

# **Wilsonville Old Town Square**

## **Master Sign Program**

**(updated Sept 15, 2010)**

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# **Wilsonville Old Town Square – Master Sign Plan**

## **1 DESIGN CRITERIA**

### **1.1 PURPOSE**

The purpose of establishing the Wilsonville Old Town Square (WOTS) design criteria is to ensure that each Tenant sign will contribute to the center’s success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Individual tenant signs should incorporate a diversity of sign styles, icons and materials to create “retail drama” for the restaurant, entertainment and retail visitors. These criteria shall govern the design, fabrication and installation of all signs to be installed by Tenants. The Criteria are subject to revision by the Landlord. However, such revisions shall not be contrary to the City of Wilsonville’s master sign program or subsequent sign permits as identified in the City of Wilsonville’s Development Code.

Each Tenant is required to design, fabricate, install and maintain primary signs per the allowable options defined under Permitted Tenant Signs. They may also, at their discretion, install secondary window, blade, plaque or awning signs. Sizes, quantities and options are defined herein.

Professional design, production and installation of all signs and graphics is required. The lettering and spacing of lettering shall be well proportioned to assure legibility as well as a pleasing appearance. Shop drawings for each sign, including colors as well as proposed construction materials, will be required for approval of signage. The Landlord’s written approval is required prior to the tenant submitting for and obtaining a sign permit application to the City of Wilsonville, before contractor can begin fabrication.

### **1.2 ACCEPTABLE SIGN MATERIALS**

- 1.2.1 Dimensional shapes or icon representing tenant’s product or service
- 1.2.2 Sculpted wood or metal
- 1.2.3 Painted, polished, etched, or abraded metals
- 1.2.4 Etched or sandblasted glass
- 1.2.5 Glazed ceramic tile patterns or mosaic designs
- 1.2.6 Cut or fabricated lexan, acrylic, steel, aluminum or bronze or other architectural alloys

- 1.2.7 Dimensional letterforms with seamless edges
- 1.2.8 Gold, silver or copper leaf or metallic paint finish
- 1.2.9 Oxidized and patina finishes
- 1.2.10 Natural and cut/finished stone

### **1.3 ACCEPTABLE ILLUMINATION**

- 1.3.1 Reverse pan channel halo illumination
- 1.3.2 Silhouette illumination
- 1.3.3 Internal and/or external illumination (see requirements for each sign type)
- 1.3.4 Internally illuminated pan channel letters with translucent faces

### **1.4 PROHIBITED ILLUMINATION AND ELECTRICAL WORK**

- 1.4.1 Exposed conduits
- 1.4.2 Exposed neon attached to glass tubing surrounds or crossbars
- 1.4.3 Front lighting fixtures that compete with storefront design

### **1.5 SIGN COLORS AND FINISHES**

Prior to sign fabrication, Tenant must obtain approval from Landlord and City of Wilsonville for all sign colors proposed for use by Tenant. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- 1.5.1 Colors must be selected to be compatible with architectural finishes and colors of the base building.
- 1.5.2 Sign colors should be selected to provide sufficient contrast against building background colors.
- 1.5.3 Colors within each sign should be compatible.
- 1.5.4 Sign colors should provide variety and excitement.
- 1.5.5 Color of letter returns shall be dark bronze with contrast face colors for optimum daytime readability.
- 1.5.6 Neon colors should complement related signage elements

- 1.5.7 Raceway color to match building or canopy color. Colors to be verified by Landlord prior to installation.

## **1.6 TYPESTYLES**

The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may adapt established type styles, logos and/or icons that are used on similar locations operated by them in Oregon and/or the U.S. These images must be architecturally compatible and approved by the Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

## **1.7 SIGN SIZES AND QUANTITIES**

Size, quantity and placement of tenant signs shall conform to the tenant sign criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale relative to their backgrounds, storefront and building façade.

## 2 PERMITTED SIGNS

The following sign types and their criteria are intended to ensure that all signage is attractive and functional, consistent with the intent of the City of Wilsonville’s signage regulations but recognizing the special needs of a large, multi-tenant mixed-use development site. The City seeks to control the size, quantity, placement, materials, finishes and illumination of retail signage. The goal of the Wilsonville Old Town Square (WOTS) Sign Program is to create quality and visual richness within the allowable sign rules while encouraging the diversity of signs associated with vibrant urban village streetscapes and plazas.

### 2.1 SITE IDENTIFICATION

*Site identification* is achieved by a **Major Tenant ID Monument sign** and two **Entrance Monument ID signs**. These signs are designed to enable drivers, pedestrians, cyclists and transit riders to easily identify the Old Town Square mixed-use center and conveniently reach appropriate points of entry.

#### 2.1.1 MAJOR TENANT ID MONUMENT SIGN

The main Anchor Tenant monument sign is to be located at the north end of the site, as shown on the site signage plan. The sign is 8’ in height, and provides 54 square feet of sign area. A plan for this freestanding sign is included as an attachment to this sign program.

#### 2.1.2 ENTRANCE MONUMENT ID SIGN

Two entrance monument signs are to be constructed; one at each of the two entrances into the site from Boones Ferry Road, as indicated in the attached site signage plan. The monument signs provide 15 square feet each. The face of the sign is a steel plate with attached lettering/logo, mounted atop a wider stone base that is incorporated into the landscaping. A plan for the monument sign is included as an attachment to this sign program

### 2.2 MAJOR TENANT SIGNS

*Major Tenant* Fred Meyer occupies the largest building on the site, located close to the Interstate 5 right-of-way. Because of its size and scale, its position within the site, and its visibility from the Interstate 5 corridor, the Fred Meyer store has a specific sign program consisting of **Major Tenant Fascia signs** and **Major Tenant Secondary signs**.

#### 2.2.1 MAJOR TENANT FASCIA SIGNS

DESCRIPTION: Wall signs identifying Fred Meyer store for viewers within and outside the site, with different letter heights (5 feet or 4 feet 4 inches) at different locations.

MATERIALS:	Fabricated Channel letters with translucent faces; Lexan, Acrylic, Aluminum, Steel, & Architectural Alloys per WOTS Sign Program Section 1.2.
COPY:	Tenant name.
SIGN AREA:	As specified in Table 1 for the respective frontages of Building A in Wilsonville Old Town Square.
COLORS/FINISHES:	Per tenant graphic standards and as restricted by the WOTS Sign Program.
LIGHTING:	Internal neon or LED.

### 2.2.2 MAJOR TENANT SECONDARY SIGNS

DESCRIPTION:	<p>Wall signs enabling visitors to identify specialty areas of Building A:</p> <ul style="list-style-type: none"> <li>● “PHARMACY DRIVE THRU”</li> <li>● “GARDEN CENTER”</li> <li>● “STARBUCKS COFFEE” (or other beverage/food vendor)</li> </ul>
MATERIALS:	Fabricated Channel letters with translucent faces; Lexan, Acrylic, Aluminum, Steel, & Architectural Alloys per WOTS Sign Program Section 1.2.
COPY:	Text as specified above
SIGN AREA:	As specified in Table 1 for Building A.
COLORS/FINISHES:	Per tenant graphic standards and as restricted by the WOTS Sign Program.
LIGHTING:	Internal neon or LED.

### 2.3 PAD TENANT PRIMARY SIGNS

*Pad Building Tenant* signs are organized into **Tenant Primary sign, Blade sign and Monument Sign** categories. Tenant Primary signs may be **Fascia** signs or **Canopy** signs, as appropriate to the building design.

A Tenant whose lease space has frontage along Boones Ferry Road or Wilsonville Road is allowed one Primary Tenant sign on the public street side, plus one Primary Tenant sign on each of the other exterior building walls defining its lease space. This allows another Primary Tenant sign facing the parking lot. Additionally, Tenants at the ends of the buildings (i.e., with frontage facing the transitional plazas



between the public streets and the internal parking and pedestrian circulation areas) are allowed a third Primary Tenant sign on that frontage. These signs are to be contained within a specified sign band area. Sign size is intended to be legible from the abutting street, plaza or parking area. The sign band area insures that tenant signs are compatible with the overall architectural features of the building facade.

A tenant may not place both a fascia sign and a canopy sign on the same building elevation. Either a fascia sign or a canopy sign may be used, depending on the design of the building and type of canopy, roof or awning over the tenant entrance.

In the event that a single tenant occupies two or more adjacent units, the total amount of fascia or canopy signage allowable for that tenant will be limited to a single sign with a total area of 32 square feet per building elevation, regardless of the number of units occupied. For example, if a tenant occupies two units in Building C which both have frontage only on the north and south, the tenant would be permitted to install one fascia sign on the north and one on the south side of the building. If that tenant were to occupy one of the end units and an adjacent central unit, that tenant would be permitted one fascia sign on the north building face, one on the southern elevation, and one additional sign on the end elevation.

If the architecture of the building provides capability for a multi-unit tenant, a single sign may be centered across the multiple units rather than placed as specified in the building elevation drawings. The ability to center a sign is determined by the Owner, and is subject to final review and approval by the City of Wilsonville.

### ***2.3.1 PAD TENANT PRIMARY SIGN – FASCIA OPTION***

DESCRIPTION:	The WOTS Sign Program permits dimensional lettering and logos placed in a sign band zone (fascia) above the tenant storefront identified on the building elevations. Sign band zones range in size between 10 ft. and 16 ft. in length, and 2 to 3 ft. in height to allow flexibility in the configuration of each sign, but the area of each sign may not exceed the total specified in Table 1.
MATERIALS:	Per WOTS Sign Program Section 1.2.
COPY:	Tenant name and logo.
SIGN AREA:	As specified in Table 1 for the respective frontages of each building in Wilsonville Old Town Square. Sign area measurements are as defined by the City of Wilsonville Planning and Land Development Ordinance.
COLORS/FINISHES:	Per tenant graphic standards and as restricted by the WOTS Sign Program.
LIGHTING:	External stem mounted low voltage light fixtures, internal illumination, or halo illuminated letters/logo as restricted by WOTS Sign Program.

### ***2.3.2 PAD TENANT PRIMARY SIGN – CANOPY OPTION***

DESCRIPTION:	The WOTS Sign Program allows dimensional lettering and logos placed in a sign zone area on the tenant storefront canopy, in lieu of a Facia sign. Canopy sign locations are identified on the building elevations. Sign band zones range in size between 10 ft. and 16 ft. in length, and 2 to 3 ft. in height to allow flexibility in the configuration of each sign, but the area of each sign may not exceed the total specified in Table 1.
MATERIALS:	Per WOTS Sign Program Section 1.2.
COPY:	Tenant name and logo.
SIGN AREA:	As specified in Table 1 for the respective frontages of each building in Wilsonville Old Town Square. Sign area measurements are as defined by the City of Wilsonville Planning and Land Development Ordinance.
COLORS/FINISHES:	Per tenant standards and as restricted by the WOTS Sign Program.
LIGHTING:	External stem mounted low voltage light fixtures, internal illumination, or halo illuminated letters/logo as restricted by WOTS Sign Program.

#### 2.4 PAD TENANT BLADE SIGNS

Each Tenant is also permitted one Blade sign per building frontage where a public entrance is located, below the fascia sign band area or canopy sign area, to enhance storefront identity at the pedestrian level. All tenants are encouraged to erect blade signs.

In the event that any tenant occupies two or more adjacent units, a blade sign may be installed at any entrance used by that tenant.

DESCRIPTION:	The WOTS Sign Program permits a projecting type double faced sign with Tenant's name and logo placed below the awning level of the Tenant storefront.
MATERIALS:	Ornamental metal sign bracket shall be custom fabricated. Sign panel may be fabricated in a variety of materials and techniques per the WOTS Sign Program Section 1.2.
COPY:	Tenant name and logo.
SIGN AREA:	Maximum sign area shall not exceed 7.00 sq. ft. Sign shape is not regulated, but sign may not hang below 8 ft. 0 in. from finish grade.
NO. OF SIGNS:	Multiple Street Front and Storefront Facades:

A second Blade sign is permitted with a maximum of one per exterior building frontage where a public entrance to the Tenant's lease space is located.

Large Tenants:

Tenants with 60 linear feet or more per building frontage may have a second Blade sign.

COLORS/FINISHES: Per tenant standards and as restricted by the WOTS Sign Program.

LIGHTING: External stem mounted low voltage light as restricted by WOTS Sign Program.

## **2.5 PAD TENANT MONUMENT SIGNS**

Special Monument signs shall be permitted for two of the uses/buildings within the Old Town Square development. The first is for the restaurant tenant in Building F, and the second is for the residential apartments in Building G.

### ***2.5.1 Restaurant Tenant Identification***

The location of Building F in relation to the public street exposure gives rise to the need for special signage to advertise the use in this building. A monument sign may be constructed in the plaza on the north side of the existing church/ northwest of Building F. This monument sign may be double sided, but is limited to a maximum of 21 square feet per side. The specific location and design of this sign is subject to review and approval by the Owner, followed by approval by the City of Wilsonville.

### ***2.5.2 Residential Apartments Identification***

A final Monument sign shall be permitted to be erected in the Open Space on the south side of Building G, facing Bailey Street, to identify the residential apartments within that building. This monument sign may be double sided, but is limited to a maximum of 15 square feet per side. The specific location and design of this sign is subject to review and approval by the Owner, followed by approval by the City of Wilsonville.

## **2.6 WINDOW SIGNS (all site tenants)**

DESCRIPTION: The WOTS Sign Program permits pressure sensitive vinyl, screen printed or gold leaf tenant name and logo on the glass area of the storefront.

MATERIALS: Pressure sensitive vinyl, screen-printed or gold leaf.

COPY: Tenant name and logo

SIGN AREA: Maximum sign area shall not exceed 20% of window area.

COLORS/FINISHES: White, light colors or various gold/silver leaf.

LIGHTING: None.

## **2.7 WINDOW DISPLAYS (all site tenants)**

DESCRIPTION: The WOTS Sign Program permits store product display in storefront windows.

MATERIALS: Merchandise items and related promotional display materials within storefront display window panels.

COPY: Not applicable.

SIGN AREA: 100% of display window area.

COLORS/FINISHES: Not applicable.

LIGHTING: As needed to emphasize display, without causing glare or otherwise violating City site lighting standards.

### 3 PROHIBITED SIGNS

Only those sign types provided herein and specifically approved in writing by the Owner will be allowed. Notwithstanding, such approval shall not be contrary to those signs permitted and prohibited by the City of Wilsonville Development Code. The following signs are prohibited:

#### **3.1 OUTDOOR ADVERTISING OR ADVERTISING STRUCTURES**

#### **3.2 ROOF SIGNS**

#### **3.3 FREESTANDING SIGNS (OTHER THAN THOSE MONUMENT SIGNS IN THIS SIGN CRITERIA)**

#### **3.4 ANIMATED, AUDIBLE OR MOVING SIGNS**

Signs that move, swing, rotate, flash or produce odors.

#### **3.5 VEHICLE SIGNS**

Signs affixed or on trucks, automobiles, trailers and other vehicles, which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.

#### **3.6 OFF PREMISES SIGNS (OTHER THAN DIRECTIONAL SIGNS)**

Installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.

#### **3.7 BOXED OR CABINET TYPE ILLUMINATED SIGNS**

These will not be allowed unless Landlord makes an exception in writing.

#### **3.8 CLOTH, PAPER, CARDBOARD OR SIMILAR STICKERS OR DECALS AROUND OR ON SOLID EXTERIOR SURFACES OF THE PREMISES.**

#### **3.9 HAND-LETTERING**

Landlord shall permit no hand-lettered signs at any time, unless professionally produced and approved in writing.

#### **3.10 EXPOSED STRUCTURAL OR ELECTRICAL COMPONENTS.**

None shall be permitted, except raceways colored to match the building or canopy color on which it is attached.

#### **3.11 EXPOSED LAMPS**

No exposed neon or exposed lamps.

**3.12 PAINTED LETTERING**

This will not be permitted directly on the exterior wall or fascia.

**3.13 ADVERTISING PLACARDS, ETC.**

Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive materials shall be affixed or maintained upon any part of the Tenant's storefront or upon the exterior walls of the base building.

**3.14 TAPING**

No signs may be taped to interior windows at any time.

## 4 FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

### 4.1 BUILDING AND ELECTRICAL CODES

All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.

### 4.2 UL LABELS AND MANUFACTURE'S LABELS

Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

### 4.3 SIGN PERMIT STICKERS

Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed, if required by the City of Wilsonville.

### 4.4 SIGN FABRICATION

- 4.4.1 Signs shall be fabricated of durable rust inhibited materials that are appropriate and complementary to the building.
- 4.4.2 All formed metal (i.e. letterforms) shall be fabricated using full weld construction. Finished surfaces shall be free from "oil canning" or warping. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous materials.

### 4.5 SIGN ANCHORAGE

Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.

### 4.6 FINISH COATINGS

- 4.6.1 Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.

- 4.6.2 Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- 4.6.3 All sign finishes shall be free of dust, orange peel, drops, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- 4.6.4 Letter returns shall be painted to contrast with color of letter faces.

#### **4.7 NEON FABRICATION**

- 4.7.1 Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12” center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- 4.7.2 Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- 4.7.3 The backs of all exposed neon are to be painted opaque.



## **5 SUBMITTALS AND APPROVALS**

### **5.1 CONFORMANCE TO SIGN PROGRAM AND GOVERNING CODES**

There is a formal process for the creation, review and approval of Tenant signs at WOTS. All Tenant signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval, followed by approval by the City of Wilsonville. Approval will be granted based on the following:

- 5.1.1 Design, fabrication and method of installation of all signs shall conform to this sign program.
- 5.1.2 Proposed signage is in harmony with adjacent signage conditions and conforms to the City of Wilsonville codes.

### **5.2 SUBMITTAL TO OWNER**

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by an Oregon licensed sign contractor. All signs must conform to the city requirements of Wilsonville, Oregon Planning and Building Department. Submittal shall include the following:

- 5.2.1 **STOREFRONT ELEVATION**  
Submit scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
- 5.2.2 **SHOP DRAWINGS**  
Submit fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
- 5.2.3 **SAMPLE BOARD**  
Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

### **5.3 NON-CONFORMING SIGNS**

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Wilsonville, Oregon for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- 5.3.1 Encourage exceptional design.
- 5.3.2 Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- 5.3.3 Mitigate problems in the application of this sign program.

Such Owner approval shall not be contrary to the City of Wilsonville's Development Code.

#### **5.4 SUBMITTAL TO CITY**

Approval by the City of Wilsonville is required prior to installation of any sign. A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Wilsonville, Oregon and will be responsible for all applicable applications and permit fees for the Planning and Building Departments.

#### **5.5 SIGN INSTALLATION APPROVAL**

Tenant and his sign contractor will not be permitted to commence installation of the exterior signs unless all of the following conditions have been met:

- 5.5.1 A stamped set of final drawings reflecting the Owner and City's approval shall be on file in the Owner's office.
- 5.5.2 Owner must receive the sign contractor's Certificate of Insurance as noted in Section X, Insurance Requirements.
- 5.5.3 The Owner must be notified 48 hours in advance prior to sign installation.

