7-MS-2003

CONTINENTAL 138 FUND LLC
MASTER SIGN PROGRAM NARRATIVE

Project Description

Continental 138 Fund LLC ("Continental") is developing a shopping center located north of the northwest corner of Raintree and 87th Street in the Northsight Master Development. The area is zoned C-2.

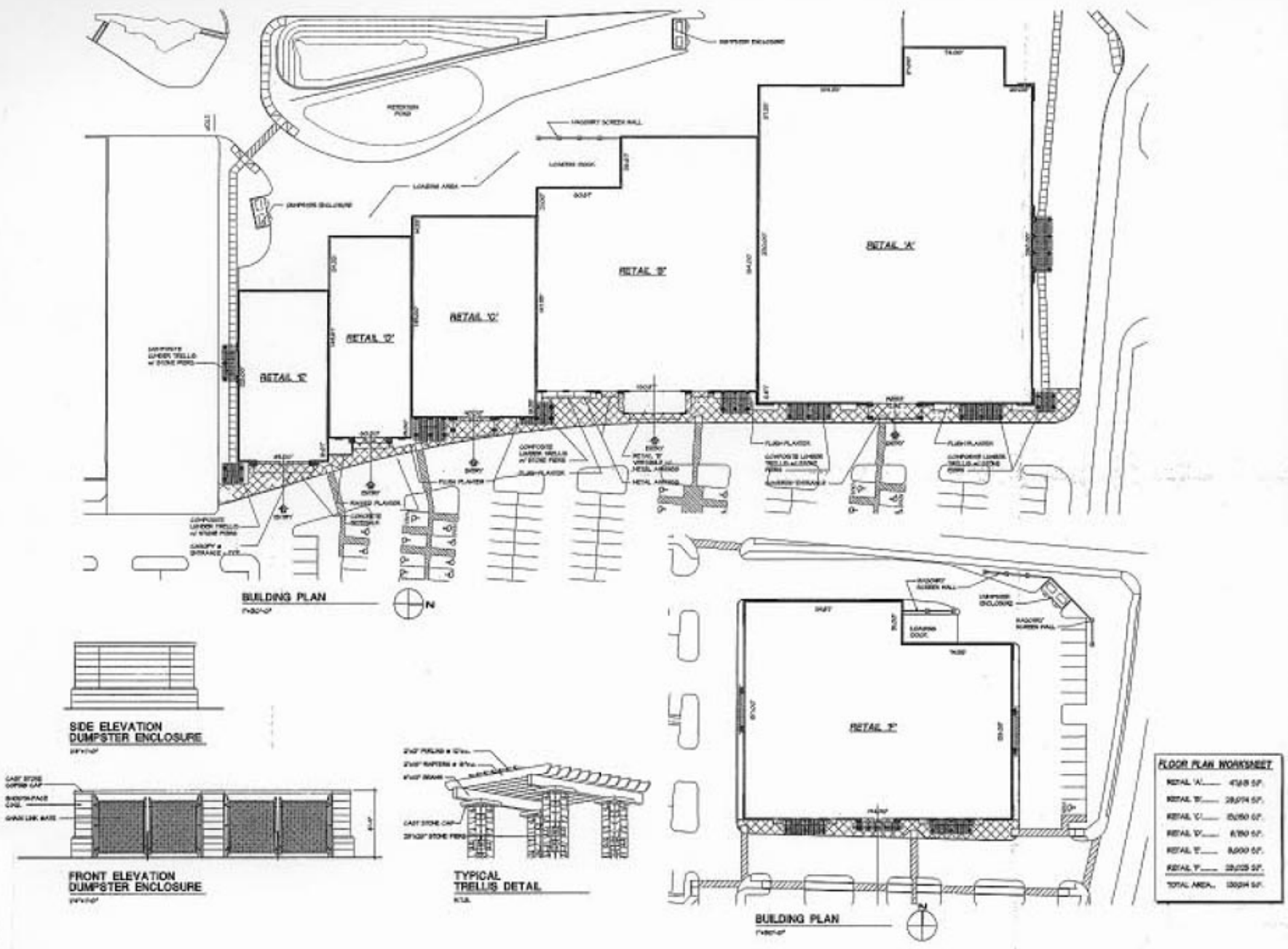
Continental is requesting approval of a Master Sign Plan. The development consists of a 12.98 acre parcel which will be developed with approximately 135,000 square feet of multi-tenant retail space within multiple buildings and a 1.22 acre pad site which fronts on the Pima Highway Frontage Road.

