

EXHIBIT "F"
SIGN CRITERIA

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Shopping Center for the mutual benefit of all tenants, and to comply with the regulations of the local municipal sign and electrical codes. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the sole cost and expense of the Tenant.

[SEE ATTACHED]

CANYON TRAILS TOWNE CENTER COMPREHENSIVE SIGN PLAN

APPROVED BY CITY COUNCIL ON MAY 16, 2005
AS PART OF "DESIGN GUIDELINES - FEBRUARY 2005"
CASE NO. Z-17-04 APPROVED WITH STIPULATIONS

Developed By:
Vestar
2425 E. Camelback Rd.
Suite 750
Phoenix, AZ 85016

Architect:
Kurt D. Reed & Assoc. Inc.
7400 E. McDonald Dr. Suite 101
Scottsdale, AZ 85250

Signage Consultant
Bleier Industries
2030 W. Desert Cove Ave.
Phoenix, AZ 85029

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MATCH - A

SIGN	SIGN TYPE	FUNCTION	LOCATION
ST 1 Multi-Tenant Landmark Monument Sign	Landmark Monument	Center ID with multi- tenant identification	Placed along Cotton Lane (Future Freeway)
ST 2 Multi-Tenant Monument Sign	Monument	Multi-tenant identification	Placed along Yuma Road
ST 3 Center Identification Entry Feature Wall	Wall Feature	Center Identification	NWC, SWC and SEC of Project on Yuma Road and Cotton Lane
ST 4 Gas Price Monument	Monument	Car Wash Identification with Gas Pricing	Yuma Road
ST 5 Pedestrian Directory	Kiosk	Pedestrian Way Finding	TBD