#### **5.6 INSTALLATION DATE**

Tenant's sign contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

#### **5.7 NON-CONFORMING SIGN REMEDIES**

The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

If the Tenant chooses to change his exterior sign at any time during the term of his lease, then Tenant must comply with the requirements set forth herein. Any future modifications, revisions

or changes that have been made to this sign program for this center after the execution of his lease agreement, shall be complied with in Tenant's changed exterior sign.

## **5.8 TENANT'S RESPONSIBILITY FOR SIGN COSTS**

Tenant shall be responsible for the following expenses relating to signage for his store:

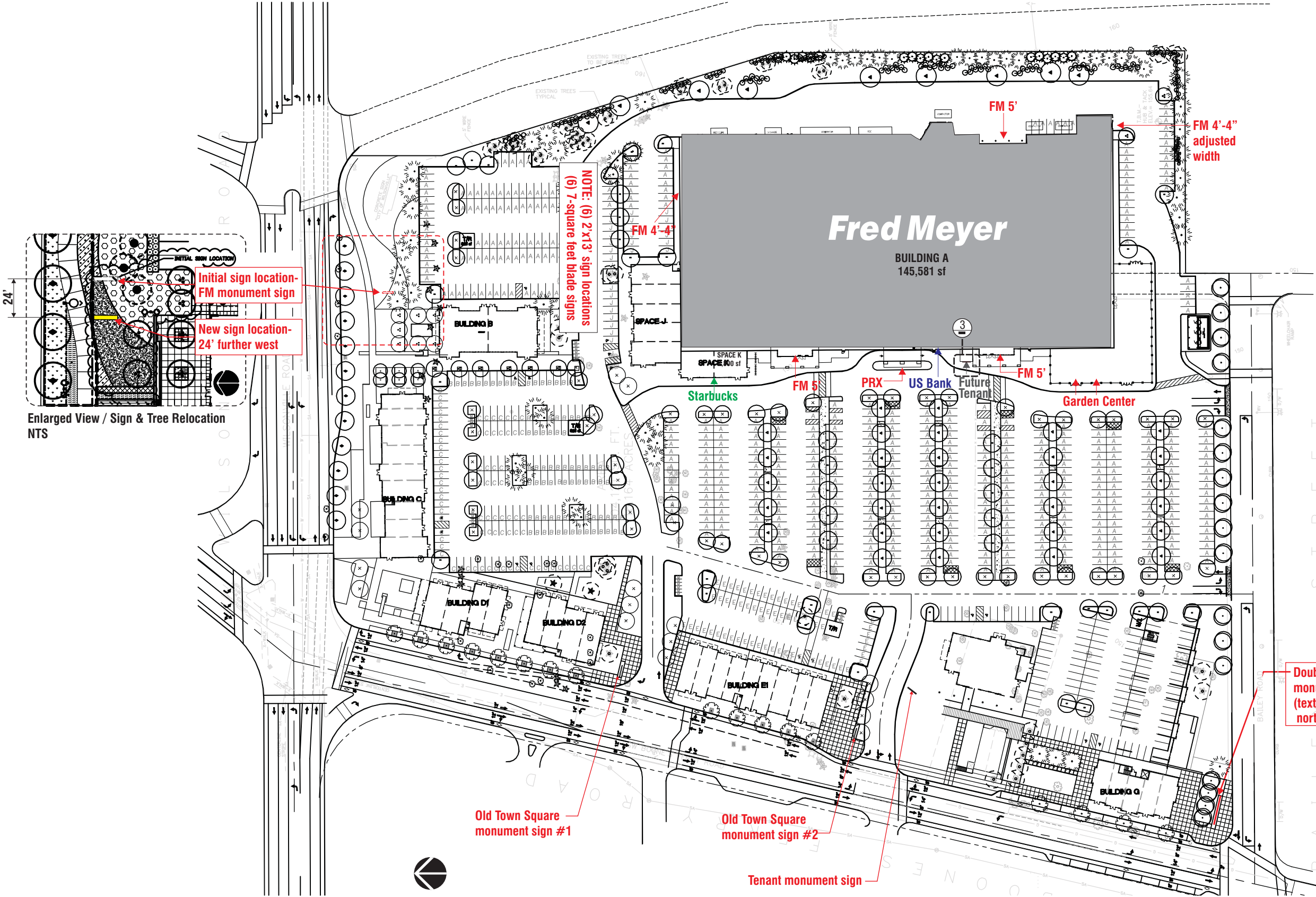
- 5.8.1 Design consultant fees (if applicable)
- 5.8.2 100% of permit processing cost and application fees
- 5.8.3 100% of costs for sign fabrication and installation including review of shop drawings and patterns
- 5.8.4 All costs relating to sign removal, including repair of any damage to the building.

## Exhibit C

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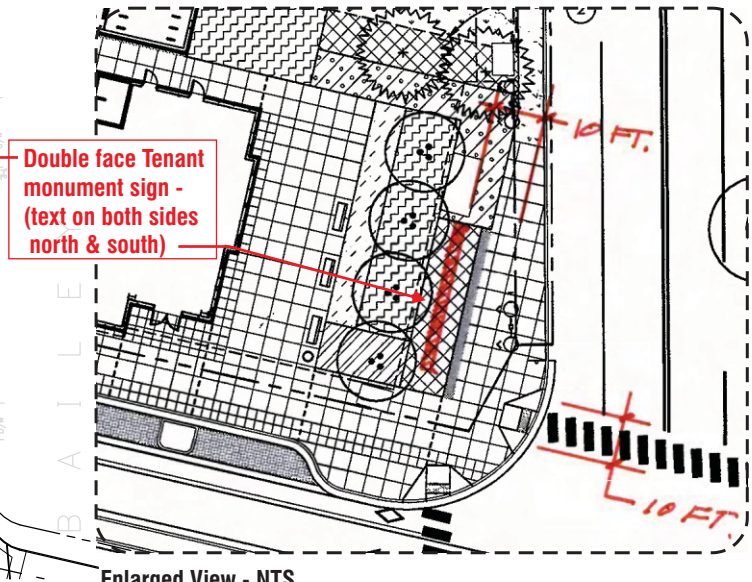
### Fred Meyer Signage Plan Drawings (Tube Art Group)

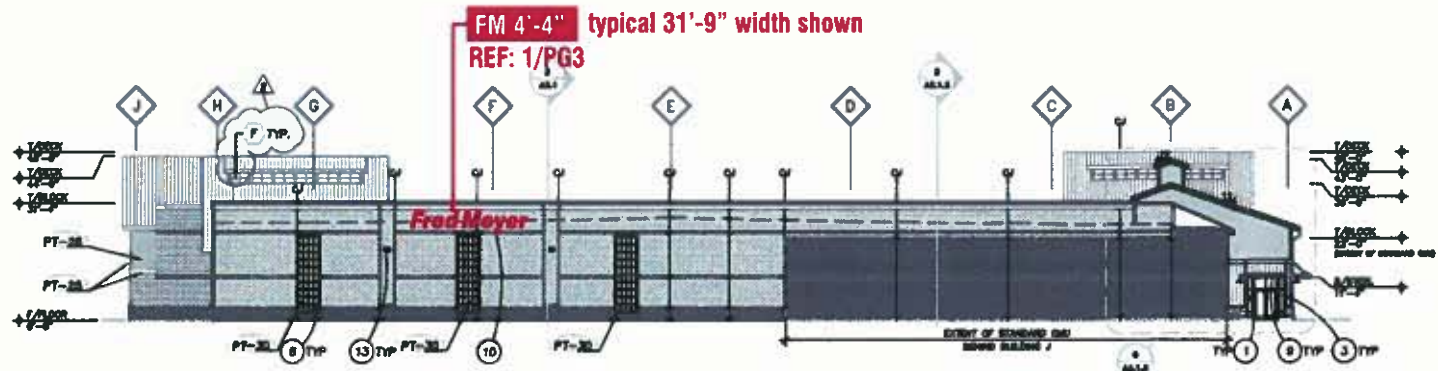




**Building Signage Square Foot Calculations:**

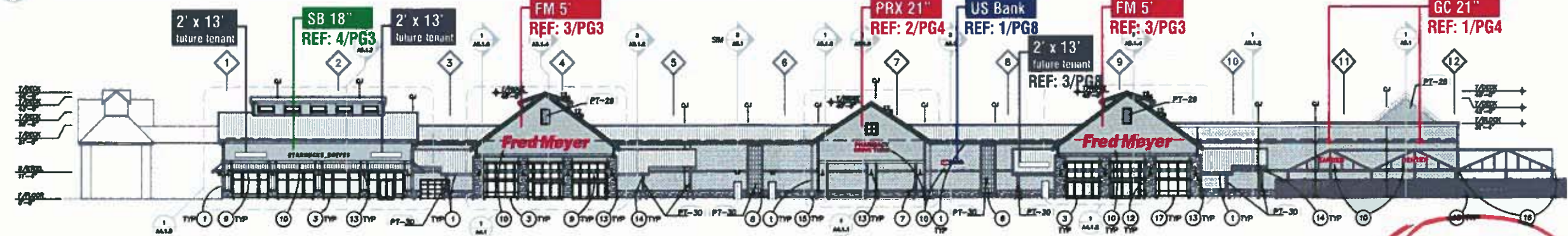
Building	Total
<b>Building A</b>	
5' FM letter - three (3) sets totaling	555.5 sf
4'-4" FM letter - two (2) sets totaling	266.4 sf
1'-9" GC (Garden Center) - one (1) set totaling	38.7 sf
1'-9" PRX (Pharmacy Drive Thru) - one (1) set	53.2 sf
30" tall "US Bank" - one (1) set totaling	24.10 sf
2' x 13' "Future Tenant"	26 sf
<b>Total square footage for Building A</b>	<b>963.4</b>
<b>Building J</b>	
2' x 13' cabinet signs - six (6) totaling	156 sf
Blade signs - six (6) totaling	42 sf
<b>Total square footage for Building J</b>	<b>198 sf</b>
<b>Building K</b>	
2' x 13' cabinet signs - two (2) totaling	52 sf
Blade signs - two (2) totaling	14 sf
1'-6" Starbucks Coffee - one (1) set totaling	38.5 sf
<b>Total square footage for Building K</b>	<b>104.5 sf</b>



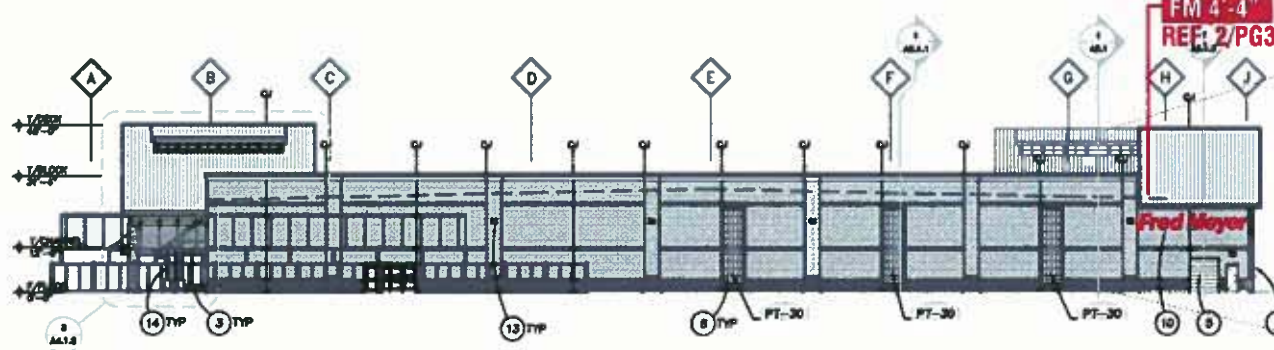


1 NORTH ELEVATION  
1" = 50'-0"

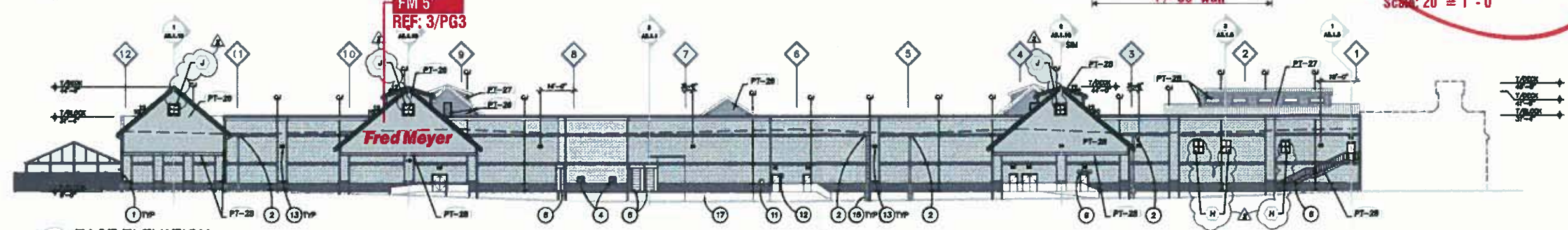
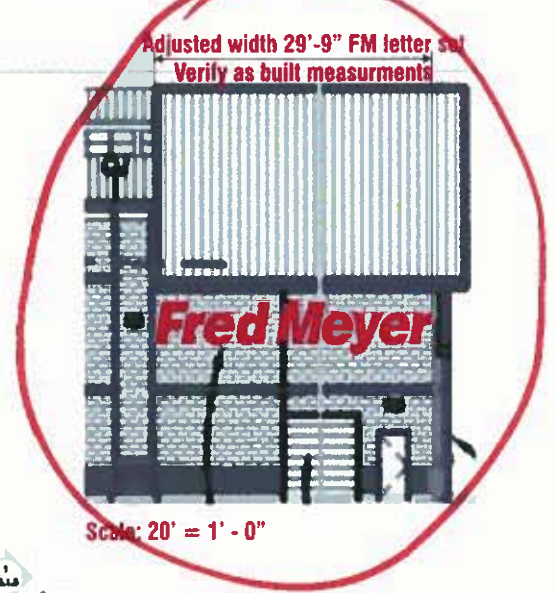
- LEGEND**
- SPLIT FACE CMU, BL-03
  - GROUND FACE CMU, BL-04
  - STANDARD CMU, BL-05
  - STANDING SEAM METAL ROOF, MR-03
  - LAP SIDING, PAINT AS NOTED
  - BOARD AND BATTEN, PAINT AS NOTED
  - STONE VENEER, FINISH AS NOTED



2 WEST ELEVATION  
1" = 50'-0"



3 SOUTH ELEVATION  
1" = 50'-0"



4 EAST ELEVATION  
1" = 50'-0"



Portland Office  
4243-A SE International Way  
Milwaukie, OR 97222  
503.653.1133  
800.562.2854  
Fax 503.659.9191

2308  
Customer Number  
115467  
Quote Number  
115467 FM Wilsonville R23  
File Name

Allan Conant  
Salesperson  
Garrett Mattimeo  
Drawn By  
\*\*  
Checked By

6.13.08  
Date  
7.22.08  
10.10.08 5' FM Htr  
10.24.08 LED Htr elev  
2.5.09 Site Map  
6.25.10 US Bank sign  
8.15.10 sign-out  
R.15.10 disc

7.14.10 relocated STARBUCKS  
7.25.10 relocated STARBUCKS  
optimal Reynolds for PRX drive thru  
8.4.10 STARBUCKS bk 2 bldg J  
approved PRX drive thru  
8.5.10 FM Htr install details  
9.13.10 bldg C monument repositioned  
9.17.10 elec-access, varity install  
10.5.10 new quote number  
10.7.10 adjust all calculations - pg1  
10.12.10 Town Sq & Tenant monument  
11.4. added latest elevation drawings  
(revised 11.4.10)

11.11.10 new FM monument  
sign location (24' farther west)  
12.14.10 added 2'x13' place holders  
to space K in plan and elevation

Approved  
 Approved With Changes Noted

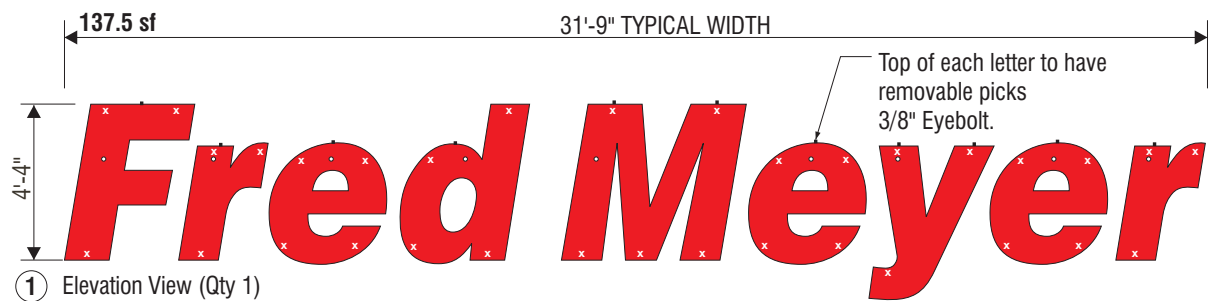
Customer Signature \_\_\_\_\_  
Date \_\_\_\_\_

Landlord Signature \_\_\_\_\_  
Date \_\_\_\_\_

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**Fred Meyer**  
Wilsonville, Oregon



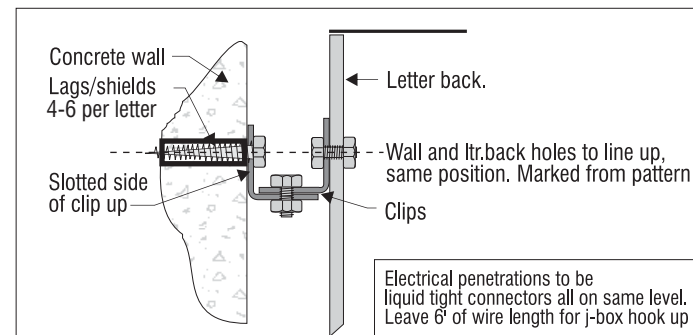
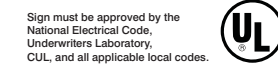
① Elevation View (Qty 1)

**Manufacture and Install THREE (3) Sets of Self Contained 5'-0" Illuminated Channel Letters**  
**Manufacture and Install TWO (2) Set of Self Contained, 4'-4" Illuminated Channel Letters**

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

5/4" Channel coil letters with Dark Bronze returns.  
 Dark Bronze trim cap.  
 Red 2662 faces.  
 Illuminated with Red LEDs  
 Low volt (12v) power supplies.

