

**Comprehensive Sign Program  
Avon Town Square Phase I and Phase II  
Benchmark Rd.  
Avon, Colorado  
December 1999**

Avon Town Square Phase I and Phase II consisting of two buildings having a mixed use of retail and commercial tenants.

The intent is to provide a positive development to the commercial core of Avon. In keeping with this goal, all designs, materials, workmanship, and maintenance will be of a first class nature.

In accordance with this intent the comprehensive sign program shall:

1. Identify the development from adjacent streets to vehicular traffic.
2. Identify the first floor tenants and services.
3. Identify to pedestrians and vehicular traffic the site circulation, building entrances, and parking locations.

**A. GENERAL REQUIREMENTS**

1. All tenants and owners will submit to the condominium association drawings and specifications for all proposed signage. Written approval is needed prior to submission to the Town of Avon.
2. All improvements will be maintained by the condominium owner, and upon vacating by a Tenant, the existing signage will be removed and all holes and discoloration will be promptly and professionally repaired, (by the condominium owner). The condominium association will have the right to perform such work, if not done by the condominium owner in a timely or professional manner, and lien the property for all costs incurred.
3. All workmanship and specifications will comply with all applicable government regulations.
4. The costs of obtaining permits and approvals will be that of the condominium owner.
5. All first floor occupants are required to have signage, and that signage is to be in conformity with the approved sign plan.

**B. SIGNAGE SPECIFICATION**

1. Building Identification

The building identification locations are the four sides of the phase I building as shown in exhibits 1,2,3, and 4, and on the tower of the phase II building as shown on exhibit 5. These signs shall consist of internally illuminated pan channel letters as shown in the attached exhibits, all to be #2016 yellow plex faces and 1" black trim cap with 5" aluminum returns, painted black (semi-gloss) sizes are as indicated in exhibits 1 through 5.

2. First Floor Tenant Signage

Tenant identification will be in the areas indicated on exhibits 1 through 8. These signs will be pan channel letters with #2016 yellow plex faces and 1" black trim cap with 5" aluminum

returns painted black (semi-gloss) and may consist of text and logos, with the logos comprising a maximum of 35% of the actual signage.

Maximum height shall be 26" and maximum length shall be 60% of the space frontage (See exhibit 10 & 11). Maximum letter height for a single line of type shall be 20". A maximum of two lines of copy shall be allowed, in which case a minimum height shall be 8" and a maximum shall be 16" per line, not to exceed to 26" in total height.

The text portion may consist of a business name and the nature of the business. The business name shall be 50% of the sign square footage or greater. The nature of the business may be illuminated, or not, at the option of the business. If not illuminated, the text shall be painted metal letters, with black, stud mounted 1/2" off the wall.

Tenants in units 101 and 104 in Phase I (Wells Fargo Center) and 101 and 105 in Phase II (White River Center) may have two signs (One in the front (north) and on one side adjacent to their space. If a tenant space is subdivided, the proportional frontage of lineal footage will be allowed for that tenant. (I.E. 50% of the frontage will permit 50% the square footage, but the 60% width rule will apply to the reduced frontage).

First floor tenants may have signs on the south side of the building. (See exhibits 2 & 7), consistent with the above specifications and limitations.

Typestyles and logos will up to tenant selection, but written condominium association approval is required to insure compatibility of such signage with the first class image that the Avon Town Square complex is maintaining.

IF A FIRST FLOOR BUSINESS OCCUPIES MORE THEN ONE SPACE, THAT TENANT CAN USE THE SQUARE FOOTAGE ALLOWANCE FOR THE FIRST SPACE, AND 30% OF THE SQUARE FOOTAGE ALLOWANCE FOR THE SECOND SPACE, FOR A MAXIMUM OF 43 SQUARE FEET PER SIGN.

ALL WINDOW SIGNAGE SHALL CONFORM TO THE THEN CURRENT TOWN OF AVON PERMITTED SIGNAGE. COLORS, SIZE, AND PLACEMENT SHALL FIRST REQUIRE WRITTEN PERMISSION OF THE CONDOMINIUM ASSOCIATION TO INSURE COMPATIBILITY OF SUCH SIGNAGE WITH THE FIRST CLASS IMAGE THAT THE AVON TOWN SQUARE COMPLEX IS MAINTAINING.

3. Second Level Tenants

Second level tenants are not permitted exterior or window signage.

4. Temporary Signage

After approval of a permanent sign by the town of Avon, the tenant can utilize a temporary banner. The color shall be a tan similar to the building color, the copy will be a yellow similar to #2016 with 1" black trim, and the copy size, layout and typestyle shall be similar to that approved in the permanent signage.

The temporary banner may be used for a maximum of 60 days during the manufacturing of the permanent signage.

No other temporary signs may be used, including sale signs.

5. Construction and Sale Signage

The developers may fabricate and install a 4' x 8' sign to be placed as shown on exhibit 12.

