



UNIFIED SIGN AGREEMENT

This Unified Sign Agreement ("Agreement") is made and entered into this 28 day of JUNE, 2016, by Smith's Food & Drug Centers, Inc., an Ohio Corporation, with a notice address of 1550 South Redwood Road, Salt Lake City, Utah 84104, Attn: Steve M. Sorenson. ("Smith's").

AGREEMENT

NOW THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants of the parties set forth herein, the parties hereto hereby agree as follows:

1. **Property**. This agreement covers the Springville Marketplace Subdivision located at approximately 1117 West 400 South; and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").
2. **Owners**. The parties to this agreement whose property lies within the Property, including all of the parties' successors and assigns are subject to this Unified Sign Agreement (the "Owners").
3. **Signs**. Signs shall be constructed on the Property in accordance with the sign plan attached hereto as Exhibit "B" (the "Sign Plan"). No signs shall be constructed on the Property or allowed to remain on the Property, except as reflected on the Sign Plan.
4. **Premise**. All parties hereto covenant and agree that the properties within the Property covered by this Unified Sign Agreement will be treated as individual property for the limited purpose of determining the number, size and location of on-premise signs permitted in accordance with Springville City's Sign Ordinance, as stated in Sections 11-6-301, et seq., of the Springville City Code.
5. **Binding**. The covenants, limitations and restrictions contained herein shall be covenants running with the land with respect to the Property and shall be binding on the Owners and all parties having any right, title or interest in or to the Property, or any part thereof, and their heirs, successors and assigns. The parties agree and acknowledge that this Agreement will be recorded in the Utah County Recorder's Office.
6. **Indemnification**. The Owners agree to defend, indemnify and hold harmless Springville City, its elected officials, officers, employees and volunteers from and against any and all claims or liabilities arising out of or in connection with this Unified Sign Agreement.
7. **Governing Law**. This Unified Sign Agreement will be governed by the laws of the State of Utah.

ENT 71733:2016 PG 1 of 18
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Aug 02 10:48 am FEE 0.00 BY MG
RECORDED FOR SPRINGVILLE CITY CORPORATIO

8. **Amendment/Termination.** This Unified Sign Agreement may be amended or terminated in accordance with Springville City's sign ordinance that may govern the amending or terminating of Unified Sign Agreements.

9. **Lien Holders.** Owner represents that there are no lien holders, other than taxing entities that have an interest in the property or any improvements on the Property. Lien holders must also execute this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, to be effective for all purposes as of the date first written above.

SMITH'S FOOD & DRUG CENTERS, INC.

By: *Steven M. Sorensen*
Steven M. Sorensen
Vice President

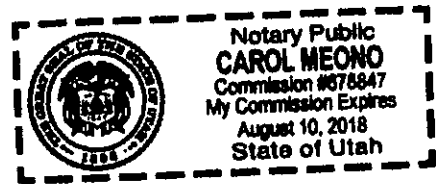
STATE OF UTAH

COUNTY OF SALT LAKE

This instrument was acknowledged before me on the 28 day of June, 2016 by Steven M. Sorensen, Vice President, of Smith's Food & Drug Centers, Inc., an Ohio Corporation.

