

DOBSON RANCH

SHOPPING CENTER

COMPREHENSIVE
SIGN PROGRAM

DOBSON RANCH SHOPPING CENTER
1951 WEST BASELINE ROAD
MESA, ARIZONA 85202

MANAGEMENT



ARIZONA PARTNERS
8300 NORTH HAYDEN ROAD | SUITE A 200 | SCOTTSDALE, ARIZONA 85258
P: 480.368.0111 | F: 480.368.0444 | azpre.com

SIGNAGE



ARIZONA COMMERCIAL SIGNS
4018 EAST WINSLOW AVENUE | PHOENIX, ARIZONA 85040
P: 480.921.9900 | F: 602.437.8073 | arizonacommercialsigns.com

[REPRESENTATIVE: GLENN PROBERT - M: 480.341.1407]

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SIGN CRITERIA

These criteria have been developed to insure design compatibility among all signs at Dobson Ranch Shopping Center. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria and to the City of Mesa sign ordinances, and/or not approved by landlord shall be removed or brought into conformance by the applicant and/or its sign contractor.

Landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code.

The following is a description of the design criteria:

A. GENERAL REQUIREMENTS

1. Landlord shall review the shop drawings and specification (2sets) and return one (1) set to applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the applicant with comments. These drawings shall be revised by applicant and re-submitted to Landlord for its approval.
3. Upon receipt of Landlord approval applicant shall proceed with City of Mesa permit process. Subsequent to city approval, applicant may proceed with installation.
4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Landlord.
5. Applicant or its representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. 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.

Sign Criteria
Dobson Ranch Shopping Center
Page 2

B. DESIGN REQUIREMENTS - For Fascia Signs

1. All fascia signs shall be fabricated and installed according to the criteria drawings attached hereto.
2. All tenants are entitled to one (1) set of self-contained pan channel letters mounted on the fascia of the canopy parallel to and within the limits of the frontage of the leased space. End cap tenants may qualify for two or more signs. Sign locations may be limited to the areas specified on the following page.
3. The area of the copy on the fascia signs shall be no greater than two (2) square feet of signage for each linear foot to a maximum of 80 square feet.
4. Height of individual letters and or stacked letters shall not exceed 24", nor be less than 10". Stacked letters subject to prior approval of Landlord may be allowed.
5. All letters will be self contained pan channel plex faces with 30 MA neon illuminated and 3/4" bronze trimeap. Plex shall be one of the following Acrylite colors: 607-1-Blue, 211-1-Red, 406-Yellow, or 506-Green.
6. All letters will have bronze trimeap with bronze returns.
7. Albertson's and other major tenants will be allowed their logo colors and sizes in accordance with design and variance specifications approved by the City of Mesa.
8. Corporate logos are allowed subject to prior approval of Landlord.

Sign Criteria
Dobson Ranch Shopping Center
Page 3

9. All letters must be individually illuminated from within by a single or double tube neon. Exposed neon will be permitted subject to Landlord review and approval. All openings shall be properly sealed to prevent leaks and clear plex faces are required on exposed neon signs.

10. No animated, flashing, or audible signs will be permitted.

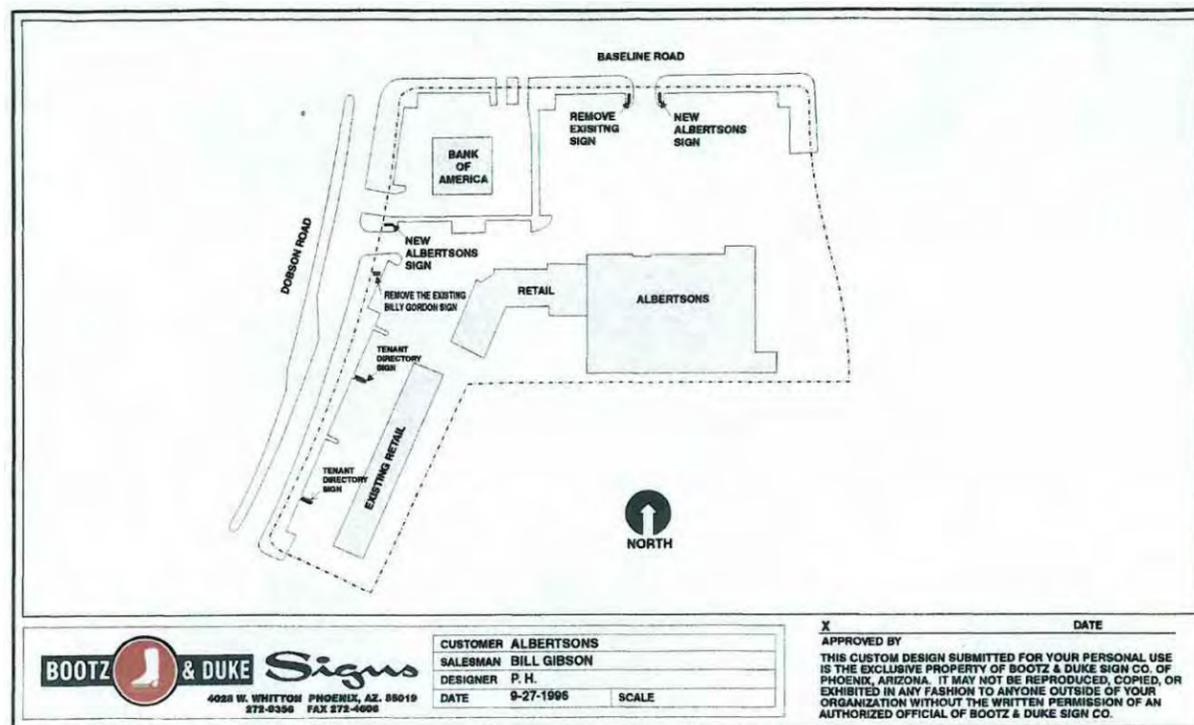
11. No exposed crossovers, conduits, conductors, transformers, or other equipment, shall be permitted unless approved by Landlord prior to fabrication and does not conflict with the City of Mesa ordinance.