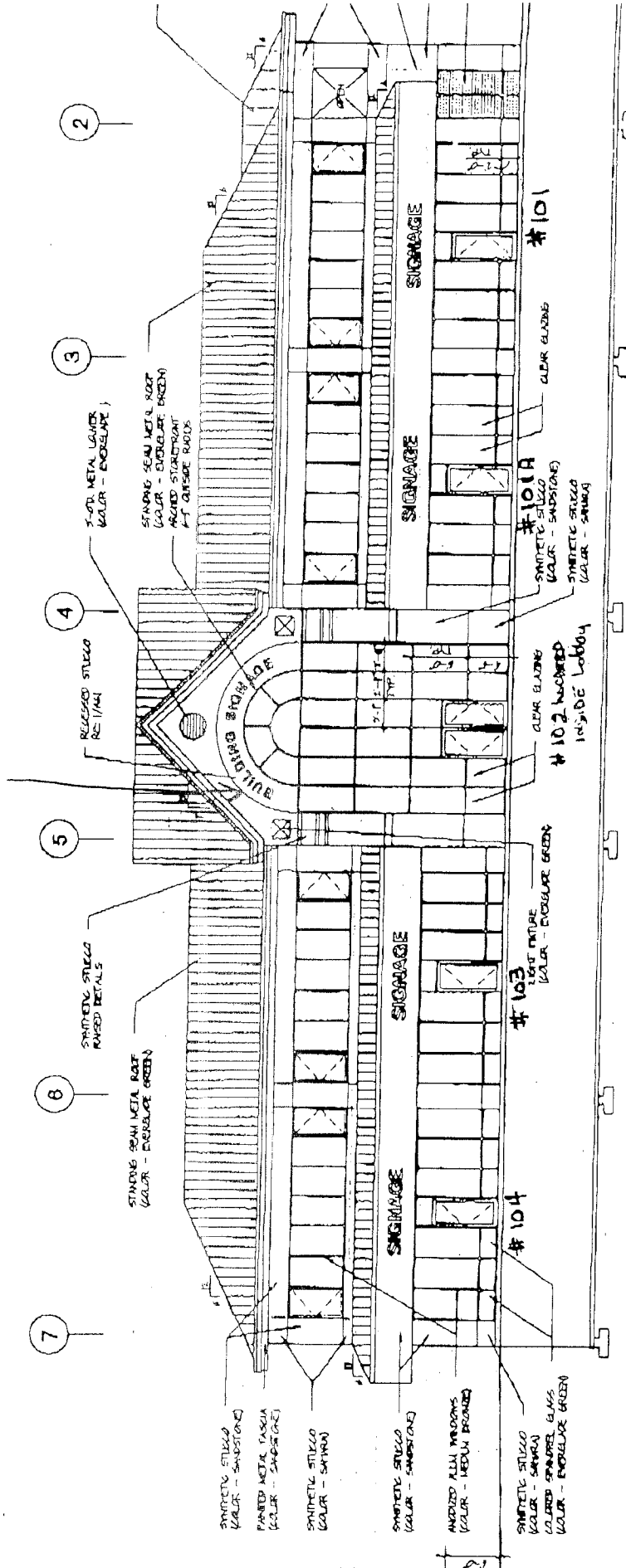
The purpose of the sign is to name the project, the developers, contractors and sales agent.

RENDERING-  
SIGN BAND SCALED PROFILE  
STRIKE/WIDTH

EXHIBIT 1 - PHASE I - WELLS FARGO CENTER - (NORWEST CENTER)