Comprehensive Sign Plan subject to City of Goodyear approval as part of a PAD

RAILS TOWNE CENTER

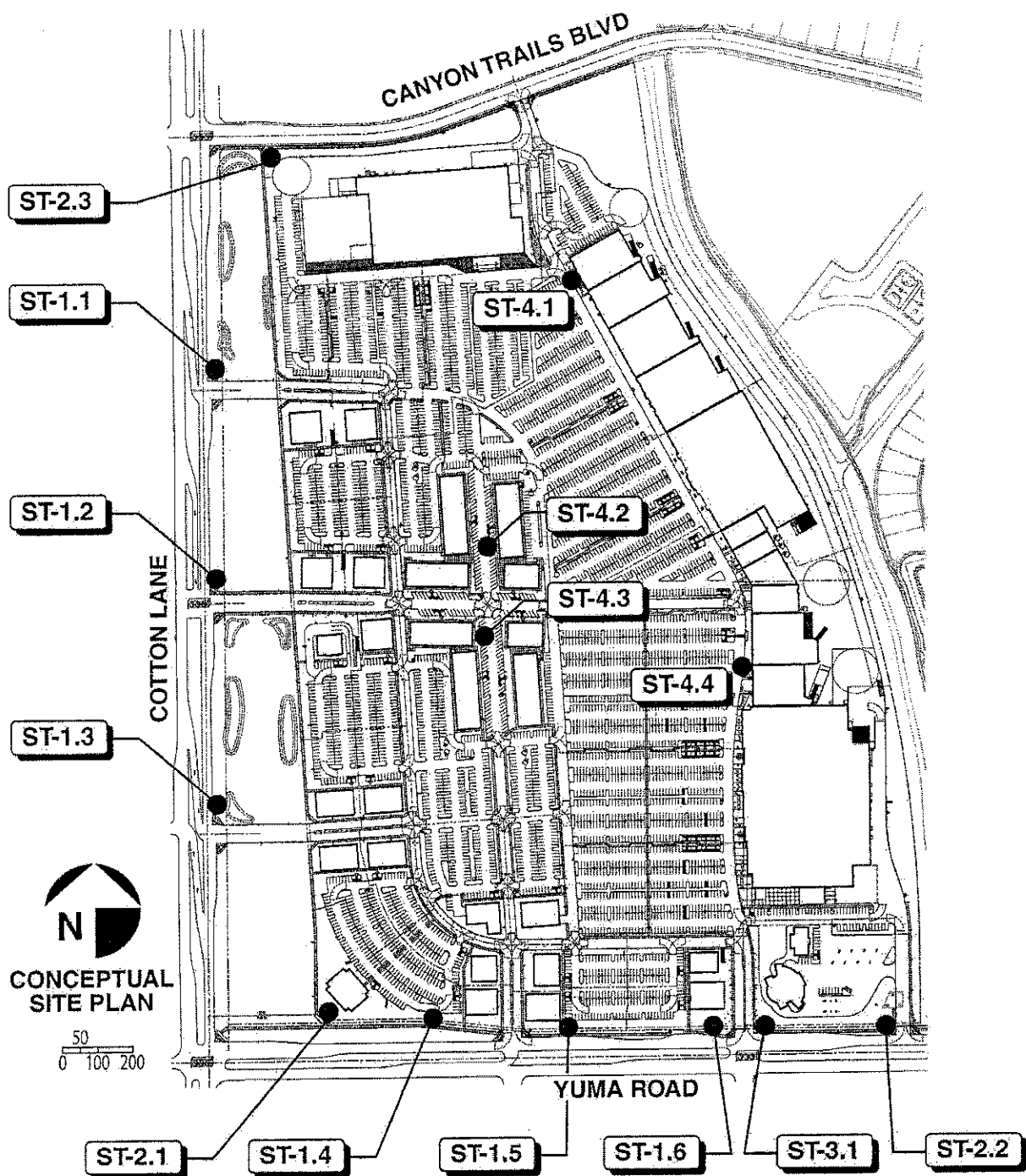
anding Sign Matrix

QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
3	Sixty-five (65') feet to top of architectural embellishment	625 SF of Multi-Tenant Sign Area Exclusive of Center Identification and Architectural Embellishments	Internal and ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
3	Twenty (20') feet to top of architectural embellishment	150 SF of Multi-Tenant Sign Area Exclusive of Architectural Embellishments	Internal and ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
3	Thirteen feet eight inches (13'-8") to top of Entry Feature	150 SF Center Identification Exclusive of Architectural Embellishments	Internal and/or ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
1	Eight (8') feet to top of architectural embellishment	32 SF of Sign Area Exclusive of Architectural Embellishments	Internal and ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics
TBD	Eight (8') feet to top of architectural embellishment	12 SF of Sign Area Exclusive of Architectural Embellishments	Internal and ground Illumination	Masonry, Stucco, Textured Aluminum, Powder Coat and Acrylics

