



STAFF APPROVAL LETTER

80-SA-2008#2

DC Ranch Crossing Master Sign Program Amendment

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: E LEGACY BL / N PIMA RD
(SE Corner)
PARCEL: 217-12-005D
Q.S.: 38-49
CODE VIOLATION #:

APPLICANT: Eric "Rocky" Marsh
COMPANY: Christy Signs
ADDRESS: 1825 S Black Canyon Hwy Phoenix, AZ 85009
PHONE: 602-708-4486

Request: Request to amend the DC Ranch Crossing Master Sign Program to modify the design of three existing freestanding signs. Two of the sign (the tower and mid-size monument signs) are located within a scenic corridor on Pima Road. All other MSP design standards refer to the original MSP (80-SA-2008).

STIPULATIONS

1. All freestanding signs within DC Ranch Crossing shall substantially adhere to the DC Ranch Crossing Master Sign Program Amendment (80-SA-2008#2), submitted by Christy Signs and approved by Current Planning staff with a date of April 3, 2012.
2. Tenant copy on the tower and mid-size monument sign tenant panels may utilize the tenant's corporate colors, logos and letterstyle. However, white letter faces and colored logos shall be the default standard.
3. Tenant copy on the tower and mid-size monument sign shall utilize push-thru letters.
4. Tenant panels on the tower and mid-size monument sign shall maintain the same background color (MP 20191 Duranodic 313 Metallic).
5. Any substantial modifications to the DC Ranch Crossing Master Sign Program shall require Development Review Board or staff approval, as well as written approvals from the landlord and the DC Ranch Covenant Commission.
6. The original DC Ranch Crossing Master Sign Program (80-SA-2008) shall continue to apply for all other signs.

Related Cases: 80-SA-2008#2, 80-SA-2008, 91-DR-2006

SIGNATURE: _____

Andrew Chi
Associate Planner

DATE APPROVED: April 3, 2012

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

All signs shall require a separate sign permit application submittal. Requirements may be found online at
www.scottsdaleaz.gov/codes/signs

**POLICY OF THE CITY OF SCOTTSDALE
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk

3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Manager's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2422

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: _____



Master Sign Program Approval Application & Submittal Requirements

Project Number: <u>89 - PA - 2012</u>	Case Number: <u>- MS -</u>	Staff Coordinator: <u>Andrew Chi</u>
--	-------------------------------	---

Please check one of the following:

☐

New Master Sign Program

☒

Amendment to Existing Master Sign Program

Project Name: DC Ranch Crossing Master Sign Program Amendment

Project Address: SEC of N. Pima Road & E. Legacy Blvd.

Zip Code: 85255

Current Zoning District: PNC PCD Parcel Number(s): 217-11-855

Quarter Section: 38-49

Request: CHANGE DESIGN OF MAIN PYLON SIGN, MONUMENT
SIGN AND DIRECTIONAL SIGN

Associated Case(s): 80-SA-2008, 91-DR-2006

Owner: SUE CANNON
Company: COLLIERS INTERNATIONAL
Phone: 480 303 8606 Fax: 480 303 8607
E-mail: SUE.CANNON@COLLIERS.COM
Address: 2440 W. 12TH ST SUITE 2
TEMPE AZ 85281

Applicant: ERIC "Rocky" MARSH
Company: CHRISTY SIGNS
Phone: 602 708 4486 Fax: 602 242 2244
E-mail: SERVICE@CHRISTYSIGNS.COM
Address: 1825 S. BLACK CANYON HWY
PHOENIX AZ 85009

Submittal Requirements: Please submit three (3) copies of the materials requested below.

- ☒ **Completed Application (this form)**
- ☒ **Application Fee** (fees subject to change every July) \$100
- ☒ **Context Aerial and/or Site Location Map**
- ☒ **Narrative** describing nature of request
- ☒ **Property Owner Approval Letter**
- ☒ **Homeowners/Property Owners Association Approval Letter** (if applicable)
- ☒ **Sign Criteria Regulations & Language**
- ☒ **Color photographs of the site** (including all areas of change).

- ☒ **Site Plan** indicating extent and location of signage, additions, buildings, and other structures; indicate dimensions of all freestanding signs.
- ☐ **Floor Plan(s)** of existing building or buildings within a commercial center. The floor plan shall be dimensioned and clearly delineate each potential tenant space.
- ☐ **Elevation Drawings** of all buildings with sign locations indicated.
- ☒ **Other:** Elevation drawing(s) of all proposed freestanding signs.

Please Note: After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. Any fees paid shall apply toward the fee for this process. **If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.**

Eric Marsh
Applicant Signature

2-9-12
Date

Official Use Only:

Submittal Date: 02/09/12

City Staff Signature: Andrew Chi

Planning, Neighborhood and Transportation

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088

A - PIMA ROAD TOWER SIGN

There shall be one (1) pylon sign with the project identification, the retail anchor tenant and the residential condominium monument integrated into the landscaping located on Pima Road at the primary entrance.

Construction

Sign Structure: 18'-0" x 8'-6" pylon of wrought iron look finished aluminum, with bases fabricated to match CDI building masonry and precast concrete elements.

Base Legs: EIFS over masonry

Identification

Project ID: Aluminum construction cabinet with wrought iron look finish, routed project identification and push through acrylic letters, with metal cut-out faces.
Area: 2'-2" x 8'-6" - 18.36 s.f.

Anchor Tenant: Individual reverse pan channel letters and logo with push through acrylic secondary type per the tenant's corporate logo standards Area: 11.08 s.f.

Second User: Integral cabinet with individual routed letters and push through acrylic. Faces to be flat cut out aluminum surface applied - color and identity per user's standards.
Area: 5 s.f.

Colors

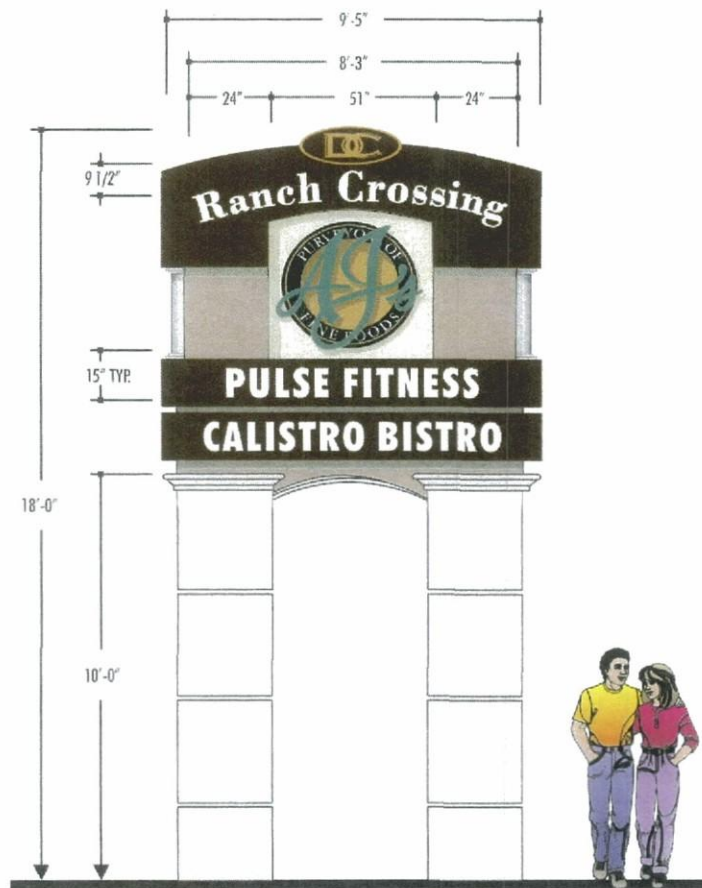
Cabinet: Color to match architectural palette

Sign Base: EIFS over CMU finish

Illumination

Project ID: Internally illuminated to create halo effect

Users ID: Internal and halo



80-SA-2008 #2
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
04/03/12 DATE
Chl INITIALS

B - MID-SIZE MONUMENTS

Mid-size monuments shall include project identification, retail anchor tenant, residential identification and/or others as shown. A maximum of three (3) tenants may be on any one sign.