P. 03

16" LETTERS

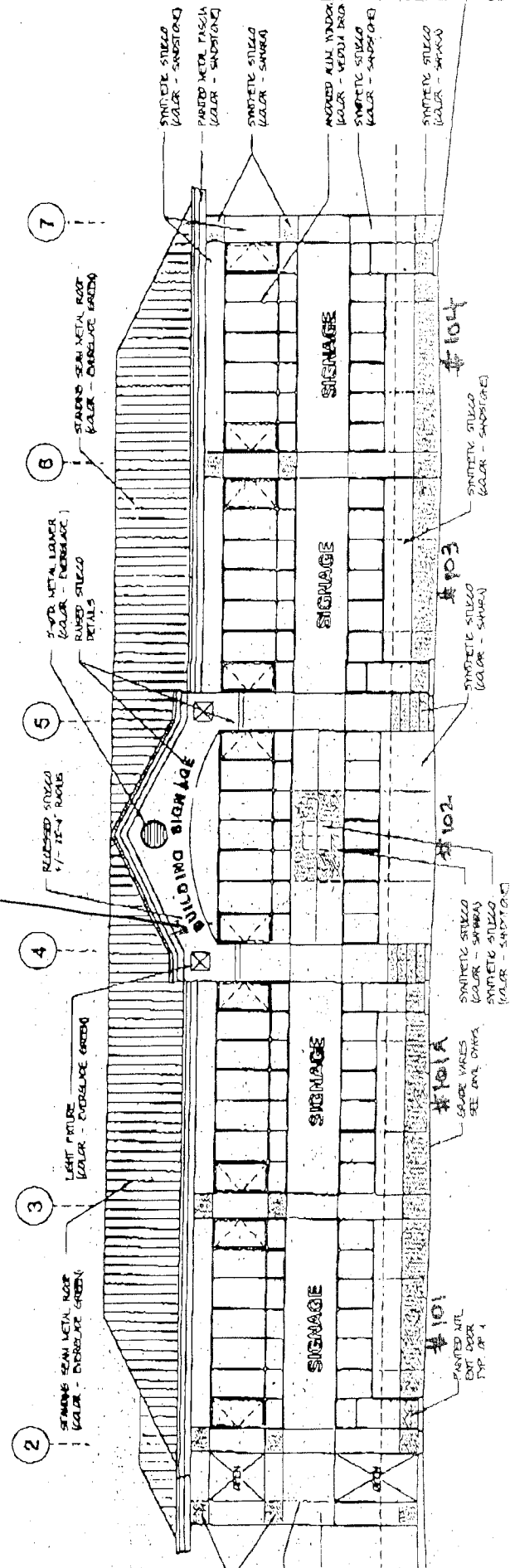


NORTH ELEVATION

Oct-13-03 12:50P A1 W177ams

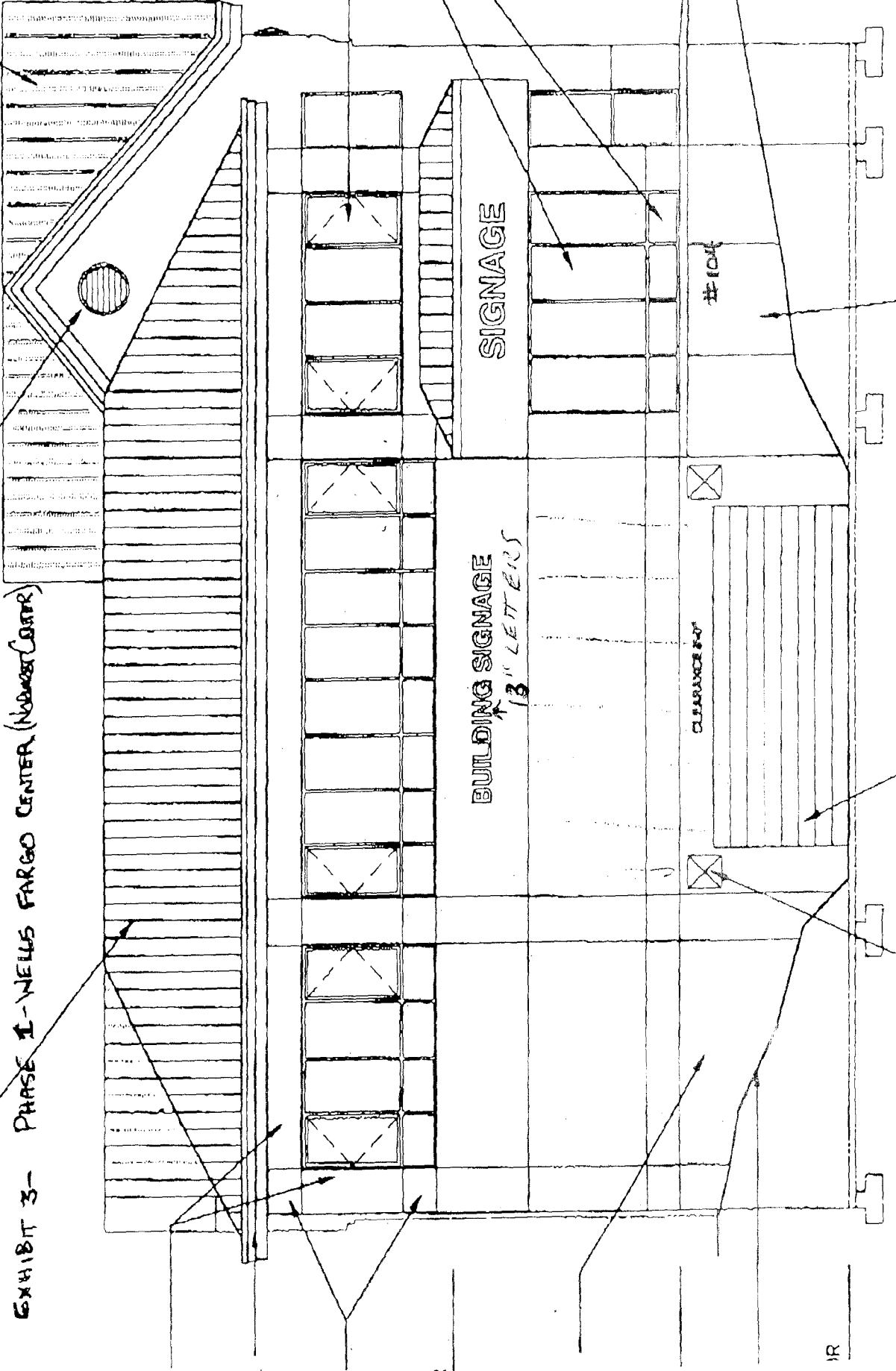
EXHIBIT 2 - PHASE 1 - VUELLO FANBU VENTURA - (INDIVIDUALS CENTER)