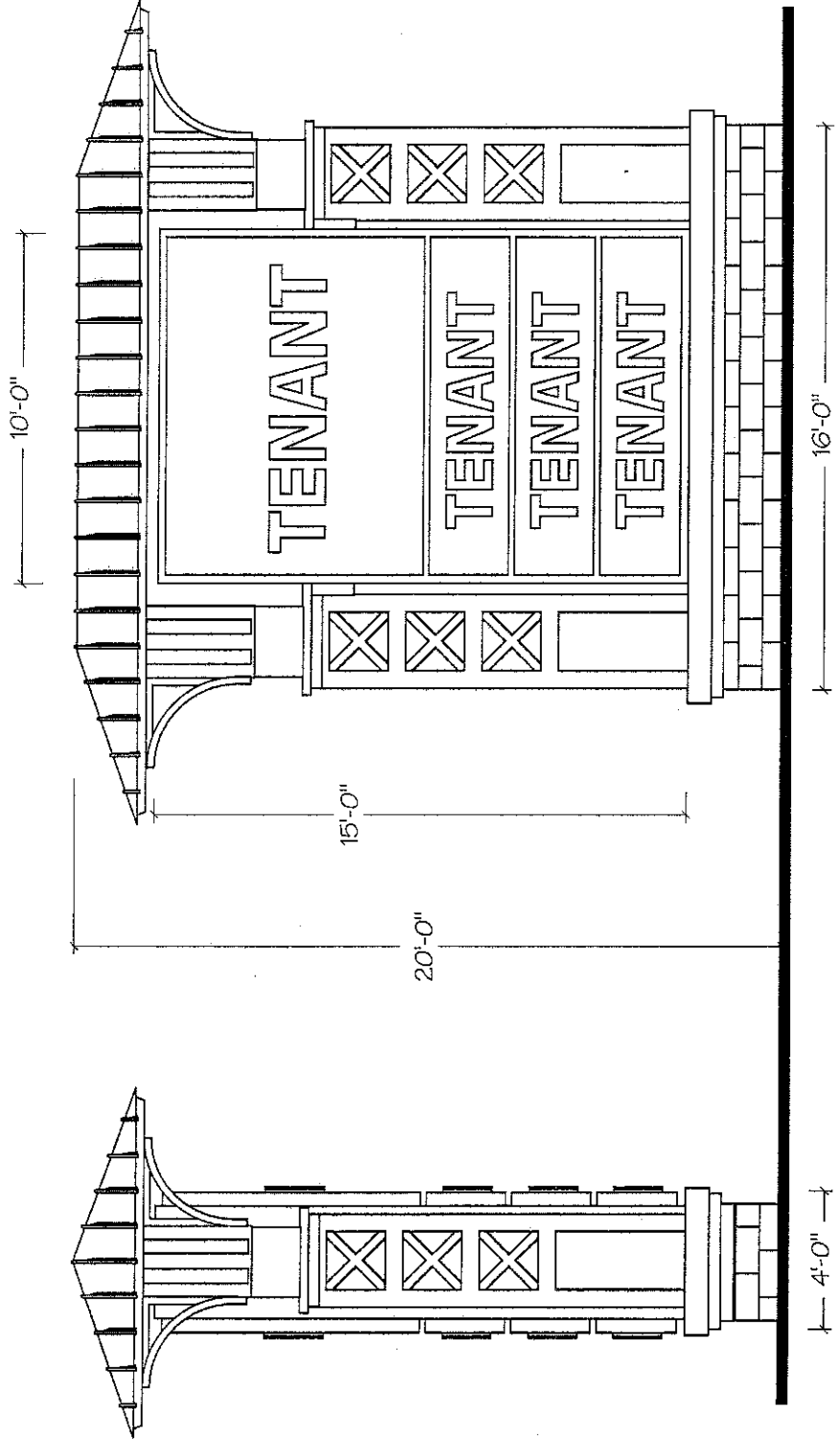
- ST-1 Multi-Tenant Monument Sign

ST-2 Center ID Sign / Entry Feature
- ST-3 Gas Price Monument Sign

ST-4 Pedestrian Directory

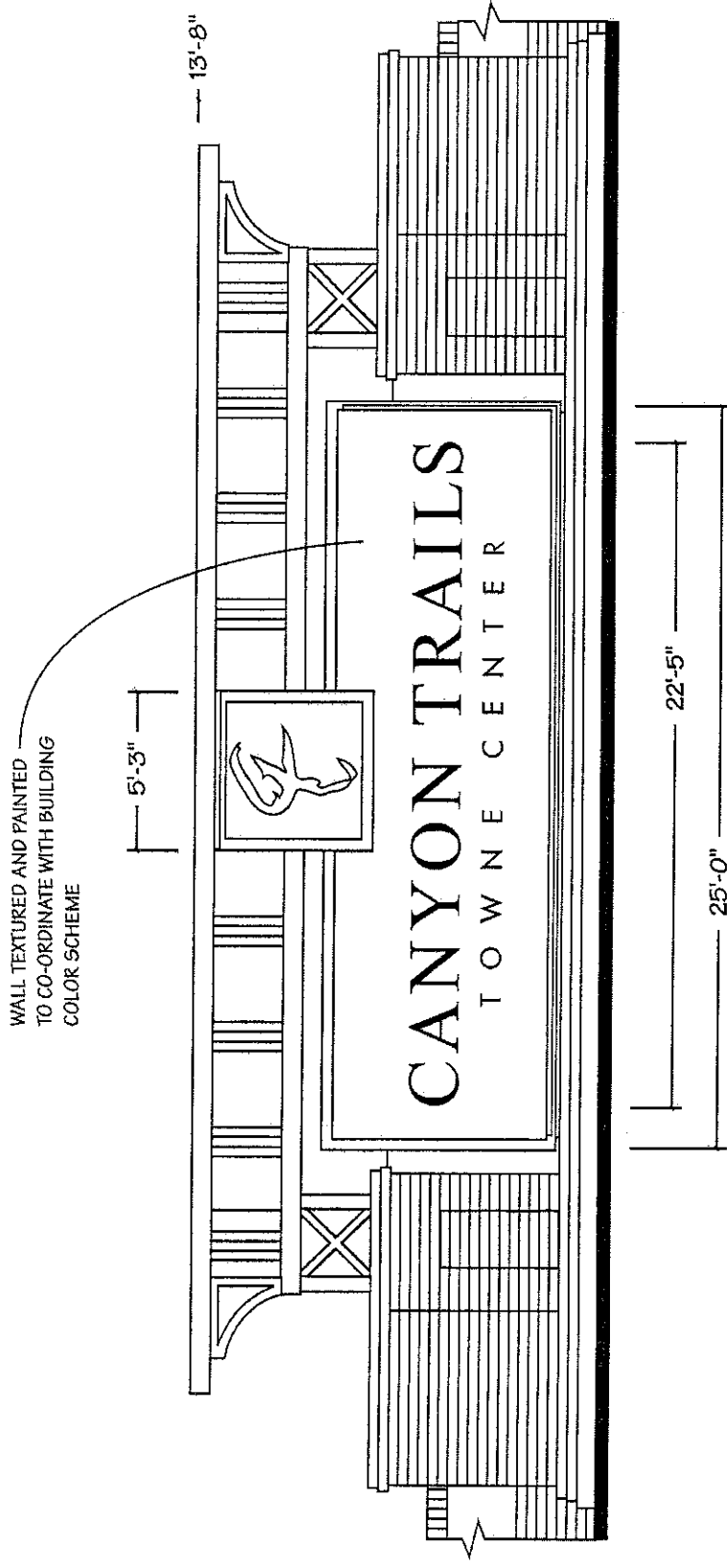


Canyon Trails Towne Center



Canyon Trails Towne Center
Yuma Road & Cotton Lane
Goodyear , AZ

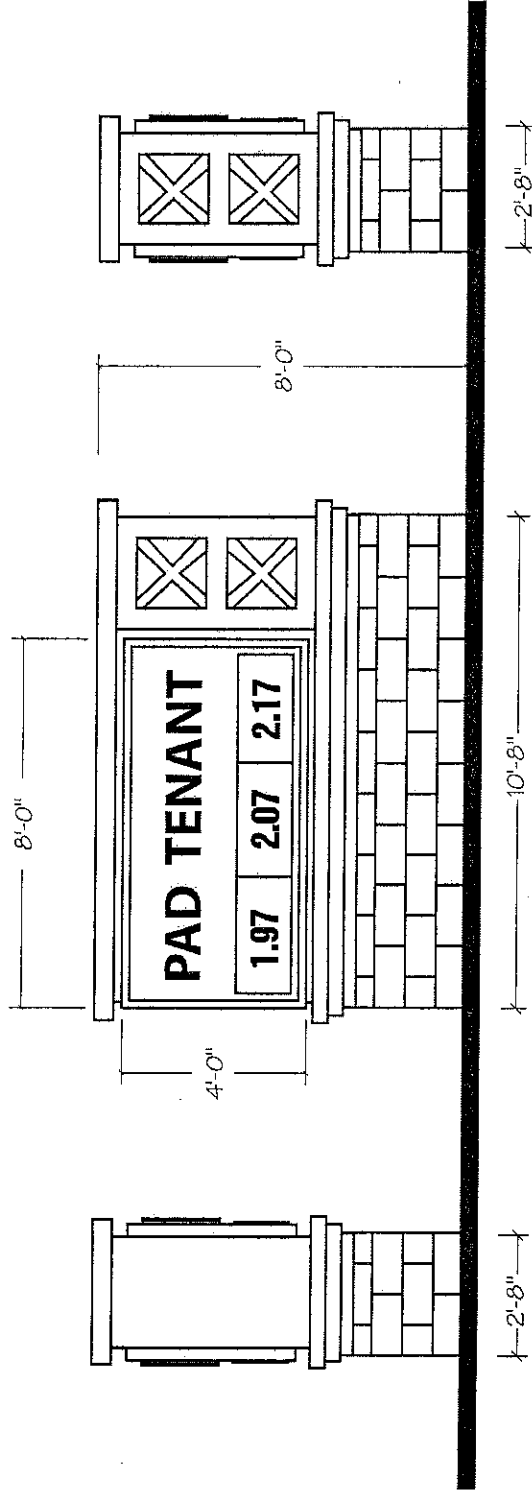
ST 1
Monument Sign Elevation



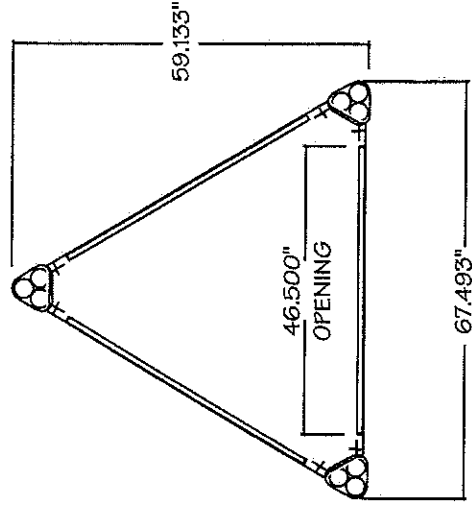
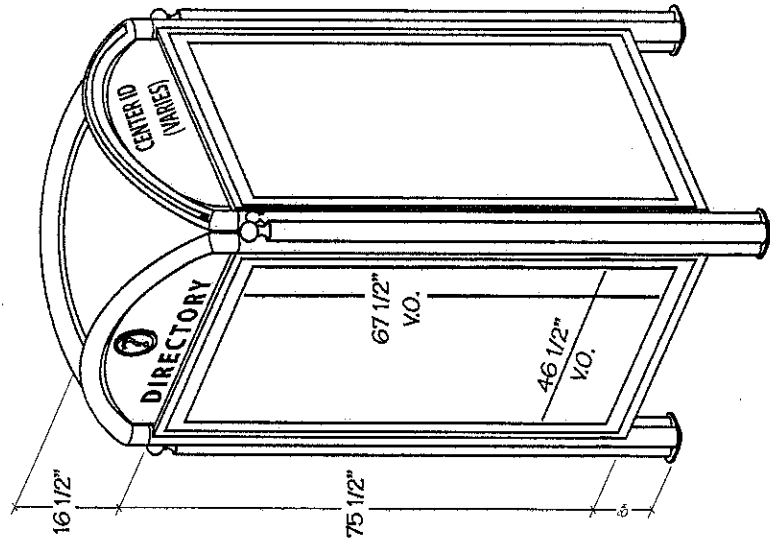
Canyon Trails Towne Center
Yuma Road & Cotton Lane
Goodyear, AZ

ST 2

Corner Entry Monument Sign Elevation



Canyon Trails Towne Center ST 3
Yuma Road & Cotton Lane Gas Price Monument Sign Elevation
Goodyear, AZ



FOOT PRINT - 3 SIDED - 3 POST - DIRECTORY SIZE

Canyon Trails Towne Center
Yuma Road & Cotton Lane
Goodyear, AZ

ST 4
3 SIDED - 3 POST - PEDESTRIAN DIRECTORY

CANYON TRAILS TOWNE CENTER

General Requirements Building Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Canyon Trails Towne Center for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City of Goodyear Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the City of Goodyear as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the City of Goodyear, the latter shall prevail.

I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.

- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

II. SPECIFICATIONS - TENANT SIGNS

A. General Specifications

