

VAL VISTA TOWNE CENTER
COMPREHENSIVE SIGN PLAN

Warner Road and Val Vista Road
Town of Gilbert, Arizona

FOR

KURT D. REED ASSOCIATES, INC.

EXHIBIT H

Fluoresco Lighting Sign
4235 East Wood Street
Phoenix, Arizona 85040

August 28, 1998

Permit No. _____
Approved By _____
Approved Date _____

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1. BACKGROUND INFORMATION ON THE PROJECT

- A. Project Name and Location: Val Vista Towne Center
Warner Road & Val Vista Road
Town of Gilbert, Arizona
- B. Street Address:
Southwest corner of Val Vista Rd. & Warner Rd.
- C. Gross Leaseable Area 1146085 S.F.
Site Area 26.31 Acres
- D. Zoning C2/1-1
- E. Land Use Commercial Retail
- F. Building Height: Not to exceed 26' and one story in height.

2. SIGN CRITERIA (A)

These criteria have been established for the purposes of maintaining a continuity of quality and aesthetics throughout the Val Vista Towne Center for the mutual benefit of all tenants, and to comply with the regulation of the local municipal sign electrical codes. Conformance will be strictly enforced and any install signs, which have not been approved by landlord and Town of Gilbert, must be brought into conformance at the cost and expense of the tenant.

1. General Requirements:
 - A. A tenant shall submit to Landlord or Developer, for approval prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illuminated and method of attachment.
 - B. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
 - C. All signs shall be reviewed for conformance with the criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord approval to the City for permit review and approval.
 - D. Advertising devices such as attraction boards, posters and flags shall not be permitted. The Landlord only shall permit banners for the grand opening and special events with prior approval.
 - E. Tenant shall be responsible for submitting proof of Landlord approval to the City for permit review and approval.
 - F. Majors signs and letter height to be reviewed on an individual basis.

2. SPECIFICATIONS – TENANT SIGNS

- A. No animated, flashing or audible signs shall be permitted.
- B. No exposed lamps or tubing shall be permitted.
- C. All signs and their installation shall comply with all local building and electrical codes.
- D. No exposed raceways, crossovers, or conduit shall be permitted.
- E. All cabinets, conductors, transformers and other equipment shall be concealed.
- F. Painted lettering shall not be permitted.
- G. Any damage to the sign band face or roof deck resulting from Tenants sign installation shall be repaired at Tenant's sole cost.
- H. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by tenant or by the Landlord at Tenant's cost.

3. LOCATION OF SIGNS

3. PAD TENANT SIGN CRITERIA

The sign criteria for Pad Tenants #1, #2, #3, #4, #5, #6 & #7 are to remain consistent with overall sign plan of Val Vista Towne Center whenever possible. The Landlord will review each pad tenant's sign submittal on an individual basis to allow flexibility in letter and or logo size, typestyle, color and placement. Tenants are not permitted any other monuments other those approved pad tenant monuments included in this sign criteria. (see section 5)

- A. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Landlord.

4. **SHOP DESIGN REQUIREMENTS**

Individual internally illuminated pan channel letters. Letter to be made out of .060 aluminum with 5" returns with 3/4" trim cap molding for securing the Plexiglas letter face to the metal letter. Returns and trim cap to be painted to match Benjamin Moore Carnival Red. Faces to be .177 211 red Acrylite Acrylic. Illumination of the letters will be 15mm clear red neon tubing mounted inside the letters. Neon illumination shall be sufficient quantity to provide even light distribution in each letter. The letters are to be flush mounted onto the building fascia and Pk housings are to be used. The metal raceways that are to be accommodate the wiring and transformers required for illuminating the letters shall be concealed and mounted on the inside of the building fascia.

Letter Style or Logo Restrictions:

Letter or logo style on the individual illuminated letters for Tenant shall be by the Tenant's choice, subject to Landlord approval.

Letter Height Restrictions:

The height restrictions on individual letters are as follows:

- One line of copy with a total height not less than 18" or greater than 36" in height and shall not exceed 1.5 square footage per lineal foot of Tenant's leased store frontage in length.
- The length of any shop tenant's sign should not exceed 80% of the Tenant's storefront width.
- Major Tenant's signs and letter height to be reviewed on an individual basis.

SIGN CRITERIA (B)

- Shops A, B, C, Major A and Grocery Store
- Wall signs are to be consistent with above specifications and Target signs.

THIS DRAWING FOR
SHOPS 'A', 'B', & 'C',
MAJOR 'A'
GROCERY STORE

SIGNAGE

42'-10"

GROCERY STORE

FABRICATE AND INSTALL VARIOUS QUANTITIES OF SIGNAGE ON THE EXTERIOR WALLS OF THE BUILDING ELEVATION DESCRIBED BELOW.