Construction

Sign Structure: B1 - 12'-0" x 9'-4"
 B2 - B5 8'-0" x 9'-4"
 Monuments: with wrought iron, with bases fabricated to match CDI building masonry and precast concrete elements.
 Base: EIFS over masonry

Identification

Project ID: Wrought iron look finished aluminum cabinet, routed project identification and push through acrylic letters, with metal cut-out faces.
 Area: - 3'-0" x 9'-4" - 28 s.f.

Anchor: Individual reverse pan channel letters/logo with push through acrylic secondary type per the tenant's corporate logo standards
 Area: 4'-4" x 4'-4" - 18.75 s.f.

Residential: Individual reverse pan channel letters and logo.

Area: 4.08 s.f. Each

Retail Tenant: Individual reverse pan channel letters and logos - Maximum 8" high

Colors

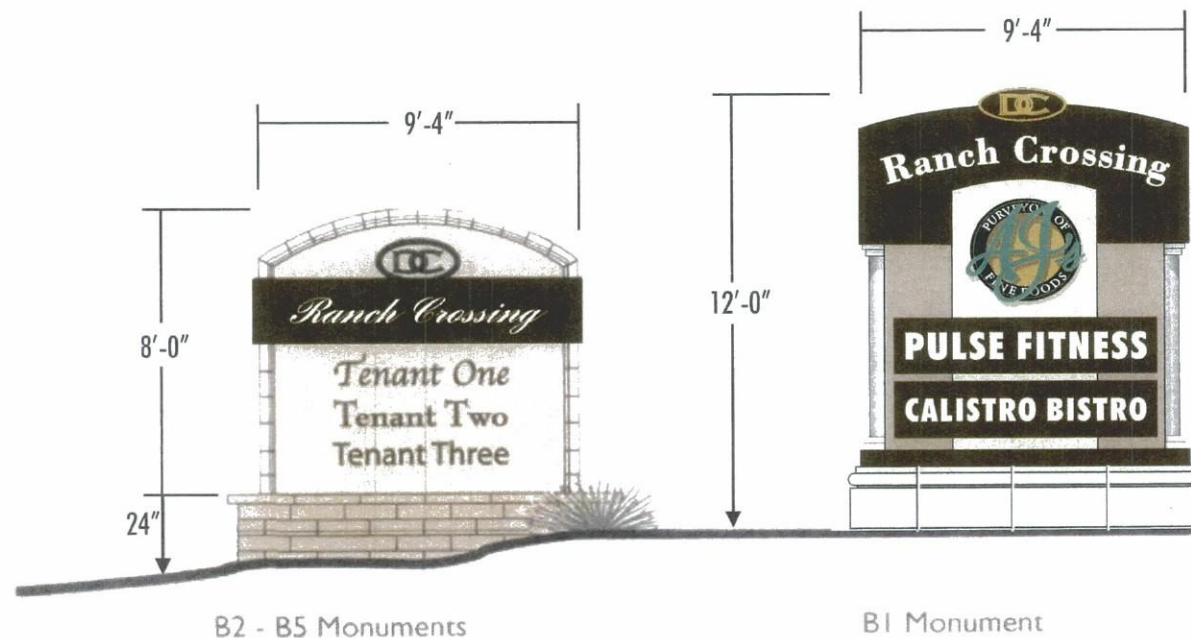
Cabinet: Color to match architectural palette

Sign Base: Masonry to match project

Illumination

Project ID: Internally illuminated to create halo

Tenant ID: Internal and halo



82-SA-2008 #2
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 04/03/12 DATE
 Clii INITIALS

D - BUILDING KIOSK/DIRECTORY

Kiosk to be located adjacent to the entry of the building and shall identify the name of the building and list tenants inside, per Owner's discretion.

Construction

Sign Structure: 6'-1" x 7'-0" structure of wrought iron look aluminum
Base: EIFS over CMU to match CDI building masonry and precast concrete elements.

Identification

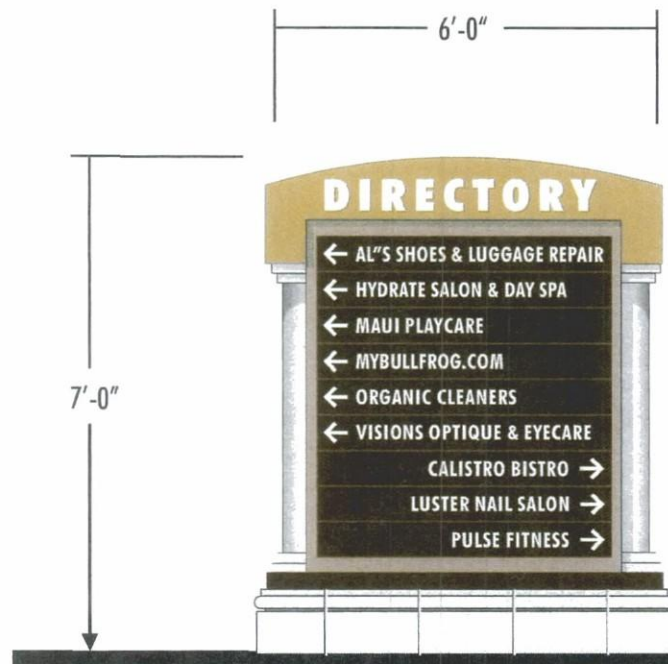
Cabinet: Aluminum cabinet with powder coated finish, flat cutout letters with black vinyl text.
Building ID: 4'-0" x 1'-0" - 4 s.f.
Tenant ID: 2'-4" x 5" - 1 s.f. per tenant

Colors

Cabinet: Color to match architectural palette
Sign Base: Masonry to match project.

Illumination

Internally illuminate with white leds.



80-SA-2008#2
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
04/03/12 DATE
Chri INITIALS



architectural element used for signage



Date: February 9, 2012

City of Scottsdale
Development Services
7447 E. Indian School Rd
Scottsdale, AZ 85251