Carol Meono
Notary Public
Residing at: *Salt Lake*

My Commission Expires:
August 10, 2018



Fred Agoston
Community Development Director

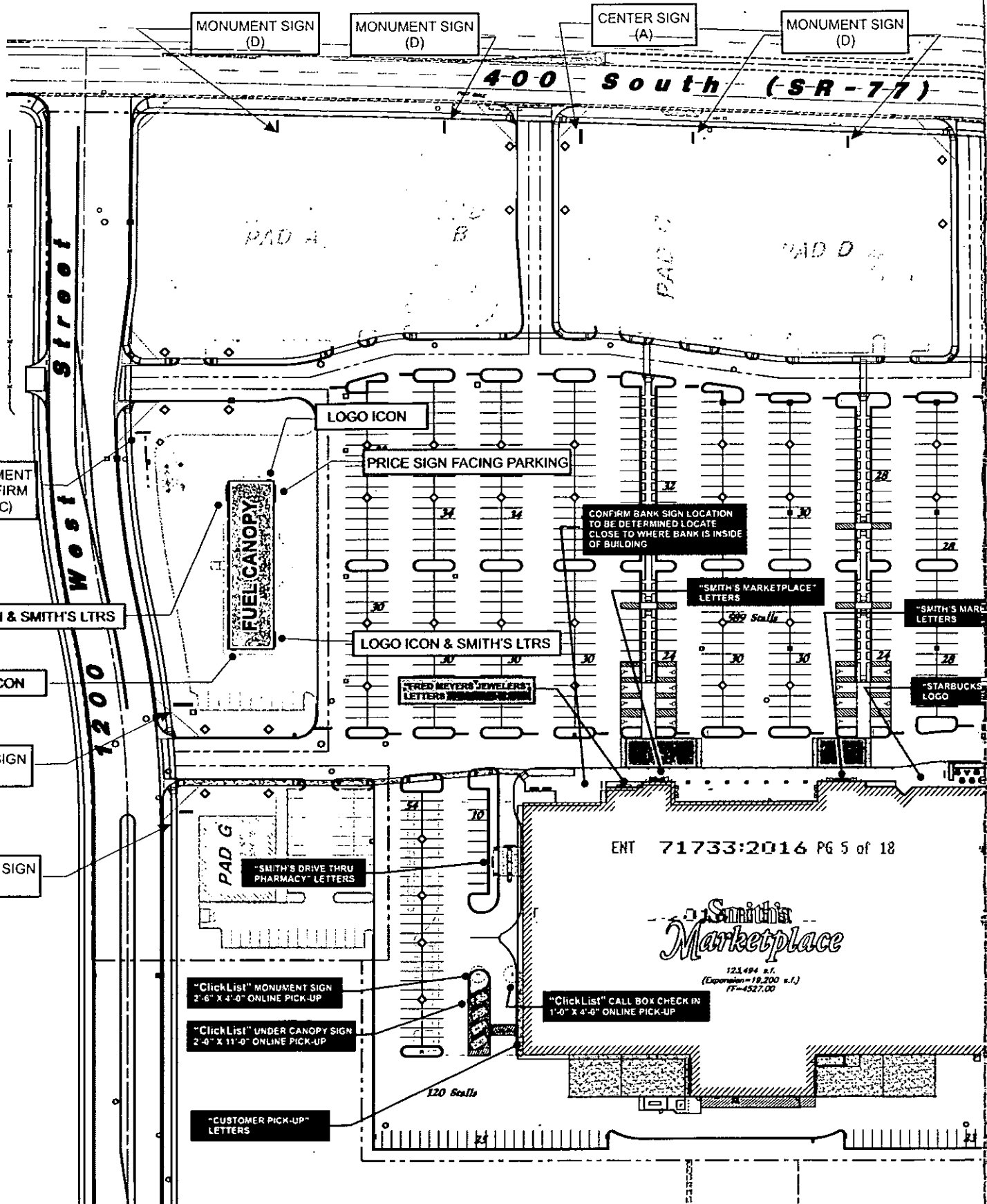
[Signature]
City Attorney

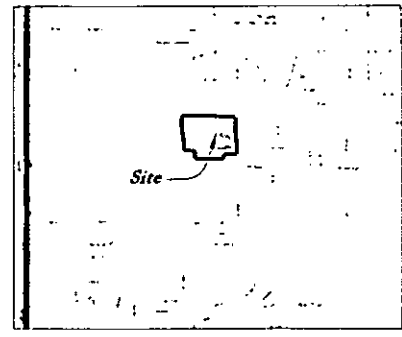
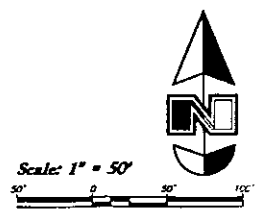
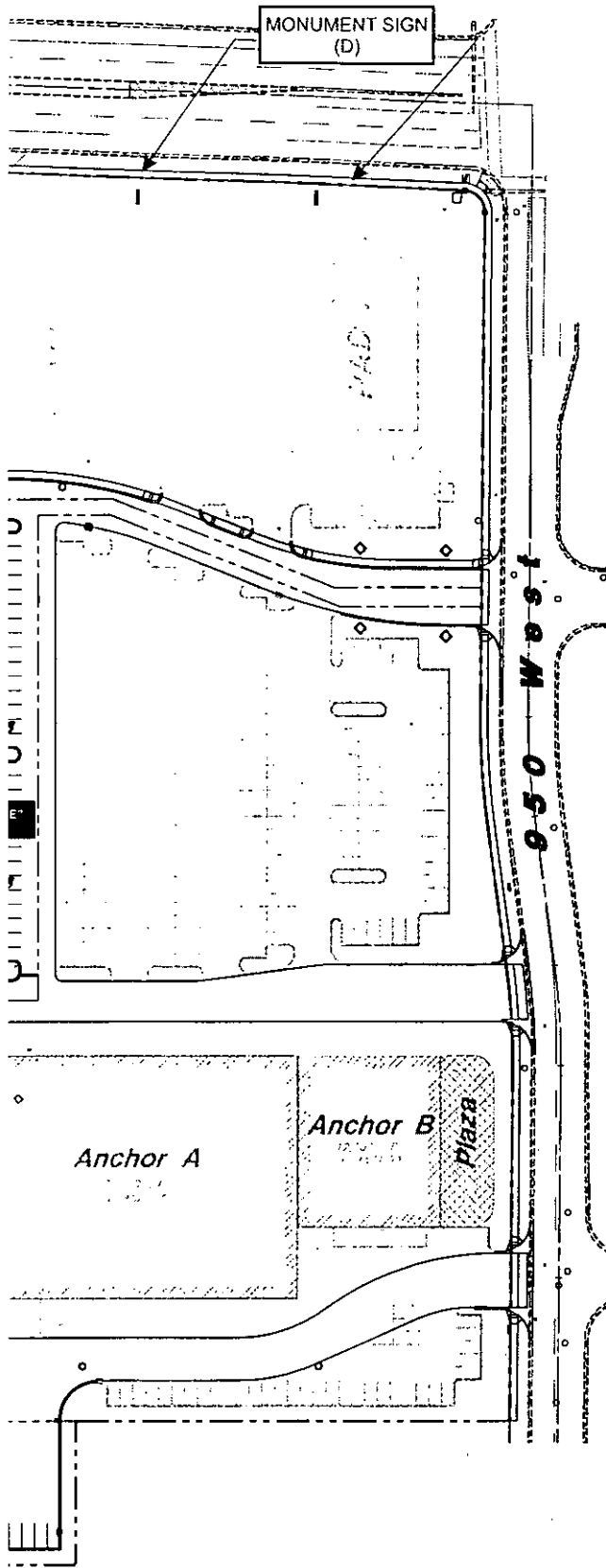
Exhibit A
(Legal Descriptions of the Property)

All of Lots 1, 2, 3, 4, 5, & 6 of Springville Marketplace, a commercial subdivision as recorded in the office of the Utah County Recorder

Contains 24.721 acres more or less.

Exhibit B
(Site Plan for Signs)





Vicinity Map
Not to Scale

ENT 71733:2016 PG 6 of 18

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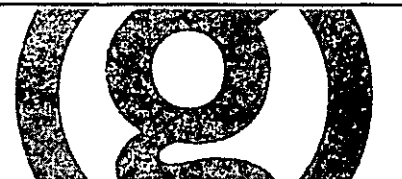
date approved

sales rep bob moore

designer bachman

complete date 08/10/15

revision date



design number
#271

Sht 1 OF 7

"Smith's Marketplace"

PAN CHANNEL ALUM LETTERS WITH 5" RETURNS BRONZE 313E

"Smith's" SG RED 278-0 ACRYLIC FACE WITH 1" BRONZE 313E

TRIM CAP RETAINER

INTERNAL RED LED ILLUMINATION

"Marketplace" WHITE SG ACRYLIC FACE OVERLAY WITH PLUM PURPLE TRANSLUCENT VINYL 230-128 LEAVING A WHITE OUTSIDE BORDER W/ 1" BRONZE 313E TRIM CAP

INTERNAL WHITE LED ILLUMINATION
CONFIRM VOLTAGE 120 OR 277 VAC

BACKGROUND

OPEN MESH METAL BACKGROUND

OVER SQ TUBE 2" X 2" AND 1" X 1"