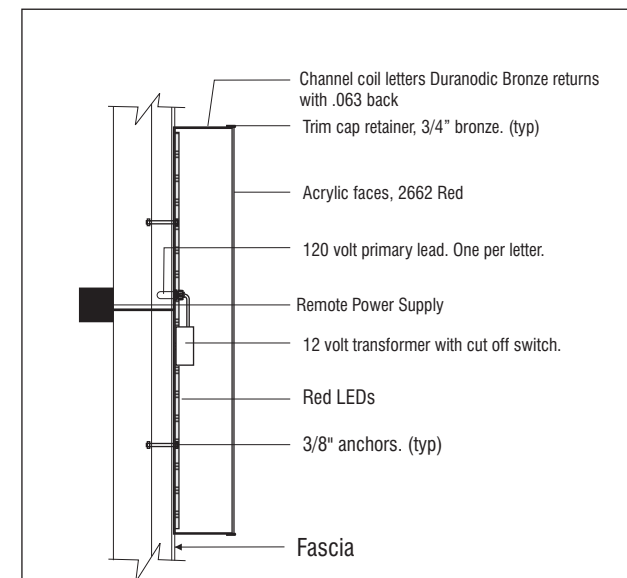
Verify voltage



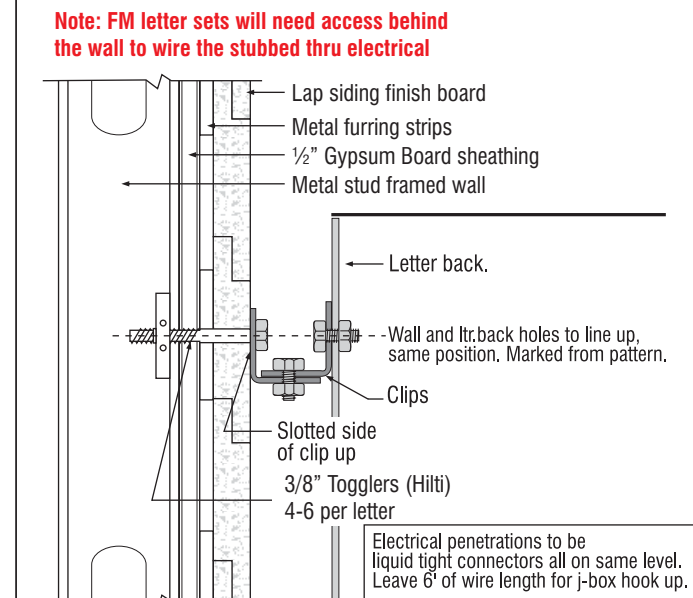
**Concrete Tilt-up Wall Connection Detail**  
NTS



② Elevation View (Qty 1)

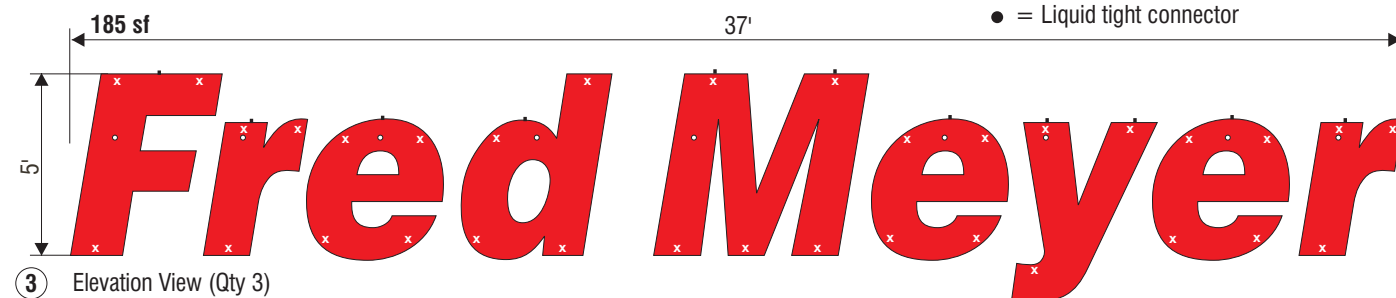


**Section / Specifications Self Contained**



**Metal Stud Wall Connection Detail**  
NTS

x = 1/2" Holes for clips 2 1/2" from letter edge.  
 ● = Liquid tight connector



③ Elevation View (Qty 3)

**Manufacture and Install ONE (1) Set of Self Contained, 1'-8" Illuminated Channel Letters**

Illuminated channel letters with White plex faces and first surface applied Holly Green 230-76 vinyl. Black 1" trimcap. LED illuminated

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



④ Elevation View (Qty 1)



**PARTIAL WEST ELEVATION**  
40' = 1' - 0"



**Portland Office**  
 4243-A SE International Way  
 Milwaukie, OR 97222  
 503.653.1133  
 800.562.2854  
 Fax 503.659.9191

**2308**  
 Customer Number  
**115467**  
 Quote Number  
**115467 FM Wilsonville R22**  
 File Name

**Allan Conant**  
 Salesperson  
**Garrett Mattimoe**  
 Drawn By  
 \*\*  
 Checked By

**6.13.08**  
 Date  
 7.22.08  
 10.10.08 5' FM ltr  
 10.22.08 LED ltr elev  
 10.24.08 Site Map  
 2.6.09 Site Map  
 6.22.10 US Bank sign  
 6.25.10 future tenant  
 2 x 13' build-out  
 REVISIONS

7.14.10 relocated STARBUCKS  
 7.29.10 relocated STARBUCKS  
 optional layouts for PRX drive thru  
 8.4.10 STARBUCKS bk 2 bldg J  
 approved PRX drive thru  
 8.5.10 FM ltr install details  
 9.13.10 bldg G monument repositioned  
 9.17.10 elec-access, verify install  
 10.5.10 new quote number  
 10.7.adjusted sf calculations - pg1  
 10.12.01d Town Sq & Tenant monument  
 11.4.added latest elevation drawings  
 (recieved 11.4.10)

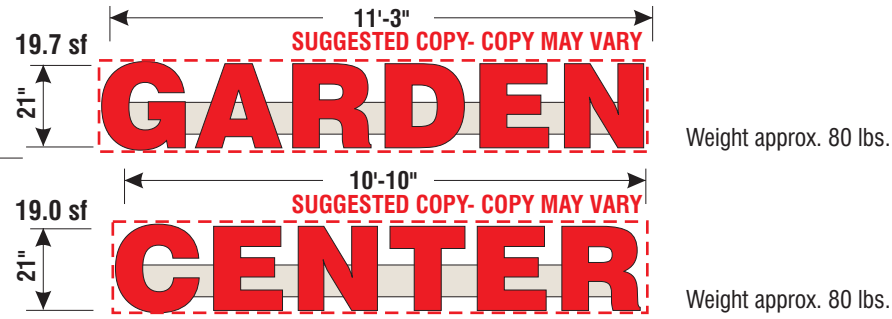
11.11.10 new FM monument  
 sign location (24' farther west)

[ ] Approved  
 [ ] Approved With Changes Noted  
 Customer Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Landlord Signature \_\_\_\_\_  
 Date \_\_\_\_\_

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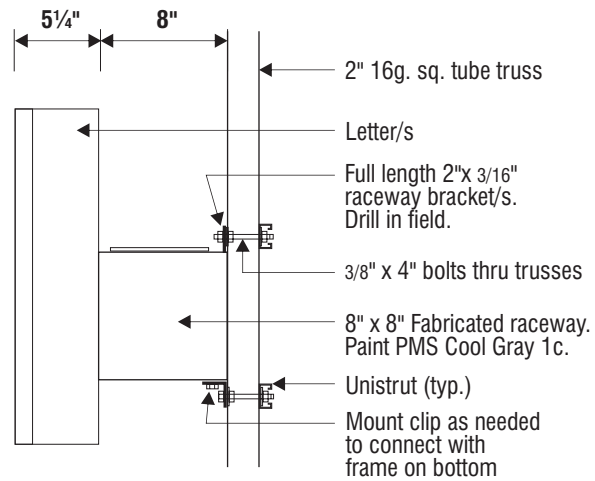
**Fred Meyer**  
 Wilsonville, Oregon

**Manufacture and Install: One (1) Set of Illuminated Channel Letter, Raceway Mounted**  
 Scale: 1/4"=1'-0"

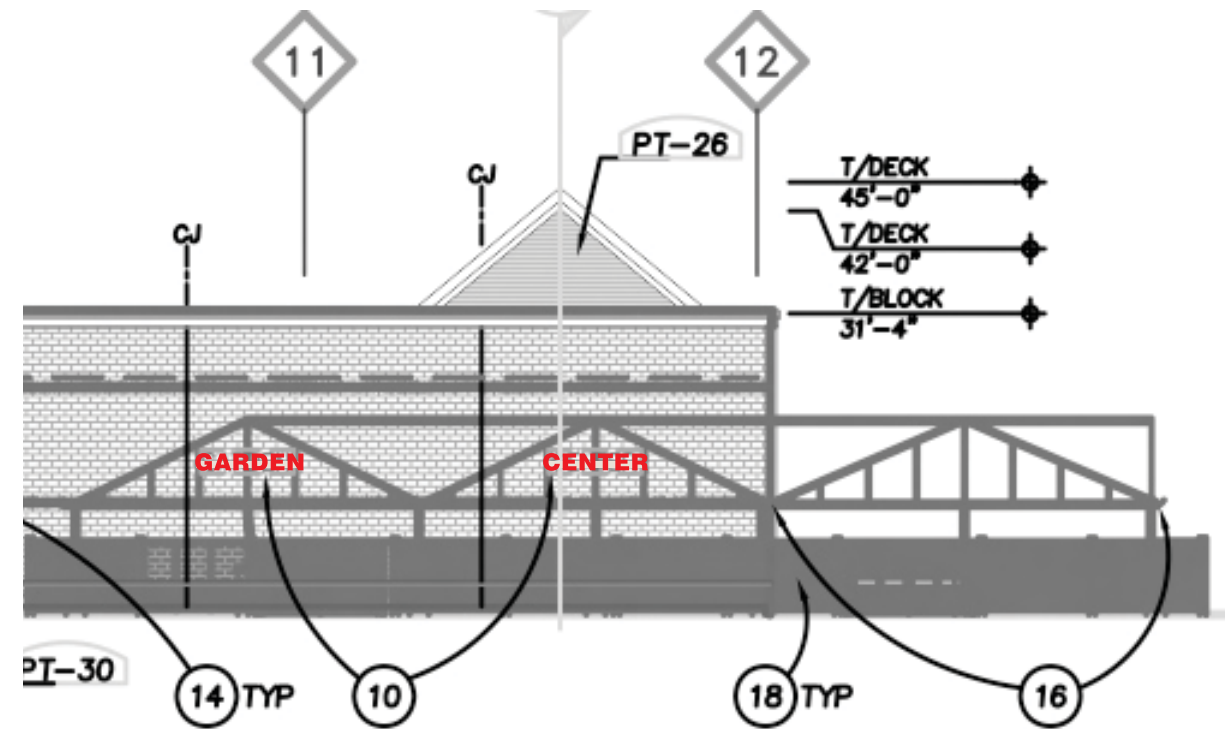


**1 One (1) Set — 21" Illuminated Channel Letters, Raceway Mounted**

5/4" Channel coil letters with Dark Bronze returns. **Scale: 1/4"=1'-0"**  
 Dark Bronze trim cap.  
 Red 2662 faces.  
 Illuminated with Red LEDs  
 Low volt (12v) power supplies.  
 Raceway painted to match PMS Cool Grey 1c (Verify)  
**Voltage 277**  
**ONE 20 AMP CIRCUIT REQ.**

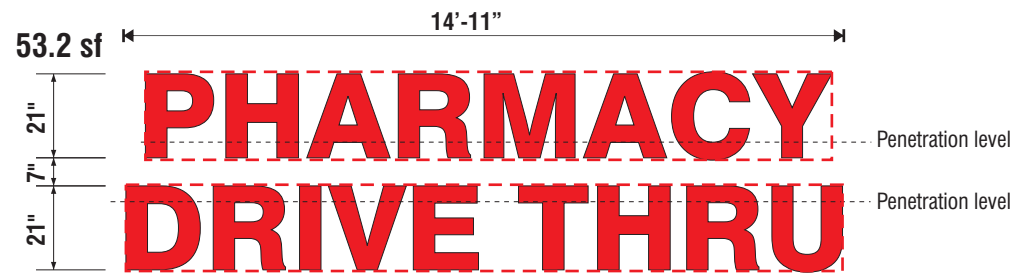


**Mounting Detail** **Scale: None**



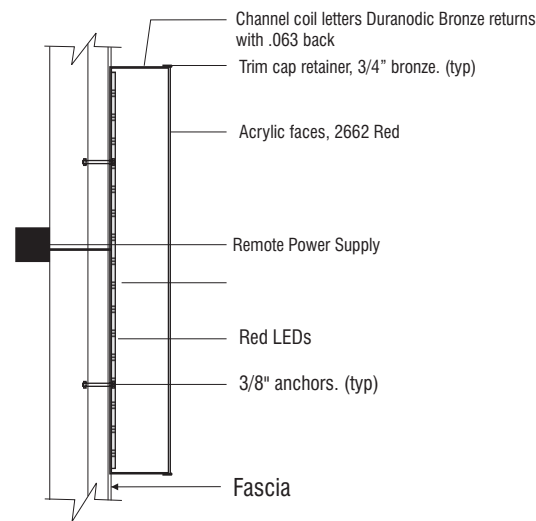
**PARTIAL WEST ELEVATION / GARDEN CENTER**  
 20' = 1' - 0"

**Manufacture and install; One set, illuminated channel letters.**  
**Remote transformer install.**  
 Scale. 1/4"=1'

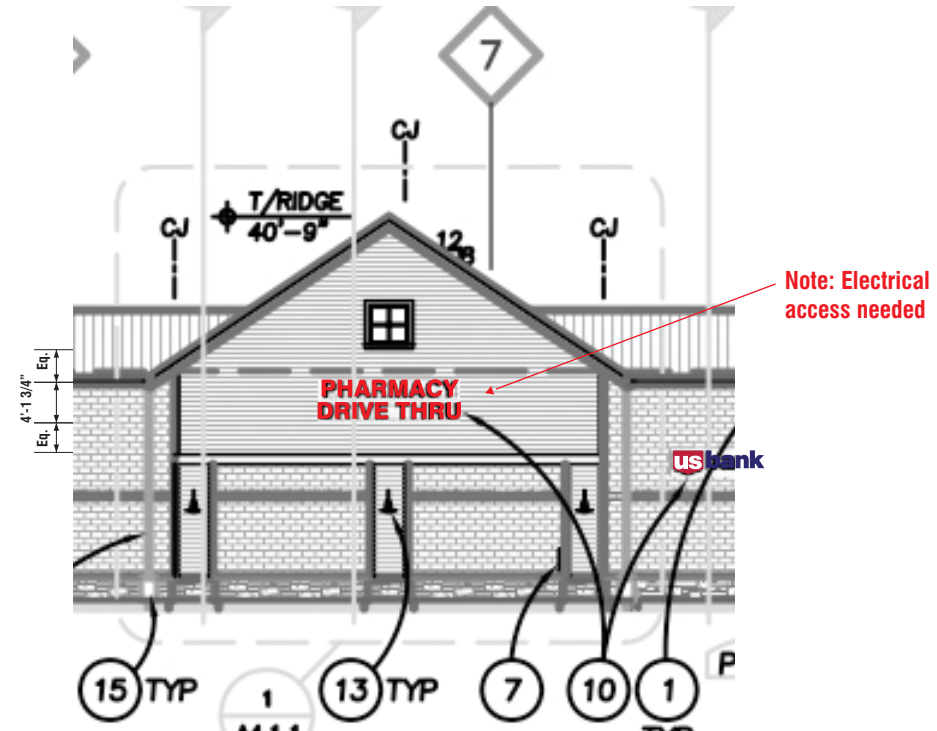


**2 One (1) Set — 21" Illuminated Channel Letters, remote raceway**

5/4" Channel coil letters with Dark Bronze returns. **Scale: 1/4"=1'-0"**  
 Dark Bronze trim cap.  
 Red 2662 faces.  
 Illuminated with Red LEDs  
 Low volt (12v) power supplies.  
**Voltage 277**  
**ONE 20 AMP CIRCUIT REQ.**