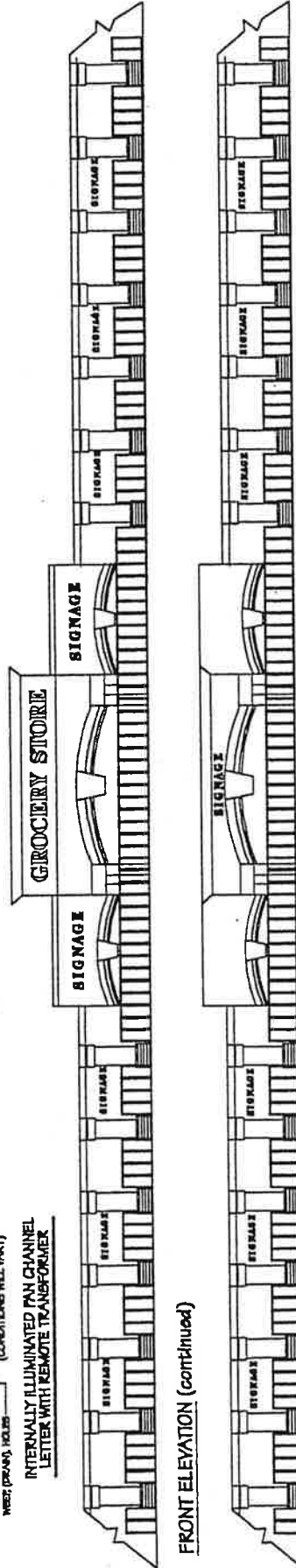
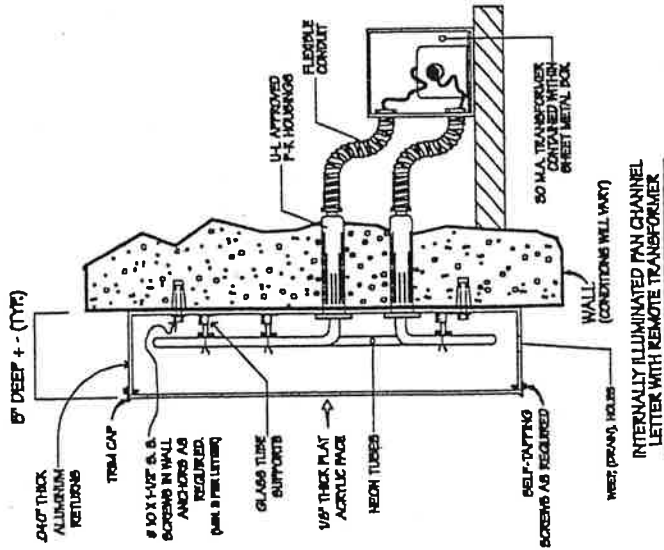
FACES: 2 1/8" THICK FLAT # 211 RED ACRYLIC WITH 3/4" WIDE TRIM CAP PAINTED TO MATCH BENJAMIN MOORE CARNIVAL RED.

RETURN: .085" THICK ALUMINUM PRIMED & PAINTED TO MATCH BENJAMIN MOORE CARNIVAL RED SATIN FINISH.

ILLUMINATION: 120 V 30 M.A. 15 MM CLEAR RED NEON AS REQUIRED.

ELECTRICAL: INCLUDE SELF CONTAINED TRANSFORMERS.

INSTALLATION: FLUSH MOUNTED TO THE WALL SURFACE WITH NON-CORROSIVE CONCEALED FASTENERS & INSTALLATION HARDWARE.



FRONT ELEVATION (continued)

FRONT ELEVATION

☐ A FIELD SURVEY WILL BE REQUIRED PRIOR TO FABRICATION TO OBTAIN ALL NECESSARY INFORMATION FOR THE COMPLETION OF THIS PROJECT.

APPROVED: _____

DATE: _____

ILLUMINATED LETTERS

PRELIMINARY 27 JULY 1998

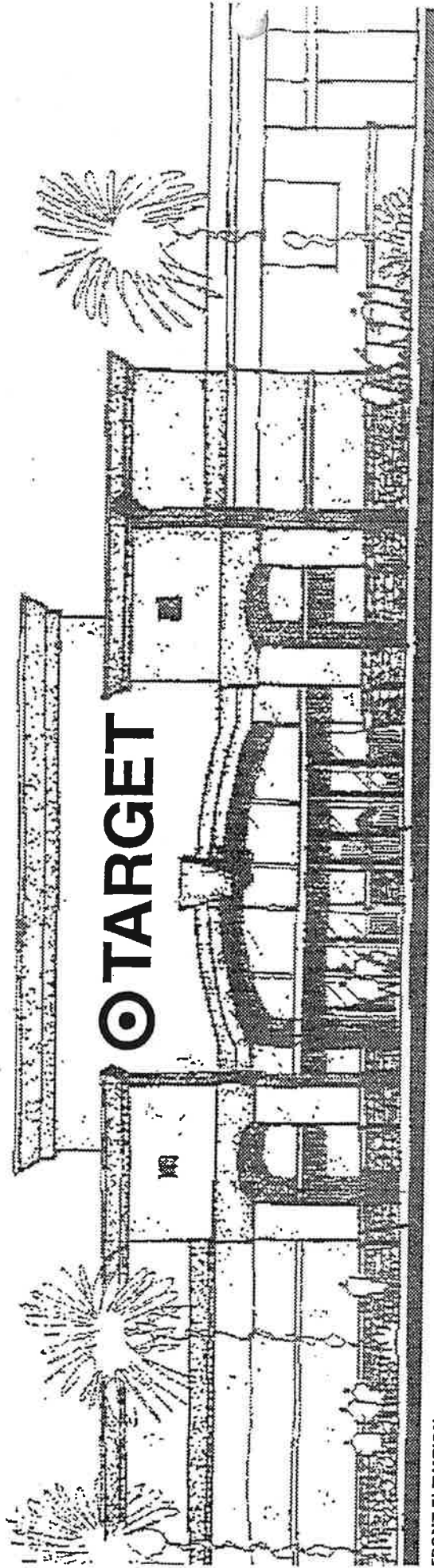
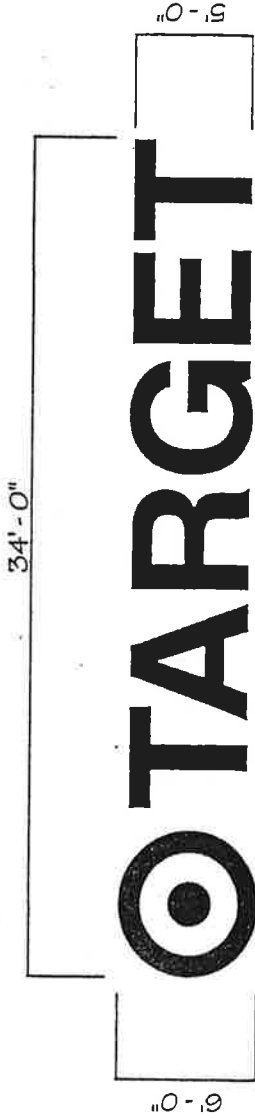
SCALE: 1/8"=1'-0"

SPECIFICATIONS:
FABRICATE AND INSTALL ONE (1) SET
INTERIOR ILLUMINATED CHANNEL
LETTERS AND LOGO

LETTERS & LOGO:
ALUMINUM CONSTRUCTION
WITH 8" RETURNS AND 1" RETAINERS
PAINTED TO MATCH BENJAMIN
MOORE CARNIVAL RED

FACES:
177 211 RED ACRYLITE ACRYLIC

ILLUMINATION:
15MM CLEAR RED NEON /120V
SELF CONTAINED TRANSFORMERS



FRONT ELEVATION
SCALE: 1/16"=1'-0"

CLIENT: TARGET

DATE: 27 JULY 1998

NOTE: THIS PRELIMINARY LAYOUT IS PRIMARILY FOR GRAPHIC ELEMENTS AND NOT INTENDED FOR FABRICATION. ILLUSTRATION DEPICTS GENERAL CONCEPT OF SIGNAGE ONLY. FABRICATION TECHNIQUES VARY AND CHANGES MAY OCCUR. REFER TO ACTUAL TECHNICAL INFORMATION FOR COLORS & DETAIL. THIS INFORMATION IS AS ACCURATE AS POSSIBLE BASED ON INFORMATION PROVIDED.

ADDRESS: DAVID RANDOLPH 98-2383

LOCATION: VAL VISTA CENTER, GILBERT, CA

SHEET: 1 OF 3

Innovation & Solutions SINCE 1948

Pacific Neon Company

1574 SILICA AVE., SACRAMENTO, CA 95815 • 916-977-4577 FAX 916-977-2111 ©1998

ILLUMINATED LETTERS

PRELIMINARY 27 JULY 1998

SCALE: 3/16"=1'-0"

SPECIFICATIONS:

FABRICATE AND INSTALL ONE (1) SET
OF INTERIOR ILLUMINATED LETTERS

LETTERS:

.060 ALUMINUM CONSTRUCTION
WITH 8" RETURNS AND 1" TRIMCAP

PAINT TO MATCH BENJAMIN MOON
CARNIVAL RED

FACES:

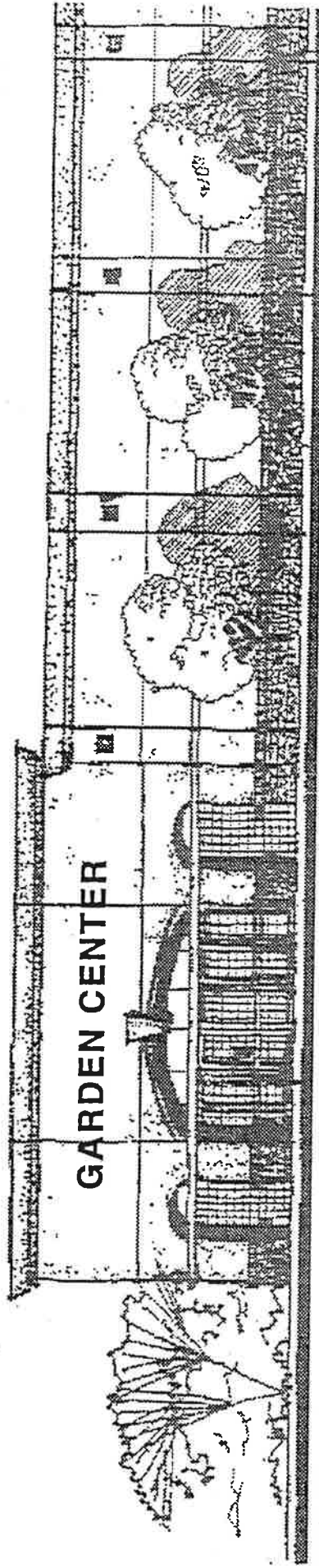
177 RED 211-1 ACRYLITE ACRYLIC

ILLUMINATION:

15MM CLEAR RED NEON WITH
SELF CONTAINED TRANSFORMERS

32'- 7"

GARDEN CENTER



FRONT ELEVATION
SCALE: 1/16" = 1'-0"

Innovation & Solutions, Since 1948

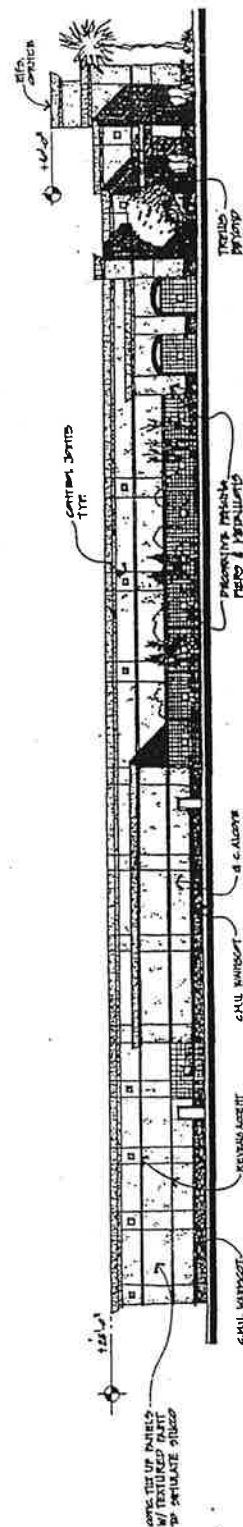
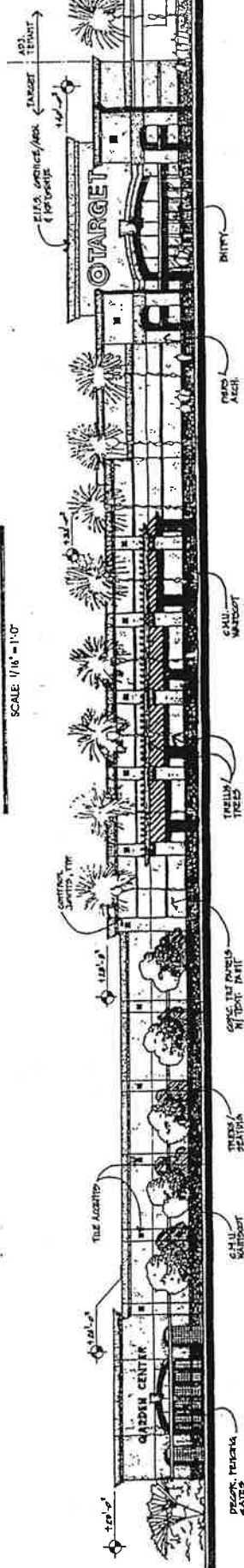
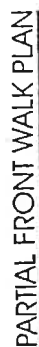
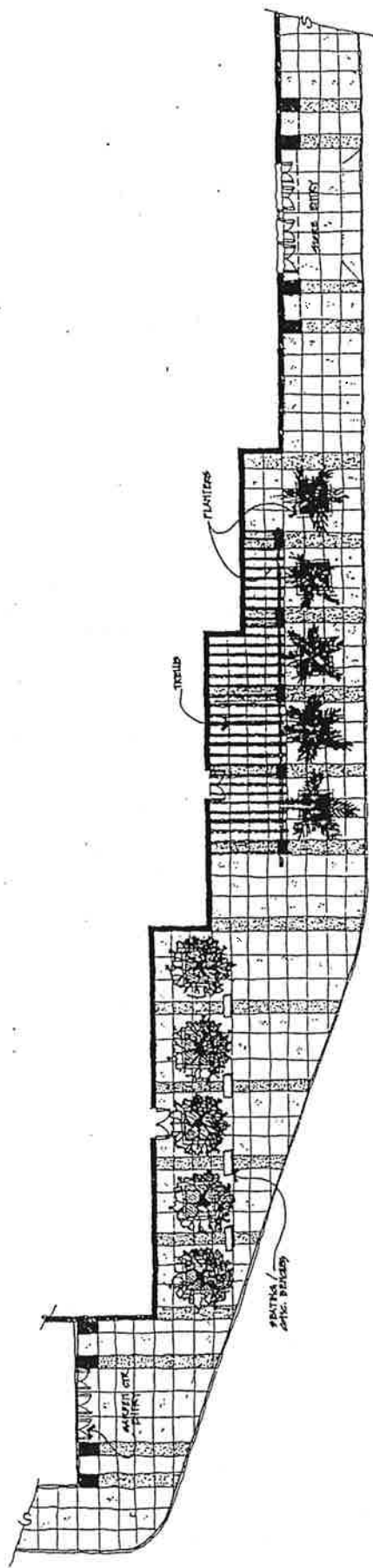
Pacific Neon Company

MT: 2 OF 3

ACCOUNT: DAVID RANDOLPH 98-2383 LOCATION: VAL VISTA CENTER, GILBERT, CA

CLIENT: TARGET
DATE: 27 JULY 1998

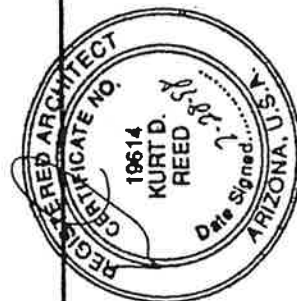
NOTE: THIS PRELIMINARY LAYOUT IS PRIMARILY FOR GRAPHIC ELEMENTS AND NOT INTENDED FOR FABRICATION. ILLUSTRATION REPEATS GENERAL CONCEPT OF SIGNAGE ONLY. FABRICATION TECHNIQUES VARY AND CHANGES MAY OCCUR. REFER TO ACTUAL TECHNICAL INFORMATION FOR COLORS & DETAIL. THIS INFORMATION IS AS ACCURATE AS POSSIBLE BASED ON INFORMATION PROVIDED.



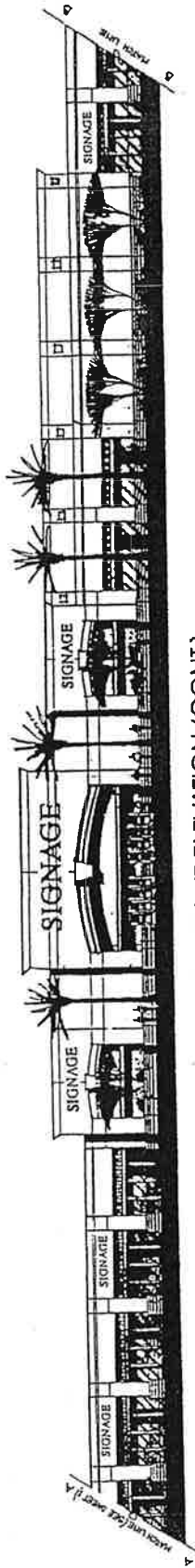
CONCEPTUAL ELEVATIONS

CONCEPTUAL DRAWING FOR CONSTRUCTION

VAL VISTA TOWNE CENTER

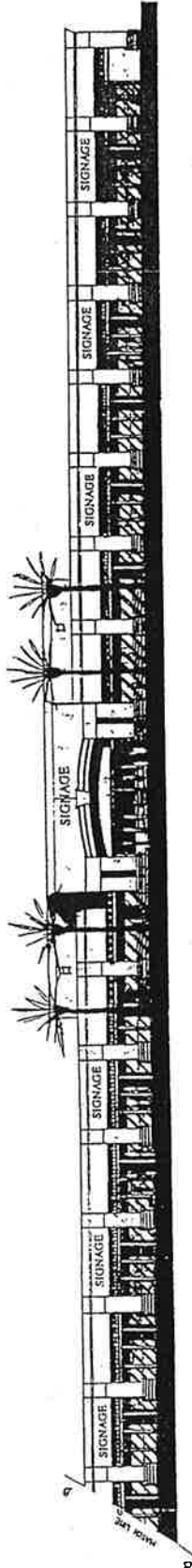


24679
25028-7149



FRONT ELEVATION (CONT.)

SCALE: 1/16" = 1'-0"



FRONT ELEVATION (CONT.)

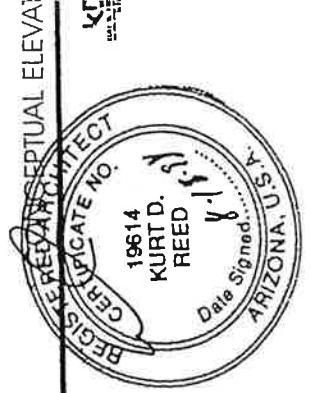
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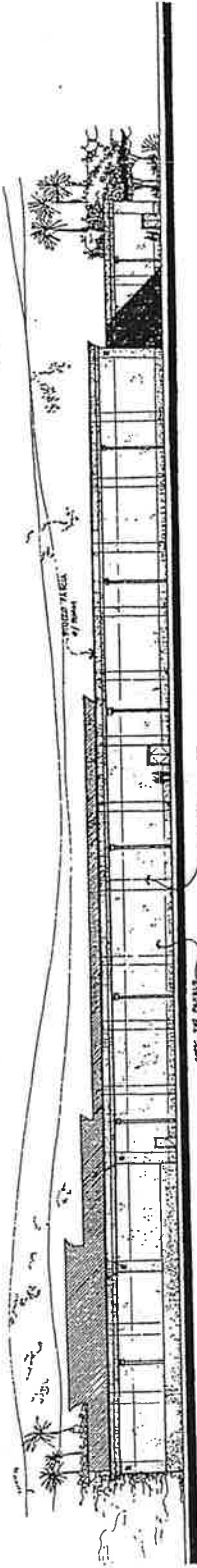
SHEET 2

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

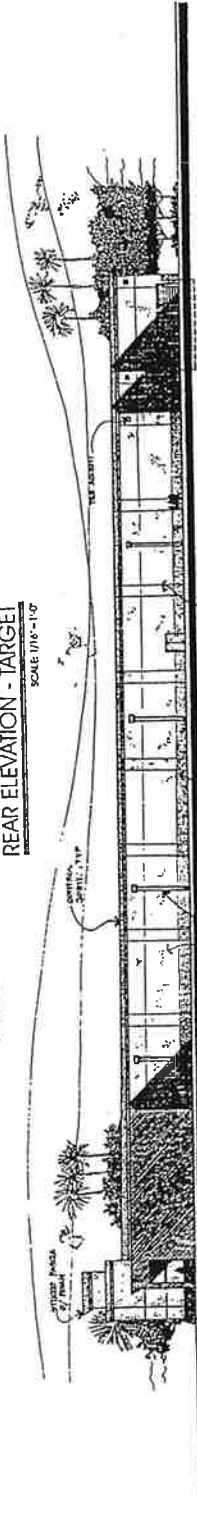
01/21/10
3-10 PM 10:00:04

VAL VISTA TOWNE CENTER

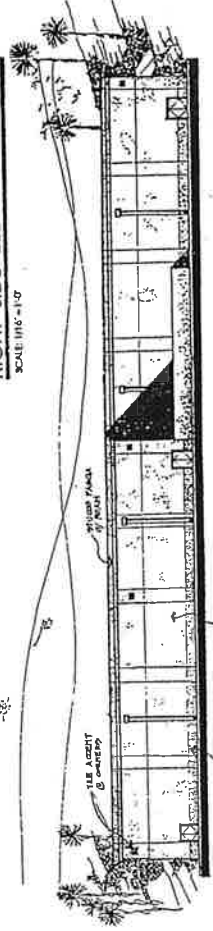




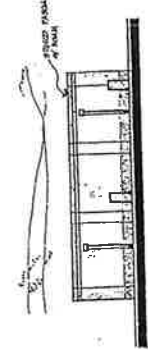
REAR ELEVATION - TARGET
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION - TARGET
SCALE 1/8" = 1'-0"



REAR ELEVATION - GROCERY STORE
SCALE 1/8" = 1'-0"



REAR ELEVATION - SHOPS "A"
SCALE 1/8" = 1'-0"

SHEET 3

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

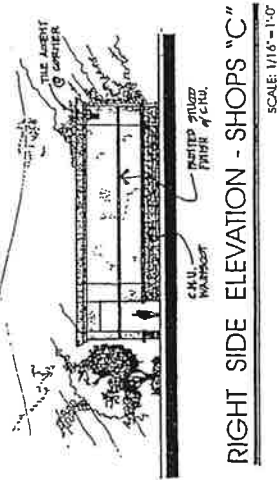
DATE: 10/20/2010
BY: JLR

VAL VISTA TOWNE CENTER

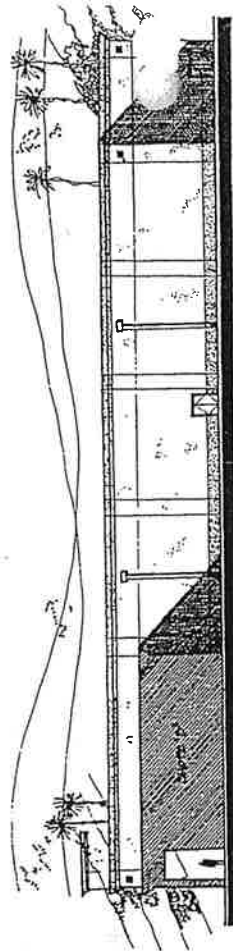
CONCEPTUAL ELEVATIONS

KDRA
KURT D. REED
ARCHITECT
19814
KURT D. REED
DATE SIGNED: 10/20/2010
AZ 00000000





RIGHT SIDE ELEVATION - SHOPS "C"



RIGHT SIDE ELEVATION - GROCERY STORE

SCALE: 1/16" = 1'-0"

EE7 4

CONCEPTUAL DRAWING FOR CONSTRUCTION

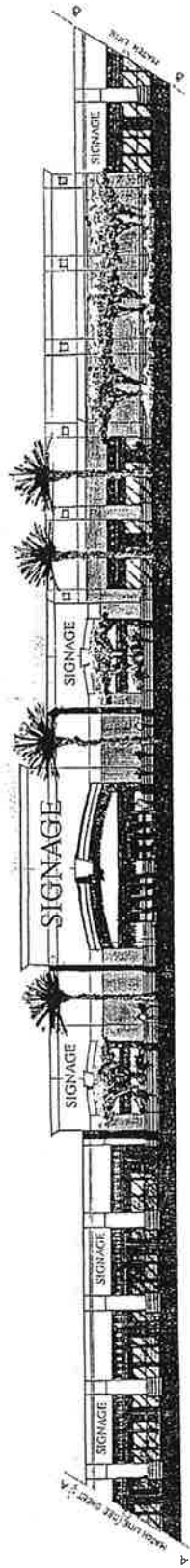
VAL VISTA TOWNE CENTER

CONCEPTUAL ELEVATIONS



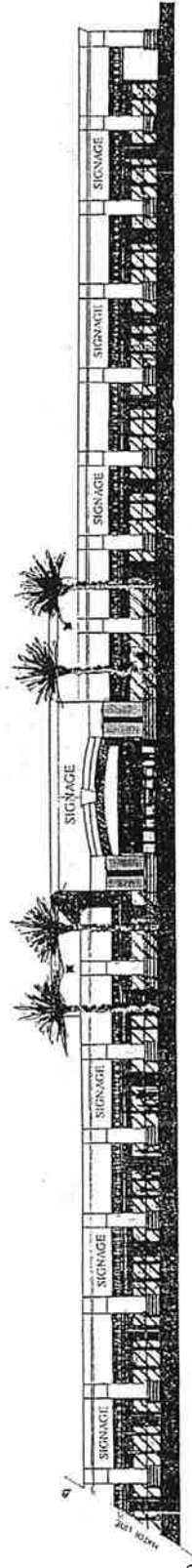
VZG!
ELMT D. REED AUTOCLAVE, INC.

100 NA 781006
2/3/90



FRONT ELEVATION (CONT.)

SCALE: 1/16" = 1'-0"



FRONT ELEVATION (CONT.)

SCALE: 1/16" = 1'-0"

CONCEPTUAL ELEVATIONS

SHEET 2

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

VAL VISTA TOWNE CENTER



8/12/15
J. K. K. K.

640-0365 Tolls

680-8316 Cals

ROAD

VAL VISTA ROAD

65' N/W R/W

33' EXIST R/W

32' R/W DED.

MONUMENT SIGN

DG

HW 4' b/c

Show TO CLOSE TO ROAD 3 foot minimum SETBACK Behind PL

PLANNING: Location of, as depicted on the sign on site shall be placed on the overall site plan recommended for approval by the Design Review Board on 11/13/97.

[Signature]

APPROVED AS COLLECTED

APPROVED SIGN PERMIT

PLANNING BUILDING

12/11/97

DATE

12-12-97

DATE

VISTA

300' MIN.

ENTRY

OPTION 1

A B

ILLUMINATED MONUMENT SIGNAGE

ALTERNATE PROPOSAL

PRELIMINARY 26 JUNE 1988
REVISED 28 APRIL 1989
REVISED 6 MAY 1989
REVISED 12 MAY 1989
REVISED 25 MAY 1989
REVISED 27 MAY 1989

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

SPECIFICATIONS:

THREE (3) INTERNALLY ILLUMINATED DOUBLE FACED PYLON DISPLAYS

CABINETS:

FABRICATED ALUMINUM ROUT OUT FACES WITH ACRYLIC BACKING TEXCOAT FINISH ON CABINET PAINTED TO MATCH BUILDING

CORNICE:

FABRICATED ALUMINUM WITH TEXCOAT FINISH PAINTED TO MATCH BUILDING

BASES:

SPLIT BLOCK CMU TO MATCH BUILDING

FACES:

BULL'S EYE & COPY RED 211-1SG ACRYLITE

ILLUMINATION:

FLUORESCENT

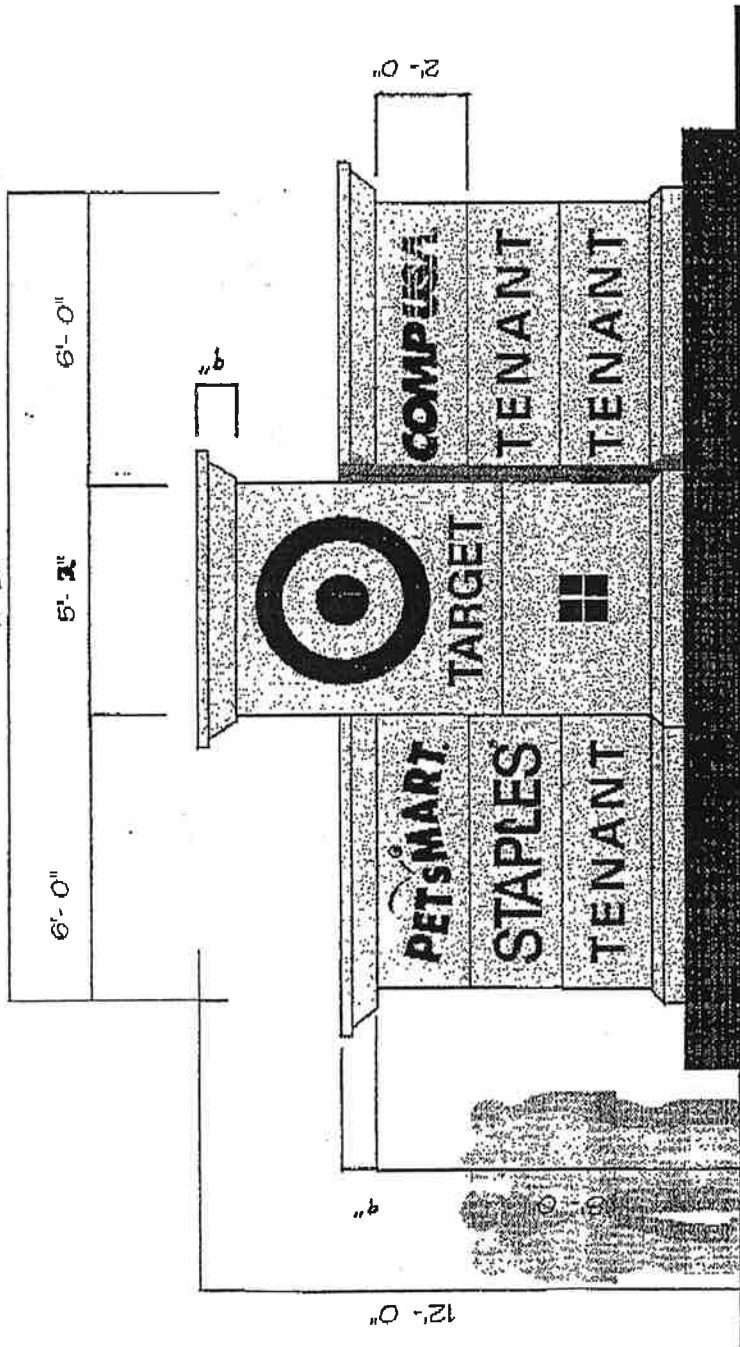
ELECTRICAL:

120 VOLT SERVICE PROVIDED BY OTHERS

DR99-33 EXHIBIT E TO DRB ON 6/10/99

Innovation & Development SINCE 1988

TRAFFIC SIGNS & LIGHTS



Sign area: Tenants
Target
6' x 6' = 36 sq ft
6' x 6' = 36 sq ft
5'3" x 5'3" = 28.09 sq ft
102.19 sq ft



Sign Total = 5'3" x 11' = 57.75 sq ft
12'9" x 8' = 102.00 sq ft
3' x 5'3" = 15.75 sq ft
8' x 17'3" = 137.00 sq ft
152.75 sq ft

PAGE 1 OF 1

NOTE: 98-2349 DAVID RANDOLPH LIMITED, VALVISTA RD., GILBERT, AZ

29 MAY 99 / REV 29 JUNE 99 / REV 9 JULY 99 / REV 2 MAR 99 / 29 MAR 99 / 8 MAY 99 / 12 MAY 99 / 25 MAY 99

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