RE: 18221 - 18291 N. Pima Rd.- Scottsdale, AZ 85255

TMT DC Ranch Crossing, Inc

Property Management

Colliers International - 2440 W. 12th Street, Suite 2 | Tempe, AZ 85281

Sue Cannon

Senior Property Manager - Real Estate Management Services

Main +1 480 303 8606 - Fax +1 480 303 8607 - sue.cannon@colliers.com

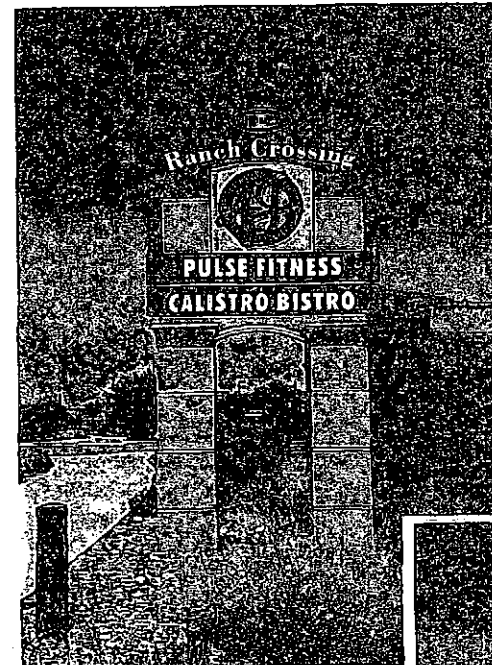
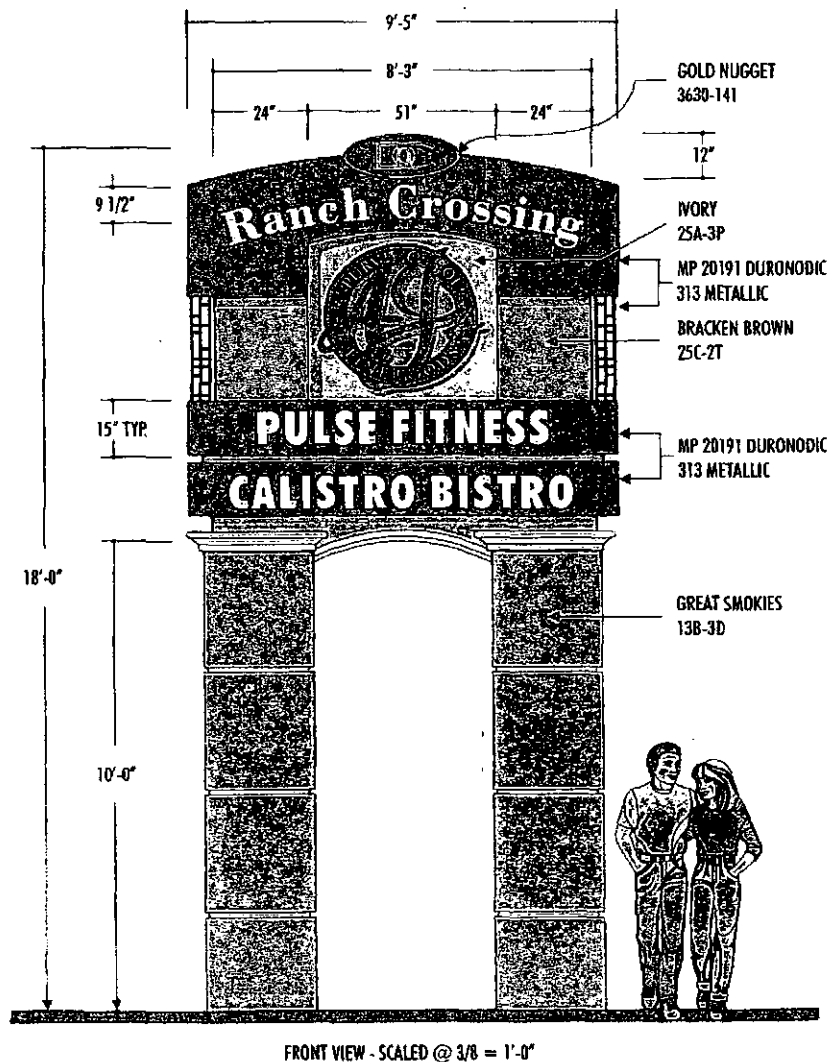
To whom it may concern:

On behalf of TMT DC Ranch, Inc./Colliers International, Christy Signs is hereby authorized to submit and pull permit for the modification to the Master Sign Criteria. This modification designed by Christy Signs has been approved and stamped by the DC Ranch Covenant Commission and reviewed and approved by DMB, the original developer of DC Ranch.

Sincerely

Signature 

Print Name/Title: Susan M. Cannon, Senior Property Manager
Colliers International
As managing agent for TMT DC Ranch, Inc.



AFTER PHOTO - NOT TO SCALE

SPECIFICATIONS:
 REFURBISH EXISTING MONUMENT SIGN.
 REMOVE TOP SECTION OF SIGN & DISPOSE
 OF PROPERLY. SAVE "AJS" HALO ILLUMINATED
 SIGN TO BE USED ON REFURBISHED SIGN.
 FABRICATE & INSTALL A NEW TOP SECTION AS
 SHOWN. ALL STANDARD ALUMINUM CONSTRUCTION.
 CENTER ID SECTION TO BE PAINTED BLACK. DC LOGO
 & COPY TO BE ROUT OUT & PUSH THROUGH WITH ACRYLIC.
 INTERNALLY ILLUMINATED WITH 800ma FLORESCENT LAMPS.
 TENANT PANELS TO BE ALUMINUM CABINETS, PAINT BLACK.
 ALL COPY & GRAPHICS TO BE ROUT OUT AND BACK UP WITH
 WHITE ACRYLIC. PANELS TO BE CHANGEABLE. SIDE SQUARE
 TUBING DECORATIVE SECTIONS TO BE 3"x3" ALUMINUM TUBING,
 PAINT BLACK TO MATCH PROJECT. INTERNALLY ILLUMINATE WITH
 800ma FLORESCENT LAMPS. RE-INSTALL "AJS" SIGNS ON EITHER
 SIDE OF NEW TOP SECTION. BACKGROUND OF "AJS" TO BE
 ALUMINUM PAINTED LIGHT BEIGE TO MATCH BUILDING.
 INSTALLATION & ELECTRICAL TO COMPLY WITH UL & ASA STANDARDS.



BEFORE PHOTO - NOT TO SCALE

D.C. RANCH
 COVENANT COMMISSION
 JAN 12 2012
 APPROVED

CHRISTY SIGNS
 1825 S. Black Canyon Highway
 Phoenix, Arizona 85009
 602-242-4488
 602-271-0433 fax

PROJECT
 DC RANCH CROSSING
 18211 N. PIMA RD.,
 SCOTTSDALE AZ 85255

PREPARED FOR
 SUE CANNON
 CHRISTY SIGNS ASSOCIATE
 ROCKY M

**RE-FURBISH EXISTING
 MONUMENT SIGN**

Project: DC RANCH CROSSING 10571
Date: 07/26/11
Scale: NOTED
Drawn By: JTK
QUOTE # 10571

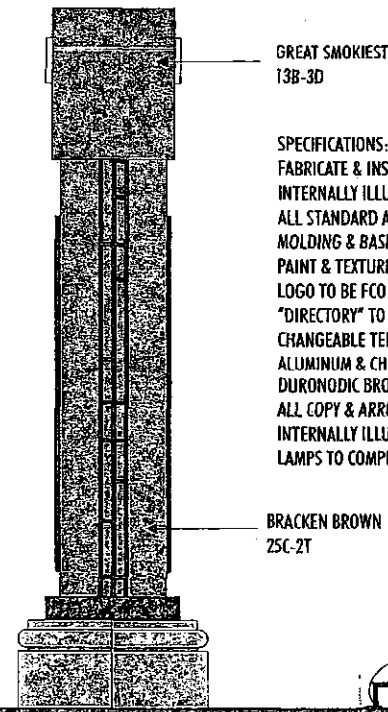
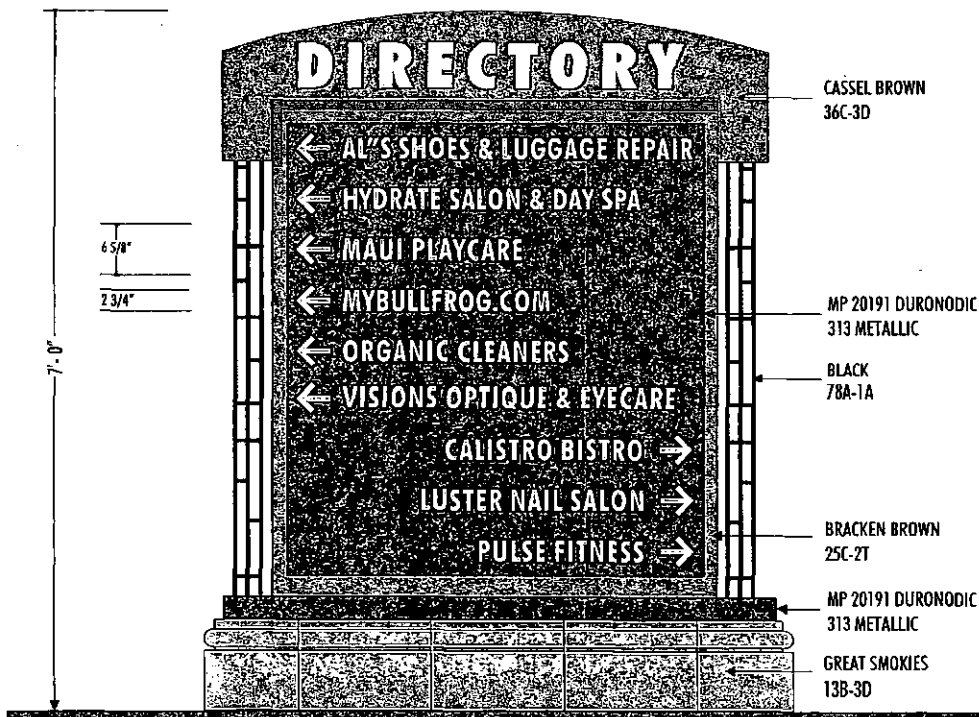
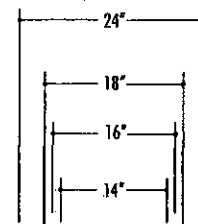
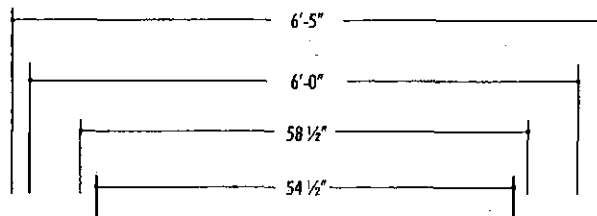
Revisions