12. All signs will be mounted to an exposed raceway of which color will be painted to match the building fascia color.

C. CONSTRUCTION REQUIREMENTS

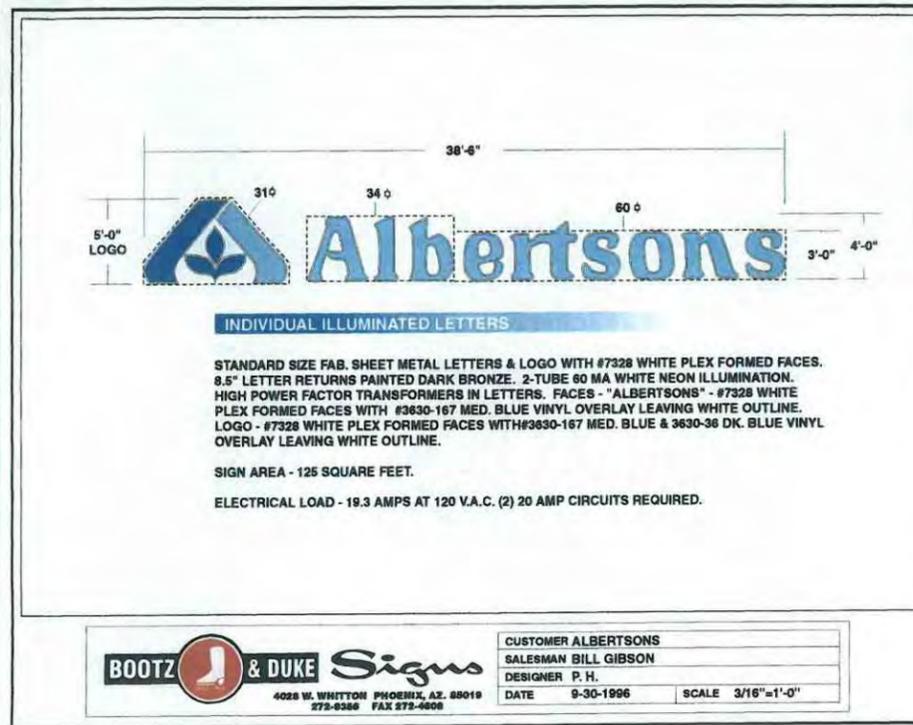
1. No labels shall be permitted on exposed surfaces or signs, except those required by local ordinance, which shall be applied in an inconspicuous location.
2. Applicant's contractor shall repair any damage caused by his work, including damage to landscaping. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
3. Refer to attached sheet for construction and installation detail.
4. Should you have any questions or require the services of a sign company, contact BILL GIBSON, BOOTZ & DUKE SIGN CO., PHOENIX, AZ (602) 272-9356.
5. All fabrication and installation to be done by a licensed contractor.

ORIGINAL COMPREHENSIVE SIGN PLAN/PROGRAM



CUSTOMER ALBERTSONS
SALESMAN BILL GIBSON
DESIGNER P. H.
DATE 9-27-1996 SCALE

APPROVED BY
THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.