13" LETTERS



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 0 1 2 3 4 5 6 8

EXHIBIT 3- PHASE 1- WELLS FARGO CENTER (NUMBER CORNER)



SIGNAGE

BUILDING SIGNAGE  
13" LETTERS

#104

CLEARANCE 8'0"

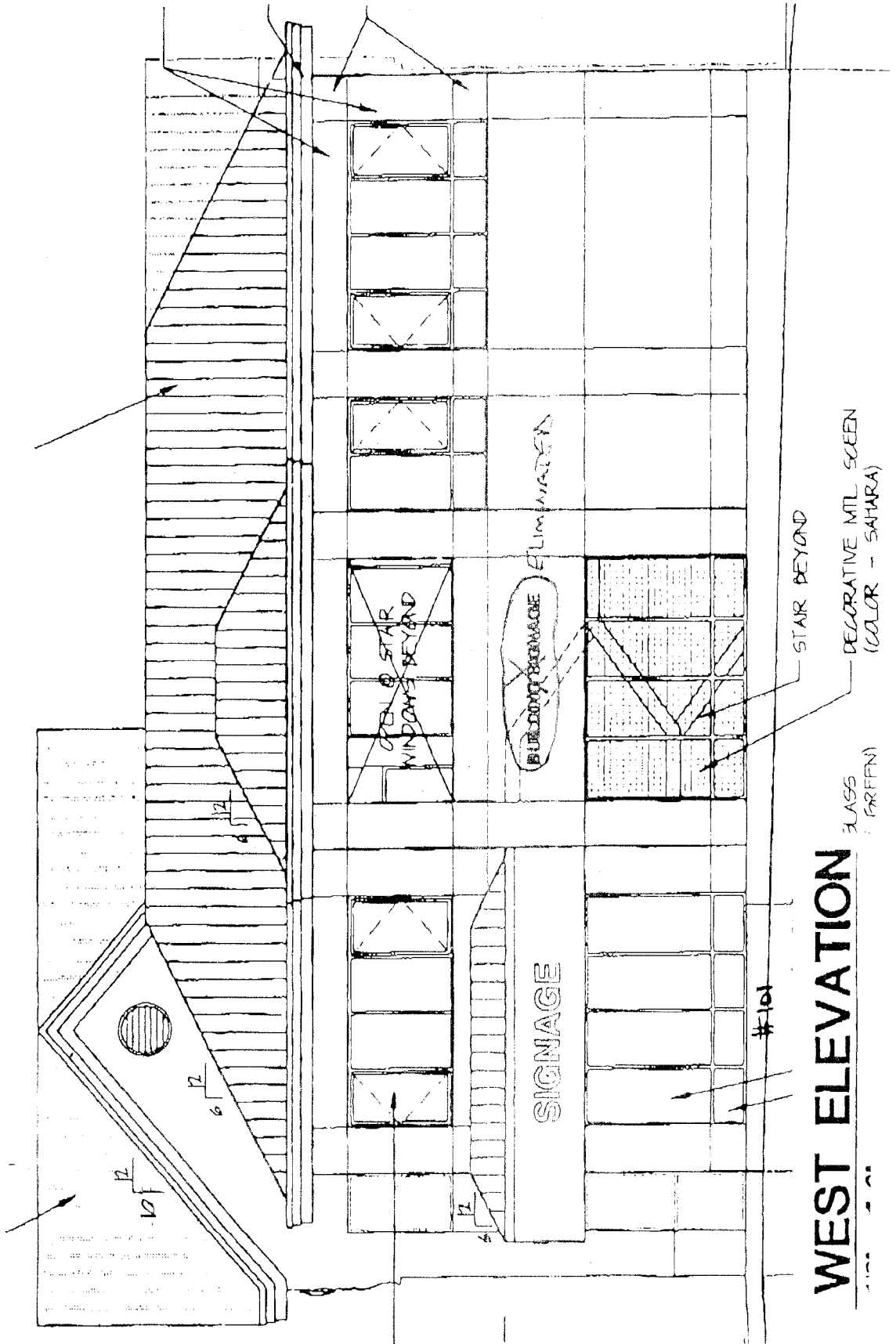
SYNTHETIC STUCCO  
ON CONC. RETAINING WALL  
(COLOR - SANDSTONE)

OVERHEAD GARAGE DOOR  
PAINTED (COLOR - SANDSTONE)

LIGHT FIXTURE  
(COLOR - EVERGLADE GREEN)

EAST ELEVATION

EXHIBIT 4 PHASE II - WELLS FARGO CENTER (NORWEST CENTER)



WEST ELEVATION

EXHIBIT 5- PHASE II - WHITE RIVER CENTER - BUILDING IDENTIFICATION SIGNAGE

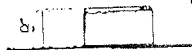
16'-0"

WHITE RIVER CENTER

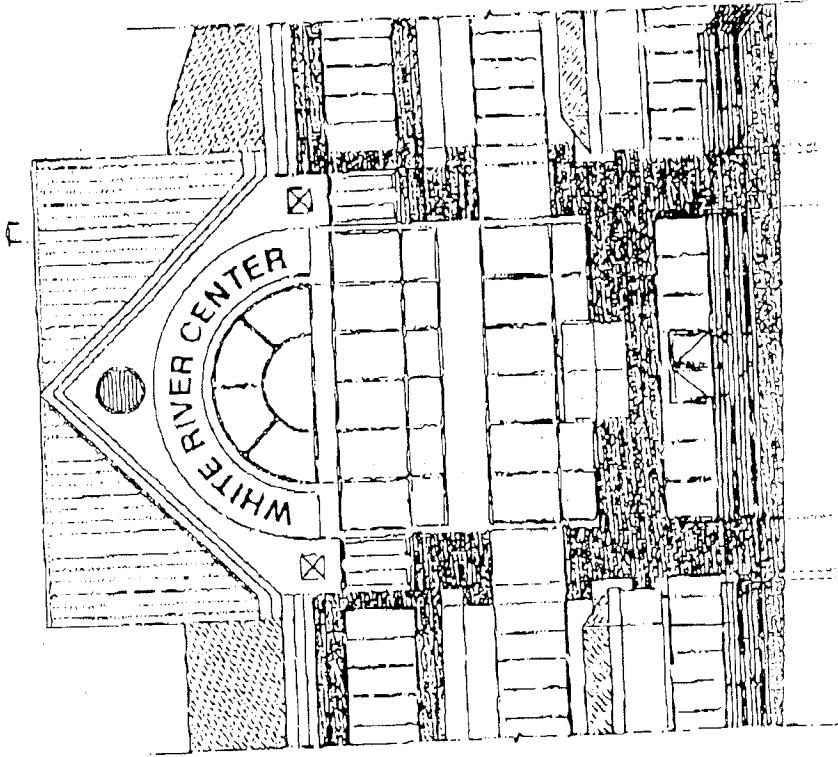
SINGLE FACED ILLUMINATED DISPLAY

SCALE: 3/8" = 1'-0"

1 1/2" PAN CHANNEL LETTERS WITH #2016 YELLOW PLEX  
FACES & 1" BLACK TRIM CAP. 9" ALUMINUM/RETURNS PAINTED  
5.2CK (SEMI GLOSS)  
ILLUMINATION: 171 ES600 WHITE NEON / 60 MA TRANSFORMERS  
TO BE SELF CONTAINED

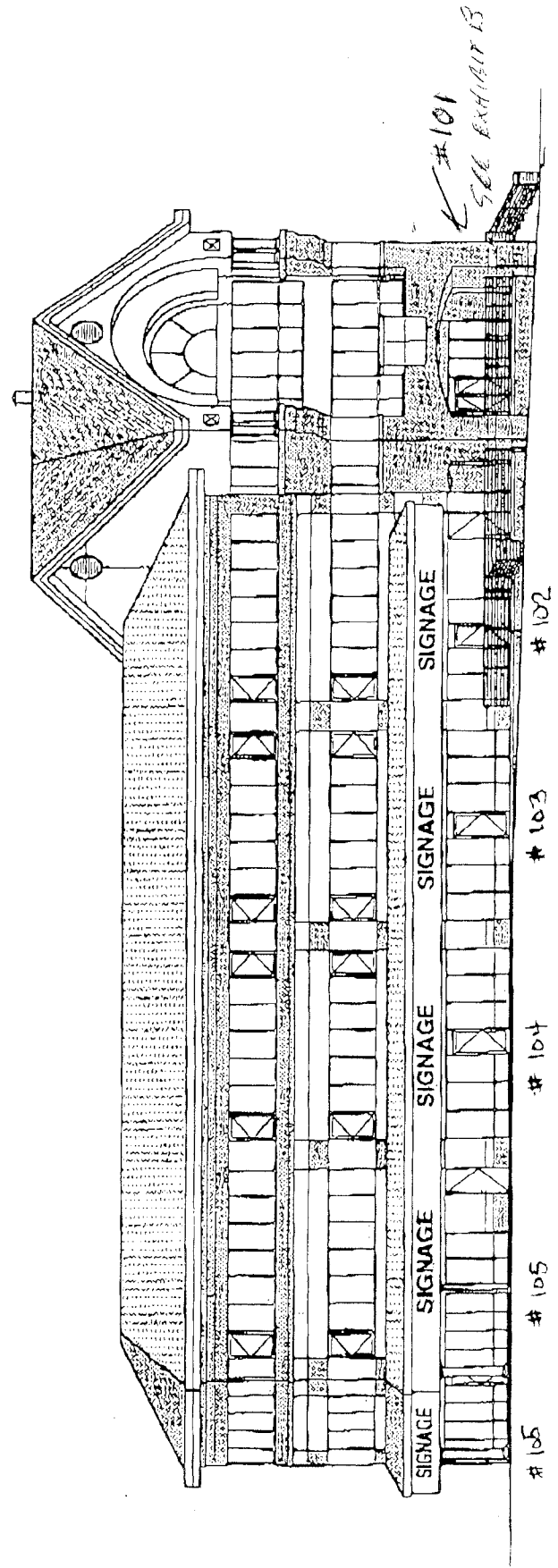


END VIEW



TOWER ELEVATION

EXHIBIT 6 - PHASE II - WHITE RIVER CENTER - TENANT SIGNAGE



NORTH ELEVATION

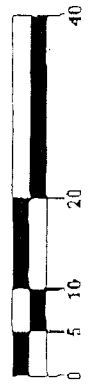
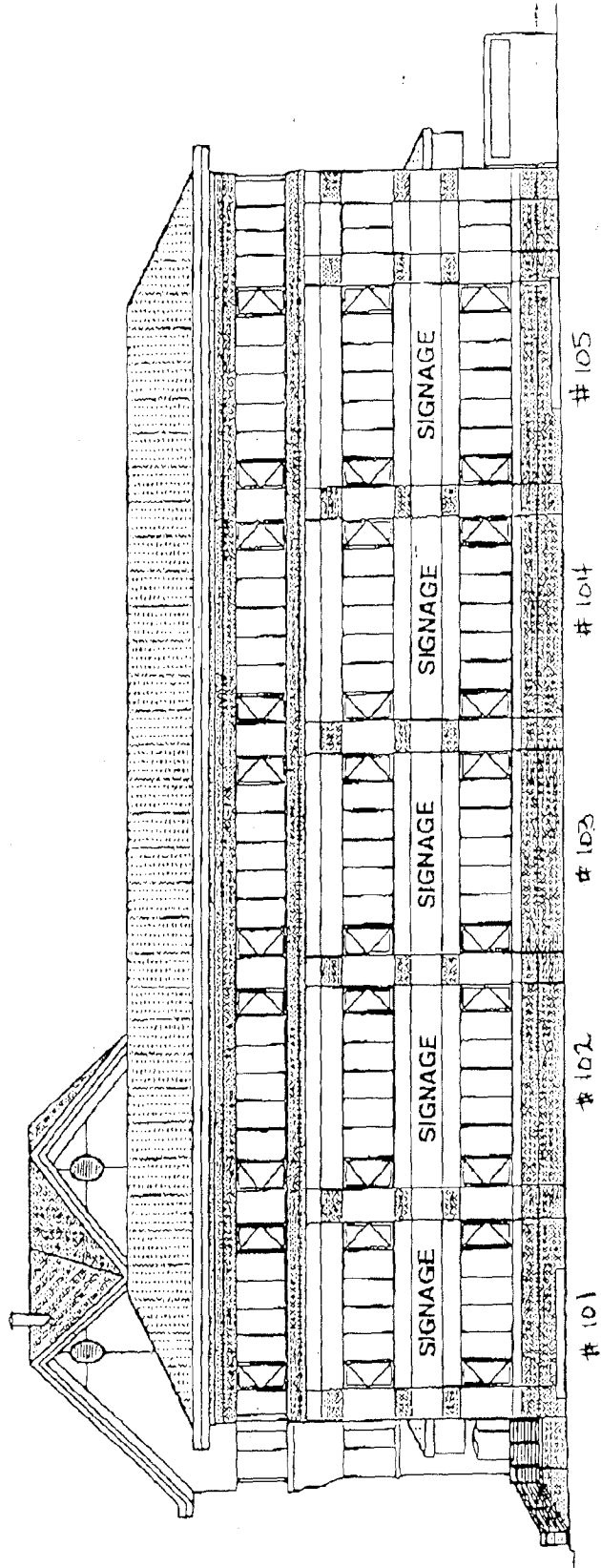