No.	Description	Date
01	Re-design All Drawings	8/22/11
02	Adjust Colors	11/14/11
03	Change Font	11/05/11
04		
05		
06		

Approvals
 Landlord Signature _____
 Client Signature _____
 Sales Signature _____

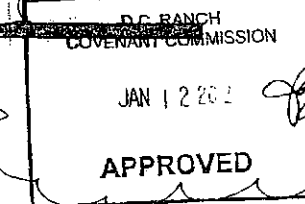
COMPUTER PRINTED COLOR GRAPHICS VARY FROM ACTUAL
 COLOR SELECTIONS. COLOR GRAPHICS AND/OR PHOTO
 ILLUSTRATIONS ARE DESIGNER CONCEPTS ONLY AND MAY
 NOT REPRESENT ACTUAL INSTALLATION.

Exhibit A



SPECIFICATIONS:
FABRICATE & INSTALL (1) ONE DOUBLE FACE INTERNALLY ILLUMINATED DIRECTIONAL SIGN. ALL STANDARD ALUMINUM CONSTRUCTION. MOLDING & BASE TO BE ALUMINUM CONSTRUCTION PAINT & TEXTURE TO MATCH PROJECT. LOGO TO BE FCO WHITE ACRYLIC. "DIRECTORY" TO BE PUSH THRU WHITE ACRYLIC. CHANGEABLE TENANT PANELS TO BE INDIVIDUAL ALUMINUM & CHANGEABLE PANELS PAINT DURONODIC BRONZE WITH WHITE ACRYLIC BACK UP. ALL COPY & ARROW REVERSED OUT WHITE COPY INTERNALLY ILLUMINATED 800ma FLUORESCENT LAMPS TO COMPLY WITH UL STANDARDS.

FRONT VIEW - SCALED @ 3/4" = 1'-0"



1825 S. Black Canyon Highway
Phoenix, Arizona 85009
602-242-4488
602-271-0433 fax

PROJECT
DC RANCH CROSSING
18211 N. PIMA RD.,
SCOTTSDALE AZ 85255

PREPARED FOR
SUE CANNON

CHRISTY SIGNS ASSOCIATE
ROCKY M

NEW NON-ILLUMINATED
DIRECTIONAL SIGN

OPTION B-1

Project: DC RANCH CROSSING 10571
Date: 07/26/11
Scale: NOTED
Drawn By: JTK
QUOTE # 10571

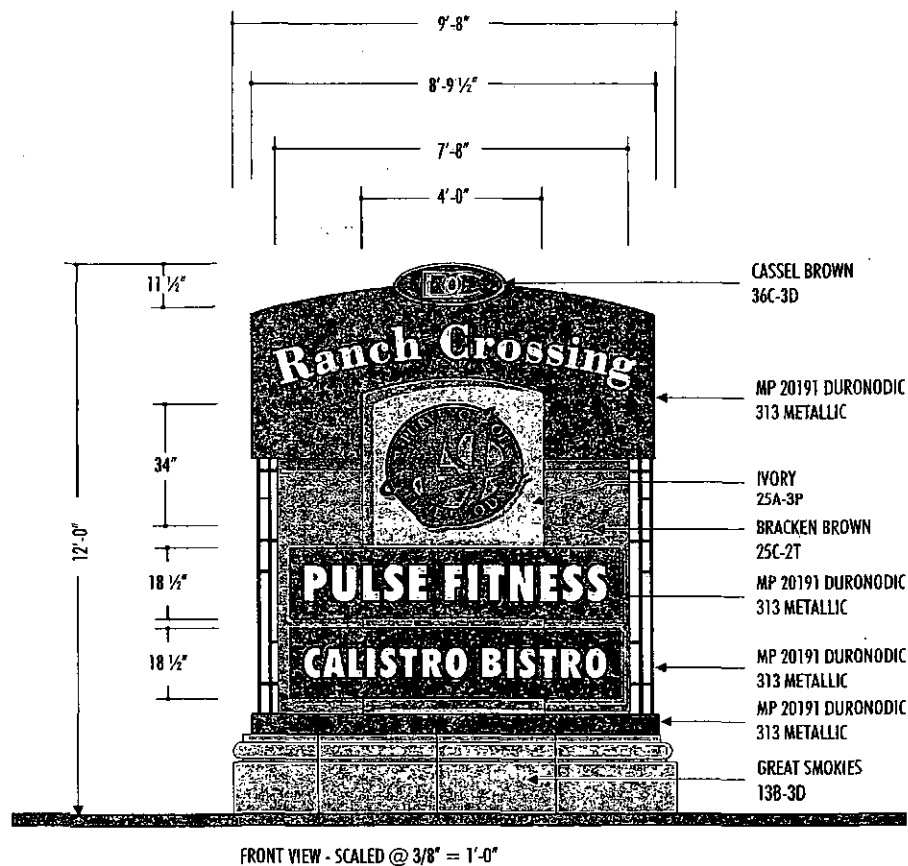
Revisions		
No.	Description	Date
02	Rearrange Arrows	8/29/11
03	Relocate Sign	10/13/11
04	Adjust Colors	11/14/11
05	Change Font	11/05/11
06	Change Top Decor	11/05/11
07	Show Approved Design	01/11/12

Approvals
Landlord Signature _____
Client Signature _____
Sales Signature _____

COMPUTER PRINTED COLOR GRAPHICS VARY FROM ACTUAL
COLOR SELECTIONS. FOR GRAPHICS AND/OR PHOTO
ILLUSTRATIONS SEE DESIGNER. COPIES ONLY AND MAY
NOT REPRESENT ACTUAL INSTALLATION.