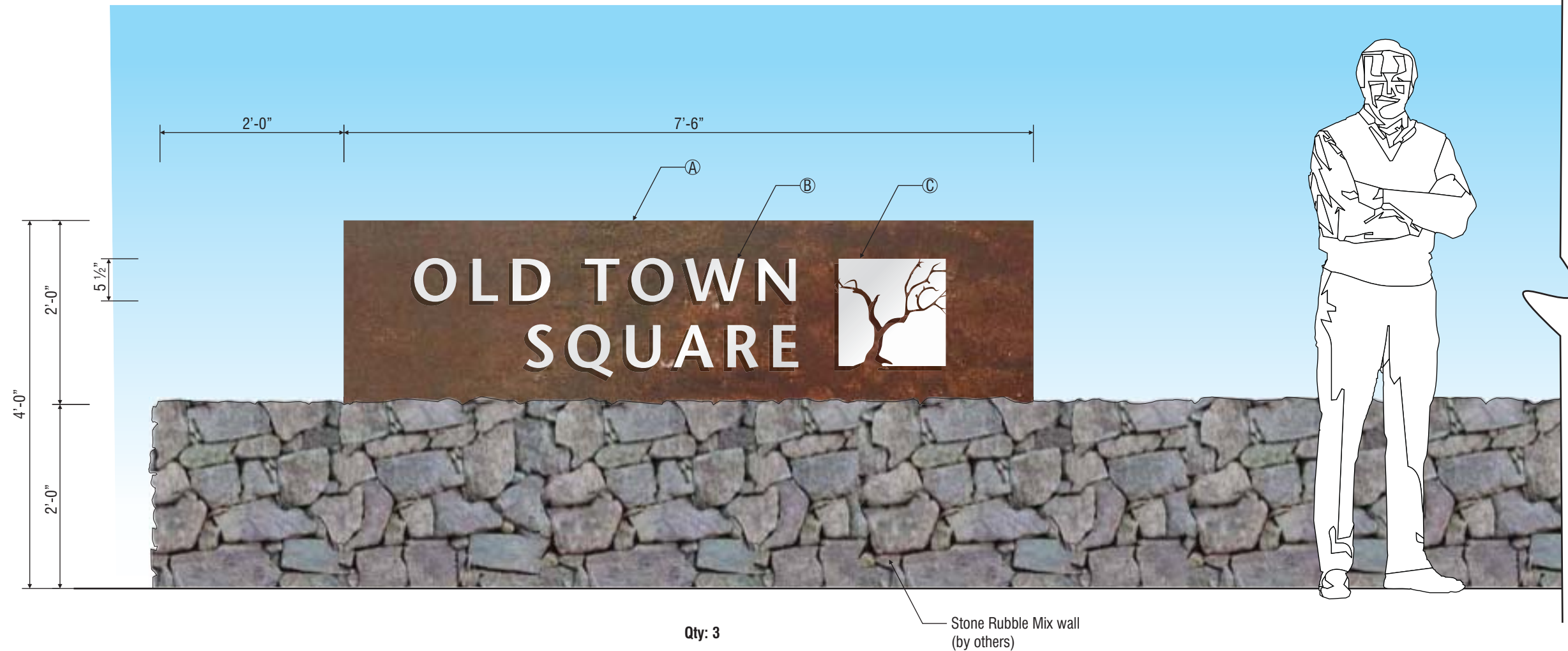


**Section / Specifications** **Self Contained**



**PARTIAL WEST ELEVATION / PHARMACY DRIVE THRU**  
 20' = 1' - 0"





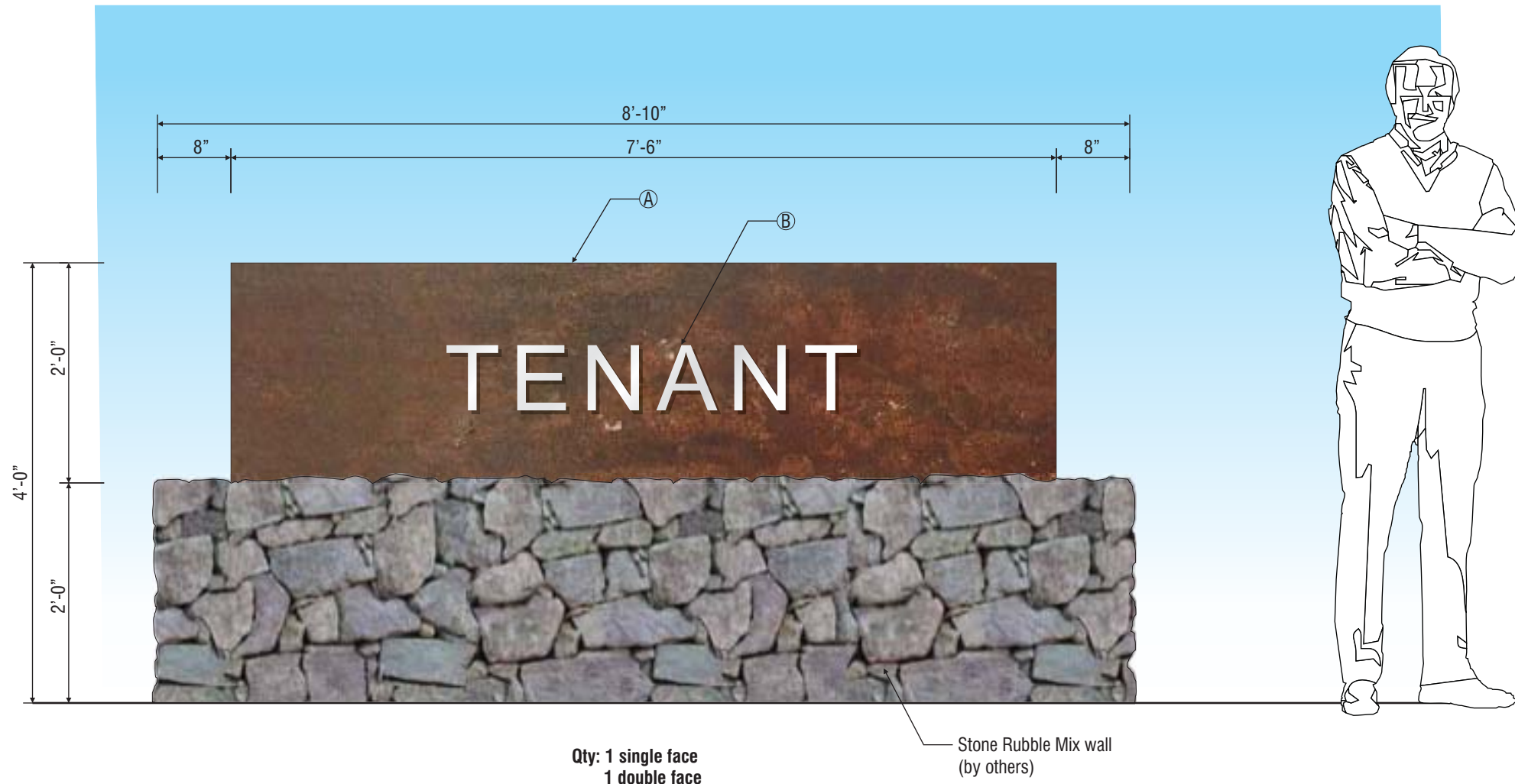
① Elevation  
Scale: 3/4" = 1' - 0"

**Monument sign:**

**Manufacture and install three (3) double face panel signs with FCO logo/letters, stone bases by others**  
Text (TBD) on both sides - North and South

- Ⓐ Panel to be .050" thick steel plate dipped into Hydro Chloric Acid to create a weathered/rusted finish
- Ⓑ "OLD TOWN SQUARE" copy to be .025" thick stainless steel with a horizontal brush and stud mounted to panel surface using 1" clear spacers
- Ⓒ Logo (tree) to be .025" thick stainless steel with a horizontal brush and stud mounted to panel surface using 1" clear spacers





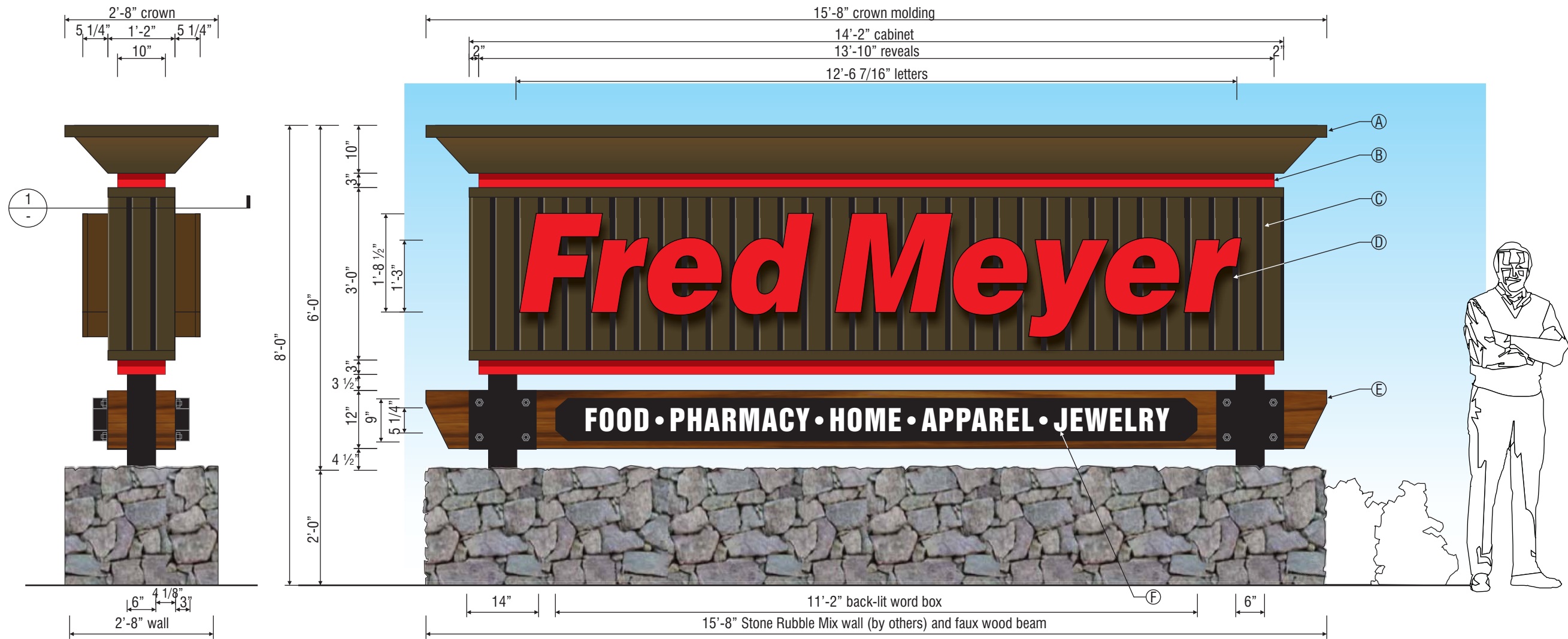
① Elevation  
Scale: 3/4" = 1' - 0"

**Freestanding Monument sign:**

**Manufacture and install one (1) double face panel sign and one (1) single face panel sign with FCO logo/letters, stone base by others**

Text (TBD) on both sides - North and South

- Ⓐ Panel to be .050" thick steel plate dipped into Hydro Chloric Acid to create a weathered/rusted finish
- Ⓑ Copy/logo (TBD) to be .025" thick stainless steel with a horizontal brush and stud mounted to panel surface using 1" clear spacers



② End View  
Scale: 1/2" = 1' - 0"

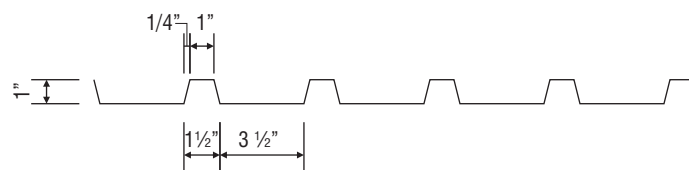
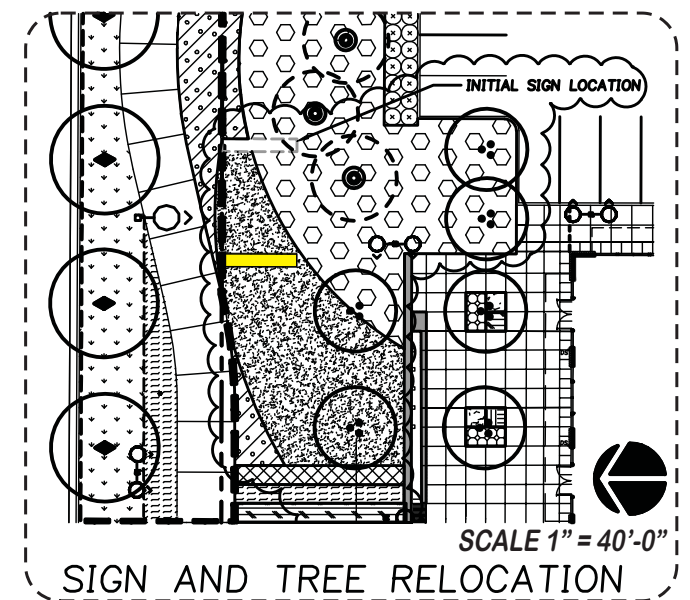
① Elevation  
Scale: 1/2" = 1' - 0"

**Manufacture and install one (1) double face internally illuminated monument sign. Stonework by others.**

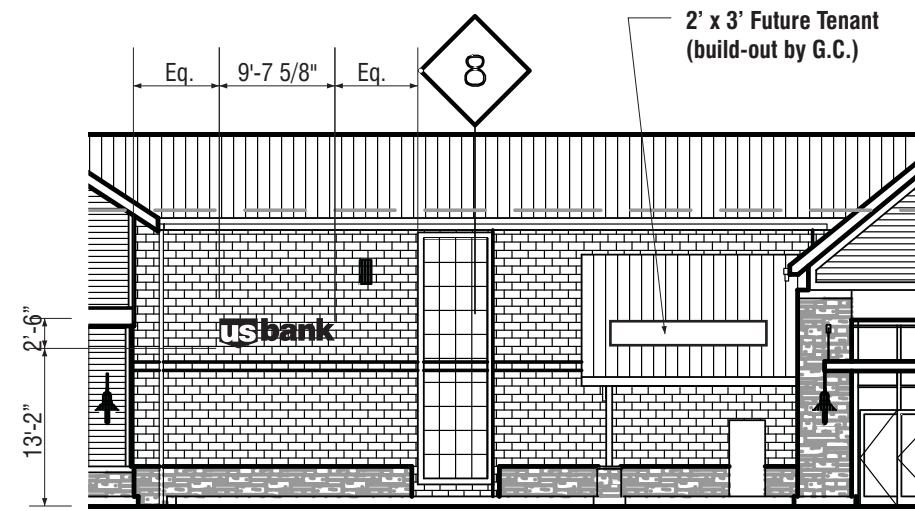
Crown molding to be fabricated aluminum and painted to match (Duranodic) roof color on building elevations, TBD.

- Ⓑ Upper and lower reveals to be aluminum painted to match PMS 000c Red.
- Ⓒ Cabinet to be fabricated aluminum and clad with .090" break formed aluminum vertical decking painted to match roof color, TBD.
- Ⓓ "Fred Meyer" letters to be 5 1/4" channel-coil with Dark Bronze returns. Faces to be #2662 Red acrylic. Internally illuminate with Sloan Red LED's. Bronze trim-cap edges.
- Ⓔ Horizontal faux wood beams to be fabricated aluminum and painted to match wood color, TBD. Brackets to be .125" aluminum with oversized bolts painted Black, satin finish. Two 6" square tube vertical supports painted Black, satin finish.
- Ⓕ Word box with a shoe-box lid to be fabricated aluminum and painted Black. "FOOD•PHARMACY•HOME•APPAREL•JEWELRY" to be rout-out from aluminum face and backed with White Satin Ice acrylic. Internally illuminate with Sloan White LED's.

Stone Rubble Mix wall by others. Coordinate square tube support installation with general contractor.



① Section @ formed metal siding  
Scale: 1 1/2" = 1' - 0"

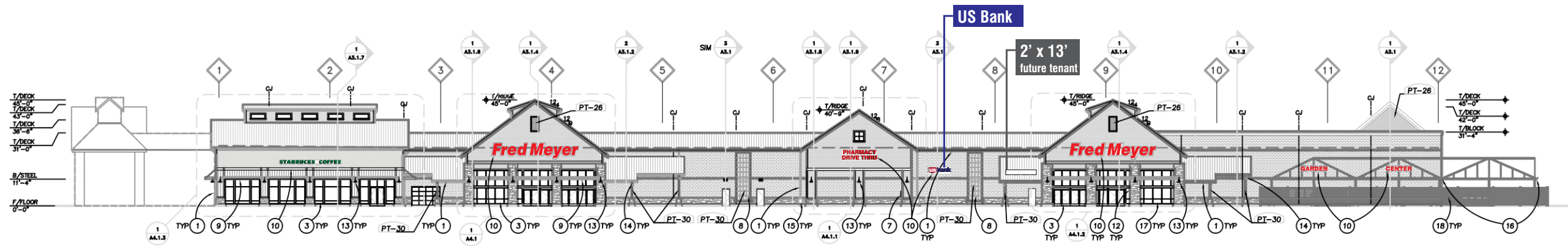


① Proposed Channel Letters & Logo - Remote Raceway  
Scale: 1/2" = 1' - 0" 24.10 sf

③ Partial West Elevation / Detail  
Scale: 1/16" = 1' - 0"

**Manufacture and install one (1) channel coil letters and word-box**

- Shield logo to be 5 1/4" deep channel-coil with returns to match PMS 193 Red
- Shield face to be White acrylic with 3M Red vinyl film overlay, Red trim-cap edges
- "Bank" letters to be 5 1/4" deep channel-coil with returns to match PMS 2748c Blue
- Faces to be White acrylic with 3M Blue vinyl film overlay to match PMS 2748c Blue
- Internally illuminate with Sloan V-series White LEDs



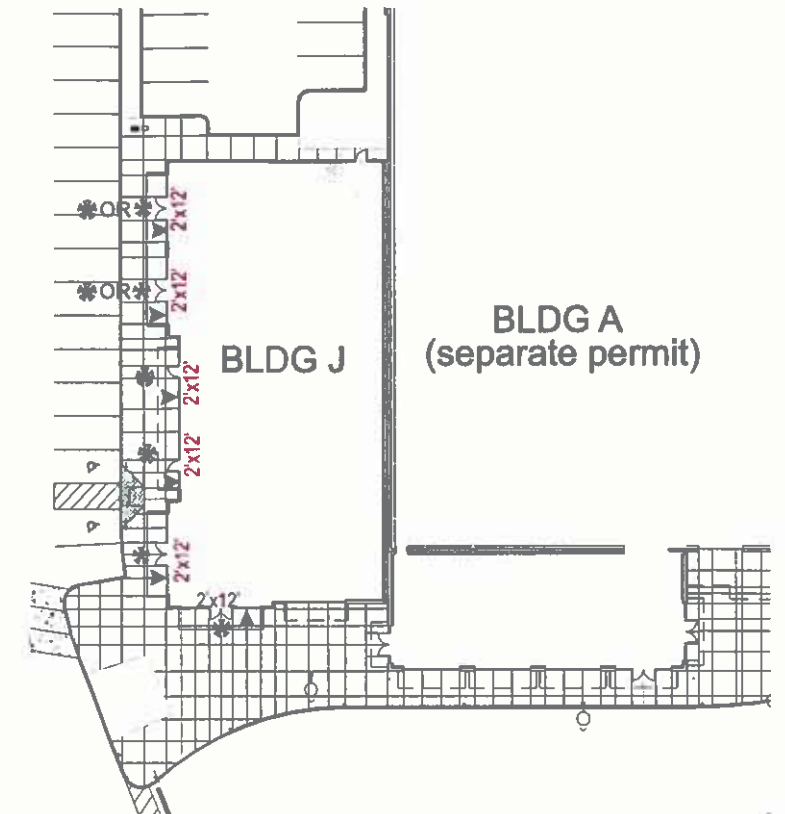
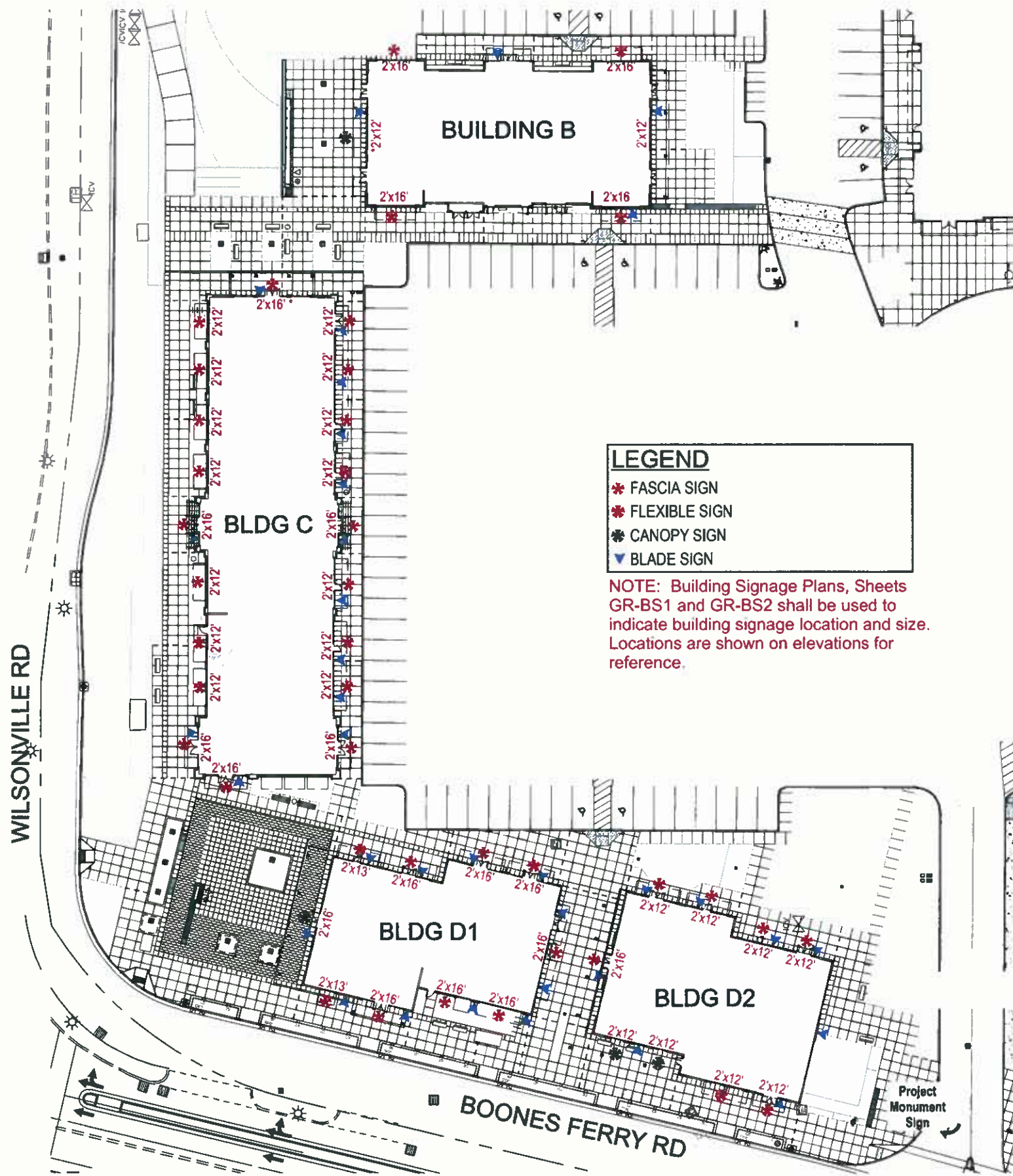
② West Elevation  
Scale: 50' = 1' - 0"