CUSTOMER ALBERTSONS
SALESMAN BILL GIBSON
DESIGNER P. H.
DATE 9-30-1996 SCALE 3/16"=1'-0"

INDIVIDUAL ILLUMINATED LETTERS

STANDARD SIZE FAB. SHEET METAL LETTERS & LOGO WITH #7328 WHITE PLEX FORMED FACES. 8.5" LETTER RETURNS PAINTED DARK BRONZE. 2-TUBE 60 MA WHITE NEON ILLUMINATION. HIGH POWER FACTOR TRANSFORMERS IN LETTERS. FACES - "ALBERTSONS" - #7328 WHITE PLEX FORMED FACES WITH #3630-167 MED. BLUE VINYL OVERLAY LEAVING WHITE OUTLINE. LOGO - #7328 WHITE PLEX FORMED FACES WITH #3630-167 MED. BLUE & 3630-36 DK. BLUE VINYL OVERLAY LEAVING WHITE OUTLINE.

SIGN AREA - 125 SQUARE FEET.

ELECTRICAL LOAD - 19.3 AMPS AT 120 V.A.C. (2) 20 AMP CIRCUITS REQUIRED.

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[REPRESENTATIVE: GLENN PROBERT - M: 480.341.1407]

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80.00 SF

MULTI-TENANT MONUMENT SIGNAGE [EXISTING ONSITE]

SCALING: N.T.S.



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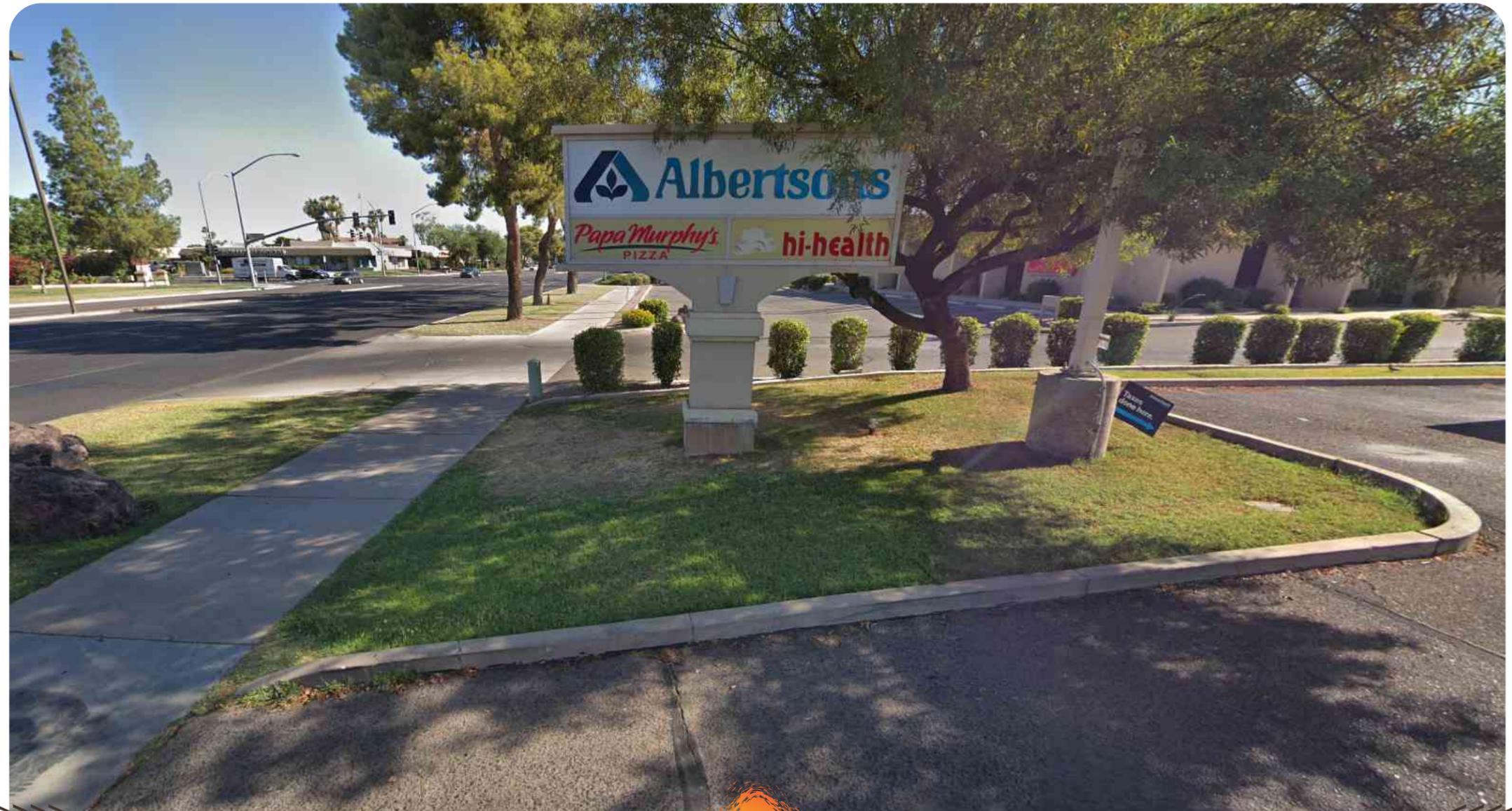
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80.00 SF

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NEW COMPREHENSIVE SIGN PLAN

This criteria has been developed to insure design compatibility and consistency among all signs at "DOBSON RANCH SHOPPING CENTER". Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by Landlord must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the City of Mesa. Tenant's sign company must provide Landlord with (3) three sets of building elevations with all details.