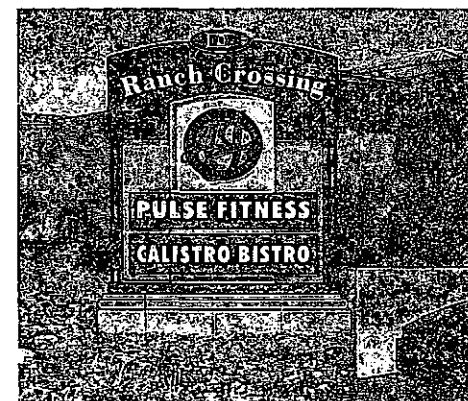
Exhibit B

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY CHRISTY SIGNS. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT WRITTEN PERMISSION BY CHRISTY SIGNS.

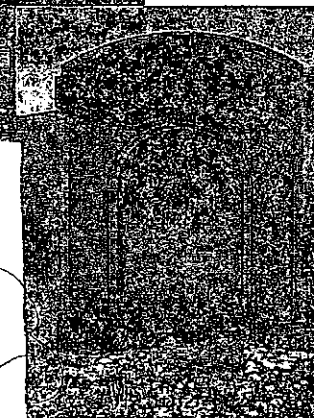


SPECIFICATIONS:

REFURBISH EXISTING MONUMENT SIGN.
REMOVE TOP SECTION OF SIGN & DISPOSE
OF PROPERLY. SAVE "AJs" HALO ILLUMINATED
SIGN TO BE USED ON REFURBISHED SIGN.
FABRICATE & INSTALL A NEW TOP SECTION AS
SHOWN. ALL STANDARD ALUMINUM CONSTRUCTION.
CENTER ID SECTION TO BE DUONODIC BRONZE. DC LOGO
& COPY TO BE ROUT OUT & PUSH THROUGH WITH ACRYLIC.
INTERNALLY ILLUMINATED WITH 800ma FLORESCENT LAMPS.
TENANT PANELS TO BE ALUMINUM CABINETS, DUONODIC BRONZE
ALL COPY & GRAPHICS TO BE ROUT OUT AND BACK UP WITH
WHITE ACRYLIC. PANELS TO BE CHANGEABLE. SIDE SQUARE
TUBING DECORATIVE SECTIONS TO BE 3"x3" ALUMINUM TUBING,
PAINT DUONODIC BRONZE TO MATCH PROJECT. INTERNALLY
ILLUMINATE WITH 800ma FLORESCENT LAMPS. RE-INSTALL
"AJs" SIGNS ON EITHER SIDE OF NEW TOP SECTION. BACKGROUND
OF "AJs" TO BE ALUMINUM PAINTED LIGHT BEIGE TO MATCH BUILDING.
INSTALLATION & ELECTRICAL TO COMPLY WITH UL & ASA STANDARDS.



AFTER PHOTO - NOT TO SCALE



BEFORE PHOTO - NOT TO SCALE

D.C. RANCH
COVENANT COMMISSION

JAN 12 2011

APPROVED



1825 S. Black Canyon Highway
Phoenix, Arizona 85009
602-242-4488
602-271-0433 fax

PROJECT

DC RANCH CROSSING
18211 N. PIMA RD.,
SCOTTSDALE AZ 85255

PREPARED FOR
SUE CANNON

CHRISTY SIGNS ASSOCIATE
ROCKY M

NEW INTERNALLY ILLUMINATED MONUMENT SIGN

Project: DC RANCH CROSSING 10571
Date: 07/26/11
Scale: NOTED
Drawn By: JTK
QUOTE # 10571

Revisions

No.	Description	Date
01	Re-design All Drawings	8/22/11
02	Adjust Colors	11/14/11
03	Change Font	11/05/11
04	Change Color	02/06/12
05		
06		

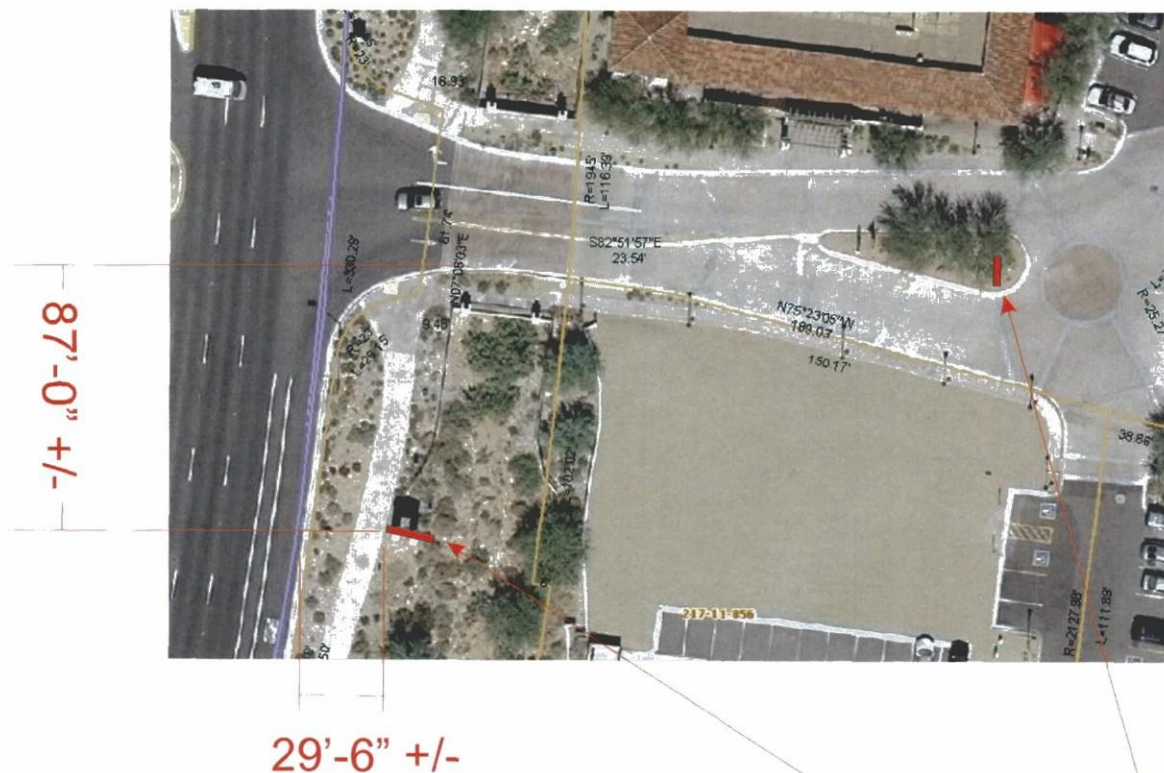
Approvals

Landlord Signature _____
Client Signature _____
Sales Signature _____

COMPUTER PRINTED COLOR GRAPHICS VARY FROM ACTUAL
COLOR SELECTIONS. COLOR GRAPHICS AND/OR PHOTO
ILLUSTRATIONS ARE DESIGNER CONCEPTS ONLY AND MAY
NOT REPRESENT ACTUAL INSTALLATION.

Exhibit C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY CHRISTY SIGNS. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION BY CHRISTY SIGNS.