## Exhibit D

---

### Pad Buildings Signage Plan Drawings





**FRED MEYER OLD TOWN SQUARE - SIGNAGE**  
 PAD BUILDING SIGNAGE PLAN

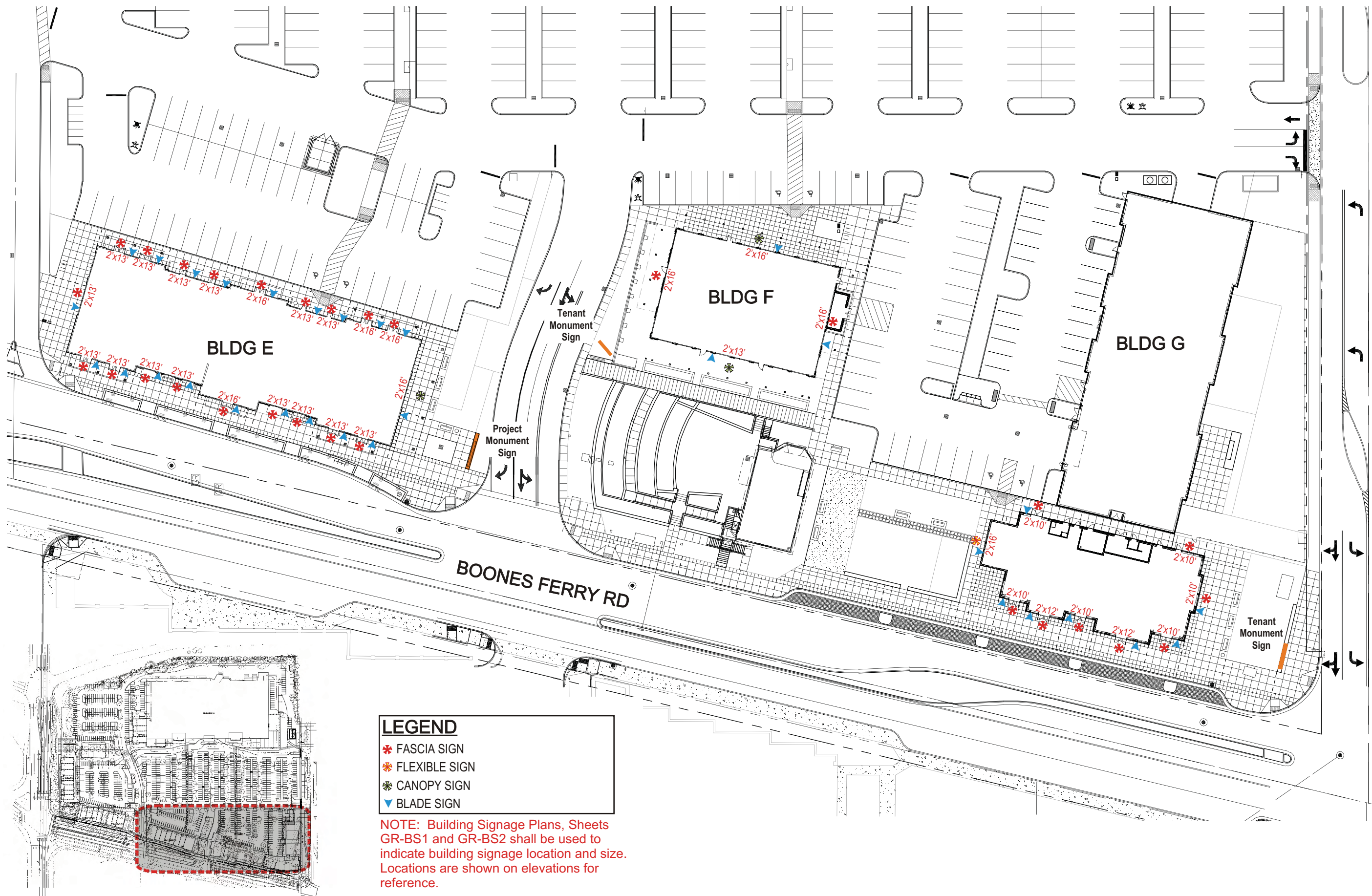
WILSONVILLE, OREGON

REVISED: 12/8/10 SEPTEMBER 16, 2010

**Fred Meyer**  
**GRAMOR** DEVELOPMENT  
 GR-BS1

SCALE: 1"=20'-0"  
 MACKENZIE Westlake

GMM2080070.00



**LEGEND**

- ✱ FASCIA SIGN
- ✱ FLEXIBLE SIGN
- ✱ CANOPY SIGN
- ▼ BLADE SIGN

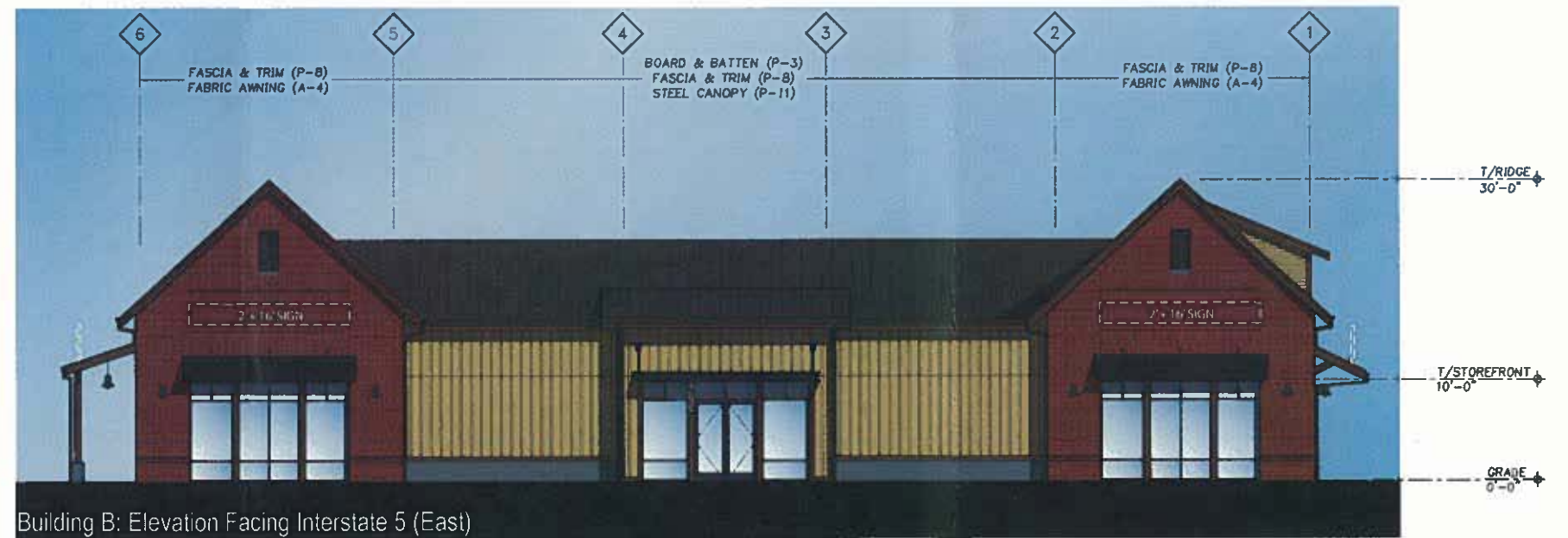
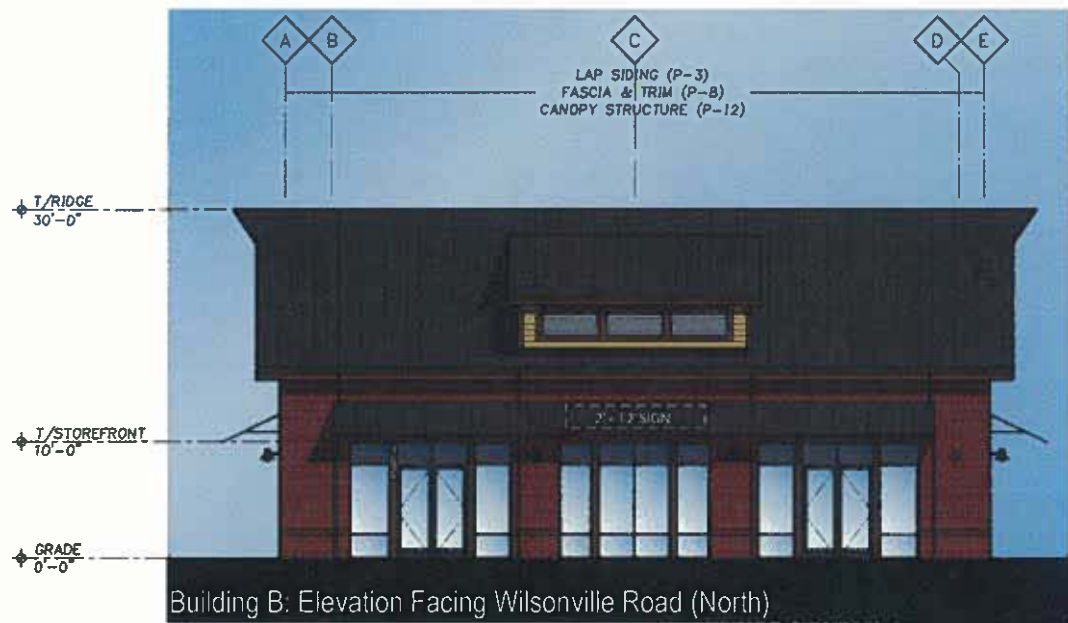
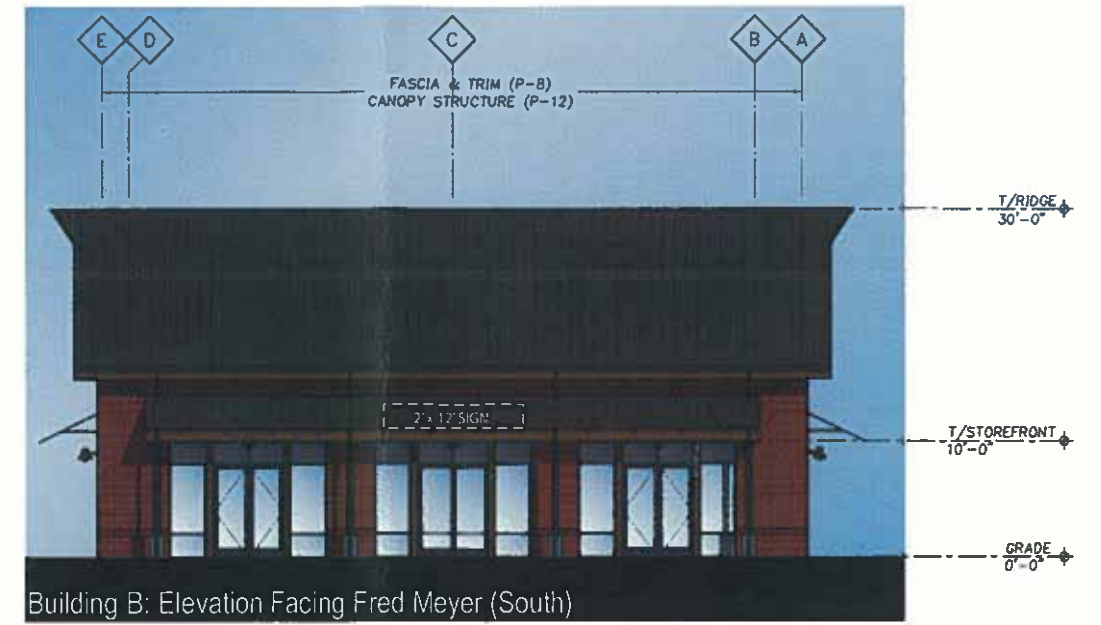
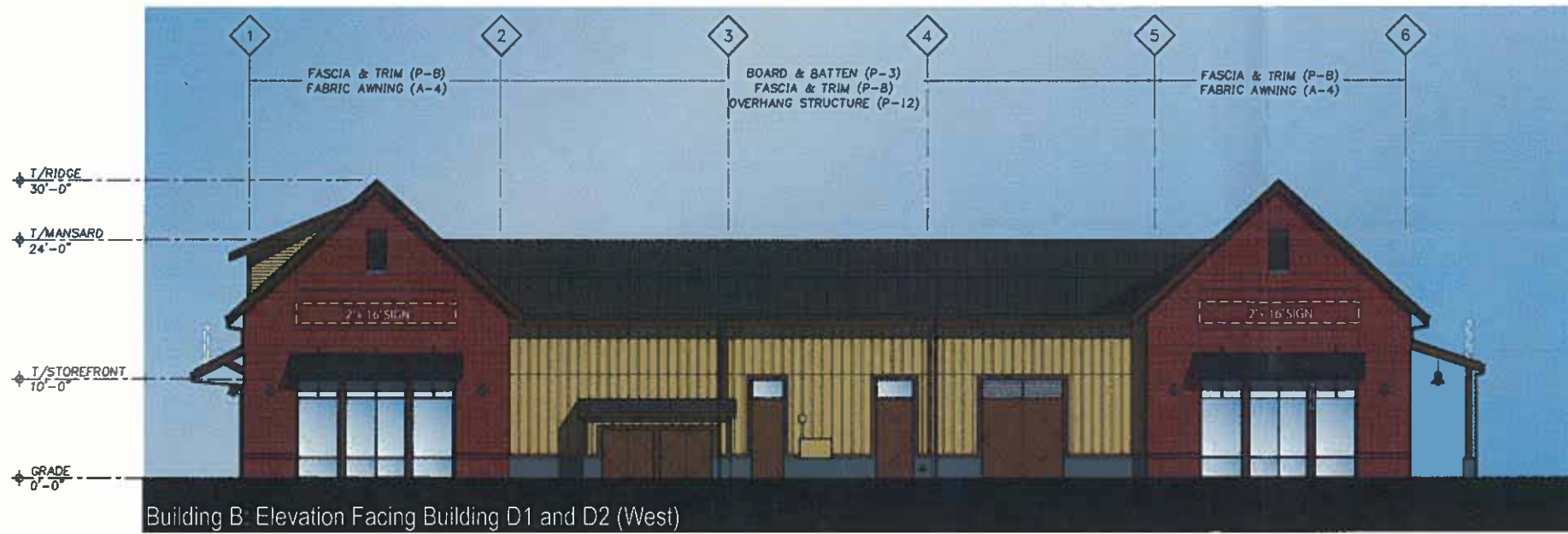
NOTE: Building Signage Plans, Sheets GR-BS1 and GR-BS2 shall be used to indicate building signage location and size. Locations are shown on elevations for reference.



**FRED MEYER OLD TOWN SQUARE - SIGNAGE**  
 PAD BUILDING SIGNAGE PLAN

WILSONVILLE, OREGON  
 SEPTEMBER 16, 2010

GM#2080070.00



**MATERIAL LEGEND**

STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.	CONCRETE, SEALED
TUMBLER BRICK VENEER "NEWCASTLE USED"	WINDOW SYSTEM - DISPLAY
BOARD & BATTEN SIDING	WINDOW SYSTEM - INTERIOR VIEW
LAP SIDING	
STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND	

**PAINT SCHEDULE**

P-1 SW, ROYCROFT COPPER RED	P-5 SW, ROYCROFT PEWTER	P-9 SW, ROYCROFT VELLUM
P-2 SW, ROYCROFT SUEDE	P-6 SW, ROOKWOOD DARK BROWN	P-10 SW, GRIZZLE GRAY
P-3 SW, DOWNING STRAW	P-7 SW, ROYCROFT BRONZE GREEN	P-11 SW, BLACK MAGIC
P-4 SW, BUNGLEHOUSE GRAY	P-8 SW, ROOKWOOD BROWN	P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

A-1, SUNBRELLA, "TAUPE"
A-2, SUNBRELLA, "WHEAT"
A-3, SUNBRELLA, "TERRA COTTA"
A-4, SUNBRELLA, "BLACK"

**BUILDING B SIGN TOTAL**

- (4) BLADE SIGNS
- (2) 2x12 SIGNS
- (4) 2x16 SIGNS

**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**

"BUILDING B"

WILSONVILLE, OREGON

REVISED: 12/8/10 SEPTEMBER 16, 2010



GR-B1





**MATERIAL LEGEND**

STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.	CONCRETE, SEALED
TUMBLED BRICK VENEER "NEWCASTLE" USED	WINDOW SYSTEM - DISPLAY
BOARD & BATTEN SIDING	WINDOW SYSTEM - INTERIOR VIEW
LAP SIDING	WINDOW SYSTEM - METAL PANEL INFILL
STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND	

**PAINT SCHEDULE**

P-1 SW, ROYCROFT COPPER RED	P-5 SW, ROYCROFT PEWTER	P-9 SW, ROYCROFT VELLUM
P-2 SW, ROYCROFT SUEDE	P-6 SW, ROOKWOOD DARK BROWN	P-10 SW, GRIZZLE GRAY
P-3 SW, DOWNING STRAW	P-7 SW, ROYCROFT BRONZE GREEN	P-11 SW, BLACK MAGIC
P-4 SW, BUNGLEHOUSE GRAY	P-8 SW, ROOKWOOD BROWN	P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

A-1, SUNBRELLA, "TAUPE"
A-2, SUNBRELLA, "WHEAT"
A-3, SUNBRELLA, "TERRA COTTA"
A-4, SUNBRELLA, "BLACK"