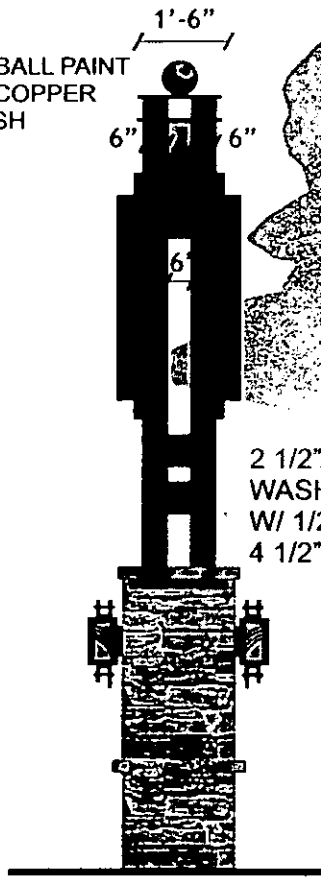
PAINTED BEIGE TONE SMOOTH FINISH

Mp04685 FOIE GRAS BEIGE TONE SEMI-GLOSS

NOTE SQUARE TUBE PAINTED METALLIC COPPER

Mp4785 CRESCENT COPPER METALLIC SATIN FINISH

8"+ DIAM. BALL PAINT
METALLIC COPPER
SATIN FINISH

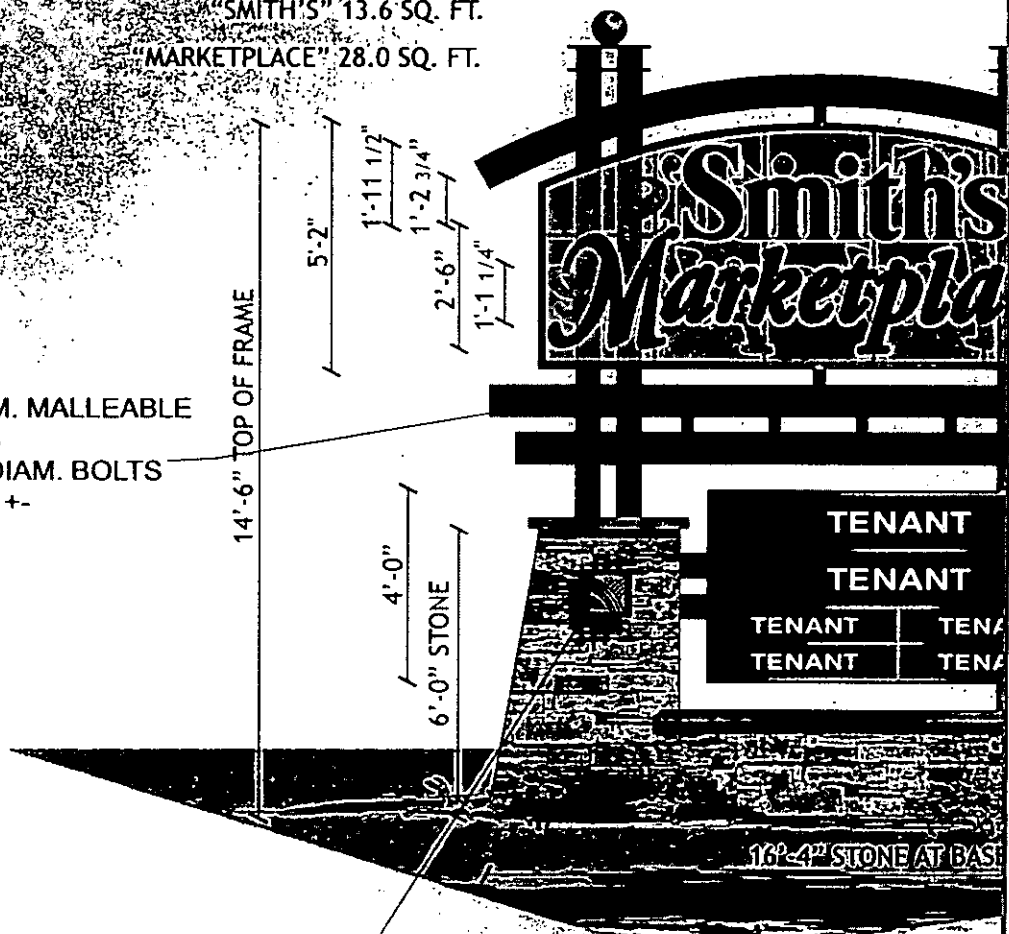


Side View

2 1/2" DIAM. MALLEABLE
WASHERS
W/ 1/2"+ DIAM. BOLTS
4 1/2" C.C. +-

"SMITH'S" 13.6 SQ. FT.
"MARKETPLACE" 28.0 SQ. FT.

11'-9" METAL FRAME
61.0 SQ. FT.
11'-2 1/2" SMITH'S MARKETPLACE LE
8'-0" TENANT CABINET
32.0 SQ. FT.



CUSTOM BUILD DECORATIVE LIGHTING
REFER TO DETAILS SHEETS
PATTERNED GLASS LENSE
WITH INTERNAL LED
1" x 1" square tube top and bottom
painted Mathews Mp18439 Ebon Bronze satin

(A & B) D/F Center S

scale: 1/4"=1'-0"



golden west
ELECTRICAL SIGN COMPANY

www.goldenwestsigns.com

project name
& location

SMITH'S FOOD & DRUG #271
400 South 950 West
Springville, Utah

file name
manuf. file name

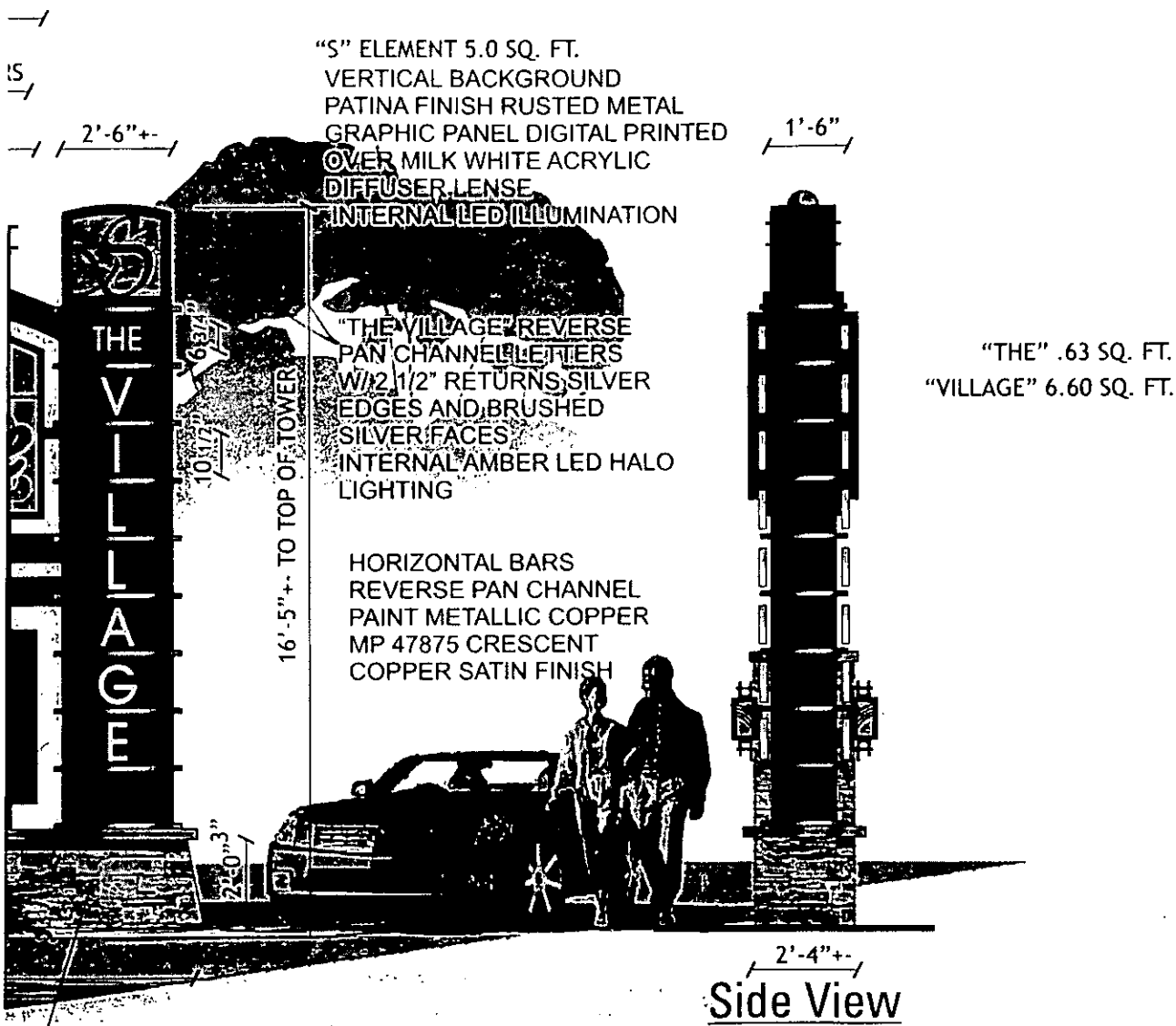
jdesign 2015\smith's271\Sign Program.cdr

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of golden west

authorized
signature

TENANT SIGN
 METAL CABINET WITH 2" BOX MOLDINGS
 PAINT METALLIC COPPER Mp47875 CRESCENT COPPER
 METALLIC SATIN FINISH
 WHITE SG ACRYLIC BACKGROUND OVERLAY
 BRONZE VINYL 230-69 OPAQUE WITH COPY
 VEDED OUT TO WHITE (CONFIRM NAMES)
 1/2" DIVIDERS METALLIC COPPER VINYL 220-229
 TWO LAYERS SOME LIGHT TO COME THRU
 INTERNAL 800 MA FLUOR. ILLUMINATION
 CONFIRM VOLTAGE 120 OR 277 VAC

ENT 71733:2016 PG 8 of 18



CULTURED STONE
 UNITAH LEDGESTONE BY HARRISTONE ROCK
 "CHABLIS"

Ins

TOTAL SIGN AREA 105 SQ. FT.

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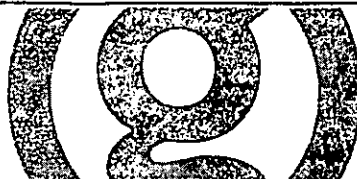
date approved

sales rep bob moore

designer bachman

complete date 08/10/15

revision date



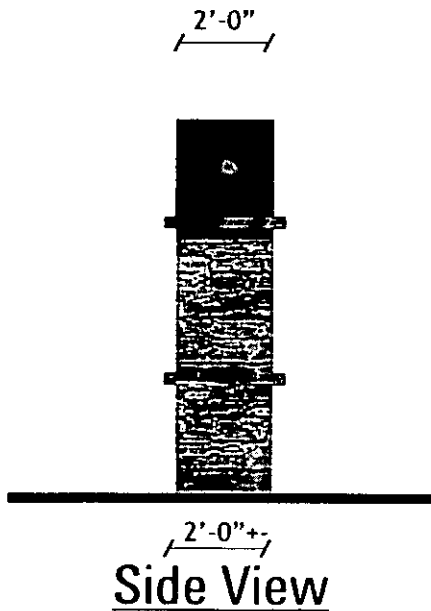
design number

#271

Sht 2 OF 7

D/F METAL CABINETS PAINTED SATIN BLACK
 SCROLLING PRICE CHANGE 10" HIGH NUMBERS
 RED AND GREEN TRANSLUCENT VINYL WITH
 WHITE COPY UNLEADED, PREMIUM, AND DIESEL
 RIGHT SIDE ICON PANEL WITH SMITH'S COPY
 WHITE SG ACRYLIC OVERLAY WITH BLACK 230-22 VINYL
 BACKGROUND WEED OUT FOR ICON AND COPY
 ICON CORPORATE PRINTED COLORS AS SHOWN
 INTERNAL ILLUMINATION
 8.0 AMPS TOTAL @ 120 VAC