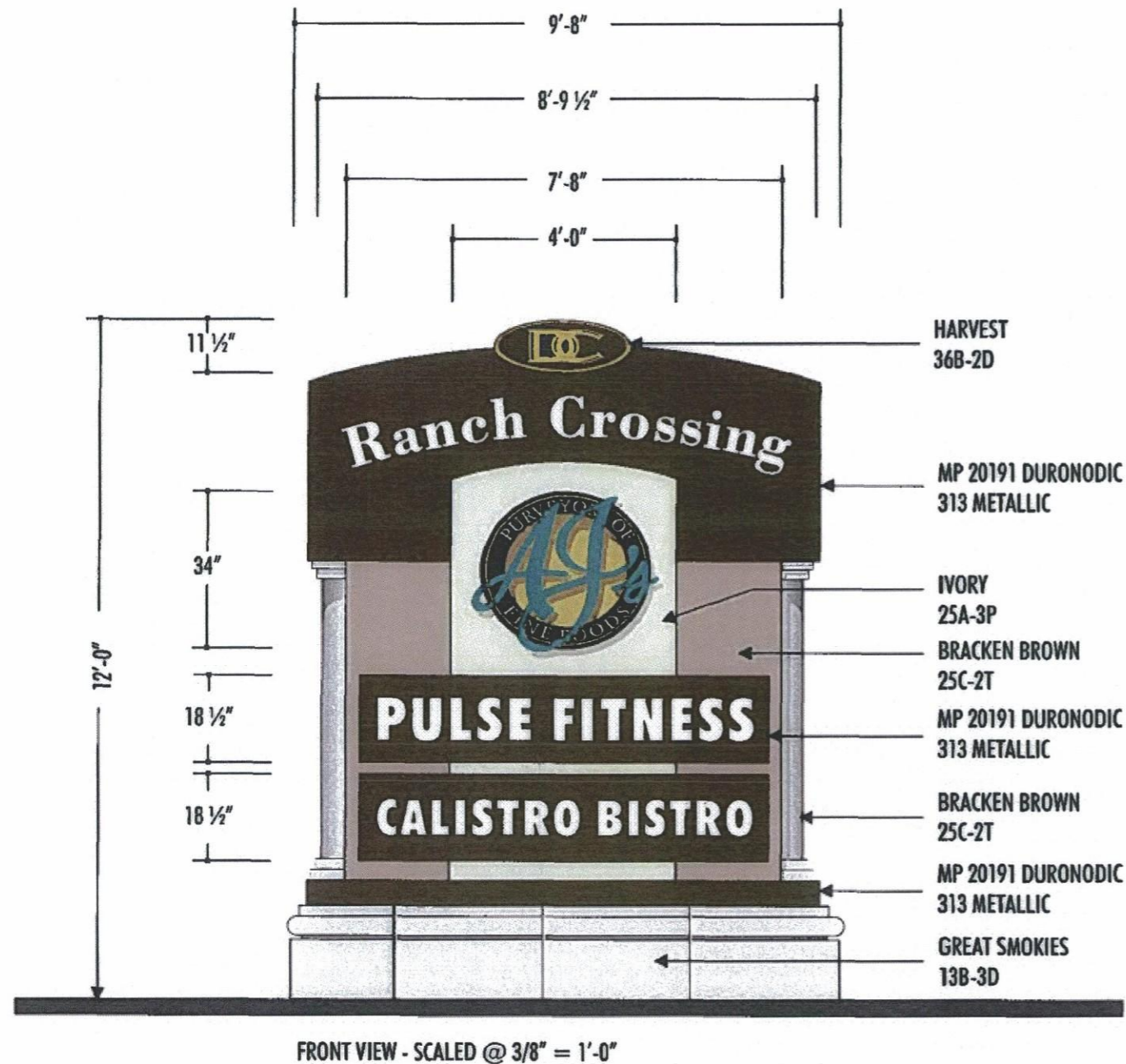


DC RANCH CROSSING SIGN 'A' & 'B'

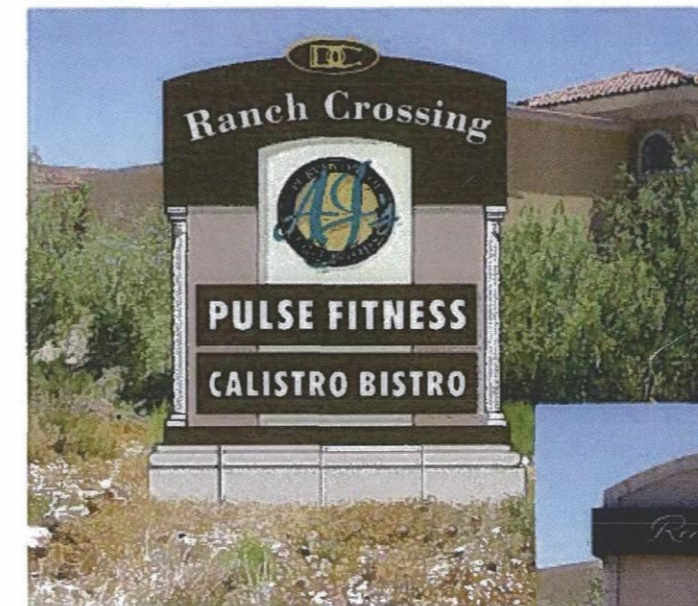


DC RANCH CROSSING SIGN 'C'

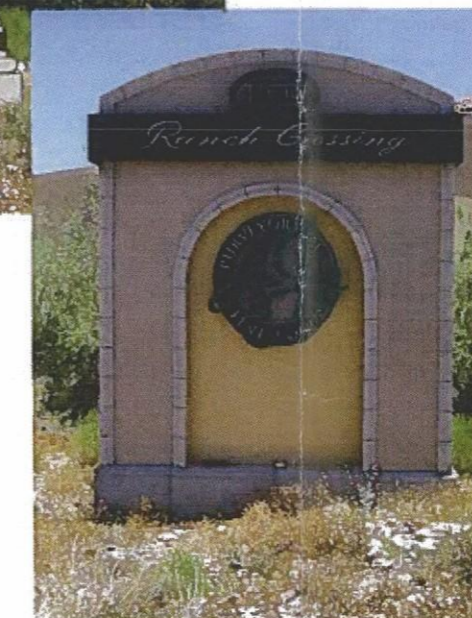
80-SA-200812
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 04/03/12 DATE
 CHI INITIALS



SPECIFICATIONS:
 REFURBISH EXISTING MONUMENT SIGN.
 REMOVE TOP SECTION OF SIGN & DISPOSE OF PROPERLY. SAVE "AJs" HALO ILLUMINATED SIGN TO BE USED ON REFURBISHED SIGN.
 FABRICATE & INSTALL A NEW TOP SECTION AS SHOWN. ALL STANDARD ALUMINUM CONSTRUCTION.
 CENTER ID SECTION TO BE PAINTED AS SPECIFIED. DC LOGO & COPY TO BE ROUT OUT & PUSH THROUGH WITH ACRYLIC.
 INTERNALLY ILLUMINATED WITH 800ma FLORESCENT LAMPS.
 TENANT PANELS TO BE ALUMINUM CABINETS, AS SPECIFIED.
 ALL COPY & GRAPHICS TO BE ROUT OUT AND BACK UP WITH WHITE ACRYLIC. PANELS TO BE CHANGEABLE. SIDE DECORATIVE CORNICE TO BE PAINTED PAINT TO MATCH PROJECT. INTERNALLY ILLUMINATE WITH 800ma FLORESCENT LAMPS. RE-INSTALL "AJs" SIGNS ON EITHER SIDE OF NEW TOP SECTION. BACKGROUND OF "AJs" TO BE ALUMINUM PAINTED LIGHT BEIGE TO MATCH BUILDING.
 INSTALLATION & ELECTRICAL TO COMPLY WITH UL & ASA STANDARDS.



