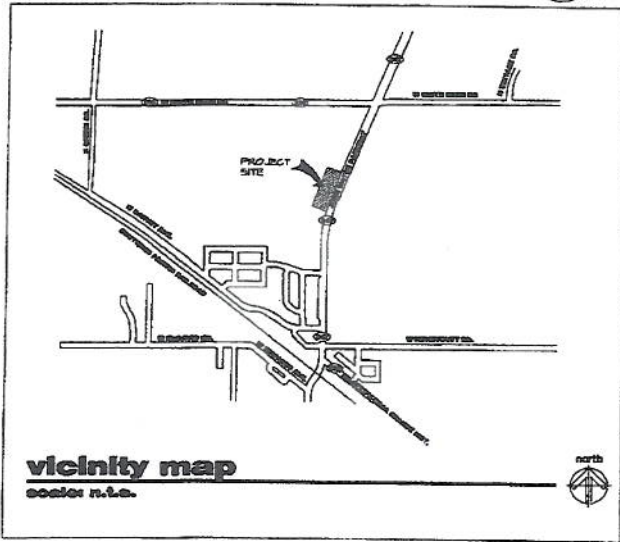
THE SHOPS AT MARICOPA FIESTA

SIGN LOCATIONS

Scale: 1" = 112.5'

THIS IS A PRELIMINARY SITE PLAN AND NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

preliminary site plan
 section 1" = 40'-0"
 0 40' 80' 120'



S.E. Elevation: 368'-0"
 S.W. & N.E. Elevations: 65'-4"

COMPREHENSIVE SIGN PROGRAM - The Shops At Maricopa Fiesta - 20700, 20750, 20800, 20850 North John Wayne Parkway

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 DATE 8/18/02