REV. 10/20/2015
 8" DIAM BALL PAINTED METALLIC
 COPPER TONE
 2" H X 4" WIDE RECT STEEL &
 (3) 2" X 2" SQ TUBE PATINA
 RUST TONE



CULTURED STONE
 TO MATCH BUILDING COLOR

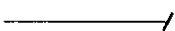
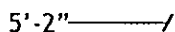


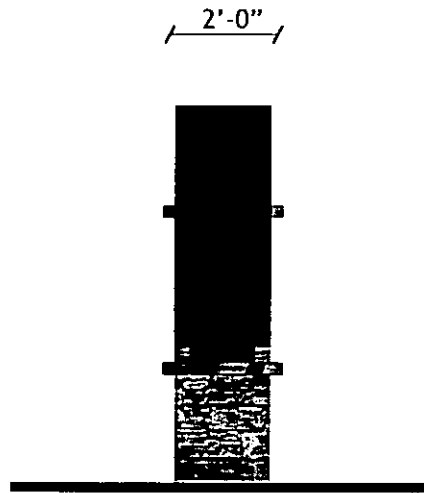
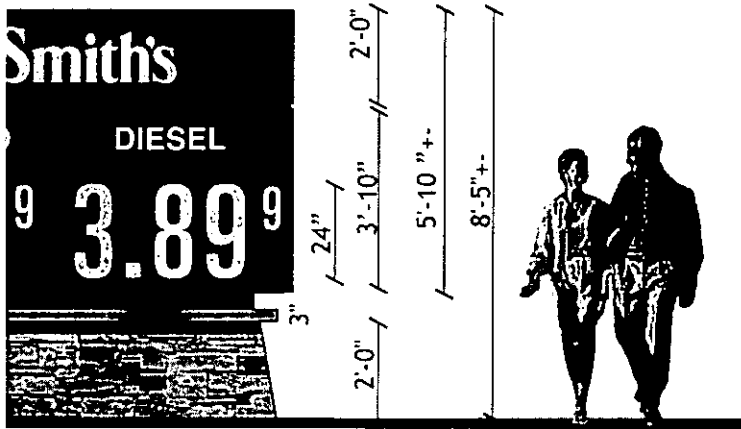
(C) D/F Smith

scale: 1/4" = 1'-0"

golden west
 ELECTRICAL SIGN COMPANY
 www.goldenwestsigns.com

project name & location	SMITH'S FOOD & DRUG #271 400 South 950 West Springville, Utah	this artwork cannot be rep of golden west
file name manuf. file name	fdesign 2015\smith's\271\Sign Program.cdr	
		authorized signature

0'-4" 
 5'-2" 



SIZE OF SIGN

58.3 SQ. FT.

CONFIRM AMP LOAD 8.0 AMPS
 @ 120 VAC (MUST BE 120 VAC)

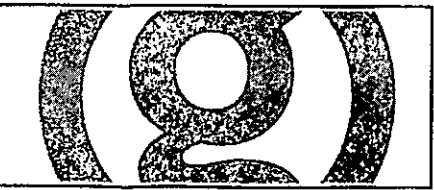
2'-0"+-
Side View

Fuel Center Sign

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date approved _____

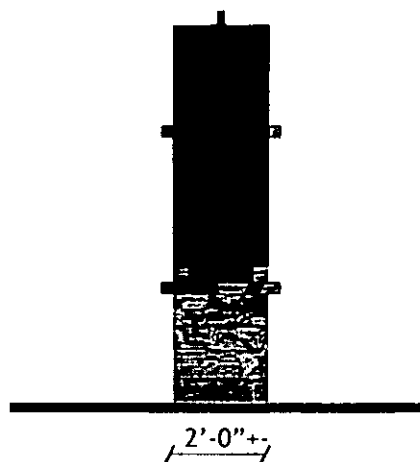
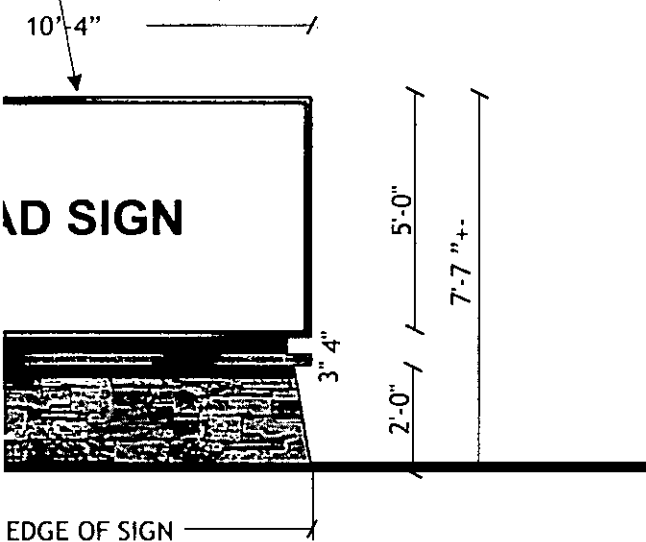
sales rep bob moore
 designer bachman
 complete date 08/10/15
 revision date _____



design number
#271
 Sht 3 OF 7

D/F METAL CABINETS PAINTED METALLIC COPPER
 WHITE SG ACRYLIC BACKGROUND
 GRAPHICS FOR FACE UNKNOWN AT THIS TIME

INTERNAL ILLUMINATION CONFIRM VOLTAGE
 120 OR 277 VAC



50.0 SQ. FT.

cal D/F Pad Sign

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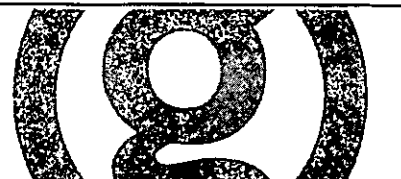
date approved