**BUILDING C SIGN TOTAL**

- (13) BLADE SIGNS
- (6) 2x16 SIGNS
- (14) 2x12 SIGNS

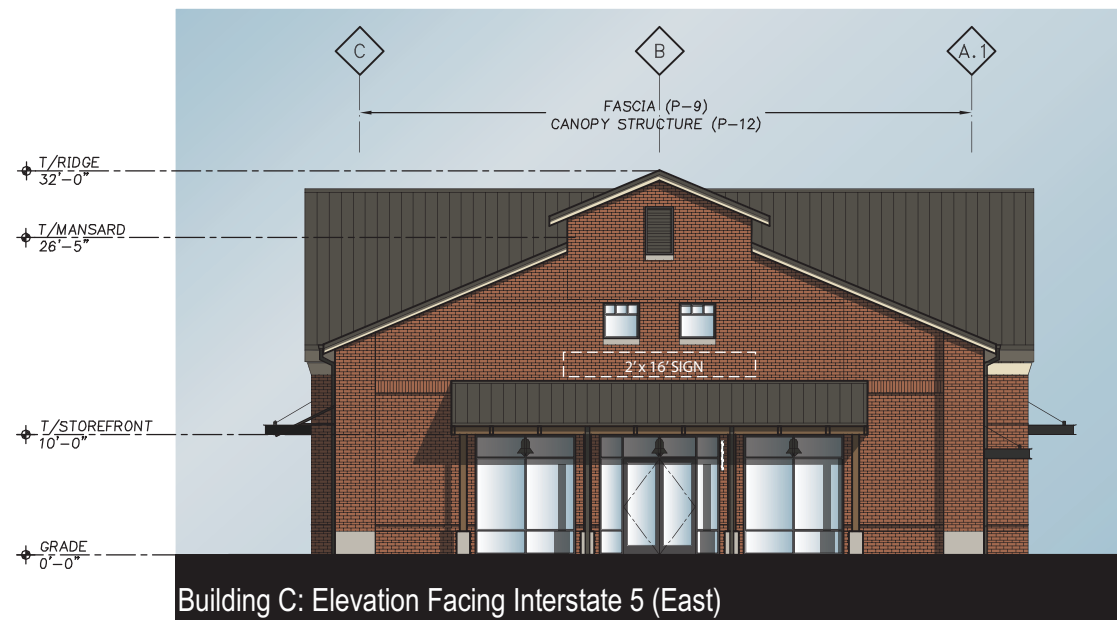
**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**  
"BUILDING C"

WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-C1



**MATERIAL LEGEND**

	STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.		CONCRETE, SEALED
	TUMBLED BRICK VENEER "NEWCASTLE" USED		WINDOW SYSTEM - DISPLAY
	BOARD & BATTEN SIDING		WINDOW SYSTEM - INTERIOR VIEW
	LAP SIDING		WINDOW SYSTEM - METAL PANEL INFILL
	STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND		

**PAINT SCHEDULE**

	P-1 SW, ROYCROFT COPPER RED		P-5 SW, ROYCROFT PEWTER		P-9 SW, ROYCROFT VELLUM
	P-2 SW, ROYCROFT SUEDE		P-6 SW, ROOKWOOD DARK BROWN		P-10 SW, GRIZZLE GRAY
	P-3 SW, DOWNING STRAW		P-7 SW, ROYCROFT BRONZE GREEN		P-11 SW, BLACK MAGIC
	P-4 SW, BUNGLEHOUSE GRAY		P-8 SW, ROOKWOOD BROWN		P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

	A-1, SUNBRELLA, "TAUPE"
	A-2, SUNBRELLA, "WHEAT"
	A-3, SUNBRELLA, "TERRA COTTA"
	A-4, SUNBRELLA, "BLACK"

**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**

"BUILDING C"

WILSONVILLE, OREGON

SEPTEMBER 16, 2010

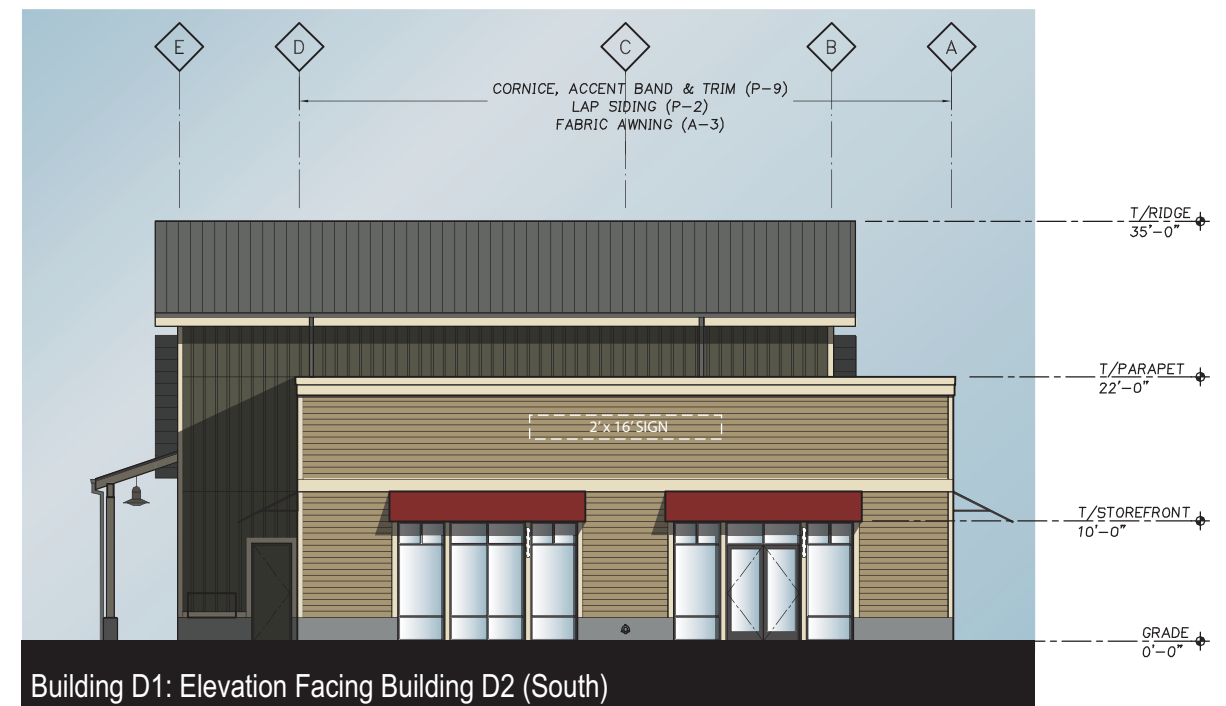


GR-C2

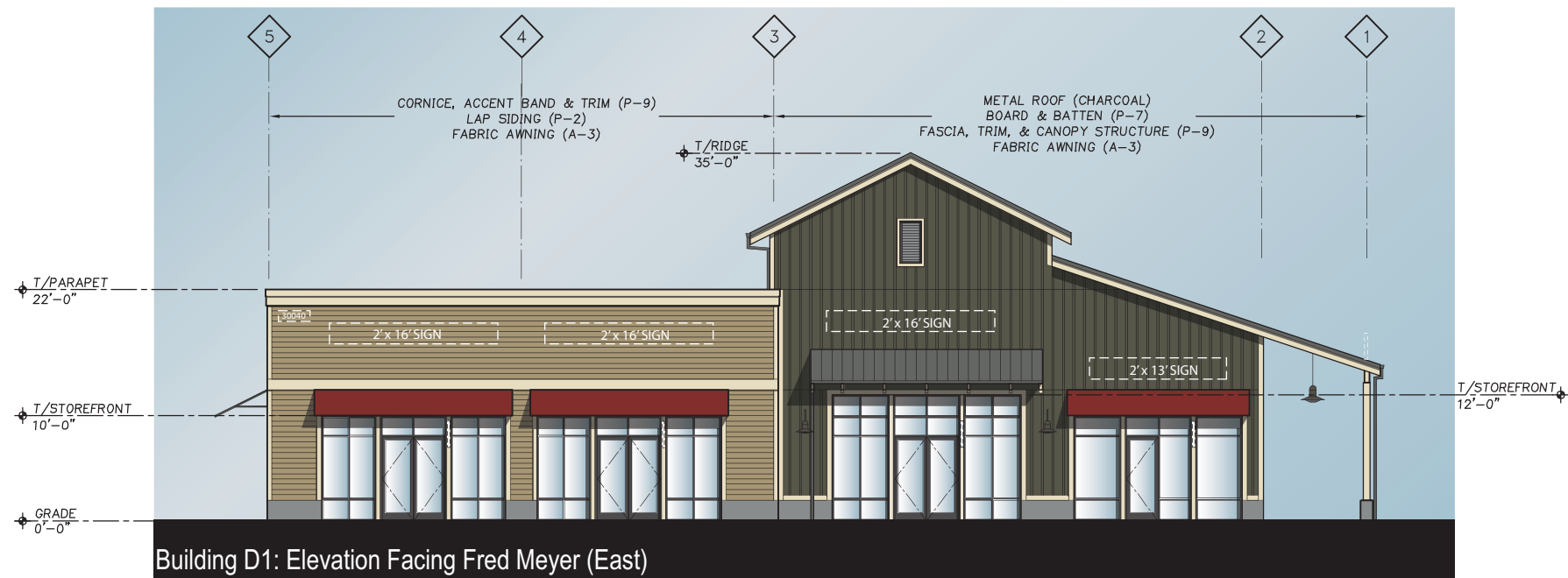




Building D1: Elevation Facing Boones Ferry Road (West)



Building D1: Elevation Facing Building D2 (South)



Building D1: Elevation Facing Fred Meyer (East)



Building D1: Elevation Facing Wilsonville Road and Building C (North)

**MATERIAL LEGEND**

STANDING SEAM MTL ROOF DARK CHARCOAL, U.N.O.	CONCRETE, SEALED
TUMBLED BRICK VENEER "NEWCASTLE" USED	WINDOW SYSTEM - DISPLAY
BOARD & BATTEN SIDING	WINDOW SYSTEM - INTERIOR VIEW
LAP SIDING	
STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND	

**PAINT SCHEDULE**

P-1 SW, ROYCROFT COPPER RED	P-5 SW, ROYCROFT PEWTER	P-9 SW, ROYCROFT VELLUM
P-2 SW, ROYCROFT SUEDE	P-6 SW, ROOKWOOD DARK BROWN	P-10 SW, GRIZZLE GRAY
P-3 SW, DOWNING STRAW	P-7 SW, ROYCROFT BRONZE GREEN	P-11 SW, BLACK MAGIC
P-4 SW, BUNGLEHOUSE GRAY	P-8 SW, ROOKWOOD BROWN	P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

A-1, SUNBRELLA, "TAUPE"
A-2, SUNBRELLA, "WHEAT"
A-3, SUNBRELLA, "TERRA COTTA"
A-4, SUNBRELLA, "BLACK"

**BUILDING D1 SIGN TOTAL**

- (11) BLADE SIGNS
- (8) 2x16 SIGNS
- (2) 2x13 SIGNS

**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**

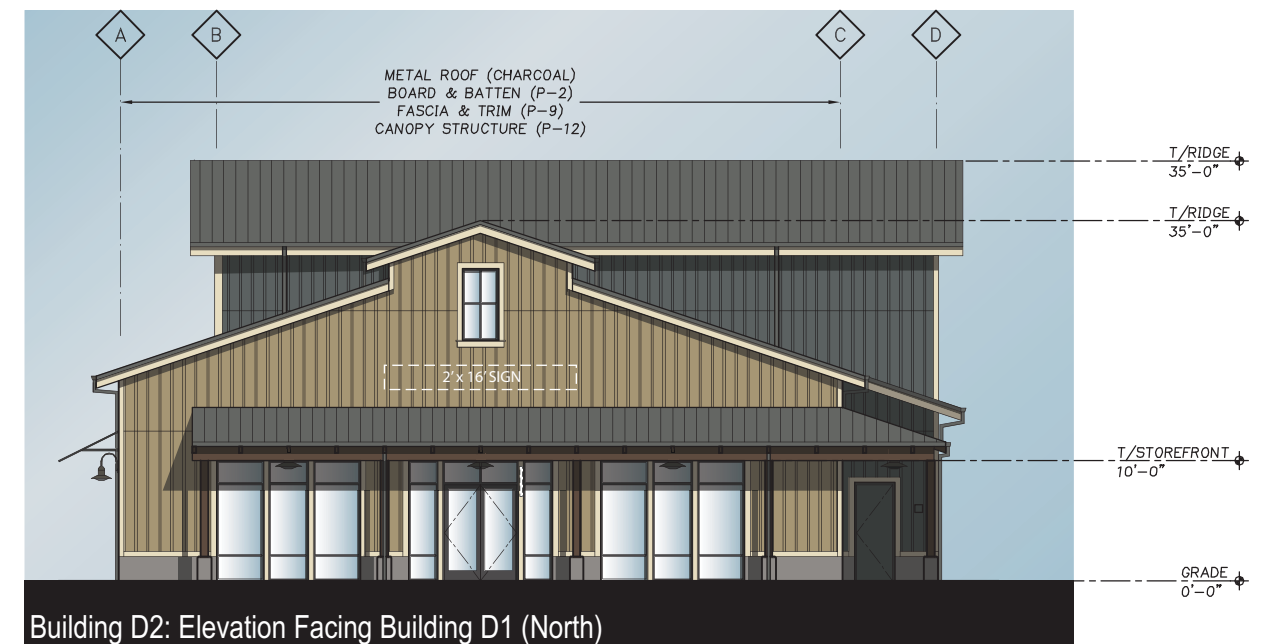
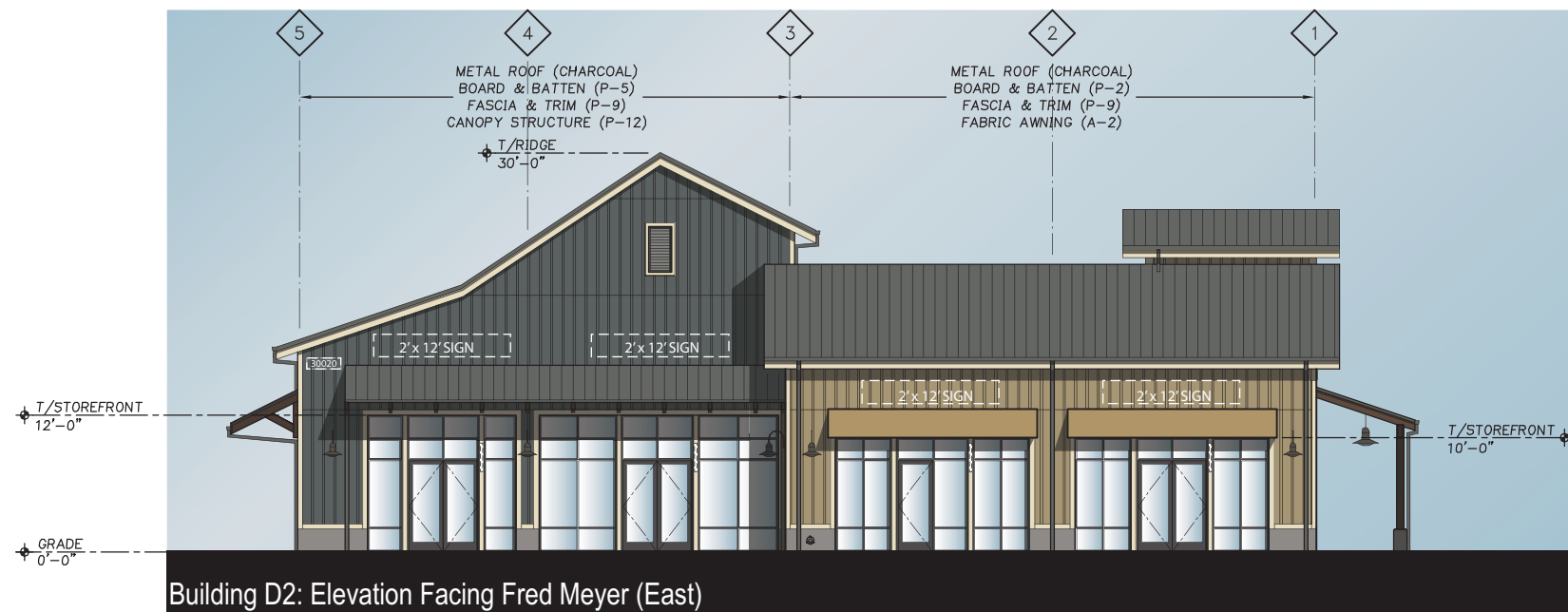
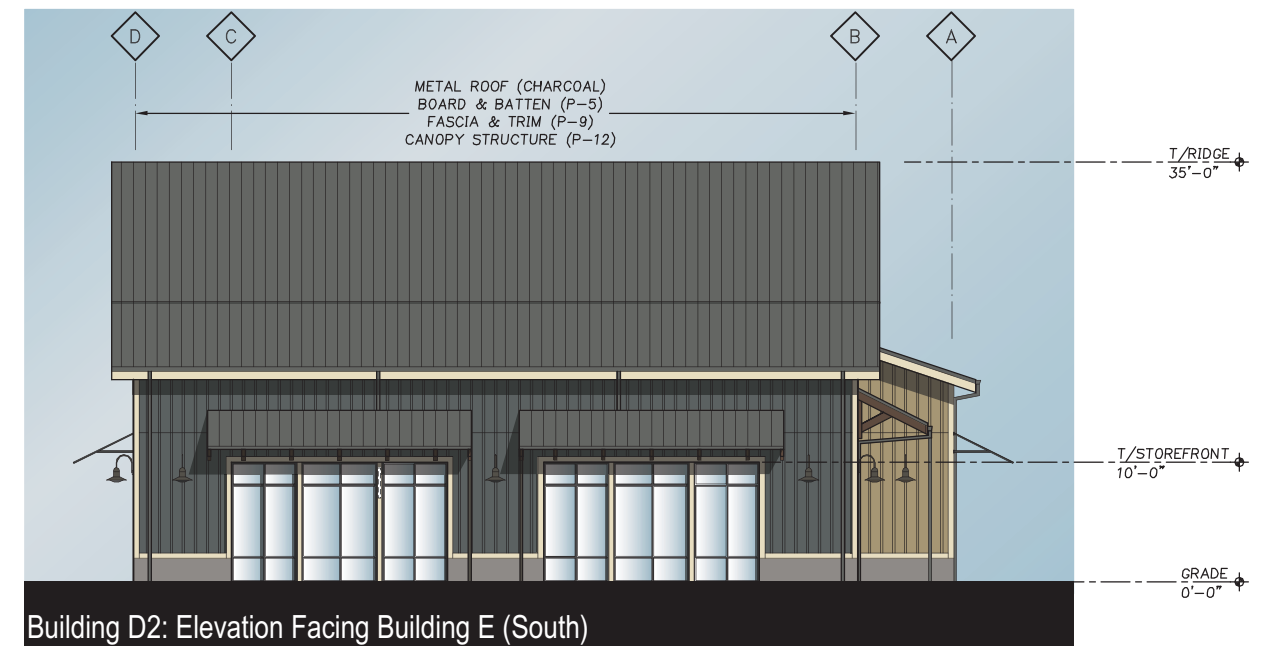
"BUILDING D1"

WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-D1



### MATERIAL LEGEND

	STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.		CONCRETE, SEALED
	TUMBLER BRICK VENEER "NEWCASTLE" USED		WINDOW SYSTEM - DISPLAY
	BOARD & BATTEN SIDING		WINDOW SYSTEM - INTERIOR VIEW
	LAP SIDING		
	STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND		