1. No animated, flashing or audible signs shall be permitted.
2. All signs, including temporary signs and their installation shall comply with all City of Goodyear building and electrical codes.
3. No exposed raceways, crossovers or conduit shall be permitted. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage. Developer shall have the sole and separate discretion in varying any provision of these specifications.
4. All cabinets, conductors, transformers and other equipment shall be concealed.
5. Temporary signs and painted lettering shall not be permitted except as approved by the Developer and the City of Goodyear.
6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
7. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant or by Developer at Tenant's cost.

B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Developer.

III. DESIGN REQUIREMENTS

Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the City of

Goodyear electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

A. Sign Area

1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying one and one-half (1.50) times the length of the storefront(s) and/or elevation(s) occupied by the tenant without limitation as to maximum sign area and/or number of sign elements. As a minimum allowance, each shop tenant and freestanding pad tenant shall be permitted a minimum of fifty (50) square feet of sign area per elevation upon which signage is placed.

B. Letter Height and Placement Restrictions

1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Developer and/or Developer's agents.
2. Majors and Pad tenants occupying less than 9999 SF shall be limited to a maximum letter height of thirty six (36") inches. Shop tenants shall be limited to a maximum letter height of twenty four (24") inches. Majors occupying 10000 SF through 49999 SF shall be limited to a maximum letter height of sixty (60") inches. Anchors occupying greater than 50000 SF shall be limited to a maximum letter height of seventy two (72") inches. Logos shall not be subject to maximum letter height restrictions herein established, however, shall be included in sign area computations. All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Comprehensive Sign Plan. All signage shall be reviewed and approved by the developer and shall be appropriate to the surrounding building features, environment, and thematic design of Canyon Trails Towne Center. Developer and the City of Goodyear shall have discretion in varying any provision of these specifications.
3. Length of Sign on Wall Surface: In no event shall any sign exceed seventy-five (75%) percent of the building elevation and/or wall surface upon which it is placed. The available surface area of the sign band shall regulate letter height.

