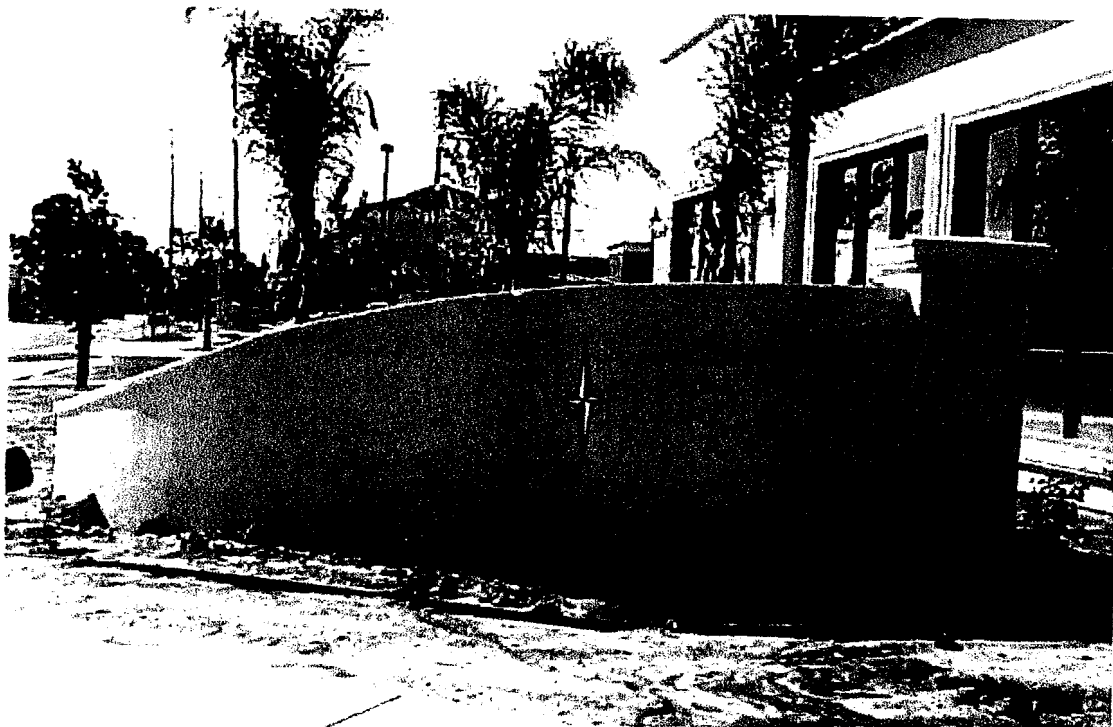


24" 12" 3.5" 5'-0"

North Side PLAZA



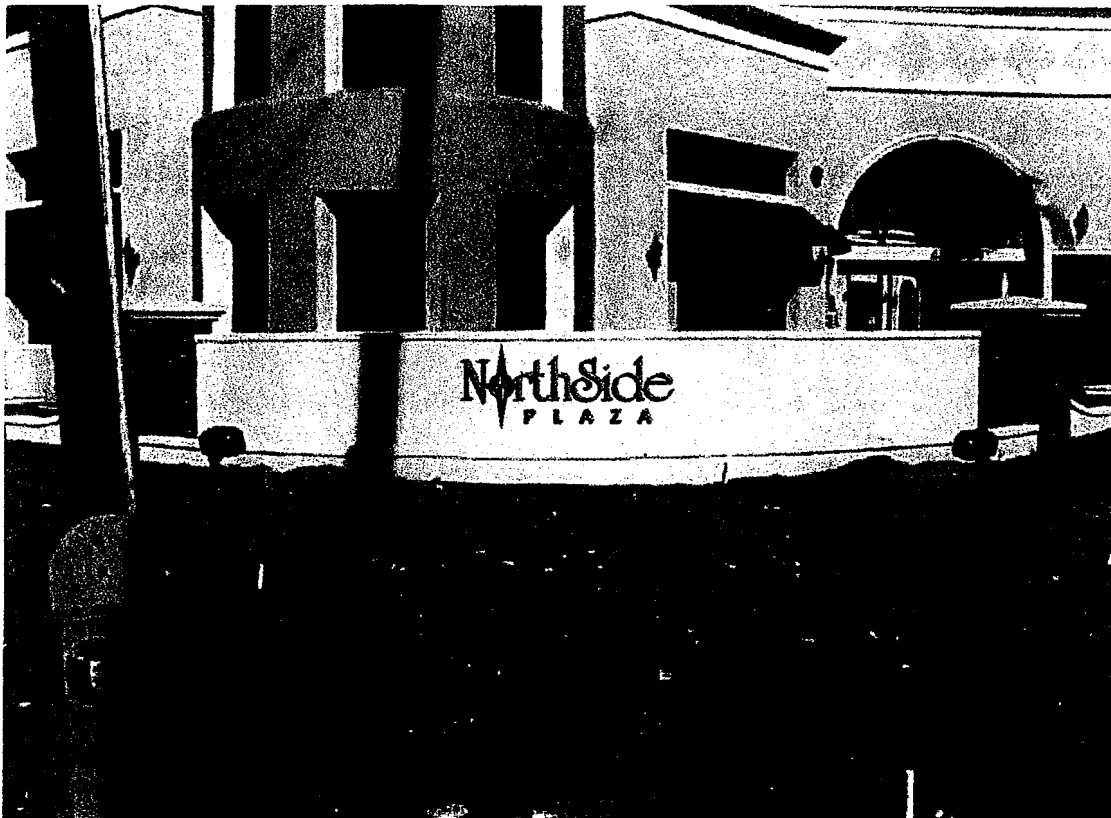
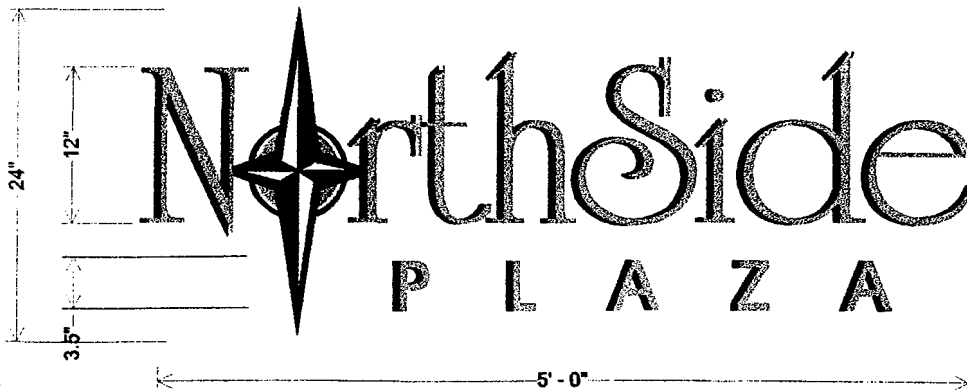
Corner Monument
(Gonzales @ Baja) Sign Area: 10 sq ft

APPROVED	
BY:	<i>[Signature]</i>
DATE:	4/9/00
CITY OF OXNARD PLANNING	

Signature

FULL SPECTRUM SIGNAGE
(805) 496-1123 FAX 499 4636
CALIF. LIC. # 531773 C-45

APPROVED
X *[Signature]*
DATE



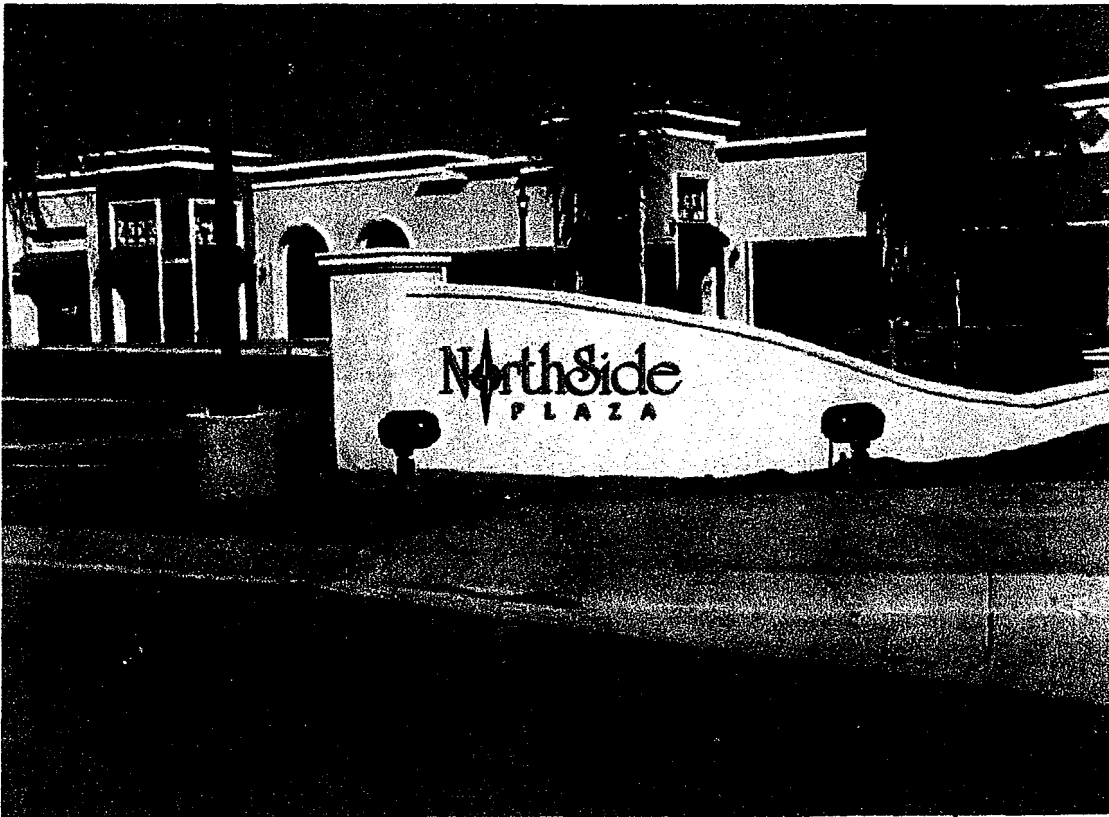
Corner Monument
(Oxnard Blvd.) Sign Area: 10 sq ft

APPROVED	
BY:	<i>[Signature]</i>
DATE:	4/21/00
CITY OF OXNARD PLANNING	

Signature
SIGNS
FULL SPECTRUM SIGNAGE
(805) 496-1123 FAX 499 4636
CALIF. LIC. # 531773 C-45

APPROVED
[Signature]
DATE

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Entry Monument
(Gonzales) Sign Area: 10 sq ft

APPROVED

BY: *[Signature]*

DATE: 4/9/00

CITY OF OXNARD
PLANNING

Signature
SIGNS

FULL SPECTRUM SIGNAGE
(805) 496-1123 FAX 499 4636
CALIF. LIC. # 531773 C-45

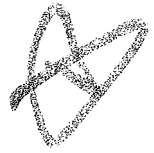
APPROVED

[Signature]

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APN 142023518

North Side Plaza



June 3, 1999

A. INTRODUCTION

The following are the guidelines for the sign program at Carriage Square Center. Creativity and variety are highly encouraged within the scope of these criteria.

All signs shall be constructed and installed by licensed contractors using the highest quality materials and U.L. approved components and construction techniques. No signs shall be erected without obtaining a permit from the City of Oxnard. Before obtaining a permit, all applications must be reviewed by the landlord or his agent for approval. Any non-compliant signs erected without the owner's consent or a permit from the City of Oxnard shall be removed at tenant's expense including repair of the wall, stucco, tile, paint, etc.

B. TENANT REQUIREMENTS

1. Each tenant shall submit one (1) copy of the detailed shop drawing of his proposed sign; and site plan showing lease frontage indicating conformance with the sign criteria herein outlined, to the owner for written approval.

Send to:

~~Signature Signs
801 Mitchell Rd, Suite 102
Newbury Park, Ca. 91320~~

Owner approval shall be required prior to the tenant or sign contractor obtaining all necessary sign permits from the City of Oxnard Department of Planning & Environmental Services.

2. The tenant shall be responsible for fulfillment of all the requirements of this criteria.
3. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and must be patched to match the adjacent finish.
4. The maximum allocated sign area for the aggregate of all permanent signs shall be noted herein and shall conform to that allowed by the City of Oxnard.
5. Compliance with this criteria will be strictly enforced; any nonconforming signs will be removed at the tenant's expense.

C. PROHIBITED SIGNS

1. Signs Constituting a Traffic Hazard:

No person shall install or maintain a cause to be installed or maintained any sign which simulates or imitates, (in size, color, lettering, or design), any traffic sign or signal, or which makes use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse traffic.

2. Immoral or Unlawful Advertising:

It shall be unlawful for any person to exhibit, post, or display cause to be exhibited, posted, or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.

3. Animated, Audible, Moving or Illuminated Signs:

Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating, or otherwise animated or illuminated light is prohibited.

4. Signs in Proximity to Utility Lines:

Signs, which have less horizontal or vertical clearance from, authorized communication or energized electrical power lines than prescribed by the laws of the State of California are prohibited.

5. Signs above any roof:

Signs above any roof line or on an roof shall be prohibited.

6. Temporary Sign:

Temporary sign shall only be approved through issuance of a temporary use permit per City Code.

7. Wall Signs

No signs shall be located on perimeter wall except at low entry wall as approved by the City.

D. GENERAL REQUIREMENTS

- Individual tenants may choose from a variety of sign types. Box or cabinet signs are specifically excluded except where they are a subordinate part a sign's design i.e. logo box, etc. The dominant part of the sign must be of individually fabricated characters.
- Channel letters, front lit or halo lit are acceptable. Individual fabricated or cut-out letters with external spotlights i.e. "Goosenecks" must be of an approved type and are paid for by the tenant as part of the cost of his sign.
- All finishes must be color fast and of the highest quality, automotive urethane, industrial grade enamels, or equivalent. Antique, mottled or patina finishes are highly encouraged.
- *• All sign elements, letters, logos, etc. shall be pin mounted from the wall with a minimum of a 3/4" offset unless otherwise approved by the landlord. This shall be achieved using a minimum of 1/4" diameter threaded rod or bolts with P.V.C. spacers painted to match wall.
- No character shall have less than 3 attachment points. P.K. electrode housings are specifically prohibited. All penetrations shall be sealed and touched up with the wall color on which they are mounted.
- No tenant shall be allowed a sign greater than 2 square feet of sign area for each linear foot of leasehold frontage, additionally no sign shall be longer than 70% of the length of the frontage. Character height shall not exceed 24" except logos and descenders i.e. "Y" which will be reviewed on a case by case basis, but in no case shall exceed 30".

FINAL SHOPPING CENTER/STORAGE CENTER SIGNS AND EACH TENANT SIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR INSTALLATION.

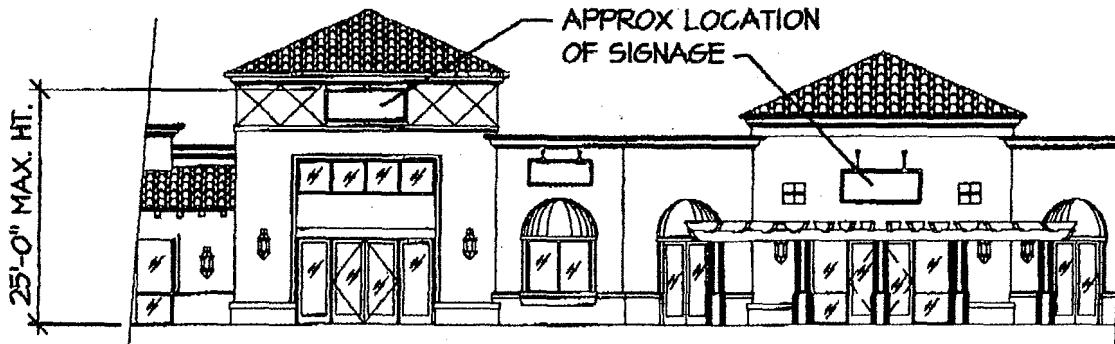
INDIVIDUAL TENANTS SHALL BE ALLOWED NO MORE THAN 2 S.F. OF SIGN AREA FOR EACH LINEAR FOOT OF LEASE FRONTAGE.

SIGNS ARE TO BE CENTERED VERTICALLY AND HORIZONTALLY IN GIVEN SIGN SPACE AS INDICATED BUILDING ELEVATIONS

SIGN DESIGN:
METAL CHANNEL LETTERS, INTERNALLY ILLUMINATED
TENANT COPY, 24" MAX HT. IN LETTERS
COLORS MAY BE SELECTED BY TENANT AND APPROVED BY OWNER
NO ANIMATED OR FLASHING SIGNS

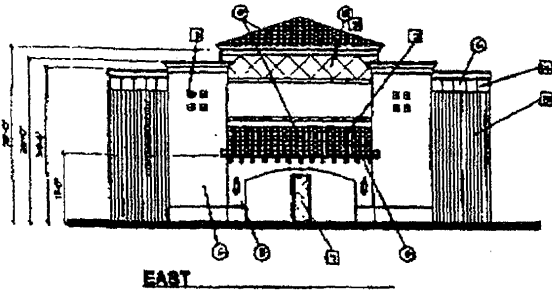
AREA INDICATED ON ELEVATIONS IS SHOWN FOR APPROX LOCATION AND AREA OF FUTURE TENANT SIGNS ONLY.

FINAL DESIGN, SIZE AND VERBAGE OF SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO TENANT OCCUPANCY

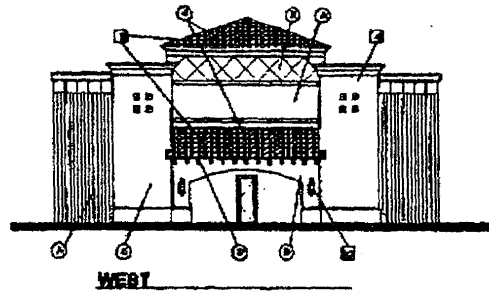


EXAMPLE OF BUILDING ELEVATION. REFER TO ATTACHED BUILDING ELEVATIONS AND SITE PLAN.





EAST



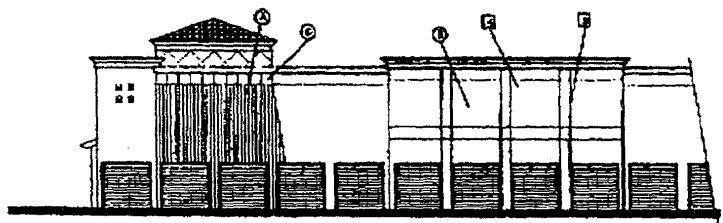
WEST

COLOR / MATERIAL :

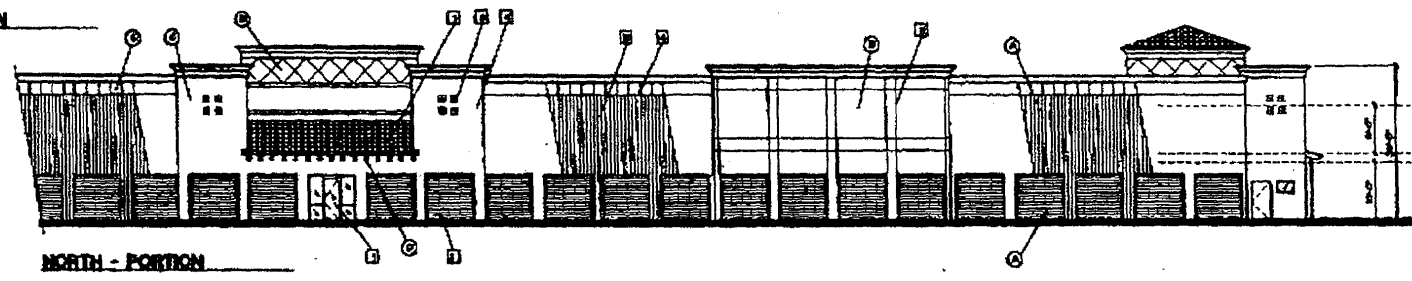
- ① WALL OVER COLOR
DARK BROWN 400-401 L
TEXTURE
- ② WALL ACCENT COLOR
DARK BROWN 400-401 L
TEXTURE
- ③ WALL ACCENT COLOR
DARK BROWN 400-401 L
TEXTURE
- ④ METALLIC BRASS COLOR
DARK BROWN 400-401 L
TEXTURE
- ⑤ 3/4" TILED STONE
STONE INCLUDES SUBSTRATE FROM 200
TEMPORARY DRY BRICK LOWER STONE
- ⑥ CASUAL FINISH
ROOF - GALVALUME - BRONZ YELLOW
ROOF BRACKET AND ROOF TRUSS BLUE
- ⑦ ORIGINAL TILE ROOFING
LITTLE - GALVA REFINISH TILE 4" X 8"
TEXTURE

KEY NOTES :

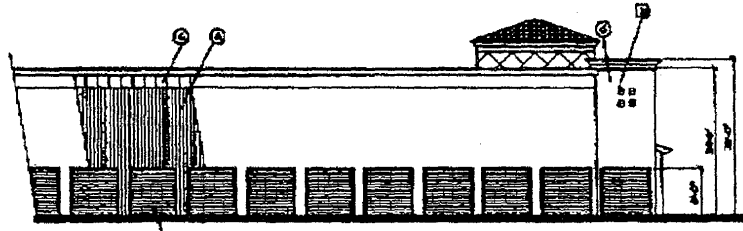
- ① BILDING SIGNAGE, BRASS UNDER GUTTER'S BRIST.
- ② FINISH OF THE ROOFING
- ③ BRASS FINISH
- ④ 1/2" X 1/2" BRASS FINISH
- ⑤ POLISHED CHROME PLASTER FINISH
- ⑥ 4" X 8" BRICK
- ⑦ ALUMINUM WINDOW GLASS EVERY WINDOW
- ⑧ RECESSED CHROME TILE ACCENT
- ⑨ 6" X 12"
- ⑩ RECESSED BRASS FINISH
- ⑪ COLOR STEEL GARAGE DOOR
- ⑫ 6" X 12" PANEL
- ⑬ 3/4" BRASS FINISH
- ⑭ 1/2" RECESSED BRASS
- ⑮ STEEL ACCESS DOOR
- ⑯ DASHED LINE REPRESENTS APPROX. ROOF LINE AND MECHANICAL UNIT LOCATION.



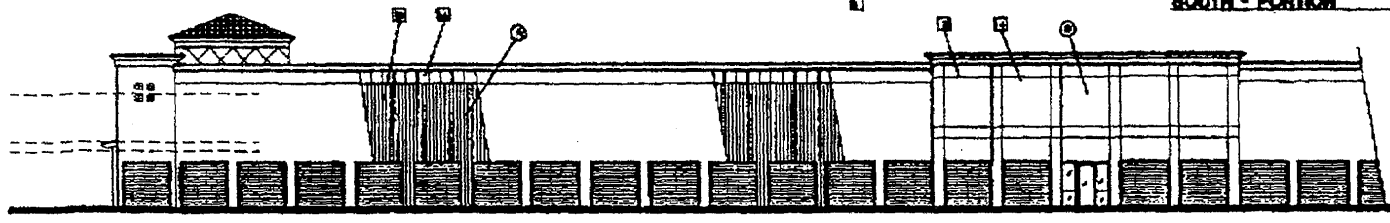
NORTH - PORTION



NORTH - PORTION



SOUTH - PORTION



SOUTH - PORTION

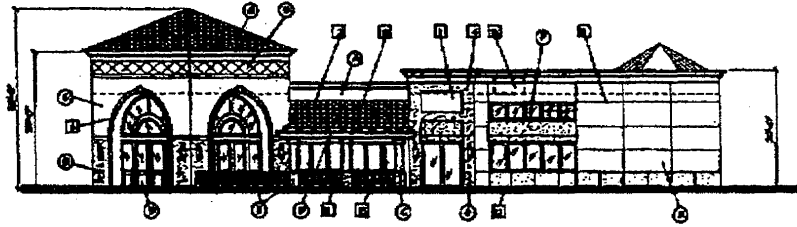
BUILDING A-1 ELEVATIONS



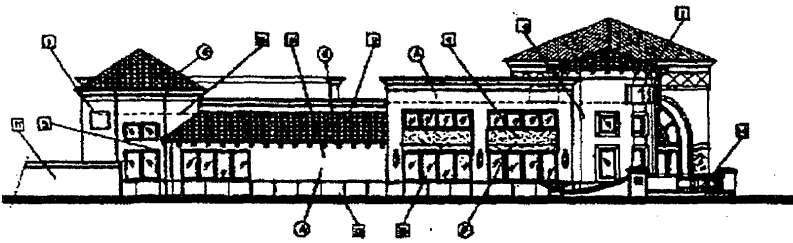
ANTHROPY & ASSOCIATES
 ARCHITECTS
 1000 N. GARDEN ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.ANTHROPY.COM
BUILDING A-1 ELEVATIONS
 DATE: 05/19/99
 JOB NO. 1
 3
 SHEET 01



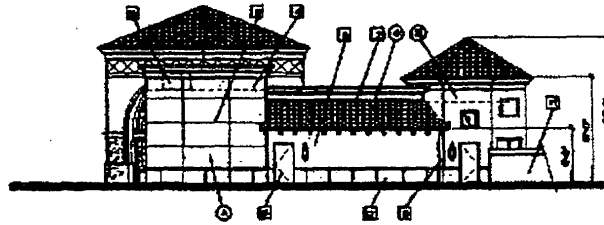
SOUTH



EAST



WEST



NORTH

KEY NOTES :

- 1) BUILDING MATERIALS AS SHOWN IN THE KEY PLAN.
- 2) FINISH TO THE ROOFING.
- 3) STUCCO WALLS.
- 4) BRICK STUCCO FINISH.
- 5) TYPICAL CHINA PLASTER FINISH.
- 6) GRC STUCCO.
- 7) ALUMINUM WINDOW AND GLASS DOOR SYSTEM.
- 8) HEAVY TRUSS WALLS.
- 9) DRIVING CURB.
- 10) DECORATIVE LIGHT FIXTURES.
- 11) CEILING STONE MASONRY.
- 12) STONE PANEL.
- 13) ALUMINUM WINDOW AND GLASS DOOR SYSTEM.
- 14) DECORATIVE STUCCO WALL AND PLASTERWORK.
- 15) STEEL MASONRY.
- 16) STUCCO WALL WITH WINDOW AND GLASS DOOR SYSTEM.
- 17) PLASTERED WITH STUCCO WALL.

COLOR / MATERIAL :

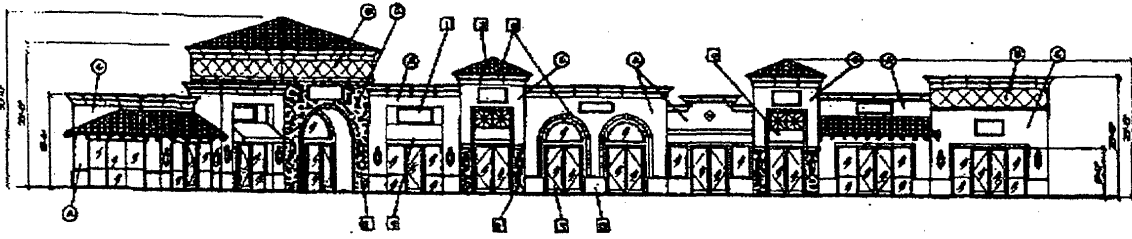
- A) WALL BASE COLOR (SEE DRAWING FOR COLOR)
- B) WALL ACENT COLOR (SEE DRAWING FOR COLOR)
- C) WALL ACENT COLOR (SEE DRAWING FOR COLOR)
- D) ARCHITECTURAL DETAIL COLOR (SEE DRAWING FOR COLOR)
- E) CEILING STONE (SEE DRAWING FOR COLOR)
- F) CEILING STONE (SEE DRAWING FOR COLOR)
- G) CEILING STONE (SEE DRAWING FOR COLOR)
- H) CEILING STONE (SEE DRAWING FOR COLOR)
- I) CEILING STONE (SEE DRAWING FOR COLOR)
- J) CEILING STONE (SEE DRAWING FOR COLOR)
- K) CEILING STONE (SEE DRAWING FOR COLOR)
- L) CEILING STONE (SEE DRAWING FOR COLOR)
- M) CEILING STONE (SEE DRAWING FOR COLOR)
- N) CEILING STONE (SEE DRAWING FOR COLOR)
- O) CEILING STONE (SEE DRAWING FOR COLOR)
- P) CEILING STONE (SEE DRAWING FOR COLOR)
- Q) CEILING STONE (SEE DRAWING FOR COLOR)