### PAINT SCHEDULE

	P-1 SW, ROYCROFT COPPER RED		P-5 SW, ROYCROFT PEWTER		P-9 SW, ROYCROFT VELLUM
	P-2 SW, ROYCROFT SUEDE		P-6 SW, ROOKWOOD DARK BROWN		P-10 SW, GRIZZLE GRAY
	P-3 SW, DOWNING STRAW		P-7 SW, ROYCROFT BRONZE GREEN		P-11 SW, BLACK MAGIC
	P-4 SW, BUNGLEHOUSE GRAY		P-8 SW, ROOKWOOD BROWN		P-12 (STAIN) SW, HAWTHORNE

### AWNING SCHEDULE

	A-1, SUNBRELLA, "TAUPE"
	A-2, SUNBRELLA, "WHEAT"
	A-3, SUNBRELLA, "TERRA COTTA"
	A-4, SUNBRELLA, "BLACK"

### BUILDING D2 SIGN TOTAL

- (8) BLADE SIGNS
- (8) 2x12 SIGNS
- (1) 2x16 SIGN

# FRED MEYER OLD TOWN SQUARE SIGN PACKAGE

"BUILDING D2"

GM#2080070.03

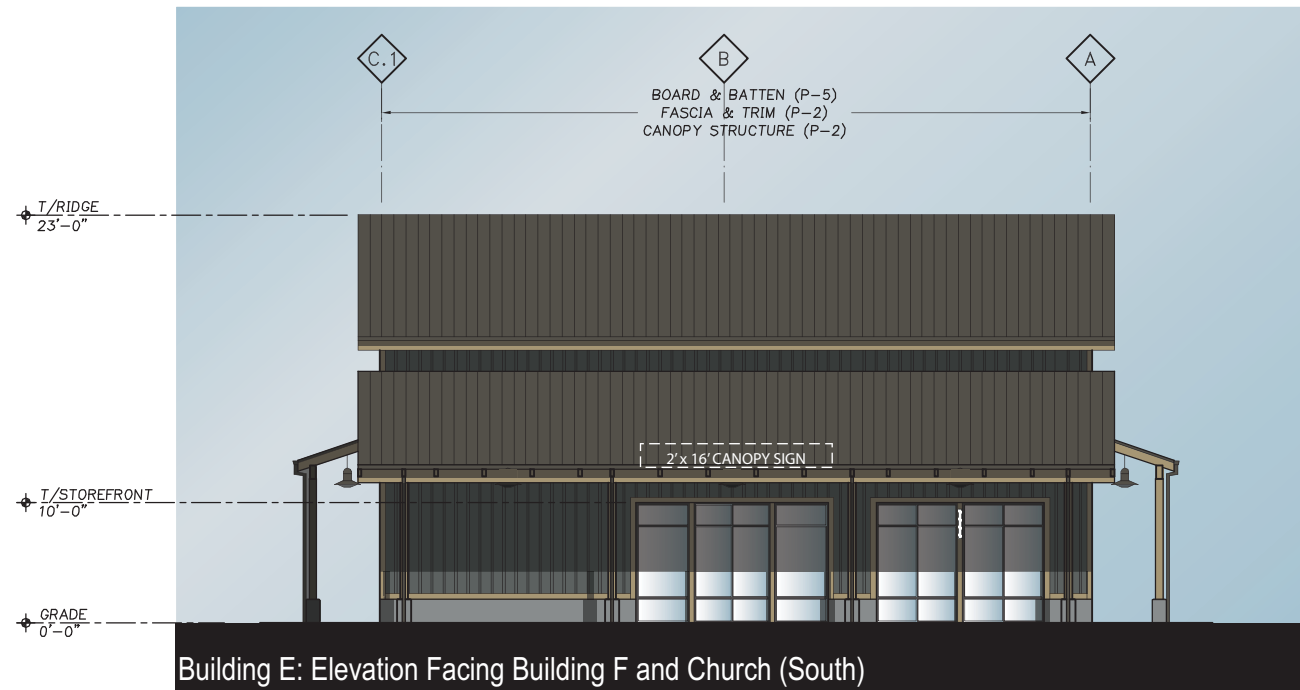
WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-D3





**MATERIAL LEGEND**

STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.	CONCRETE, SEALED
TUMBLED BRICK VENEER "NEWCASTLE" USED	WINDOW SYSTEM - DISPLAY
BOARD & BATTEN SIDING	WINDOW SYSTEM - INTERIOR VIEW
LAP SIDING	
STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND	

**PAINT SCHEDULE**

P-1 SW, ROYCROFT COPPER RED	P-5 SW, ROYCROFT PEWTER	P-9 SW, ROYCROFT VELLUM
P-2 SW, ROYCROFT SUEDE	P-6 SW, ROOKWOOD DARK BROWN	P-10 SW, GRIZZLE GRAY
P-3 SW, DOWNING STRAW	P-7 SW, ROYCROFT BRONZE GREEN	P-11 SW, BLACK MAGIC
P-4 SW, BUNGLEHOUSE GRAY	P-8 SW, ROOKWOOD BROWN	P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

A-1, SUNBRELLA, "TAUPE"
A-2, SUNBRELLA, "WHEAT"
A-3, SUNBRELLA, "TERRA COTTA"
A-4, SUNBRELLA, "BLACK"

**BUILDING E SIGN TOTAL**

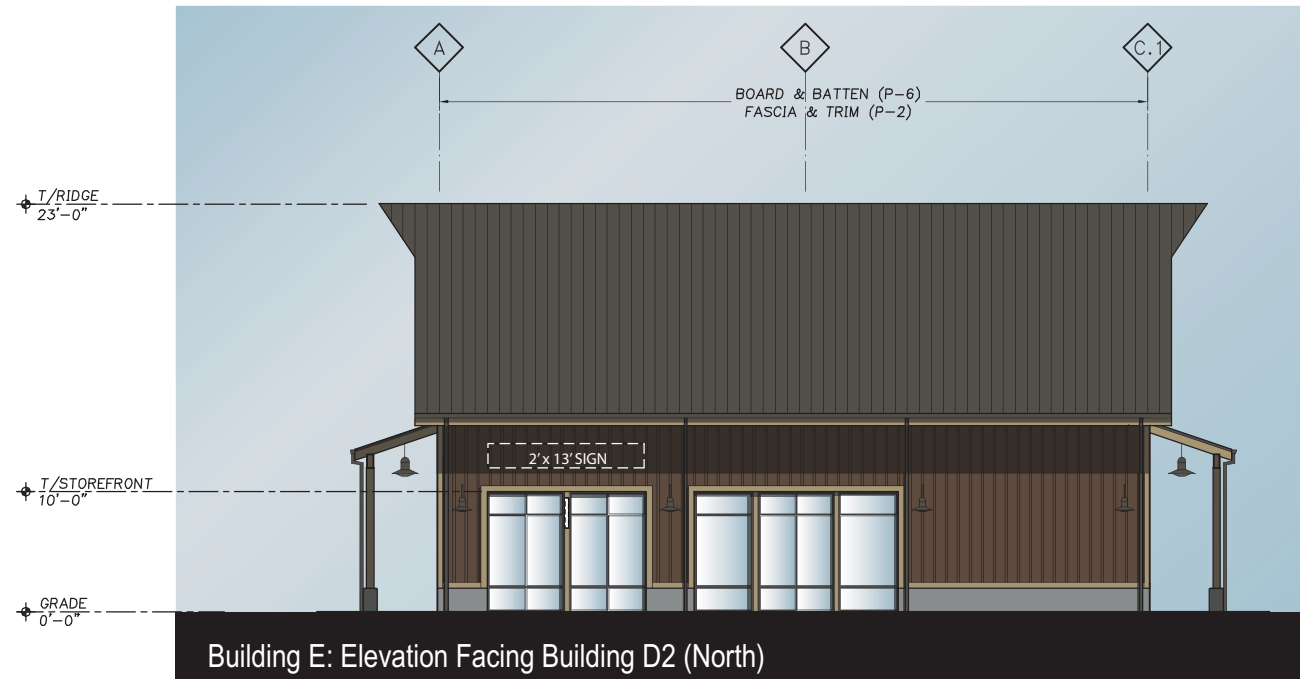
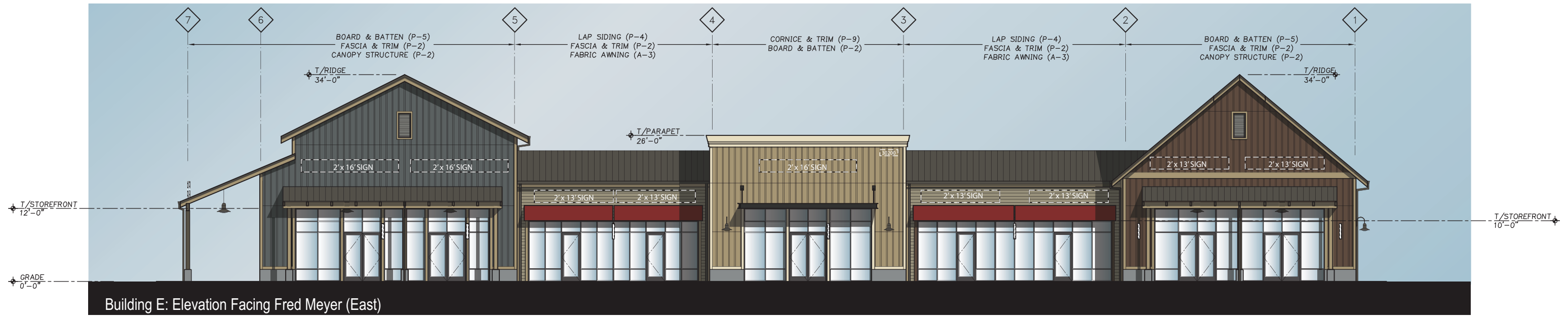
- (18) BLADE SIGNS
- (13) 2x13 SIGNS
- (5) 2x16 SIGNS

**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**  
"BUILDING E"









WILSONVILLE, OREGON















GR-E1







**MATERIAL LEGEND**

 STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.	 CONCRETE, SEALED
 TUMBLED BRICK VENEER "NEWCASTLE" USED	 WINDOW SYSTEM - DISPLAY
 BOARD & BATTEN SIDING	 WINDOW SYSTEM - INTERIOR VIEW
 LAP SIDING	
 STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND	

**PAINT SCHEDULE**

 P-1 SW, ROYCROFT COPPER RED	 P-5 SW, ROYCROFT PEWTER	 P-9 SW, ROYCROFT VELLUM
 P-2 SW, ROYCROFT SUEDE	 P-6 SW, ROOKWOOD DARK BROWN	 P-10 SW, GRIZZLE GRAY
 P-3 SW, DOWNING STRAW	 P-7 SW, ROYCROFT BRONZE GREEN	 P-11 SW, BLACK MAGIC
 P-4 SW, BUNGLEHOUSE GRAY	 P-8 SW, ROOKWOOD BROWN	 P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

 A-1, SUNBRELLA, "TAUPE"
 A-2, SUNBRELLA, "WHEAT"
 A-3, SUNBRELLA, "TERRA COTTA"
 A-4, SUNBRELLA, "BLACK"

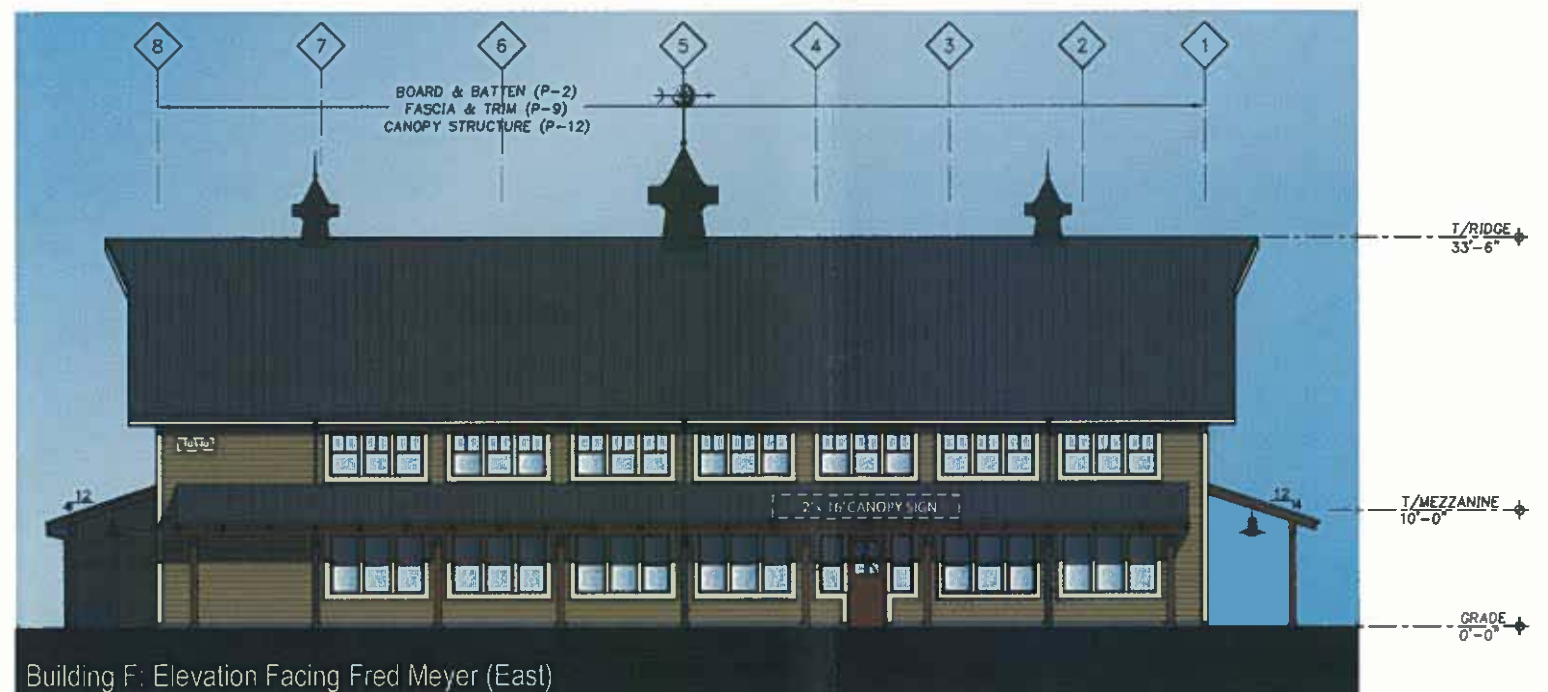
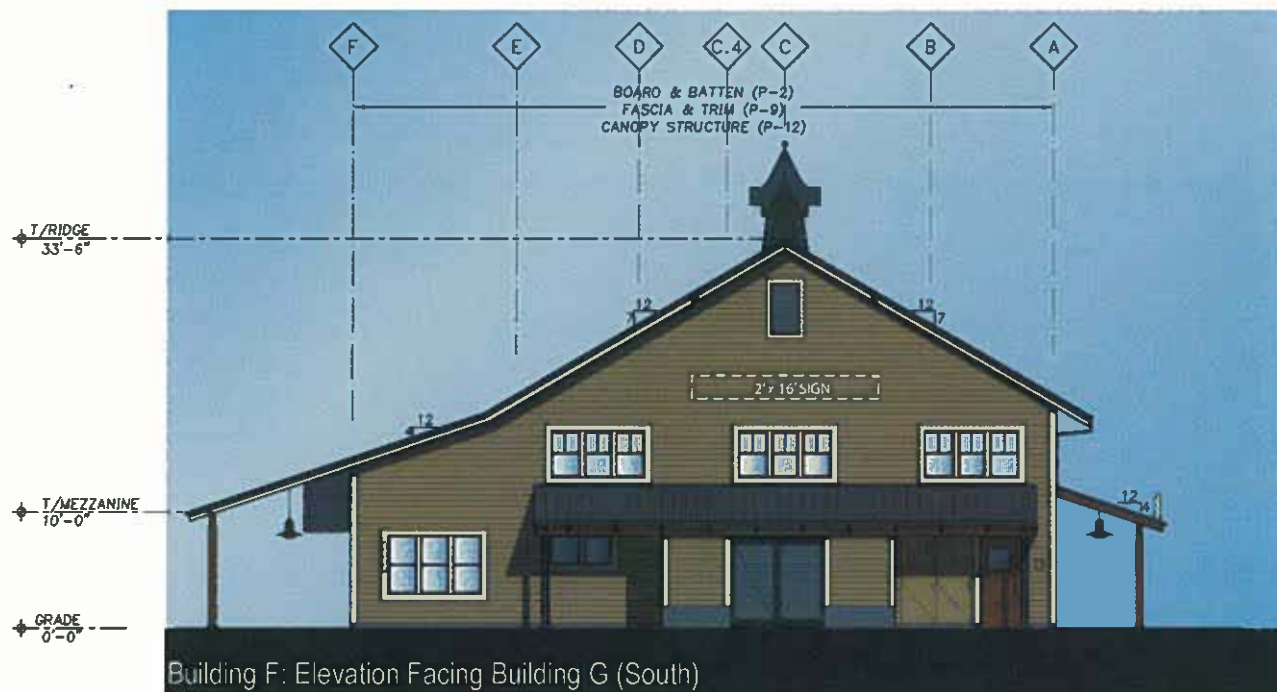
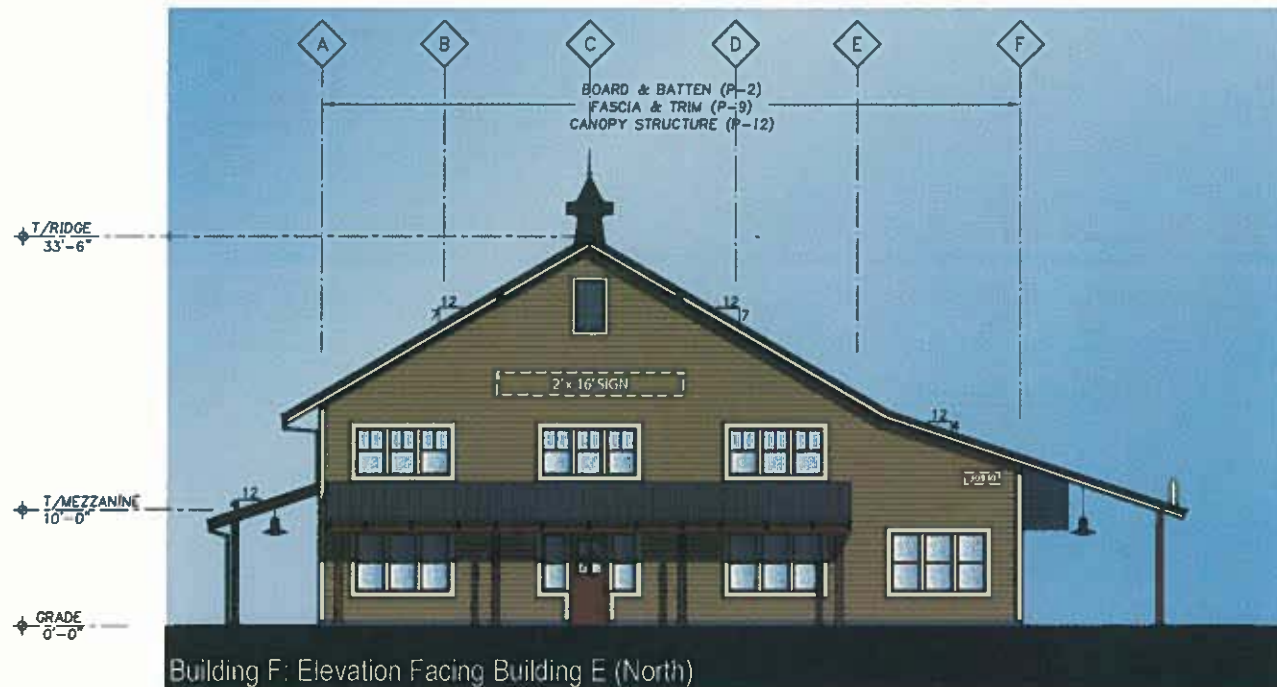
**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**  
"BUILDING E"

WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-E2



### MATERIAL LEGEND

STANDING SEAM MTL ROOF CHARCOAL	CONCRETE, SEALED
TUMBLER BRICK VENEER "NEWCASTLE USED"	WOOD WINDOW SYSTEM
BOARD & BATTEN SIDING	LAP SIDING
STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND	

### PAINT SCHEDULE

P-1 SW. ROYCROFT COPPER RED	P-5 SW. ROYCROFT PEWTER	P-9 SW. ROYCROFT VELLUM
P-2 SW. ROYCROFT SUEDE	P-6 SW. ROOKWOOD DARK BROWN	P-10 SW. GRIZZLE GRAY
P-3 SW. DOWNING STRAW	P-7 SW. ROYCROFT BRONZE GREEN	P-11 SW. BLACK MAGIC
P-4 SW. BUNGHOUSE GRAY	P-8 SW. ROOKWOOD BROWN	P-12 (STAIN) ARMOIRE HICKORY

### AWNING SCHEDULE

A-1, SUNBRELLA, "TAUPE"
A-2, SUNBRELLA, "WHEAT"
A-3, SUNBRELLA, "TERRA COTTA"
A-4, SUNBRELLA, "BLACK"

### BUILDING F SIGN TOTAL

- (3) BLADE SIGNS
- (1) 2x13 SIGNS
- (3) 2x16 SIGNS

# FRED MEYER OLD TOWN SQUARE SIGN PACKAGE

"BUILDING F"

GM#2080070.03

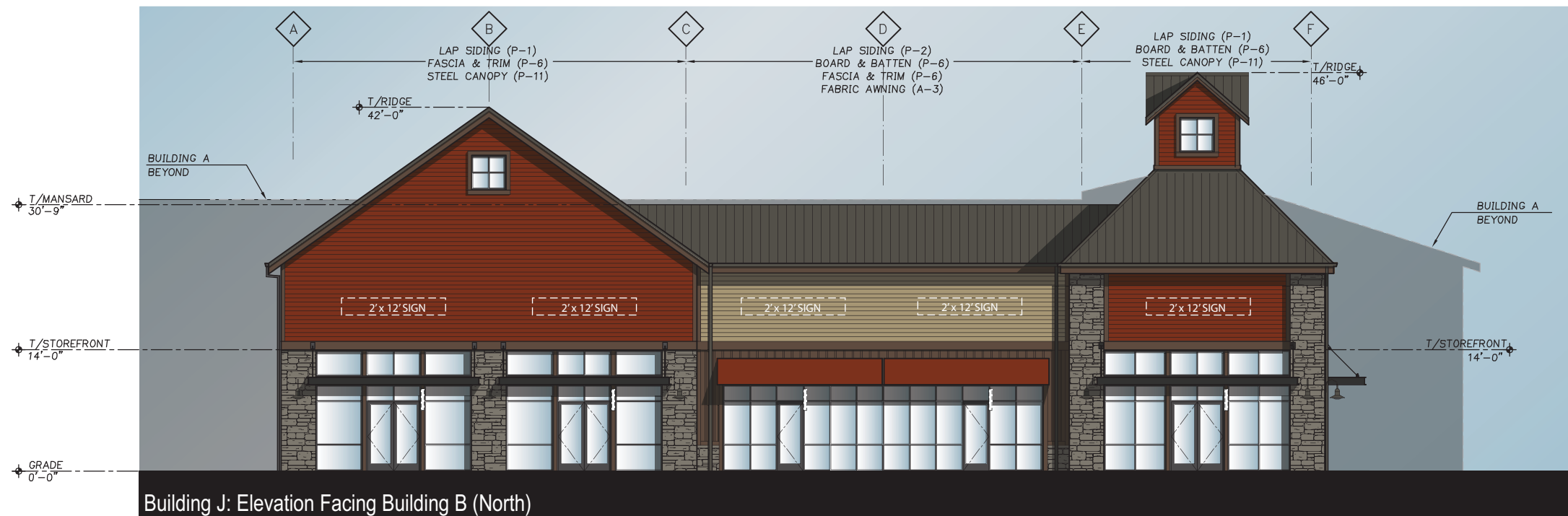
WILSONVILLE, OREGON

DECEMBER 9, 2010



GR-F1

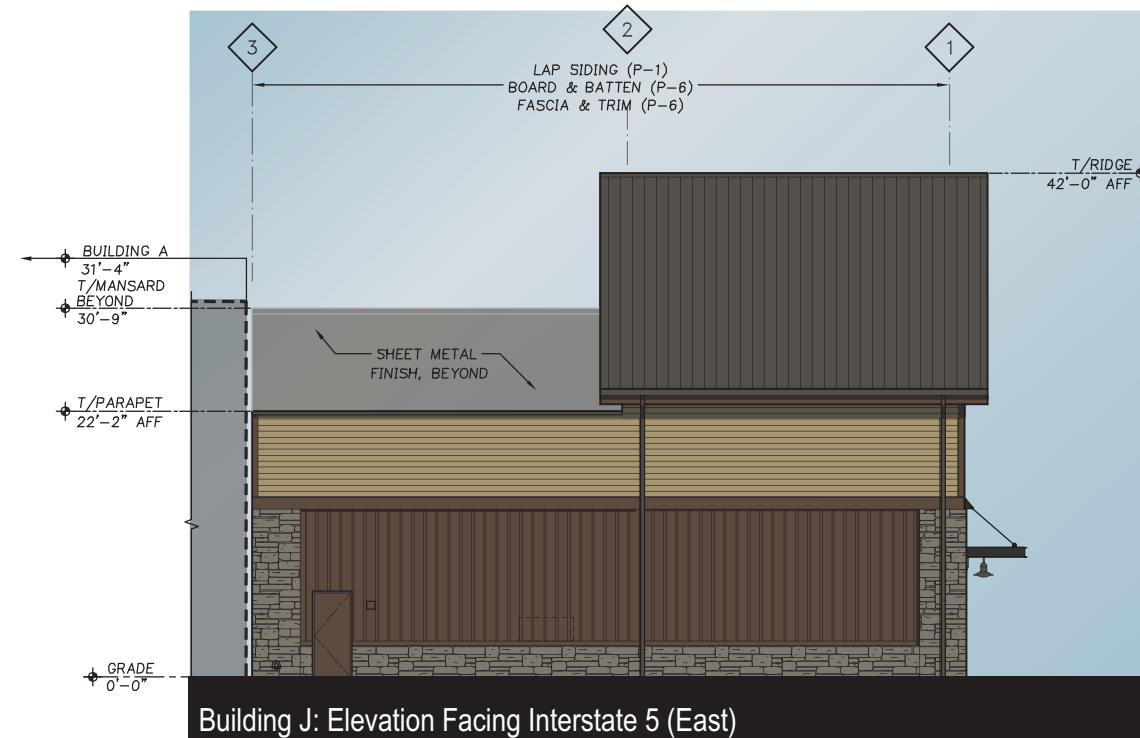
MACKENZIE Westlake



Building J: Elevation Facing Building B (North)



Building J: Internal Elevation Facing Development (West)



Building J: Elevation Facing Interstate 5 (East)

**MATERIAL LEGEND**

	STANDING SEAM MTL ROOF DARK BRONZE, U.N.O.		CONCRETE, SEALED
	TUMBLER BRICK VENEER "NEWCASTLE USED"		WINDOW SYSTEM - DISPLAY
	BOARD & BATTEN SIDING		WINDOW SYSTEM - INTERIOR VIEW
	LAP SIDING		
	STONE VENEER, EL DORADO "YORK LIMESTONE" BLEND		

**PAINT SCHEDULE**

	P-1 SW, ROYCROFT COPPER RED		P-5 SW, ROYCROFT PEWTER		P-9 SW, ROYCROFT VELLUM
	P-2 SW, ROYCROFT SUEDE		P-6 SW, ROOKWOOD DARK BROWN		P-10 SW, GRIZZLE GRAY
	P-3 SW, DOWNING STRAW		P-7 SW, ROYCROFT BRONZE GREEN		P-11 SW, BLACK MAGIC
	P-4 SW, BUNGLEHOUSE GRAY		P-8 SW, ROOKWOOD BROWN		P-12 (STAIN) SW, HAWTHORNE

**AWNING SCHEDULE**

	A-1, SUNBRELLA, "TAUPE"
	A-2, SUNBRELLA, "WHEAT"
	A-3, SUNBRELLA, "TERRA COTTA"
	A-4, SUNBRELLA, "BLACK"

**BUILDING J SIGN TOTAL**

- (6) BLADE SIGNS
- (6) 2x12 SIGNS

**FRED MEYER OLD TOWN SQUARE SIGN PACKAGE**

"BUILDING J"

GM#2080070.03

WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-J1







Building G: Elevation Facing Boones Ferry Road (West)



Building G: Elevation Facing Building F and Church (North)

BUILDING G SIGN TOTAL

- (8) BLADE SIGNS
- (2) 2x12 SIGNS
- (6) 2x10 SIGNS
- (1) 2x16 SIGNS

FRED MEYER OLD TOWN SQUARE SIGN PACKAGE

"BUILDING G" (ELEVATIONS PROVIDED BY STUDIO 3 ARCHITECTURE)

WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-G1





Building G: Elevation Facing Bailey Street (South)



Building G: Elevation Facing Fred Meyer and Interstate 5 (East)

# FRED MEYER OLD TOWN SQUARE SIGN PACKAGE

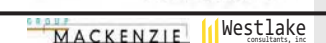
"BUILDING G" (ELEVATIONS PROVIDED BY STUDIO 3 ARCHITECTURE)

WILSONVILLE, OREGON

SEPTEMBER 16, 2010



GR-G2



## **Exhibit E**

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### **Old Town Square Area Distribution** (Table 1 – Revised 10/11/2010)

**Old Town Square: Sign Area Distribution - Table 1**

Revised October 11, 2010

**Building Signs, By Lot and by Building**

**LOT #1** Lot Area 11.29 ac Sign Area Permitted 300 sf Proposed Sign Area 1203 sf

**Building A** 145,581 sf

Elevation	Elevation Length	Sign Type	Suggested Copy or Tenant	Maximum Dimensions		Maximum area per sign	Total number of Blade Signs	Total number of Fascia Signs	Total proposed sign area
				Height	Width				
South	257	Major Tenant Fascia	Fred Meyer	4'4"	31'9"	137.5		1	137.5
North	290	Major Tenant Fascia	Fred Meyer	5'	37'	185		1	185
East	524	Major Tenant Fascia	Fred Meyer	4'4"	31'9"	137.5		1	137.5
West	524	Major Tenant Fascia	Fred Meyer	5'	37'	185		2	370
West		Major Tenant Secondary	Garden Center	21"	10'10" & 11'3"	38.7		1	38.7
West		Major Tenant Secondary	Pharmacy Drive Thru	21"	2 x 14'11"	53.2		1	53.2
West		Major Tenant Secondary	US Bank	30"	9'7-5/8"	24.1		1	24.1
West		Major Tenant Secondary	[Future Tenant]	2'	13'	26		1	26
<b>Total</b>	<b>1595</b>						<b>0</b>	<b>9</b>	<b>972</b>

**Building K** 2,600 sf

Elevation	Elevation Length	Sign Type	Suggested Copy or Tenant	Maximum Dimensions		Maximum area per sign	Total number of Blade Signs	Total number of Fascia or Canopy Signs	Total potential sign area
				Height	Width				
West	80	Blade Sign	TBD	TBD	TBD	7	2		14
West		Pad Tenant Primary Sign	Starbucks Coffee	18"	25'8"	38.5		1	38.5
West		Pad Tenant Primary Sign	TBD	2'	13'	26		2	52
<b>Total</b>	<b>80</b>						<b>2</b>	<b>3</b>	<b>104.5</b>

**Monument Sign**

Frontage Orientation	Frontage Length	Sign Type	Site frontage	Dimensions		Type of Illumination	Overall Height	Total number of Sign Type	Overall Area
North	170	Major Tenant ID Monument	Wilsonville Rd	8'	15'8"	Internal	8'	1	126
<b>Total</b>	<b>170</b>								<b>126</b>

**LOT #2** Lot Area 0.46 ac Sign Area Permitted Proposed Sign Area 198 sf

**Building J** 7,021 sf

Elevation	Elevation Length	Sign Type	Suggested Copy or Tenant	Maximum Dimensions		Maximum area per sign	Total number of Blade Signs	Total number of Fascia or Canopy Signs	Total potential sign area
				Height	Width				
North	122	Blade Sign	TBD	TBD	TBD	7	5		35
North		Pad Tenant Primary Sign *	TBD	2'	13'	26		5	130
West	60	Blade Sign	TBD	TBD	TBD	7	1		7
West		Pad Tenant Primary Sign	TBD	2'	13'	26		1	26
<b>Total</b>	<b>182</b>						<b>6</b>	<b>6</b>	<b>198</b>

\* alternate primary sign location shown, or flexible sign band as shown to meet same max sign area.

**LOT #3**

Lot Area 2.72 ac

Sign Area Permitted

192 sf

Proposed Sign Area

1517 sf

**Building B**

**6,406 sf**

Elevation	Elevation Length	Sign Type	Suggested Copy or Tenant	Maximum		Maximum area per sign	Total number of Blade Signs	Total number of Fascia or Canopy	Total potential sign area
				Height	Width				
North	60	Pad Tenant Primary Sign	TBD	2'	12'	24		1	24
North		Blade Sign	TBD	TBD	TBD	7	1		7
South	60	Pad Tenant Primary Sign	TBD	2'	12'	24		1	24
South		Blade Sign	TBD	TBD	TBD	7	1		7
East	117	Pad Tenant Primary Sign	TBD	2'	16'	32		2	64
East		Blade Sign	TBD	TBD	TBD	7	2		14
West	117	Pad Tenant Primary Sign	TBD	2'	16'	32		2	64
West		Blade Sign	TBD	TBD	TBD	7	2		14
<b>Total</b>	<b>354</b>						<b>6</b>	<b>6</b>	<b>218</b>

**Building C**

**10,379 sf**

Elevation	Elevation Length	Sign Type	Suggested Copy or Tenant	Maximum Dimensions		Maximum area per sign	Total number of Blade Signs	Total number of Fascia or Canopy Signs	Total potential sign area
				Height	Width				
North	192	Pad Tenant Primary Sign	TBD	2'	16'	32		2	64
North		Pad Tenant Primary Sign	TBD	2'	12'	24		7	168
North		Blade Sign	TBD	TBD	TBD	7	2		14
South	192	Pad Tenant Primary Sign	TBD	2'	16'	32		2	64
South		Pad Tenant Primary Sign	TBD	2'	12'	24		7	168
South		Blade Sign	TBD	TBD	TBD	7	9		63
East	58	Pad Tenant Primary Sign *	TBD	2'	16'	32		1	32
East		Blade Sign	TBD	TBD	TBD	7	1		7
West	55	Pad Tenant Primary Sign *	TBD	2'	16'	32		1	32
West		Blade Sign	TBD	TBD	TBD	7	1		7
<b>Total</b>	<b>497</b>						<b>13</b>	<b>20</b>	<b>619</b>

\* alternate primary sign location shown, or flexible sign band as shown to meet same max sign area.

**Building D1**

**5,132 sf**

Elevation	Elevation Length	Sign Type	Suggested Copy or Tenant	Maximum		Maximum area per sign	Total number of Blade Signs	Total number of Fascia or Canopy	Total potential sign area
				Height	Width				
North	63	Pad Tenant Primary Sign	TBD	2'	16'	32		1	32
North		Blade Sign	TBD	TBD	TBD	7	1		7
South	63	Pad Tenant Primary Sign*	TBD	2'	16'	32		1	32
South		Blade Sign	TBD	TBD	TBD	7	2		14
East	92	Pad Tenant Primary Sign *	TBD	2'	16'	32		3	96
East		Pad Tenant Primary Sign	TBD	2'	13'	26		1	26
East		Blade Sign	TBD	TBD	TBD	7	4		28
West	92	Pad Tenant Primary Sign *	TBD	2'	16'	32		3	96
West		Pad Tenant Primary Sign	TBD	2'	13'	26		1	26
West		Blade Sign	TBD	TBD	TBD	7	4		28
<b>Total</b>	<b>310</b>						<b>11</b>	<b>10</b>	<b>385</b>

\* alternate primary sign location shown, or flexible sign band as shown to meet same max sign area.









**Window Signs & Closed Access Window Displays**

*(not included in sign inventory)*

Elevation	Sign Type	Maximum Area	Total Number per window
Various	Window Sign	20% Window Area	No limit-within allowance
Various	Window Display	100% of Window area	Store Product Display Only.

**Building Address Signs & Traffic Directional signs**

*(not included in sign inventory)*

Elevation	Sign Type	Area/height	Placement
Various	Traffic Directional	3'sq / 4' high	1 per curb cut if needed
Various	Building ID Letters or address	18" tall	As required by Fire Marshal

**Exterior Building Signage Summary:**

Lot	Location	Total Elevation Length	Total number of Blade Signs	Total number of Fascia or Canopy Signs	Aggregate total
1	Building: A	1595	0	9	972
	Building: K	80	2	3	104.5
	<b>Lot 1 Subtotal:</b>	<b>1675</b>	<b>2</b>	<b>12</b>	<b>1077</b>
2	Building: J	182	6	6	198
	<b>Lot 2 Subtotal:</b>	<b>182</b>	<b>6</b>	<b>6</b>	<b>198</b>
3	Building: B	354	6	6	218
	Building: C	497	13	20	619
	Building: D1	310	11	10	385
	Building: D2	305	8	9	280
	<b>Lot 3 Subtotal:</b>	<b>1466</b>	<b>38</b>	<b>45</b>	<b>1502</b>
4	Building: E	484	20	20	690
	<b>Lot 4 Subtotal:</b>	<b>484</b>	<b>20</b>	<b>20</b>	<b>690</b>
5	Building: F	223	3	4	143
	<b>Lot 5 Subtotal:</b>	<b>223</b>	<b>3</b>	<b>4</b>	<b>143</b>
6	Building: G	702	8	9	256
	<b>Lot 6 Subtotal:</b>	<b>702</b>	<b>8</b>	<b>9</b>	<b>256</b>

<b>Total Number of Building Signs (max.)</b>	<b>77</b>	<b>96</b>	<b>173</b>
<b>Total Building Sign Area (max. sq. ft.)</b>			<b>3865.5</b>
<b>Total Building Elevation Length (ft.)</b>			<b>4731</b>