The following is a description of the design criteria:

GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification (2) two sets and Return (1) one set to Applicant marked "Approved", "Approved as Noted", or "Revised and Re-Submit".
2. "Revised and Re-Submit" drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to Landlord for its approval.
3. Upon receipt of Landlord approval, Applicant shall proceed with the City of Mesa permit process. Subsequent to city approval, Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Developer/Landlord.
5. Applicant or its representatives shall obtain all permits for its exterior sign and it's installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable status/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord's approval of Applicant's plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by Landlord that said items are in compliance with applicable statutes/codes, ordinances, or other regulations.
8. All signage is subject to the City of Mesa approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. All signage shall be constructed and installed at Tenant's expense.
10. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of signage.
11. 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.
12. 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.

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13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metals shall be painted to render them inconspicuous.
15. No exposed tubing or conduit will be permitted. All conductor, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL Label and be mounted on top of letters.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted.
22. Logos may be permitted as an overall 25% of the total sign area.
23. All window graphics and displays shall be subject to the approval of the Landlord prior to fabrication or implementation. Maximum 25% of total sign allowance per tenant area.
24. Wall signs shall consist of Raceway/Wireway mounted individual LED illuminated pan-channel letters and/or individual NON illuminated pan-channel letters. These letters shall be mounted on the building fascia in the area allocated for sign by the Landlord.
25. All signage for In-Line Tenants shall calculate signage by the following formula: One square foot of sign area for each linear foot of suite frontage. Shops that have less than 50' of leased frontage may use up to 24 square feet of sign area. No sign to exceed 80% of store leased front. Maximum sign area to be no greater than one hundred fifty (150) square feet. Elevations further than three hundred (300) feet from Right-of Way may have no more than one and one-half 1.5 square feet not to exceed a maximum of two hundred (200) square feet.
26. Letter style and color shall be subject to the approval by the Landlord & permitting city.

TENANT STOREFRONT SIGNAGE

1. Type of Signage: Pan-Channel Dimensional Letters & Logos mounted flush to required Raceway/Wireway mounted flush to fascia I.D. band.
2. Tenant's face color to be determined by Tenant, to be approved by landlord & permitting city.
3. Return colors & face colors to be approved by landlord & permitting city.
4. LED color to be approved by landlord & permitting city.
5. Logos may be 25% of sign area.
6. Maximum Letter Height: 24" (1 Line), 14" (2 Line), NO THREE LINE COPY ALLOWED.
7. Two lines of copy may not exceed sign band area.



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FREESTANDING SIGNS

The design of all monument signs and panels are subject to review and approval by landlord. All freestanding signs shall be "monument" style and must be compatible with the architecture of center/complex/building.

1. Two monument sign(s) are allowed:
2. Sign(s) shall be located in such a manner which will not present any traffic hazards.
3. The maximum sign area for the [MAJOR] sign is (120) square feet and (80) square feet for the [MINOR] sign.
6. The maximum height of the sign is fourteen (14) feet above grade with two (2) foot architectural element at the top of the sign. Copy must be above (2) feet from grade to 12'. No copy above (12) feet

All other sign types permanent and/or temporary signs shall follow the rules and regulations set forth in the City of Mesa Zoning Code, Signs. All sign types shall be reviewed by the Landlord prior to applying for permits.

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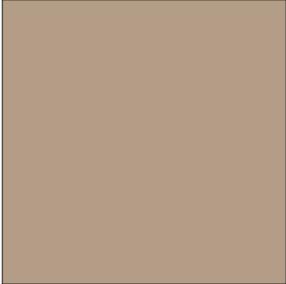
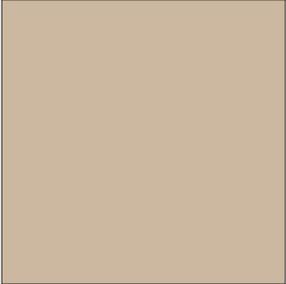
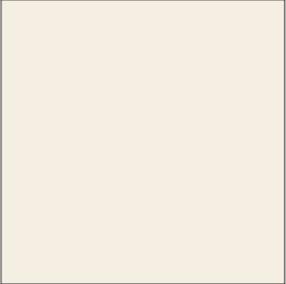
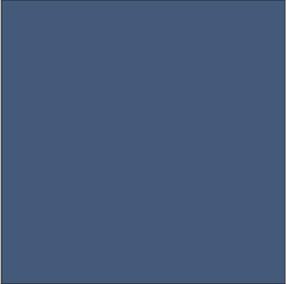
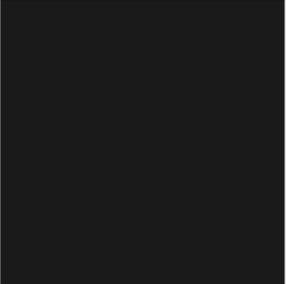
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TRIM (1) Dunn Edwards® Paint <i>"Baked Potato"</i> DEC717	TRIM (2) Dunn Edwards® Paint <i>"Rustic Taupe"</i> DE6129	BODY (1) Dunn Edwards® Paint <i>"Trite White"</i> DE6204	ACCENT (1) Dunn Edwards® Paint <i>"Bridgewater"</i> DE36	ACCENT (2) Dunn Edwards® Paint <i>"Trite White"</i> DE6204	MASONRY Split-Faced Block <i>"Baked Potato"</i> DEC717

NOTE: SIGN LOCATION DETERMINES SIGN COLORATION ALLOWANCE. BUILDING I.D. FASCIA BAND(S) ARE PAINTED DUNN EDWARDS TRITE WHITE AND REQUIRE A RACEWAY/WIREWAY TO CONCEAL SIGN ELECTRICS AND REDUCE PENETRATION HOLES AND MUST BE PAINTED TO MATCH FASCIA BAND TO BLEND INTO BUILDING ARCHITECTURE. ALL SIGN COLOR OPTION(S) TO BE DETERMINED AND APPROVED BY LANDLORD AND PERMITTING CITY.

COMPLEX COLORATION SCHEMATIC SCHEDULE

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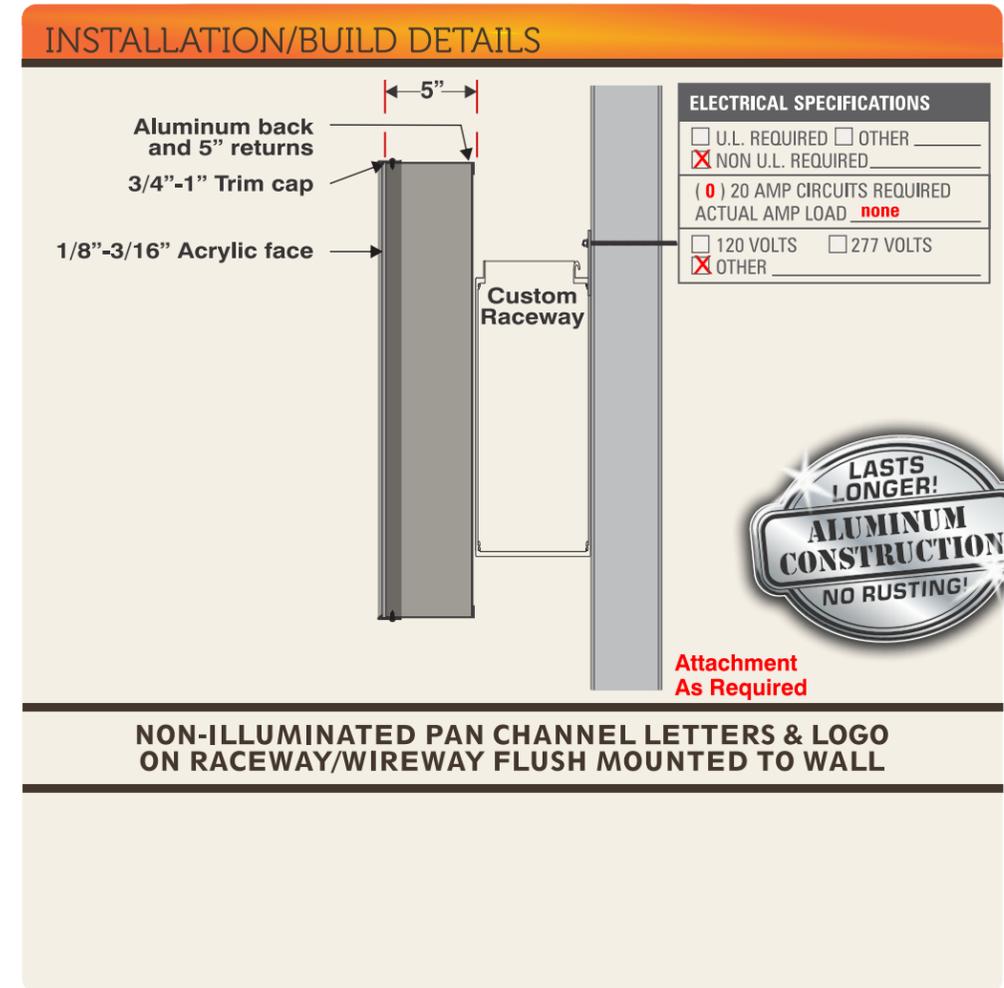
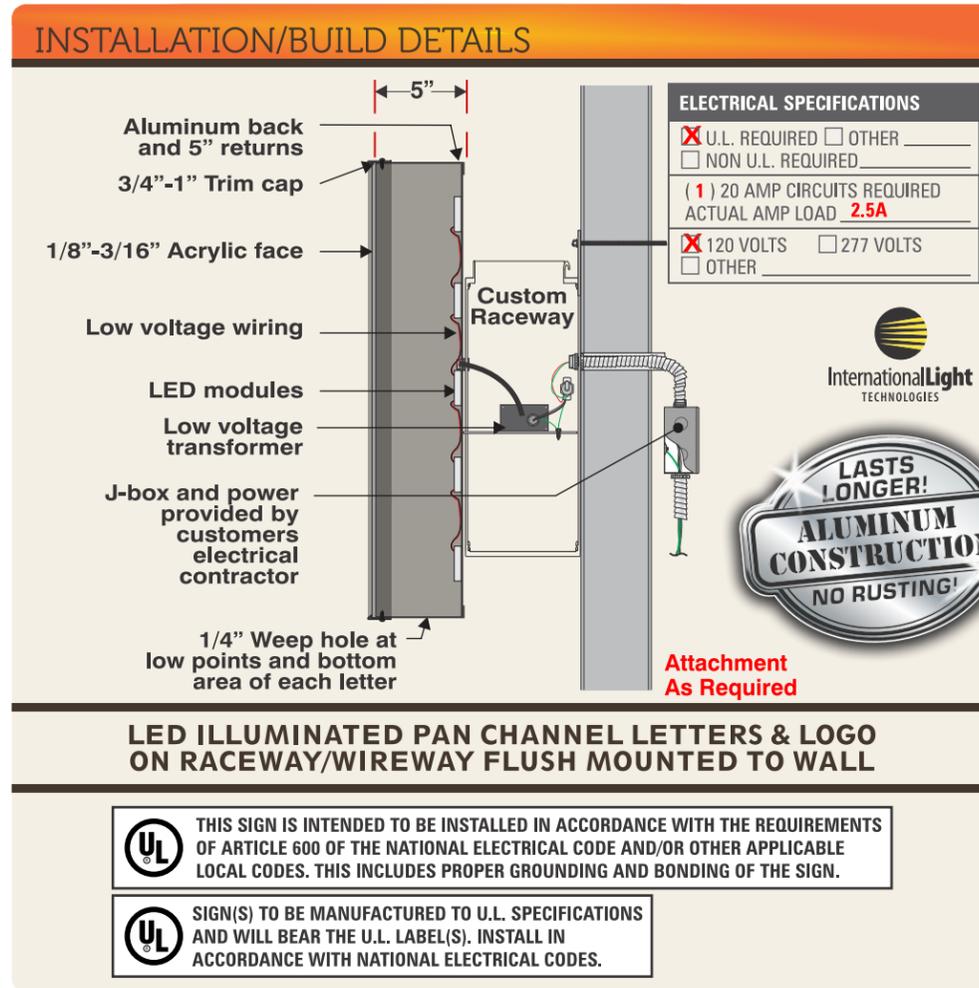
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CROSS-SECTION CONSTRUCTION DETAILS - FASCIA I.D. SIGNAGE

SCALING: 1" = 1'- 0"

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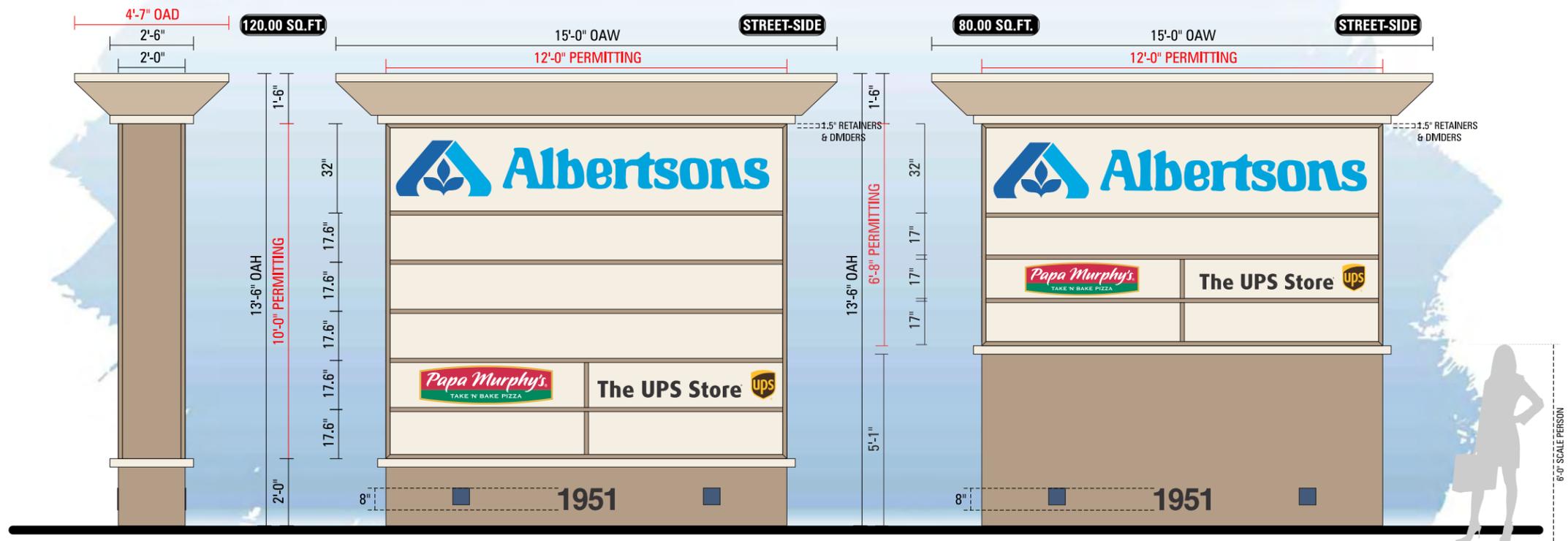
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80.00 SF - 120.00 SF PER., 200.00 SF TOTAL [MAXIMUM]

MULTI-TENANT MONUMENT SIGNAGE

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

MANUFACTURE AND INSTALL (2) TWO TOTAL; DOUBLE-FACED UL LISTED WHITE L.E.D. INTERNALLY-ILLUMINATED ALUMINUM CONSTRUCTED MONUMENT CABINET STRUCTURE(S) PAINTED TO MATCH COMPLEX COLORATION AS FOLLOWS:

"TENANT PANELS", AS SPEC'D (.080) GRADE ALUMINUM WITH REVERSE-ROUT COPY BACKED WITH (3/16") THICK WHITE LEXAN® POLYCARBONATE WITH (1ST) SURFACE 3M™ VINYL GRAPHIC APPLICATION & (2ND) SECOND SURF. 3M™ DIFFUSER VINYL APPLICATION FOR L.E.D ILLUMINATION DISPERSION.

"1951", AS SPEC'D (1/4") THICK CLEAR ACRYLIC ADDRESS NUMERALS PAINTED TO SPECIFICATIONS STUD MOUNTED FLUSH TO MONUMENT BASE AS DEMONSTRATED.

*** REMOVAL AND DISPOSAL OF EXISTING SIGNAGE. REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR PER INSTALLATION MOUNTING. REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD AND TINSEL STRENGTH.

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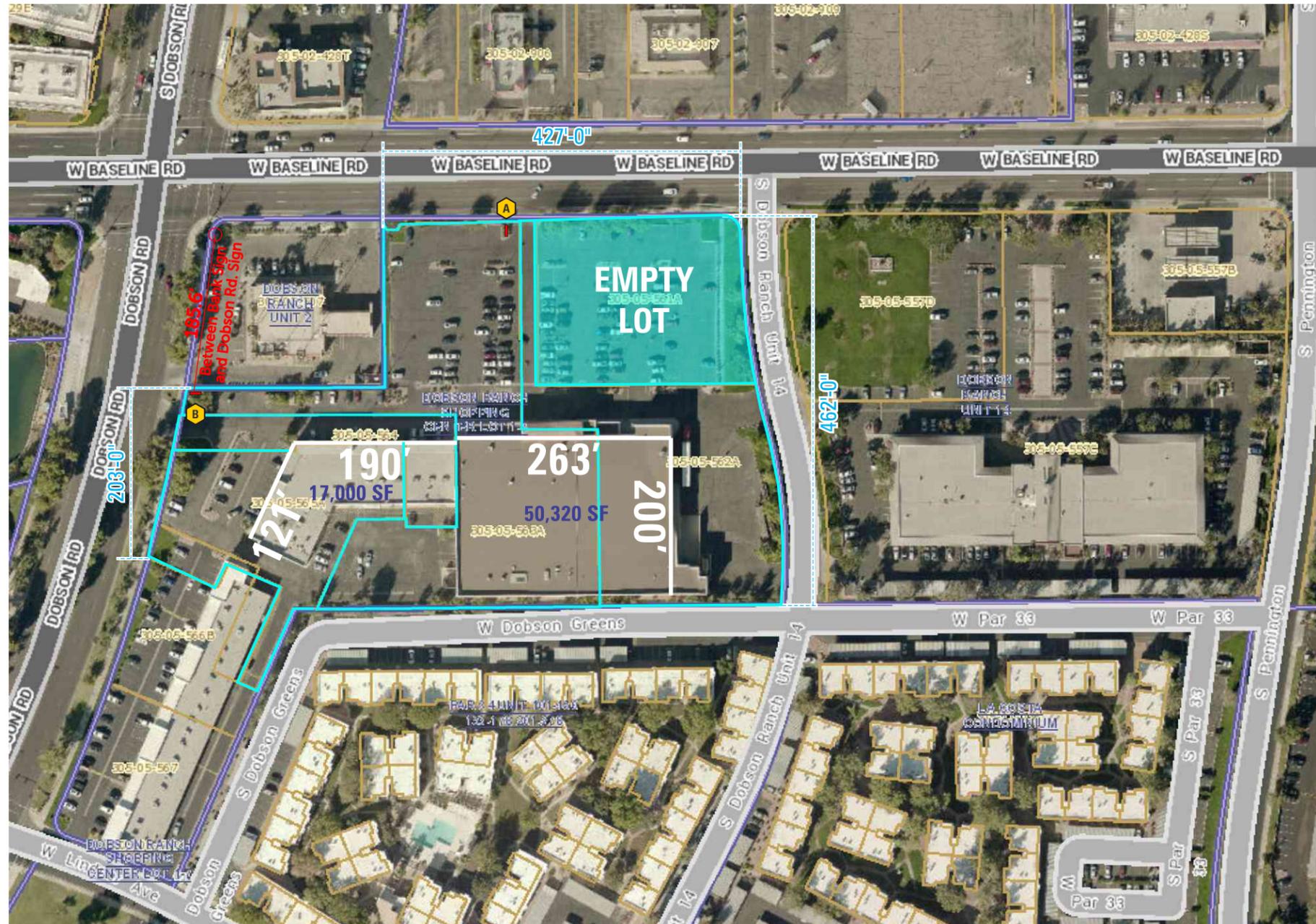
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PROJECT PERMIT INFORMATION

- PROJECT ADDRESS:
 ■ 1945-1951-1955 WEST BASELINE ROAD
 MESA, ARIZONA 85202
- PROJECT SUBDIVISION:
 ■ DOBSON RANCH SHOPPING CENTER LOT 1-7
- | | |
|------------------------------|---------------------------|
| ARIZONA PARCEL NUMBER (APN): | PROPERTY ZONING: |
| ■ 305-05-561A | ■ LC [Limited Commercial] |
| ■ 305-05-562A | |
| ■ 305-05-563A | |
| ■ 305-05-564 | |
| ■ 305-05-565A | |
| ■ 305-05-566A | |
- | | |
|--------------------------------|-----------------|
| MARICOPA COUNTY RECORDS (MCR): | LOT SIZE: |
| ■ 183-03 | ■ 95,881 SQ.FT. |
- JURISDICTION:
 ■ CITY OF MESA - MARICOPA COUNTY



SITE PLAN



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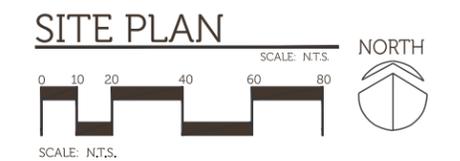
ARIZONA PARCEL NUMBER (APN):
■ 305-05-561A
■ 305-05-562A
■ 305-05-563A
■ 305-05-564
■ 305-05-565A
■ 305-05-566A

PROPERTY ZONING:
■ LC [Limited Commercial]

MARICOPA COUNTY RECORDS (MCR):
■ 183-03

LOT SIZE:
■ 95,881 SQ.FT.

JURISDICTION:
■ CITY OF MESA - MARICOPA COUNTY



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SIGNAGE



ARIZONA COMMERCIAL SIGNS
4018 EAST WINSLOW AVENUE | PHOENIX, ARIZONA 85040
P: 480.921.9900 | F: 602.437.8073 | arizonacommercialsigns.com

[REPRESENTATIVE: GLENN PROBERT - M: 480.341.1407]

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PROJECT PERMIT INFORMATION

PROJECT ADDRESS:
■ 1945-1951-1955 WEST BASELINE ROAD
MESA, ARIZONA 85202

PROJECT SUBDIVISION:
■ DOBSON RANCH SHOPPING CENTER LOT 1-7

ARIZONA PARCEL NUMBER (APN):
■ 305-05-561A
■ 305-05-562A
■ 305-05-563A
■ 305-05-564
■ 305-05-565A
■ 305-05-566A

PROPERTY ZONING:
■ LC [Limited Commercial]

MARICOPA COUNTY RECORDS (MCR):
■ 183-03

LOT SIZE:
■ 95,881 SQ.FT.

JURISDICTION:
■ CITY OF MESA - MARICOPA COUNTY



SITE PLAN