4. Shop tenant signage shall not exceed 75% of Tenant's leased storefront length.

C. Letter Style or Logo Restrictions

1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Developer and/or Developer's agents and the City of Goodyear.

D. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a silhouette, exposed neon and/or combination of lighting methods mentioned herein.

E. Under Canopy Sign

1. Each shop tenant shall install a double-faced non-illuminated under canopy blade sign in accordance to specifications approved in this Comprehensive Sign Plan. Anchor, Majors and Pad tenants shall have the option to do so. For cost efficiencies and design/construction uniformity, all under canopy blade signs will be manufactured by the Developer's project sign contractor and purchased in bulk by Developer. Each tenant that requires a blade sign shall reimburse Developer for the cost of the display and installation thereof.
2. All under canopy blade sign copy shall be flat cut out graphics and surface applied to both sides of the display. The Developer and/or Developer's Agents shall approve in writing all copy and layout prior to installation of the blade sign. Each shop tenant shall furnish and install the approved copy for said display at tenant's sole and separate expense. For convenience, tenant can furnish the copy to Developer's project sign contractor for mounting and/or can provide the project's sign contractor with electronic art suitable for production. Tenant shall pay for all costs associated with the production and mounting of tenant's blade sign copy.
3. The blade sign shall be suspended and/or projected using a mechanism consistent with other under canopy blade signs throughout the Canyon Trails Towne Center as specified.

IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Developer harmless for, from and against damages or liabilities on account thereof.

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Build Anchor

MATCH - B

SIGN	SIGN TYPE	FUNCTION	LOCATION
Anchor Tenant with occupancy of 50,000 SF or greater	Wall Mounted Signs	Tenant Identification	All elevations that offer readability
Major Tenant with occupancy greater than 10,000 SF through 49,999 SF	Wall Mounted Signs	Tenant Identification	All elevations that offer readability
Major Tenant with occupancy 9,999 SF or less	Wall Mounted Signs	Tenant Identification	All elevations that offer readability
All Major Tenants	Under Canopy Blade Sign (Optional)	Tenant Identification	In front of tenant's leased space

Comprehensive Sign Plan subject to City of Goodyear approval as part of a PAD

ILS TOWNE CENTER

ing Sign Matrix and Major Tenants

HEIGHT	SIZE	ILLUMINATION	MATERIALS
72" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed (Typical)	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
60" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed (Typical)	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
36" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage or Elevation Upon Which Signage is Placed (Typical)	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

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SIGN	SIGN TYPE	FUNCTION	LOCATION
Pad Tenant	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.
Pad Tenant	Under Canopy Blade Sign (Optional)	Tenant ID	In front of tenant's leased space
Pad Tenant	Menu Signs	Menu Display and Pricing	Drive Thru
Pad Tenant	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required
Pad Tenant	ATM	ATM	Wall or Freestanding

Comprehensive Sign Plan subject to City of Goodyear approval as part of a PAD

AILS TOWNE CENTER

Sign Matrix and Tenants

HEIGHT	SIZE	ILLUMINATION	MATERIALS
36" Maximum Letter Height Exclusive of Logos Within Building Silhouette	1.5 SF / Linear Foot of Building Street Frontage (Typical) 50 SF Minimum (Typical)	Interior, Backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Per City of Goodyear Sign Ordinance	Per City of Goodyear Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Per City of Goodyear Sign Ordinance	Per City of Goodyear Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Per City of Goodyear Sign Ordinance	Per City of Goodyear Sign Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

CANYON TRAIL

Building

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SIGN	SIGN TYPE	FUNCTION	LOCATION
Shop Tenants	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.
Shop Tenants	Under Canopy Blade Sign (Mandatory)	Tenant ID	In front of tenant's leased space

Comprehensive Sign Plan subject to City of Goodyear approval as part of a PAD

LS TOWNE CENTER

Sign Matrix

p Tenants

HEIGHT	SIZE	ILLUMINATION	MATERIALS
24" Maximum Letter Height Exclusive of Logos Within Building Silhouette	1.5 SF / Linear Foot of Building Street Frontage (Typical) 50 SF Minimum (Typical) Per Building Elevation Upon Which Signage is Placed	Interior, Backlit or a Combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics