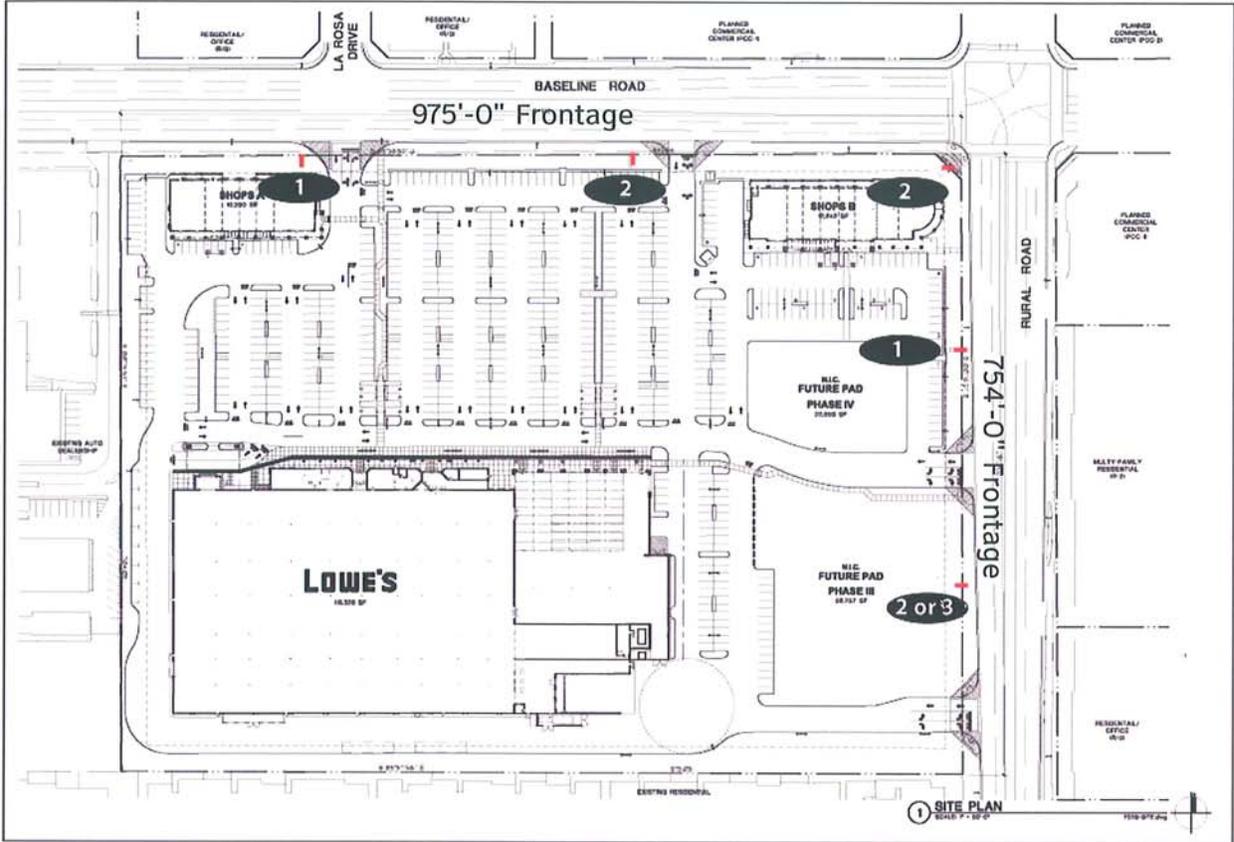


SIGN PACKAGE CRITERIA

DATE	07/02/2008
PROJECT NAME	Lakes Towne Center
PROJECT ADDRESS	777 E. Baseline Rd.
TYPE	Individual pan channel letters or reverse pan channel letter
ILLUMINATION	Pan channel letters: Neon or LED Reverse pan channel letters: None
MATERIAL	Aluminum Pan channel letters: Plexiglas or acrylic
CONSTRUCTION	5" sign return depth shall be required for all minor tenants. Maximum 12" sign return depth for major tenants.
LETTER STYLE	
LOGO	Restricted to 25% of sign area – DRC policy.
COLOR	Open Return and trim cap to match sign face
SIZE RESTRICTION	Maximum letter height is 36". Signs cannot exceed sign envelope.
INSTALLATION	All proposed building mounted sign location(s) are accurately placed in designated sign bands above their leased frontage.
WINDOW SIGNAGE	Window signs are restricted to 25% of the individual window in which the sign is located.
CENTER ID	
MAJOR/PAD TENANT VARIATION	Open color, trim-cap and return. Sign shall be reviewed through separate processing.
FREESTANDING MULTI-TENANT SIGNAGE	Refer to site plan and monument elevations.

LAKES TOWNE CENTER



SITE DATA

EXISTING ZONING : PLANNED COMMERCIAL CENTER GENERAL (PCC-2)

OVERALL SITE DATA

GROSS AND NET SITE AREA : 700,153 S.F. (16.1 ACRES)
 BUILDING AREA (INCL. G.C.) : 188,175 S.F.
 % COVERAGE : 26.9 %
 PARKING PROVIDED : 738 SPACES
 PARKING RATIO (INCL. G.C.) : 3.92 / 1,000
 MAXIMUM BUILDING HEIGHT : 40 FEET

MAJOR PARCEL PARKING DATA

BUILDING AREA (INCL. G.C.) : 146,593 S.F.
 FRONT SPACES : 478 SPACES
 GARDEN CENTER SPACES : 64 SPACES
 TOTAL SPACES : 542 SPACES
 RATIO (INCL. G.C.) : 3.70 / 1,000 S.F.

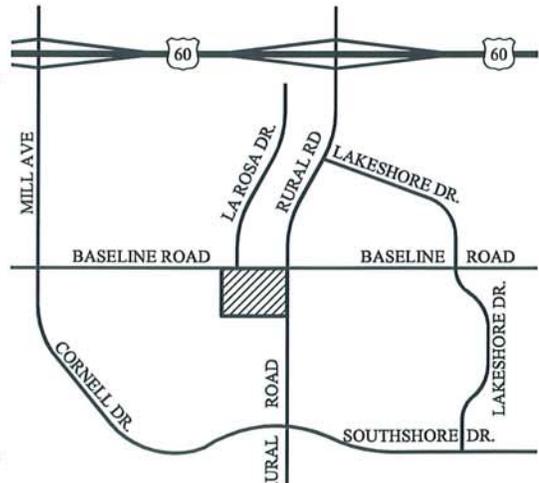
DEVELOPER PARCELS PARKING DATA

BUILDING AREA : 41,582 S.F.
 TOTAL SPACES : 196 SPACES
 RATIO : 4.71 / 1,000 S.F.

OWNER INFORMATION

RURAL BASELINE, LLC
 1707 EAST HIGHLAND
 PHOENIX, AZ 85016

VICINITY MAP



LAKES TOWNE CENTER

I - Anchor/Multi-tenant Monuments

There are two (2) monuments for the anchor tenant with four other identification panels along the project collector street frontage.

Monument

Materials: Aluminum cabinets with masonry bases, flat cut out aluminum address numerals

Height: 10'-0" overall
6" high numerals on signs located on Baseline Road

Sign Area: 37.375 sf

Tenant Panels

Materials: Anchor tenants are allowed to utilize acrylic faces with custom vinyl applied graphic standards. Secondary tenant panels to be routed aluminum with acrylic push through graphics.

Color: Panels - Anchor tenant is allowed to utilize corporate registered/trademark colors and standards.

Secondary panels background to match architectural palette, with tenant logos and graphics per their graphic standards

Sign Area: Primary Position - 2'-9" x 5'-9" - 15.8 sf

Others - 10" x 5'-9" - 9.6 s.f.
Bottom two panels may be split for a maximum 5 tenants per face.