AFTER PHOTO -NOT TO SCALE



BEFORE PHOTO -NOT TO SCALE

CHRISTY SIGNS
 1825 S. Black Canyon Highway
 Phoenix, Arizona 85009
 602-242-4488
 602-271-0433 fax

PROJECT
 DC RANCH CROSSING
 18211 N; PIMA RD.,
 SCOTTSDALE AZ 85255

PREPARED FOR
 SUE CANNON

CHRISTY SIGNS ASSOCIATE
 ROCKY M

NEW INTERNALLY ILLUMINATED MONUMENT SIGN

Project: DC RANCH CROSSING 10571
 Date: 07/26/11
 Scale: NOTED
 Drawn By: JTK
 QUOTE # 10571

Revisions

No.	Description	Date
02	Adjust Colors	11/14/11
03	Change Font	11/05/11
04	Change Color	02/06/12
05	Ready For Permits	02/08/12
06	Change Design	03/12/12
07	Re-design Side Decor	03/15/12

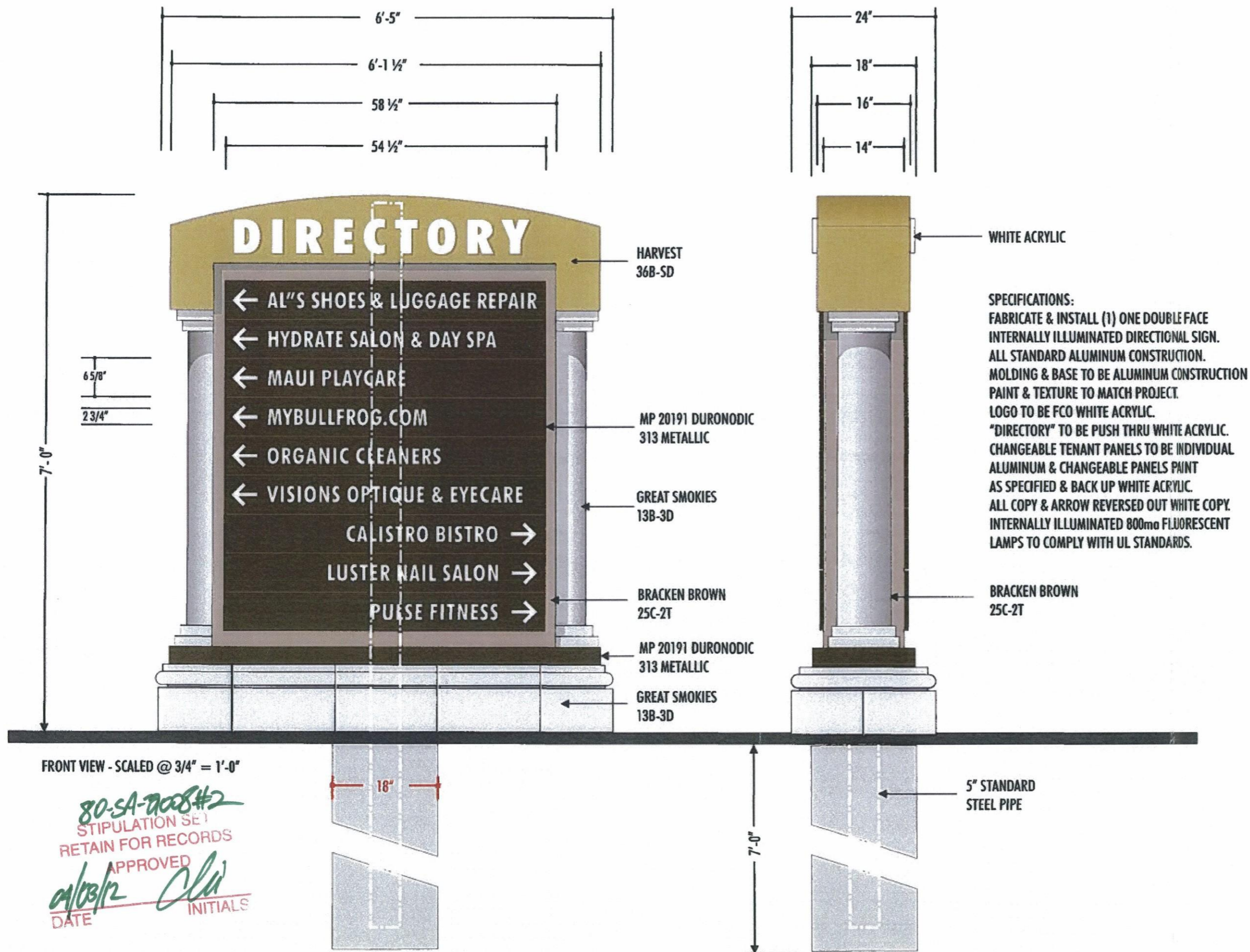
Approvals

Landlord Signature _____
 Client Signature _____
 Sales Signature _____

COMPUTER PRINTED COLOR GRAPHICS VARY FROM ACTUAL COLOR SELECTIONS. COLOR GRAPHICS AND/OR PHOTO ILLUSTRATIONS ARE DESIGNER CONCEPTS ONLY AND MAY NOT REPRESENT ACTUAL INSTALLATION.

Exhibit C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY CHRISTY SIGNS. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION BY CHRISTY SIGNS.



1825 S. Black Canyon Highway
Phoenix, Arizona 85009
602-242-4488
602-271-0433 fax

PROJECT
DC RANCH CROSSING
18211 N. PIMA RD.,
SCOTTSDALE AZ 85255

PREPARED FOR
SUE CANNON

CHRISTY SIGNS ASSOCIATE
ROCKY M

NEW NON-ILLUMINATED
DIRECTIONAL SIGN

OPTION B-1

Project: DC RANCH CROSSING 10571
Date: 07/26/11
Scale: NOTED
Drawn By: JTK
QUOTE # 10571

Revisions

No.	Description	Date
06	Change Font	11/05/11
07	Change Top Decor	01/11/12
08	Show Approved Design	02/06/12
09	Change Color	02/08/12
10	Change Design	03/12/12
11	Re-design Side Decor	03/15/12

Approvals

Landlord Signature _____

Client Signature _____

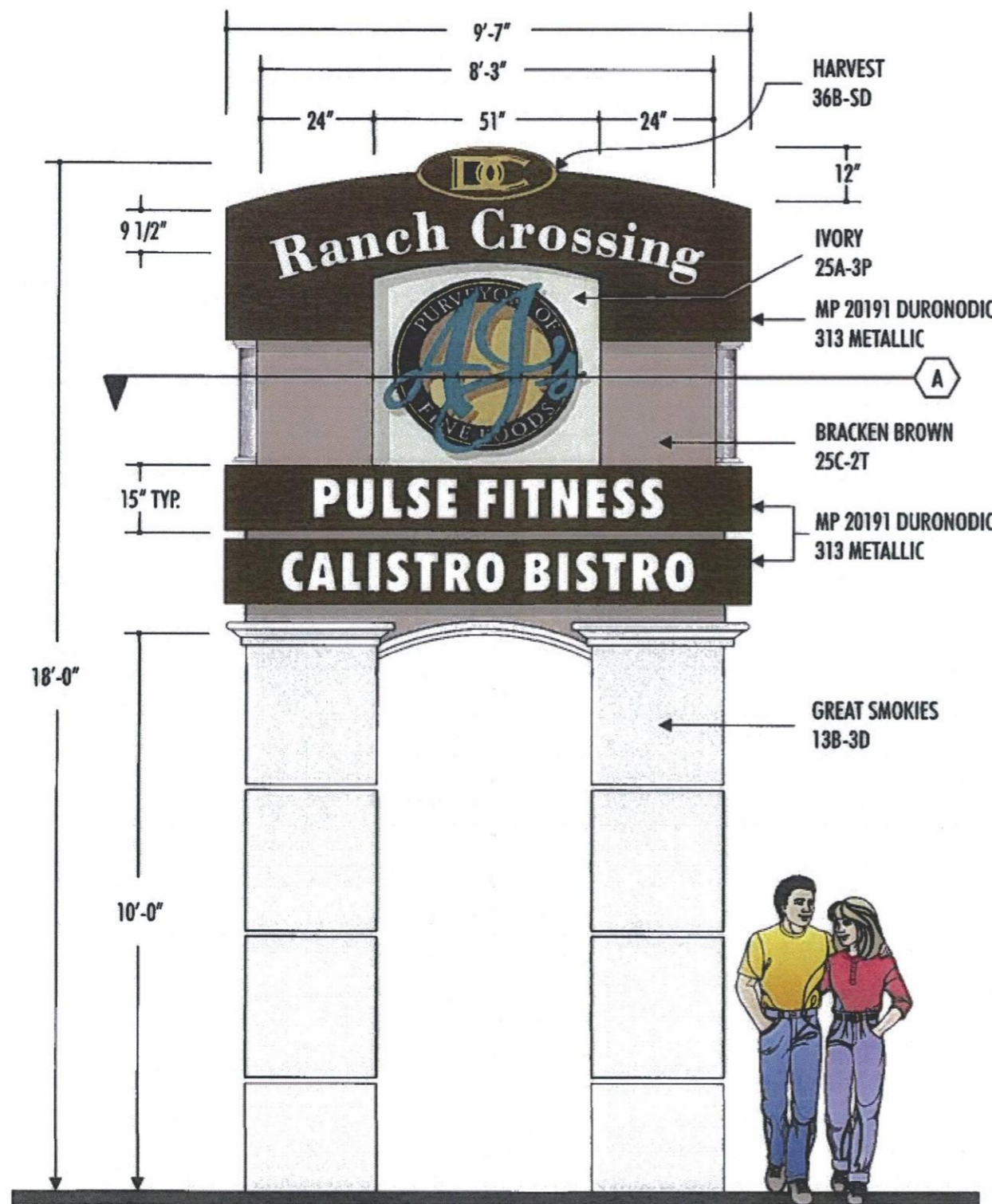
Sales Signature _____

COMPUTER PRINTED COLOR GRAPHICS VARY FROM ACTUAL
COLOR SELECTIONS. COLOR GRAPHICS AND/OR PHOTO
ILLUSTRATIONS ARE DESIGNER CONCEPTS ONLY AND MAY
NOT REPRESENT ACTUAL INSTALLATION.

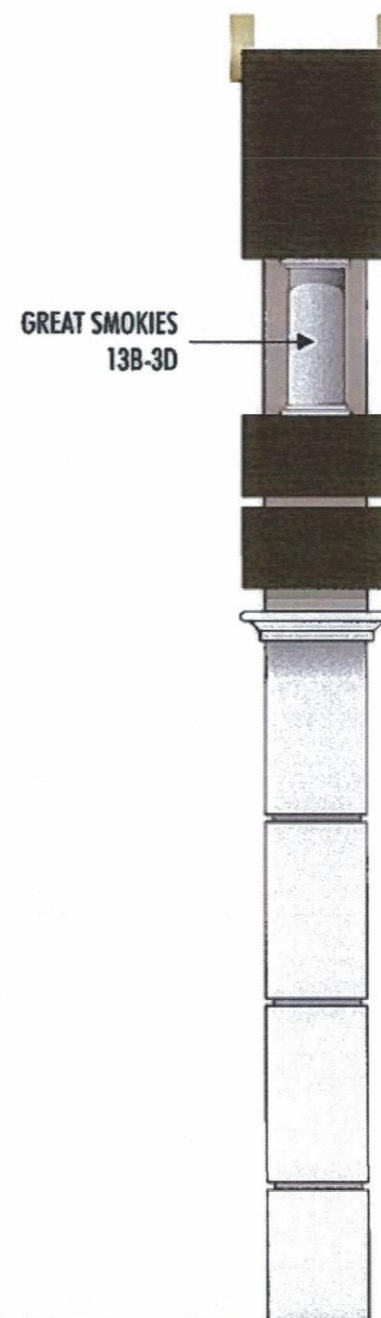
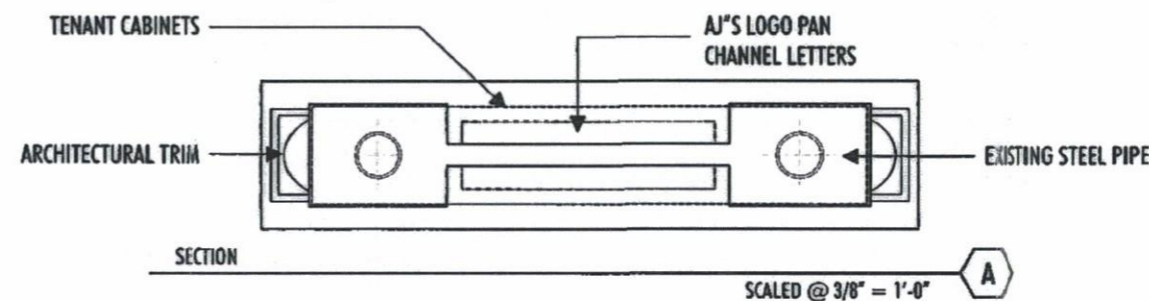
Exhibit B

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY CHRISTY SIGNS. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION BY CHRISTY SIGNS.

80-SA-2008 #2
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 04/03/12
 DATE
 INITIALS



FRONT VIEW - SCALED @ 3/8" = 1'-0"



FRONT VIEW - SCALED @ 3/8" = 1'-0"

SPECIFICATIONS:
 REFURBISH EXISTING MONUMENT SIGN. REMOVE TOP SECTION OF SIGN & DISPOSE OF PROPERLY. SAVE "AJs" HALO ILLUMINATED SIGN TO BE USED ON REFURBISHED SIGN. FABRICATE & INSTALL A NEW TOP SECTION AS SHOWN. ALL STANDARD ALUMINUM CONSTRUCTION. CENTER ID SECTION TO BE PAINTED AS SPECIFIED. DC LOGO & COPY TO BE ROUT OUT & PUSH THROUGH WITH ACRYLIC. INTERNALLY ILLUMINATED WITH 800ma FLORESCENT LAMPS. AS SPECIFIED. ALL COPY & GRAPHICS TO BE ROUT OUT AND BACK UP WITH WHITE ACRYLIC. PANELS TO BE CHANGEABLE. SIDE DECORATIVE CORNICE TO BE FABRICATE ALUMINUM. PAINT TO MATCH PROJECT. INTERNALLY ILLUMINATE WITH 800ma FLORESCENT LAMPS. RE-INSTALL "AJs" SIGNS ON EITHER SIDE OF NEW TOP SECTION. BACKGROUND OF "AJs" TO BE ALUMINUM PAINTED LIGHT BEIGE TO MATCH BUILDING. INSTALLATION & ELECTRICAL TO COMPLY WITH UL & ASA STANDARDS.



1825 S. Black Canyon Highway
 Phoenix, Arizona 85009
 602-242-4488
 602-271-0433 fax

PROJECT
 DC RANCH CROSSING
 18211 N; PIMA RD.,
 SCOTTSDALE AZ 85255

PREPARED FOR
 SUE CANNON

CHRISTY SIGNS ASSOCIATE
 ROCKY M

**RE-FURBISH EXISTING
 MONUMENT SIGN**

Project: DC RANCH CROSSING 10571
 Date: 07/26/11
 Scale: NOTED
 Drawn By: JTK
 QUOTE # 10571

Revisions		
No.	Description	Date
02	Adjust Colors	11/14/11
03	Change Font	11/05/11
04	Change Color	02/06/12
05	Ready For Permits	02/08/12
06	Re-design	02/12/12
07	Re-design Side Decor	03/15/12

Approvals
 Landlord Signature
 Client Signature
 Sales Signature

COMPUTER PRINTED COLOR GRAPHICS VARY FROM ACTUAL
 COLOR SELECTIONS. COLOR GRAPHICS AND/OR PHOTO
 ILLUSTRATIONS ARE DESIGNER CONCEPTS ONLY AND MAY
 NOT REPRESENT ACTUAL INSTALLATION.

Exhibit A

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY CHRISTY SIGNS. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION BY CHRISTY SIGNS.

DC RANCH CROSSING



C

B

A