sales rep bob moore

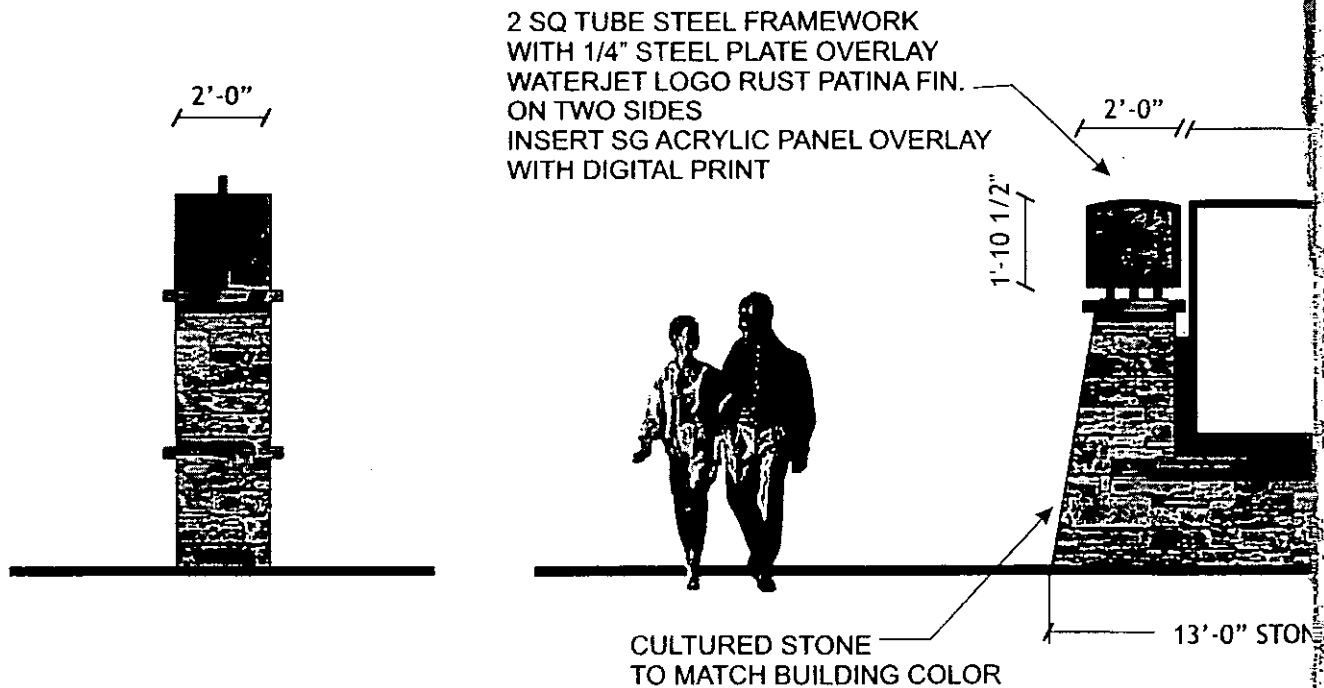
designer bachman

complete date 08/10/15

revision date



design number
 #271
 Sht 4 OF 7

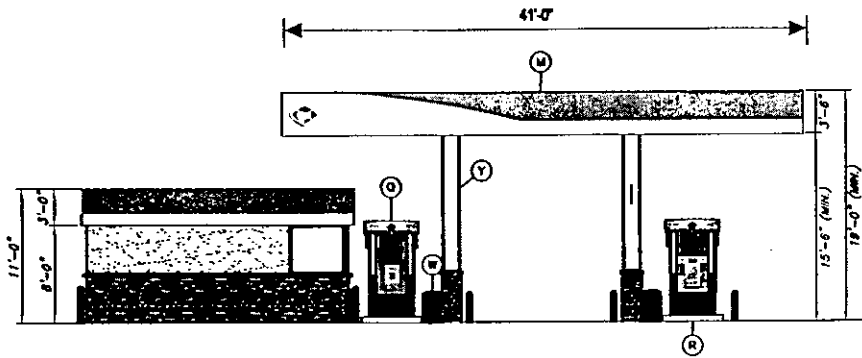


(D) Typ
scale: 1/4"=1'-0"

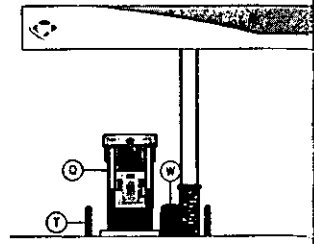
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file name manuf. file name	j\design 2015\smith's\271\Sign Program.cdr

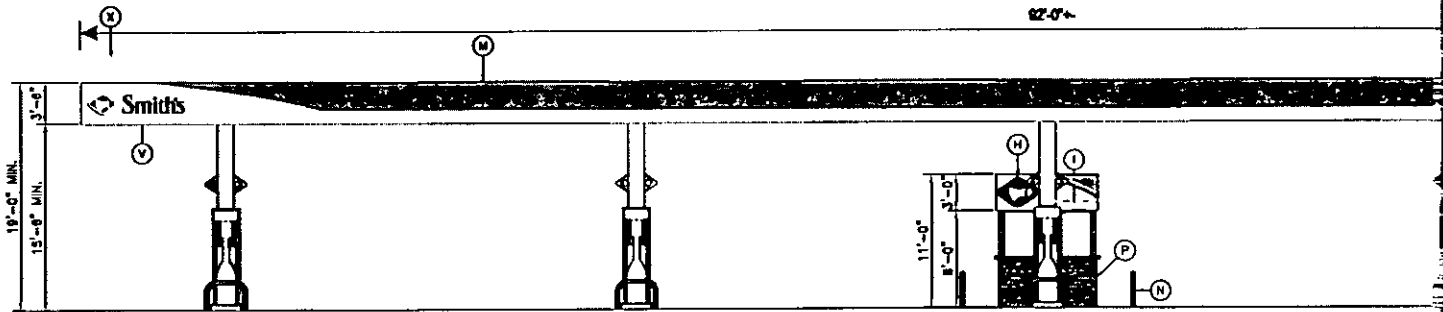
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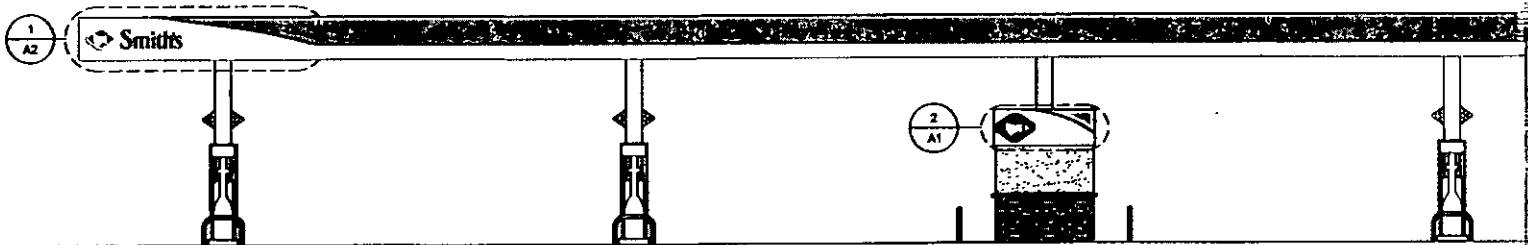
4 LEFT ELEVATION
SCALE: 1/8"=1'-0"



5 RIGHT ELEVATION
SCALE: 1/16"=1'-0"



6 FRONT ELEVATION
SCALE: 1/8"=1'-0"



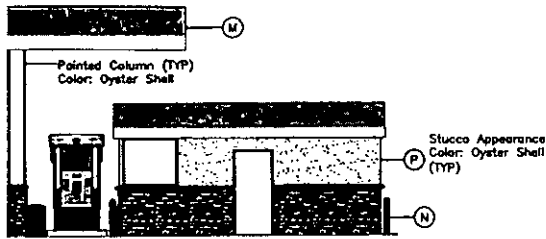
7 REAR ELEVATION
SCALE: 1/8"=1'-0"

golden west
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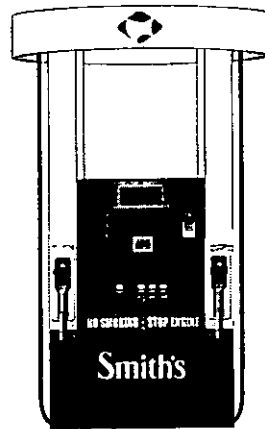
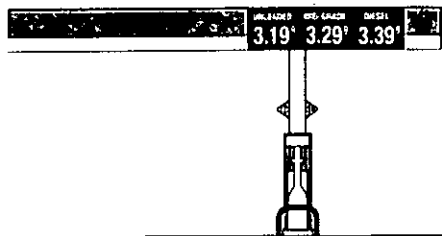
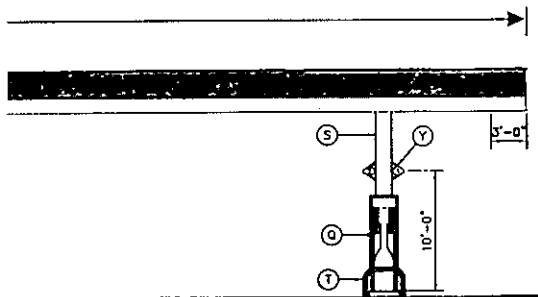
this artwork cannot be reprinted without the authorized signature of golden west

INSTALL REMOTE CANOPY PRICE SIGN CONTROL BOX ON COLUMN SHOWN ON SITE PLAN. INSTALL CONTROL CABLES (FURNISHED WITH SIGN) INSIDE COLUMN AND THROUGH (1) 2 1/2" PVC CONDUIT FROM COLUMN ABOVE DECKING TO CENTERLINE OF PRICE SIGN CABINET. PAINT CONTROL BOX TO MATCH CANOPY COLUMNS



T ELEVATION

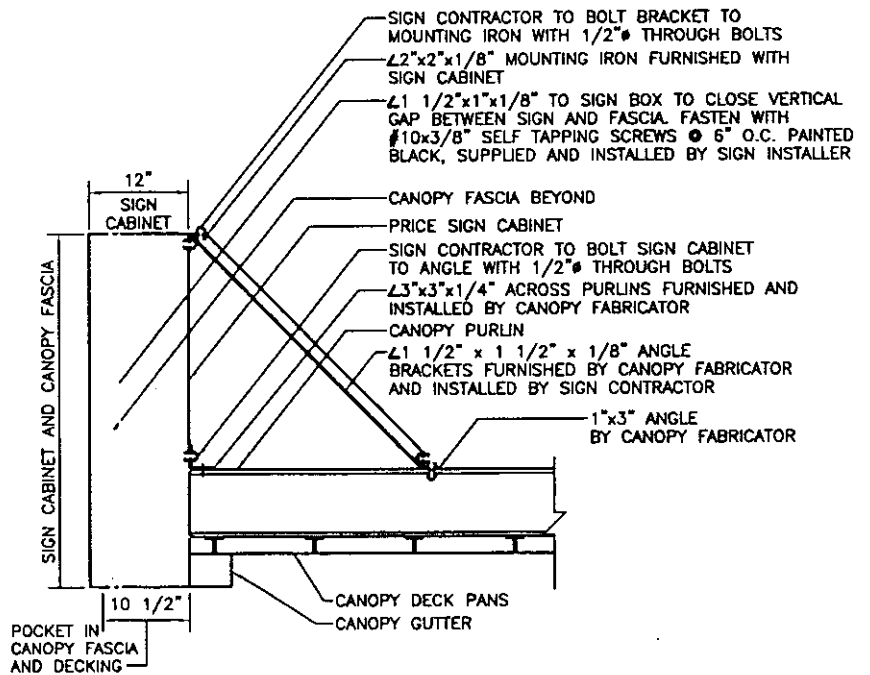
1/8"=1'-0"



ICON COLORED VINYL DECAL

WHITE VINYL COPY "SMITH'S"

DISPENSER ELEVATION



9 SECTION AT CANOPY SIGN
NOT TO SCALE

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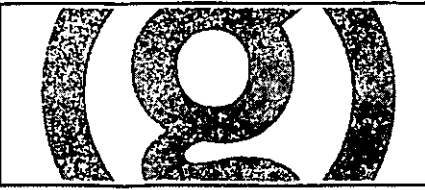
date approved

sales rep bob moore

designer bachman

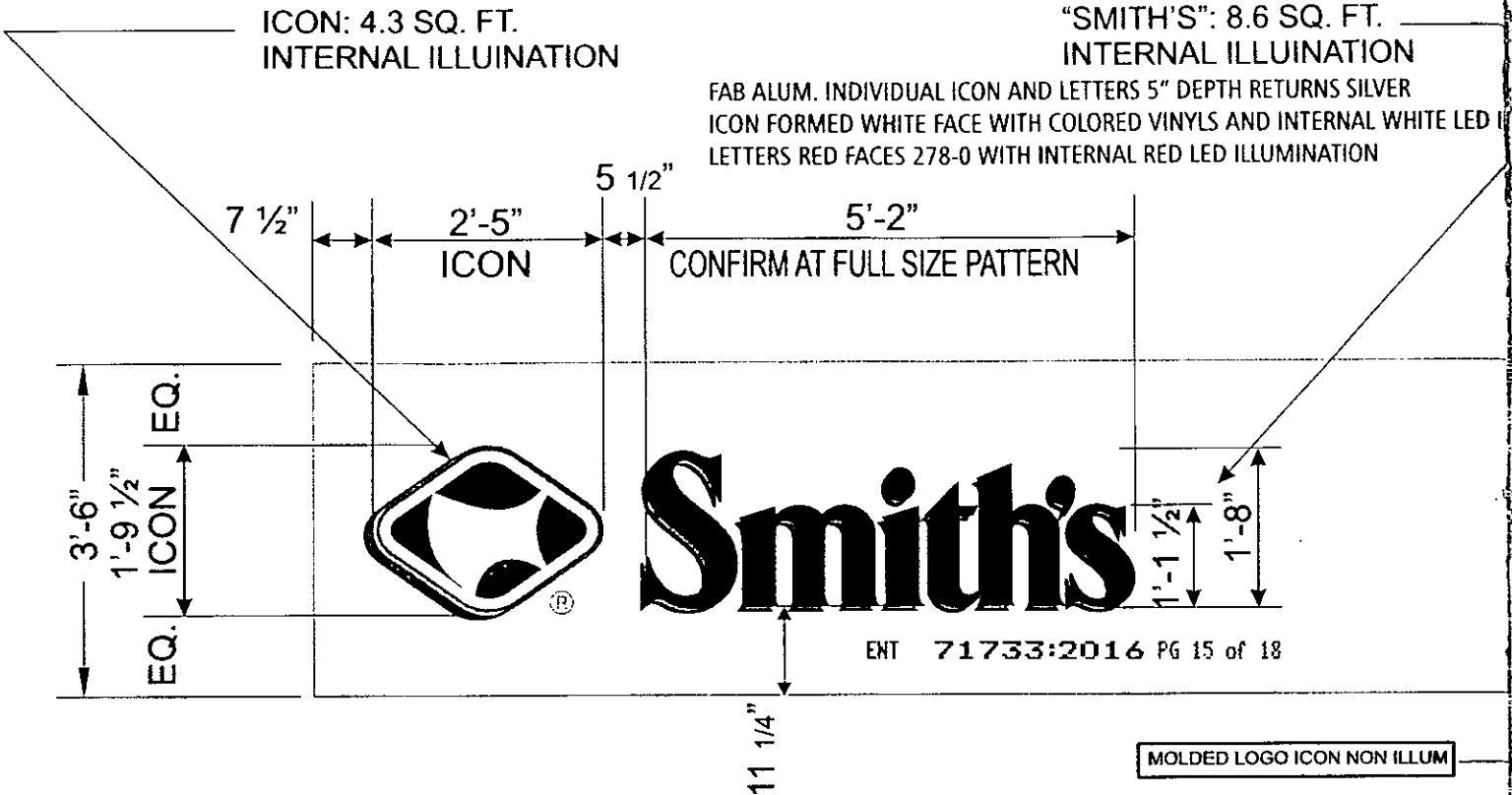
complete date 08/10/15

revision date



design number #271

Sht 5 OF 7

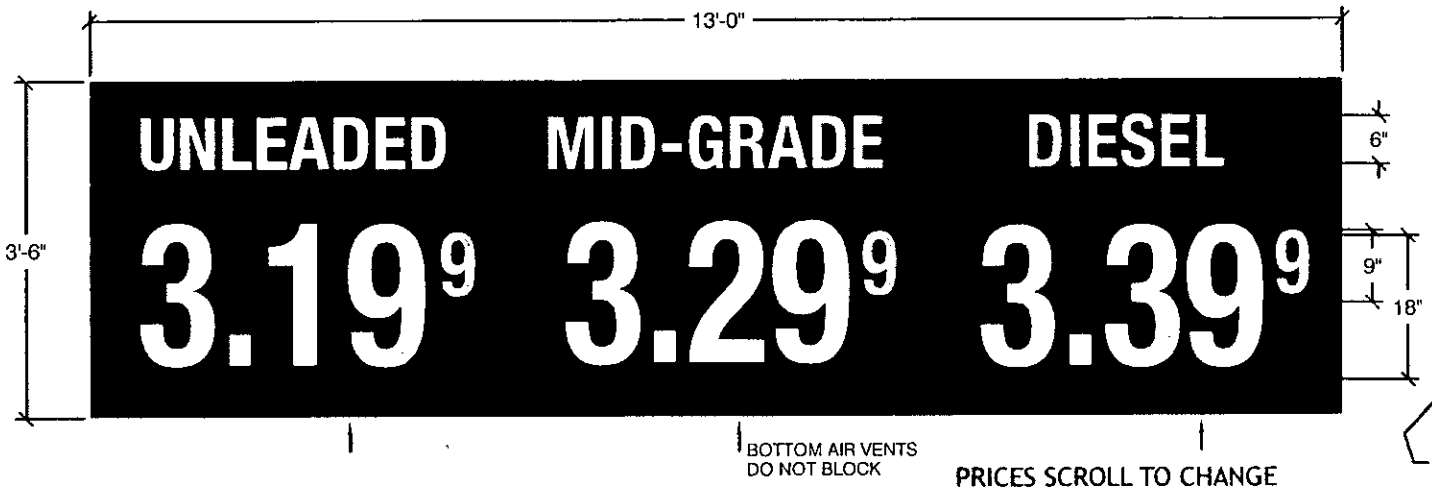


(2 SETS REQ'D.) ICON AND LETTERS (ILLUM.)

SCALE: 1/2"=1'-0"

FAB METAL CABINET WITH BOX MOLDINGS PAINTED SATIN BLACK
 TOP HEADER PANELS TO ILLUMINATE RED AND GREEN VINYL WITH WHITE COPY
 14" PRICE NUMERALS TO ILLUMINATE (SCROLLING PRICES)

2x2 MOUNTING

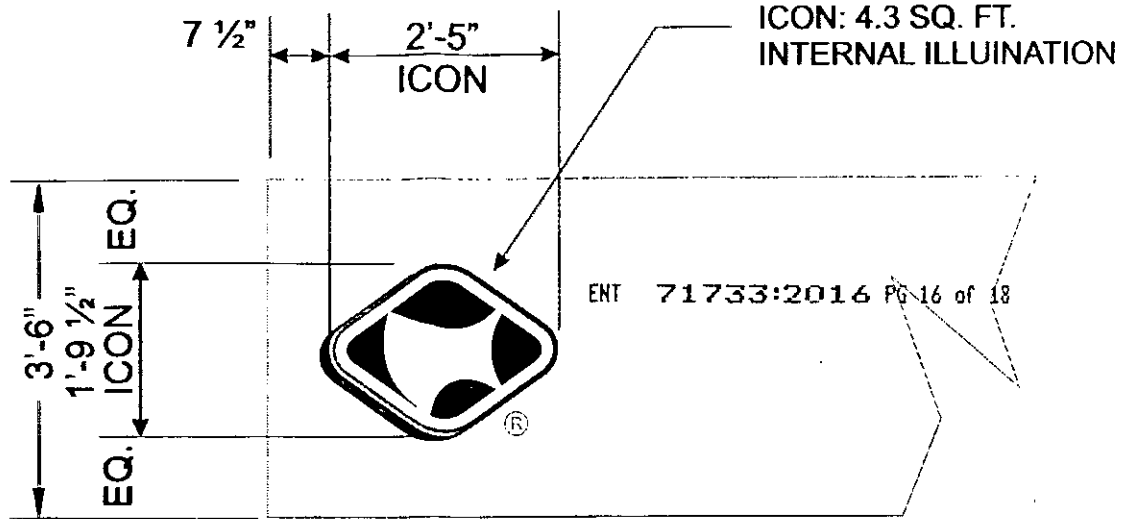


(1 REQ'D) ELEVATION AT TYPICAL CANOPY PRICE SIGNAGE (ILLUM.)

SCALE: 1/2"=1'-0"

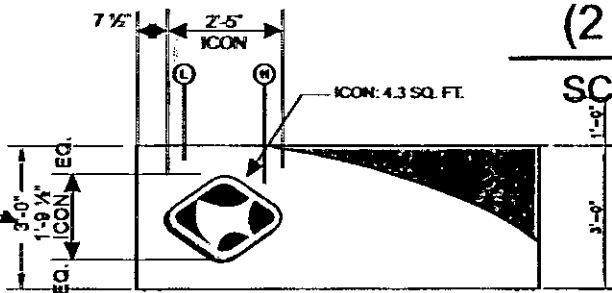


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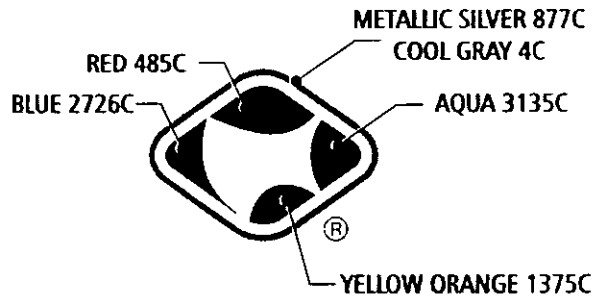
(2 SETS REQ'D.) ICON (ILLUM.)

SCALE: 1/2"=1'-0"

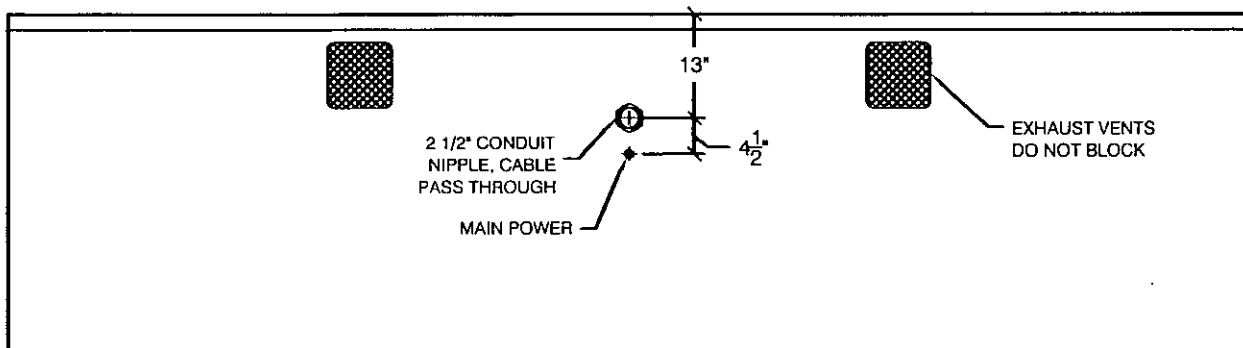


KIOSK (2 SETS REQ'D.) ICON (NON ILLUM.)

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



ICON PANTONE PRINTED COLORS



BACK SIDE

UM.)

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date approved

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designer bachman

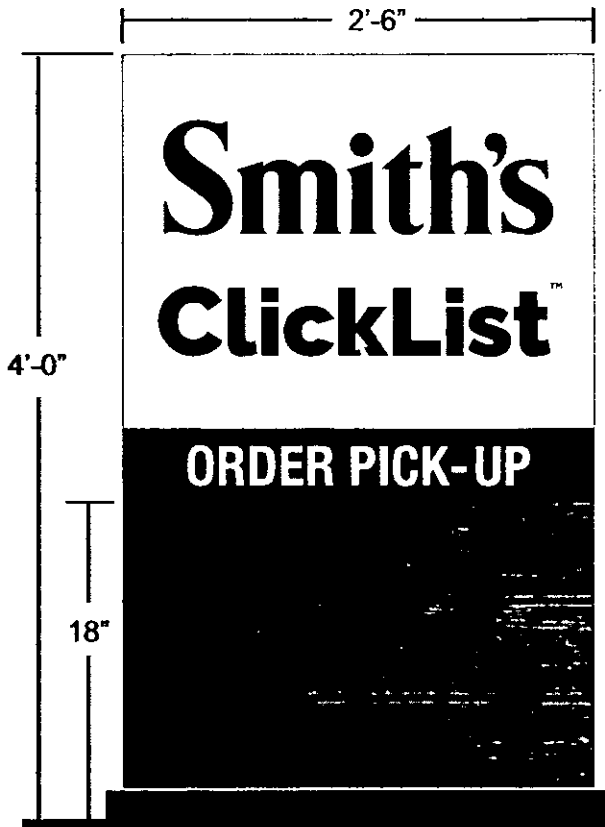
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revision date

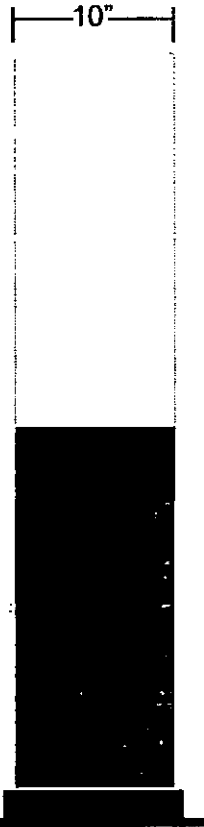


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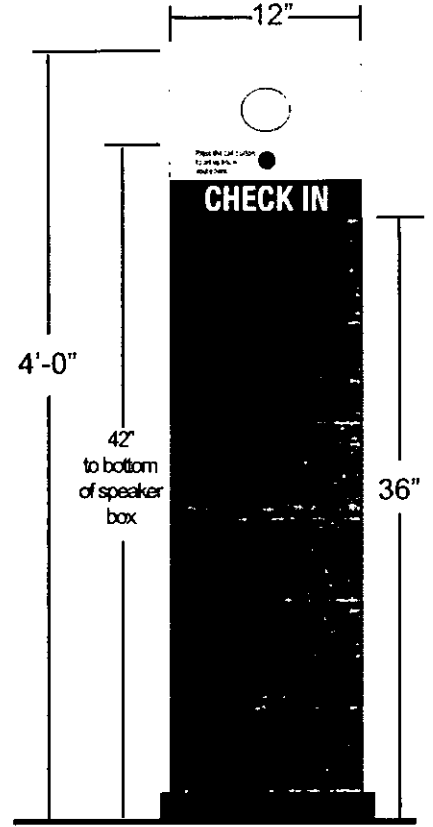
Sht 6 OF 7



scale: 1 = 1-0



end view



scale: 1 = 1-0

DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN.

Routed aluminum faces, illuminated copy.
 Base to be decorated with Nichiha Faux Wood material.
 Removeable base cover - aluminum painted dark grey.
 Open bottom for conduit.
 Fabricated white topper to be single piece, removable via top fasteners.

NON-ILLUMINATED SPEAKER BOX

Speaker mechanism by others.
 Aluminum angle frame with aluminum and Nichiha cladding.
 Copy to be 1st surface vinyl decoration.
 PMS 293U Blue background with white copy for Check In.
 PMS 293U Blue copy for call button instruction.

NICHIHA
 Vintagewood
 Product ID: EF762
 Color: Cedar

COLOR KEY
 ■ PMS 293U
 ■ PMS 302U
 □ WHITE

2X 11
DOUBLE FACE NON-ILLUMINATED CANOPY SIGN.
 Aluminum sign cabinet painted white with first surface vinyl graphics applied.

External lighting mounted on canopy above sign cabinet -

Painted spacers mounted between sign and drive-thru aisle poles.



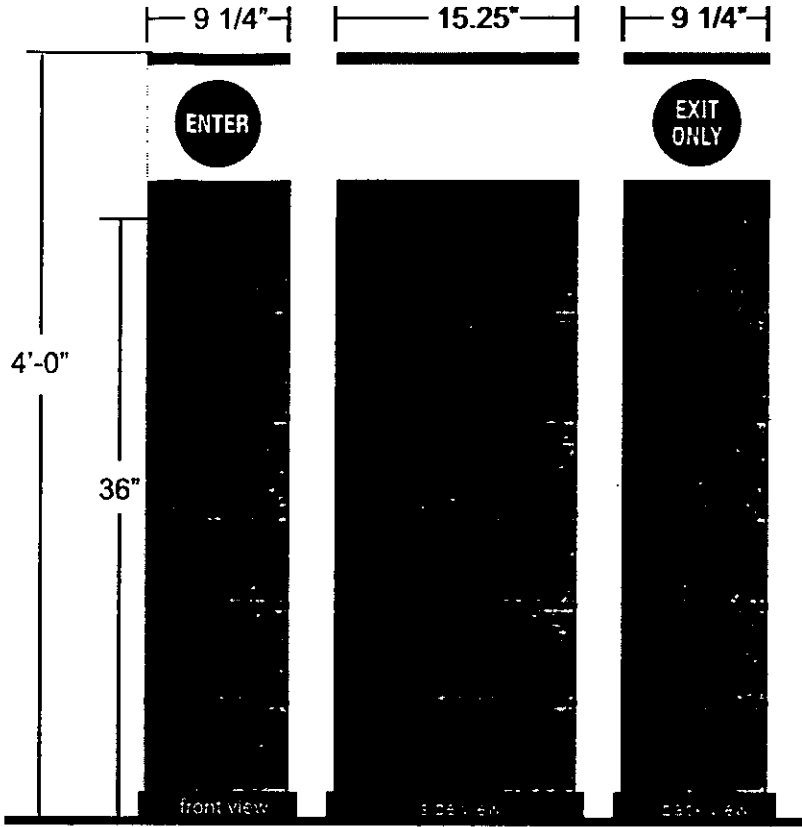
scale: 1/2" = 1'-0"

golden west
 ELECTRICAL SIGN COMPANY
 www.goldenwestsigns.com

project name & location	SMITH'S FOOD & DRUG #271 400 South 950 West Springville, Utah	this artwork cannot be reproduced without the permission of golden west signs
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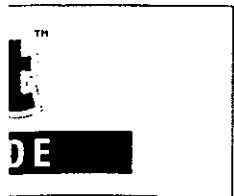
Back view of Speaker Box
 Lane number decal
 - total varies depending
 On how many lanes
 Are available at each site.
 Numbers 1 - 4 available.



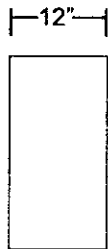
scale: 1 = 1'-0"

COLUMN WRAP

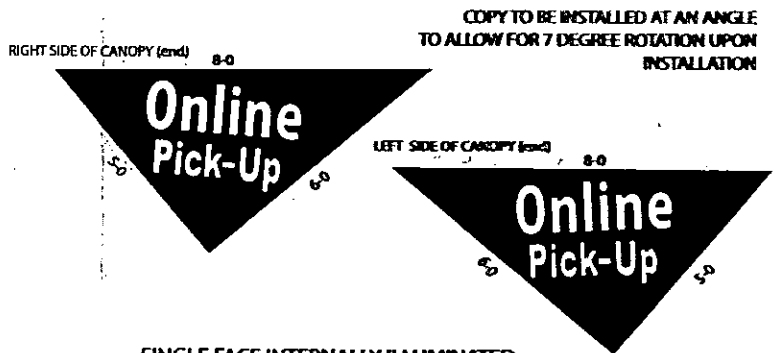
Aluminum angle frame with aluminum and Nichiha cladding.
 Directional copy to be 1st surface white reflective vinyl decoration.
 PMS 293U Blue circle on a white background.



OPPOSITE SIDE



sign cabinet
end view



SINGLE FACE INTERNALLY ILLUMINATED
CANOPY SIGN.

Routed aluminum faces backed with white plex, illuminated copy.

COLOR KEY

- PMS 293U
- WHITE

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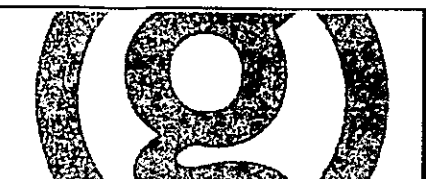
date approved

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designer bachman

complete date 08/10/15

revision date



DESIGN NUMBER
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Sheet 7 OF 7