Illumination: Internal fluorescent



LAKES TOWNE CENTER

2 - Multi-tenant Monument

There will be one (1) Multi-tenant Monument on Baseline, two (2) on Rural to identify shop tenants.

Monument

Materials: Aluminum cabinets with masonry bases, flat cut out aluminum address numerals

Height: 10'-0" overall
6" high numerals on signs located on Baseline Road

Sign Area: 37.375 sf

Tenant Panels

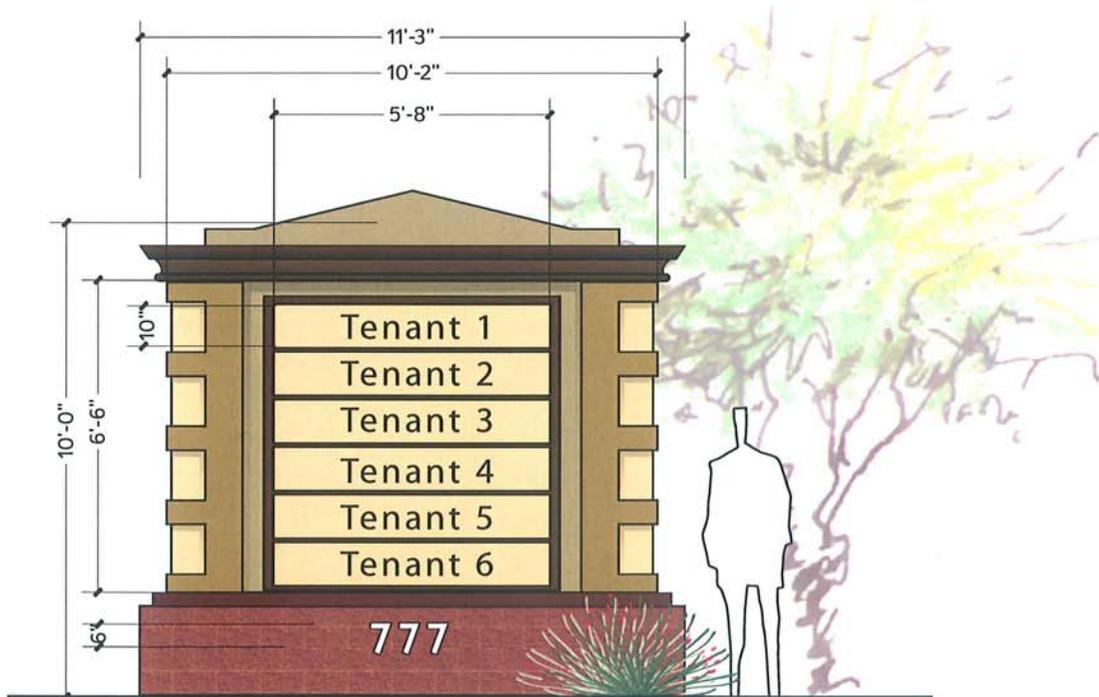
Materials: Routed aluminum with acrylic push through graphics.

Color: Panels - To match architectural palette

Graphics - Per tenant corporate standard colors and logo/letter style

Sign Area: Primary Position - 10" x 5'-9"
5 sf each, overall of 30 s.f.
Panels may be combined to create large units with a maximum of 6 tenants.

Illumination: Internal fluorescent



LAKES TOWNE CENTER

3 - Gas Station/Change Panel Monument

Optional freestanding sign design for sign type 2, based on tenant leasing of the site. Design to provide gas/oil company logo and changeable pricing – one on each roadway if located at the corner of the project, otherwise, one as noted on the south side of the site.

Monument

Materials: Aluminum cabinets with masonry bases, flat cut out aluminum address numerals

Height: 8'-0" overall
6" high numerals on signs located on Baseline Road

Sign Area: 22.75 sf

Colors: To match architectural palette

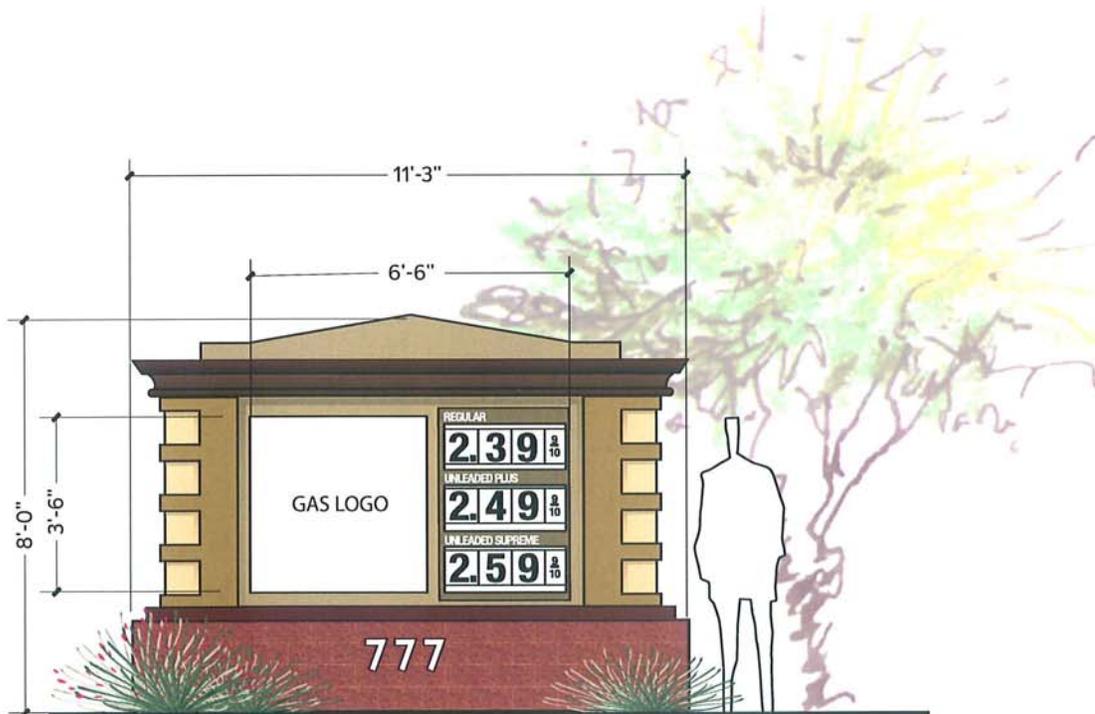
Graphic and Change Panels

Materials: Acrylic faces with translucent vinyl applications or injection molded integral plastic panel.

Color: Graphics - Per tenant corporate standard colors and logo/letter style

Pricing - black and white

Illumination: Internal fluorescent

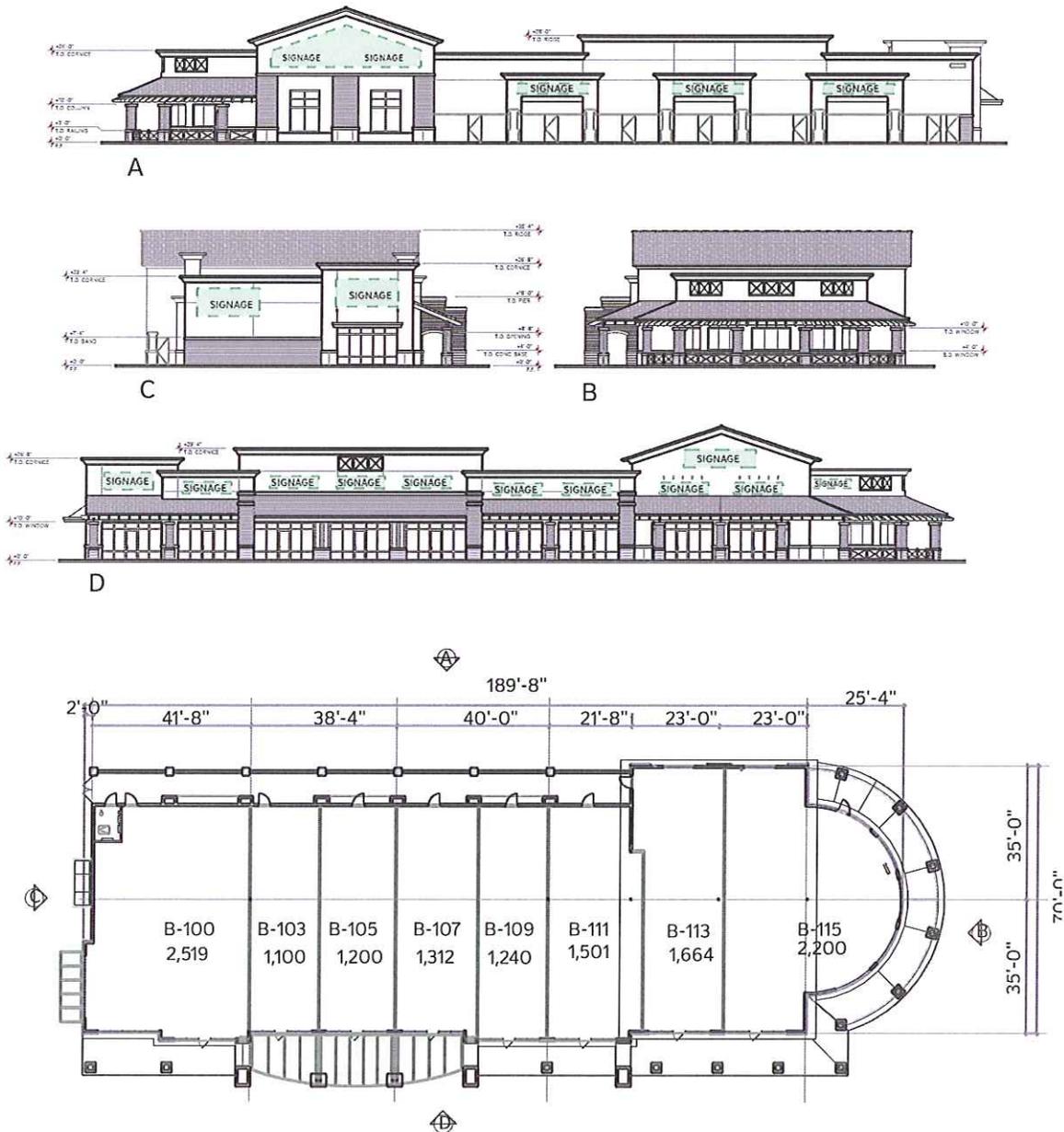


LAKES TOWNE CENTER

Anchor and Shop Tenants Locations

Shops B

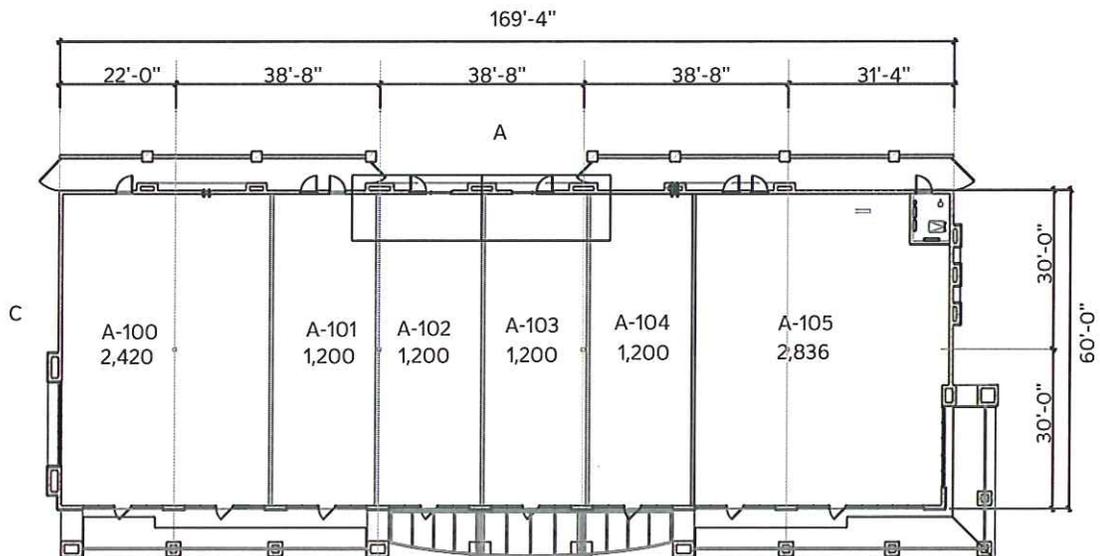
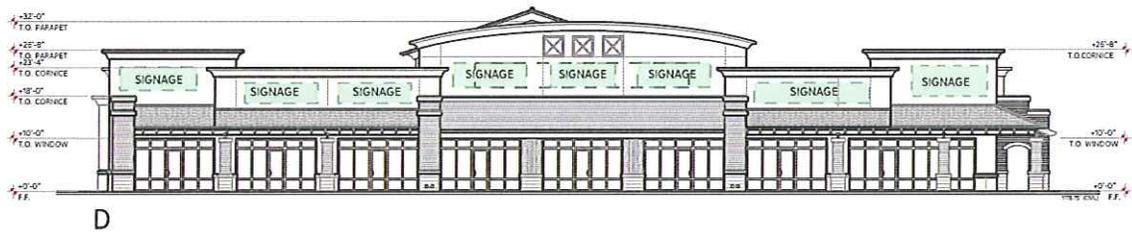
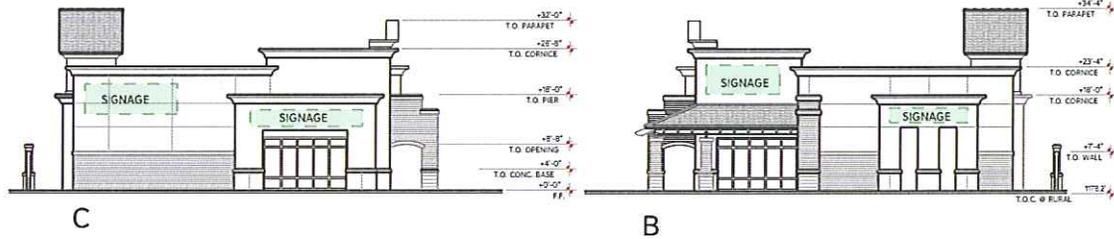
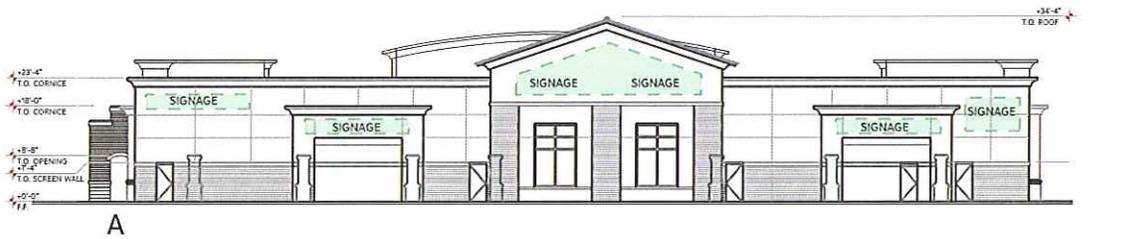
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LAKES TOWNE CENTER

Anchor and Shop Tenants Locations

Shops A



D