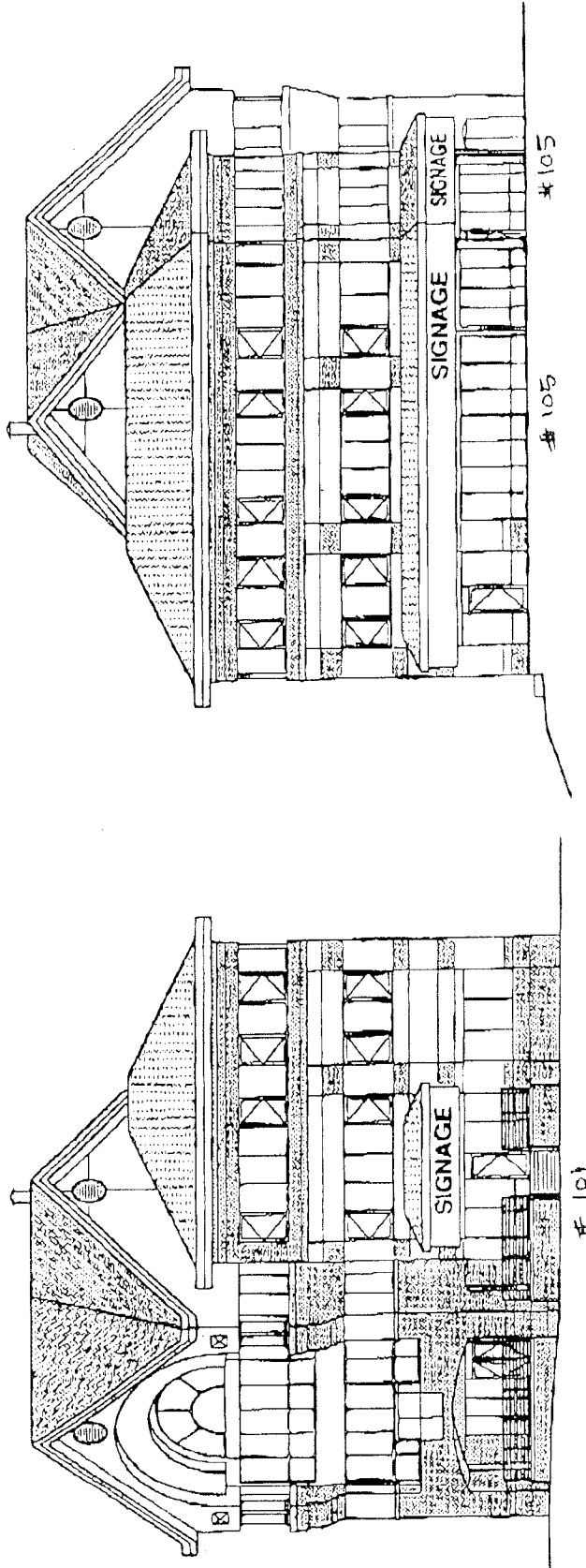
EXHIBIT 7- PHASE II - WHITE RIVER CENTER - TENANT SIGNAGE



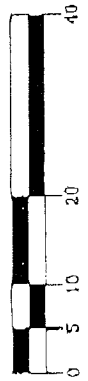
SOUTH ELEVATION



EXHIBIT - B - PHASE II - WHITE RIVER CENTER - TENANT SIGNAGE



WEST ELEVATION EAST ELEVATION



**Exhibit 9  
Building Identification Signage  
Square Footage & Specifications  
Avon Town Square Phase I  
Wells Fargo Center**

North Elevation	18" High illuminated pan channel letters to fill 3' high arch.
<del>EAST Elevation</del>	18" High illuminated pan channel letters to fill maximum AREA of 26' by 5' High
East Elevation	18" High illuminated pan channel letters to fill maximum area of 26' by 5' high.

(NOTE: Typestyle for building identification may vary.)

**Additional Sign Specifications**

1. A licensed electrician will need to make the final electrical connection after sign installation.
2. All pan channel letters will be 5" deep, fabricated from Paintlok sheet metal (24 gauge), or aluminum and be mounted directly to the building (No raceways are permitted) and remote wired. The minimum stroke shall be 1 3/4" to permit UL approved housings for all wall penetrations. All electrical shall be UL labeled.
3. All signs are to be centered horizontally and vertically in the building identification sign area.
4. The colors of the letters shall be #2016 yellow plex faces and 1" black trim cap.
5. All signs will be illuminated with 60 MA transformers to provide even illumination in cold weather.
6. Illumination: 6500 White neon/60 MA transformers as needed to provide even illumination.