The project provides for a unified development with shared parking, shared access, and a good pedestrian connection.

The attached sign criteria provides information on the number and location of the wall signs, the style and location of the tower sign, and the construction specifications of the signs.

This project meets the following requirements for a tower sign:

- The project is a multi-tenant commercial building project of over 100,000 sq.ft., which need not have the same ownership and provides a variety of goods and services.
- The project has shared parking facilities and shared access
- The tower sign is located on a public street.

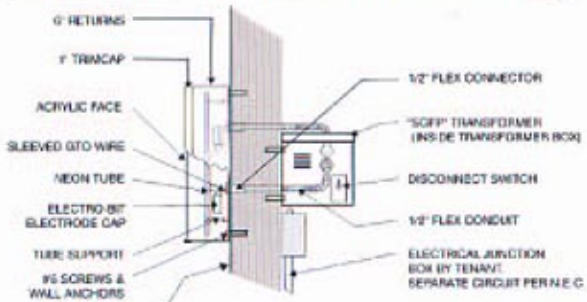


ATTACHMENT #4

7-MS-2003

NOTE: EACH TENANT ALLOWED THEIR OWN SPECIFIC COLOR, FONT, LOGO.

Typical Pan Channel Letters with transformers behind wall



SECTION DETAIL

TYPICAL CHANNEL ILLUMINATED LETTERS

SCALE: 3/4" = 1'-0"

FABRICATE & INSTALL ILLUMINATED CHANNEL LETTERS.

5" DEEP .063 ALUMINUM RETURNS.
RETURNS PAINTED (color to be determined).
1" TRIM CAP (color to be determined).

3/16" ACRYLIC FACES (colors to be determined).

ILLUMINATE W/ TWO TUBES OF 6500 WHITE 15 MM NEON
DOUBLE BACK NEON W/ ELECTRO-BIT RUBBER BOOTS.
30 MA REMOTE TRANSFORMERS.

MOUNT FLUSH TO WALL.

CLIENT: CONTINENTAL 138 FUND			REVISIONS:
ADDRESS: NWC Raintree Drive & Loop 101 Scottsdale, AZ			
SALESMAN: Bill Gibson	DESIGNER: LMW		DESIGN #: L-1244-03
DATE: 08-29-2003	SCALE: AS NOTED	REVISIONS:	PAGE: 2 OF 8

ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
PHONE: (602)-272-9356
FAX: (602)-272-4608
E-MAIL: www.bootzandduke.com

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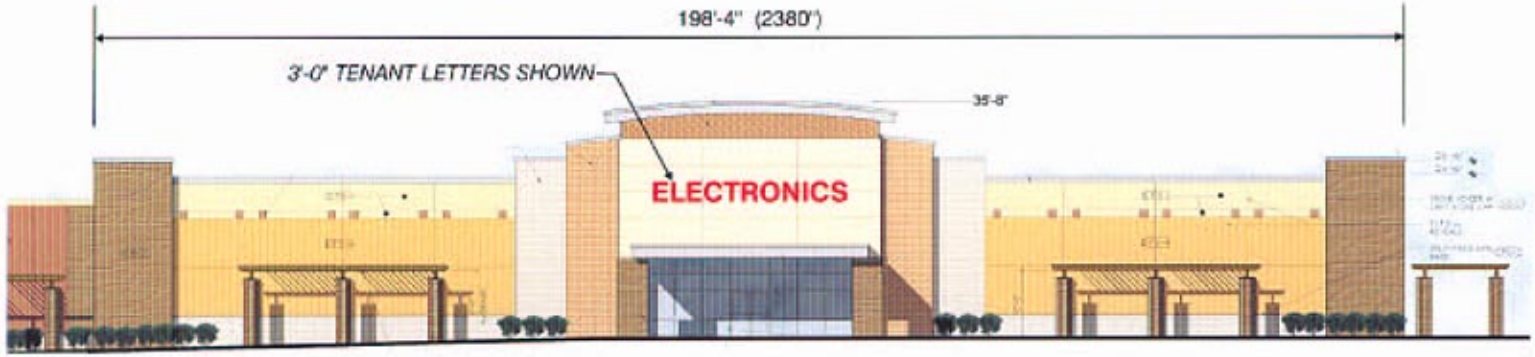
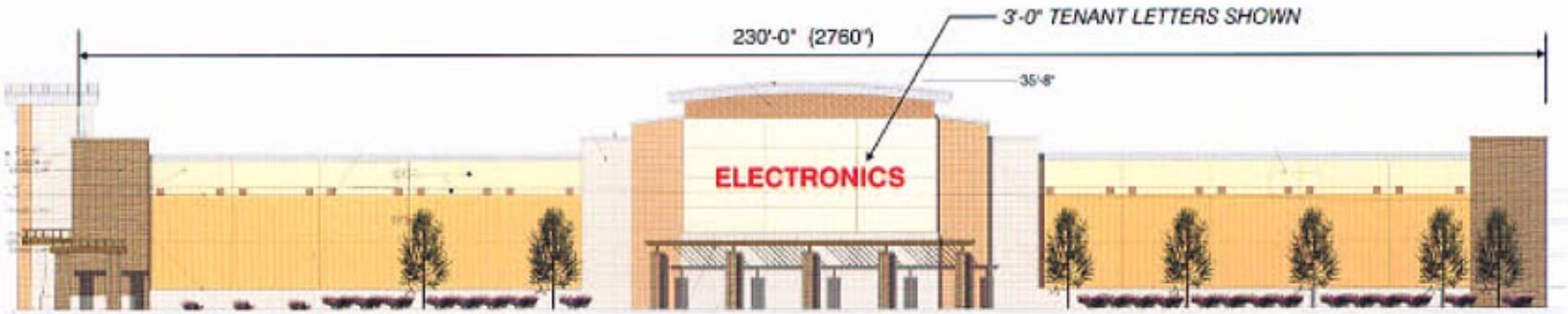
ATTACHMENT #5

RETAIL "A"



RETAIL "A" EAST ELEVATION scale: 1"=20'-0"



RETAIL "A" NORTH ELEVATION scale: 1"=20'-0"

RETAIL "A" WEST ELEVATION scale: 1"=20'-0"

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RETAIL "B"

RETAIL "B" EAST ELEVATION scale: 1"=20'-0"

RETAIL "B" WEST ELEVATION scale: 1"=20'-0"

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SALESMAN: Bill Gibson	DESIGNER: LMW		DESIGN #: L-1244-03
DATE: 08-29-2003	SCALE: AS NOTED	REVISIONS:	PAGE: 4 OF 8

- ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
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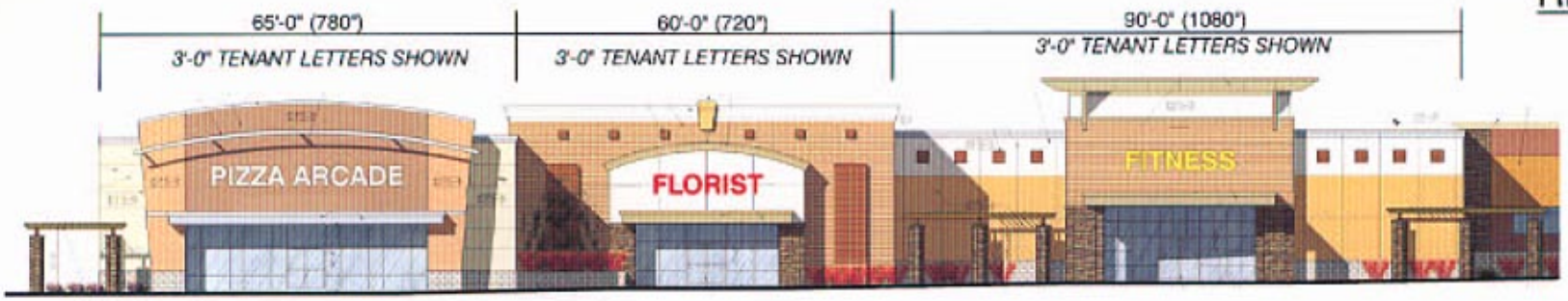
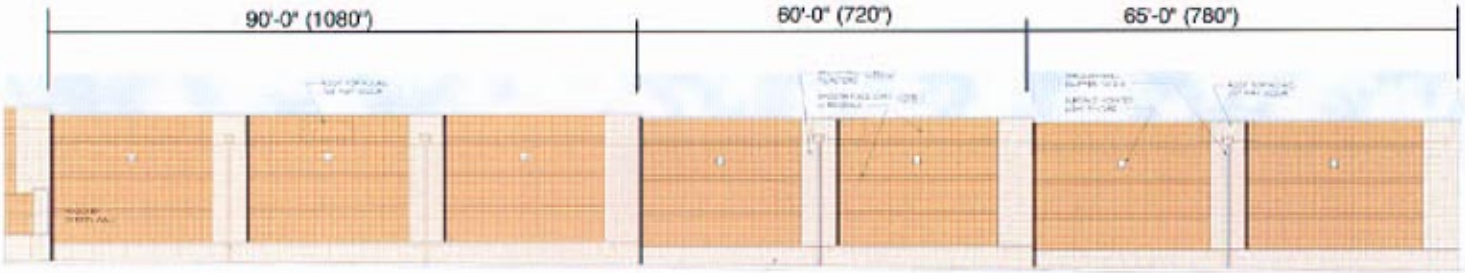
RETAIL "C" / "D" / "E"



RETAIL "E" EAST ELEVATION scale: 1"=20'-0"

RETAIL "D" EAST ELEVATION scale: 1"=20'-0"

RETAIL "C" EAST ELEVATION scale: 1"=20'-0"



RETAIL "C" WEST ELEVATION scale: 1"=20'-0"

RETAIL "D" WEST ELEVATION scale: 1"=20'-0"

RETAIL "E" WEST ELEVATION scale: 1"=20'-0"

RETAIL "E" SOUTH ELEVATION scale: 1"=20'-0"

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RETAIL "F"

3'-0" TENANT LETTERS SHOWN

RETAIL "F" EAST ELEVATION scale: 1"=20'-0"

3'-0" TENANT LETTERS SHOWN

RETAIL "F" WEST ELEVATION scale: 1"=20'-0"

3'-0" TENANT LETTERS SHOWN

RETAIL "F" SOUTH ELEVATION scale: 1"=20'-0"

3'-0" TENANT LETTERS SHOWN

RETAIL "F" NORTH ELEVATION scale: 1"=20'-0"

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RETAIL TENANT OVERVIEW
N.T.S

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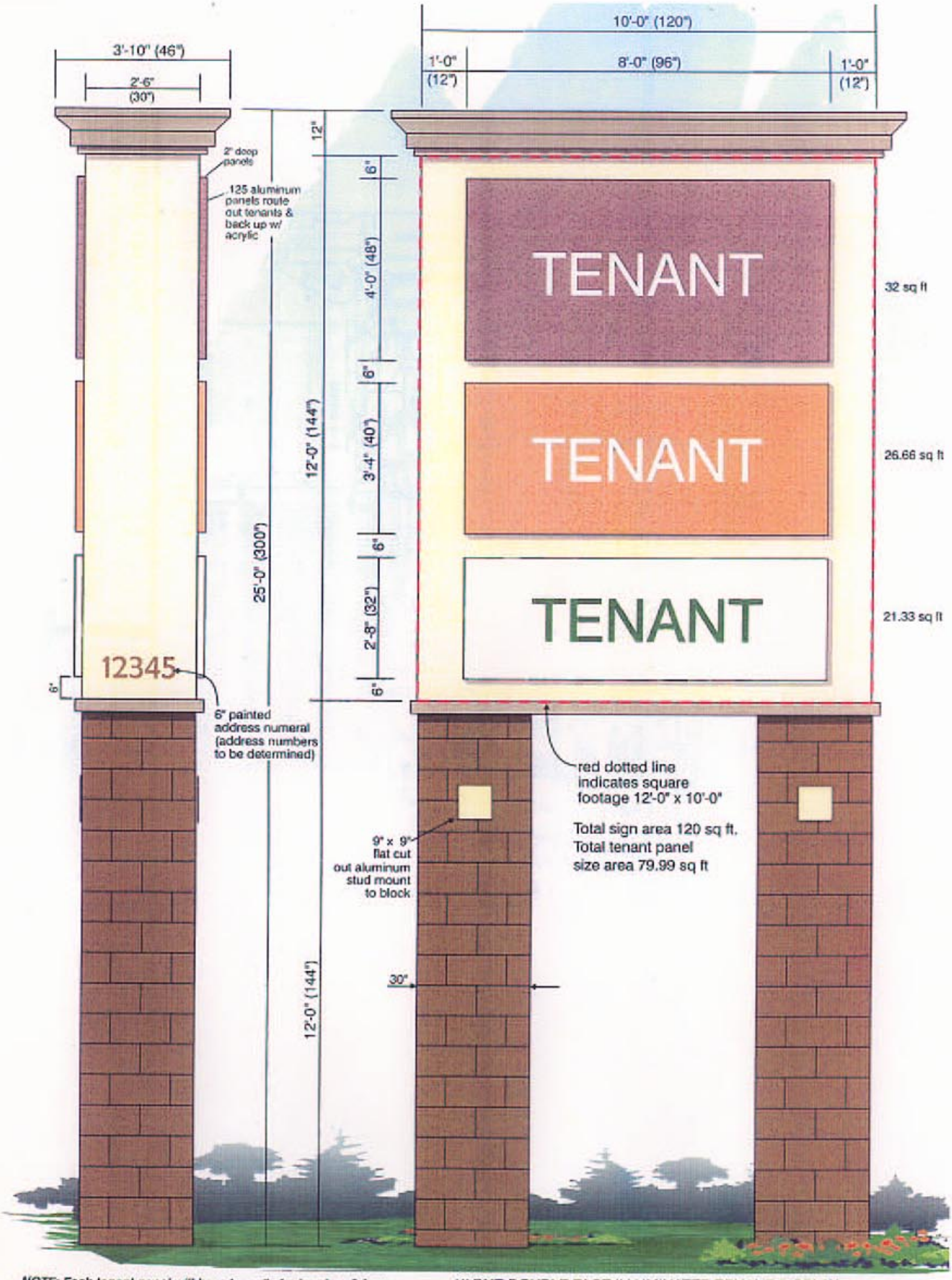

NOTE: Each tenant panel will have tenant's font, colors & logo.
NOTE: Architectural components and colors of the sign will match the building.

(1)ONE DOUBLE FACE ILLUMINATED TENANT DISPLAY
scale: 1/2" = 1'-0"

Rev 3-Increased height of block deleting arch for sq ftg. Increased height of bottom tenant panel.
Rev 2-Changed height of panels. Changed material on pole covers. Added sq ftg.
Rev 1-Increased OAH to 25' from 20'. Reduced width of sign from 12'-0" to 10'-0".

CLIENT: CONTINENTAL 138 FUND		REVISIONS: 8-25-03
ADDRESS: NWC Raintree Dr & Loop 101 Scottsdale,AZ		8-26-03
SALESMAN: Bill Gibson		9-30-03
DESIGNER: LMW	DESIGN # :L-1235-03-R3	
DATE: 06-22-2003	SCALE: AS NOTED	PAGE 1 OF 8

ADDRESS: 4828 W. WATTON PHX, AZ. 85019
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