**Exhibit 10**  
**Tenant Signage Square Footage & Specifications**  
**Avon Town Square Phase I**  
**Wells Fargo Center**

	Linear Footage	Max Width	Max Square Footage based on 26" High Copy	Sign
<b>Unit 101</b>				
Side	22'	13.2'	28.6	Sign 1
Front	31'	18.6'	30	Sign 2
Rear	31'	18.6	30	Sign 3
<b>Unit 101A</b>				
Front	26'	15.6'	30	Sign 4
Rear	26'	15.6'	30	Sign 5
<b>Unit 102</b>				
Front	24'	0	0	NOT PERMITTED
Rear	24'	0	0	NOT PERMITTED
<b>Unit 103</b>				
Front	26'	15.6'	30	Sign 6
Rear	26'	15.6'	30	Sign 7
<b>Unit 104</b>				
Side	22'	13.2'	28.6	Sign 8
Front	31'	18.6'	30	Sign 9
Rear	31'	18.6	30	Sign 10
<b>Total</b>	<b>320'</b>		<b>297.2 sq. ft.</b>	

**Additional Sign Specifications**

1. All permits for sign and their installation shall be obtained by the tenant and comply with all governmental ordinances. All signs and their installation shall comply with all local building, zoning, and electrical codes.
2. A licensed electrician will need to make the final electrical connection after sign installation.
3. All pan channel letters will be 5" deep fabricated from the Paintlok sheet metal (24 gauge) or aluminum and be mounted directly to the building (No raceways are permitted) and remote wired. The minimum stroke shall be 1 1/4" to permit UL approved housings for all wall penetrations. All electrical shall be UL labeled.
4. All non illuminated copy and logo will be stud mounted with a 1/4" reveal, and be fabricated from cast or cut out metal letters painted black minimum thickness to be 1/4".
5. All signs are to be centered horizontally and vertically in the tenant sign area. Except as otherwise approved by the condominium association.
6. The colors of the letters shall be #2016 yellow plex faces and 1" black trim cap.
7. All signs will be illuminated with 60 MA transformers to provide even illumination in cold weather.
8. Neon window signs are not permitted.

**Exhibit 9(A)  
Building Identification Signage  
Square Footage and Specifications  
Avon Town Square Phase II  
White River Center**

**Tower Elevation** 18" High illuminated pan channel letters to fill 3" high arch

(NOTE: Typestyle for building identification may vary.)

**Additional Sign Specifications**

1. A licensed electrician will be needed to make the final electrical connection after sign installation.
2. All pan channel letters will be 5" deep, fabricated from Paintlok sheet metal (24 gauge) or aluminum and be mounted directly to the building (No raceways are permitted) and remote wired. The minimum stroke shall be 1 3/4" to permit UL approved housings for wall penetrations. All electrical shall be UL labeled.
3. All signs are to centered horizontally and vertically in the building identification sign area.
4. The colors of the letters shall be #2016 yellow plex faces and 1" black trim cap.
5. All signs will be illuminated with 60 MA transformers to provide even illumination in cold weather.
6. Illumination: 6500 White neon/60 MA transformers, as needed to provide even illumination.

**Exhibit II  
 Tenant Signage Square Footage & Specifications  
 Avon Town Square Phase II  
 White River Center**

	Linear Footage	Max Width	Max Square Footage based on 26" High Copy	Sign
<b>Unit 101</b>				
Front	26'	15.6'	30	Sign 11
Side	20'	12.0'	25.9	Sign 12
Rear	20'	12.0'	25.9	Sign 13
<b>Unit 102</b>				
Front	27'	16.2'	30	Sign 14
Rear	23'	13.8'	29.8	Sign 15
<b>Unit 103</b>				
Front	27'	16.2'	30	Sign 16
Rear	23'	13.8'	29.8	Sign 17
<b>Unit 104</b>				
Front	27'	16.2'	30	Sign 18
Rear	23'	13.8'	29.8'	Sign 19
<b>Unit 105</b>				
Front	29'	17.4'	30	Sign 20
Front Angled	19'	11.4'	30	Sign 21
Side	52'	31.2'	30	Sign 22
Rear	23'	13.8'	29.8	Sign 23
<b>Total</b>	339 ft.		381 Sq. ft.	

**Additional Sign Specifications**

1. All permits for sign and their installation shall be obtained by the tenant and comply with all governmental ordinances. All signs and their installation shall comply with local building, zoning, and electrical codes.
2. A licensed electrician will need to make the final connections after sign installation.
3. All pan channel letters will be 5" deep fabricated from Paintlok sheet metal (24 gauge), or aluminum and be mounted directly to the building (no raceways permitted), and remote wired. The minimum stroke shall be 1 1/4" to permit UL approved housings for wall penetrations. All electrical shall be UL labeled.
4. All non illuminated copy and logo will be stud mounted with a 1/2" reveal, and be fabricated from cast or cut out metal letters painted black minimum thickness to be 1/8".
5. All signs are to be centered horizontally and vertically in the tenant sign area. Except as otherwise approved by the condominium association.
6. The colors of the letters shall be #2016 yellow plex faces and 1" black trim cap.
7. All signs will be illuminated with 60 MA transformers to provide even illumination in cold weather.
8. Noon window signs are not permitted.

Exhibit 12 - Site Plan - Arrow Tower Square

# SITE PLAN



⊗ Temporary 4x8' Project Sign

DENVER AND MO GRANDE WESTERN RAILROAD (DOW)