BUILDING B-1 ELEVATIONS

INTERGRAPH & ASSOCIATES

BUILDING B-1 ELEVATIONS
CYMNART/COM/7/ALES CENTER

DATE: 06/03/99
BY: [Signature]



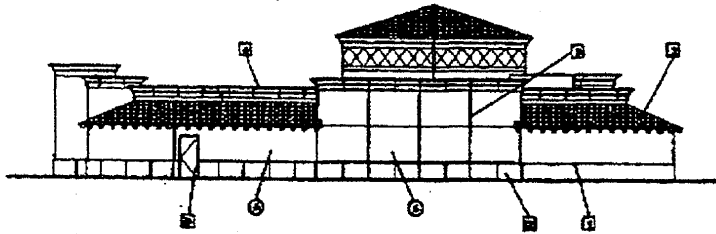
WEST

COLOR / MATERIAL

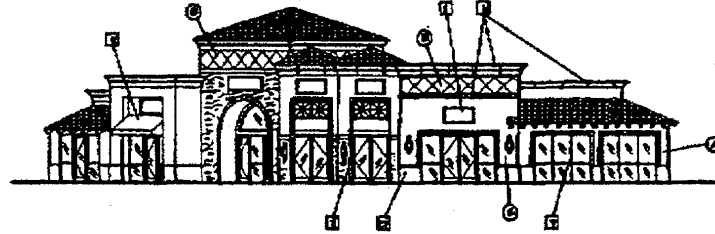
- ① WALL PAINT COLOR
SLIM EDGED ICE OR LI
WALL PAINT
- ② WALL ACENT COLOR
SLIM EDGED ICE
TRACED
- ③ WALL ACENT COLOR
SLIM EDGED ICE OR LI
TRACED
- ④ ARCHITECTURAL DETAIL COLOR
SLIM EDGED ICE
TRACED
- ⑤ CEILING FLOOR
FLOR GRANITE, CONCRETE, BRICK, STC
CONCRETE, FIBER GLASS, LAMINATE
- ⑥ LAMINATE FLOOR
WOOD, GALLIUM, BRICK, WOOD
GLASS, TRACED, AND OTHER TRACED
- ⑦ CONCRETE TILE ROOFING
LITTLE - SANTA FE ROOFING TILE AND
TRACED

KEY NOTES

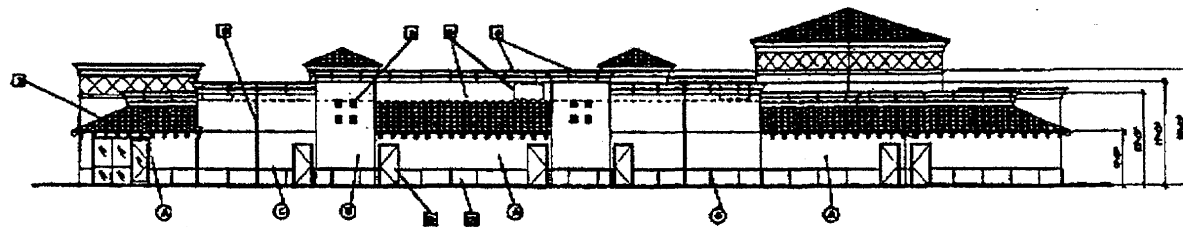
- ① ALLIUM BRASS, BRASS, BRASS, BRASS, BRASS
- ② VENEER 9" TILE ROOFING
- ③ WOOD TRACED
- ④ 9" x 9" BRICK FLOOR
- ⑤ BRICK GRANITE FLOOR
- ⑥ BRICK GRANITE FLOOR
- ⑦ BRICK GRANITE
- ⑧ ALLIUM BRASS, BRASS, BRASS, BRASS
- ⑨ BRICK GRANITE TILE ACENT
- ⑩ GRANITE CANOPY
- ⑪ GRANITE LAMINATE
- ⑫ GRANITE FLOOR
- ⑬ GRANITE FLOOR
- ⑭ GRANITE FLOOR
- ⑮ GRANITE FLOOR
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- ㊽ GRANITE FLOOR
- ㊾ GRANITE FLOOR
- ㊿ GRANITE FLOOR



NORTH



SOUTH



EAST

BUILDING B-3 ELEVATIONS



BUILDING B-3 ELEVATIONS
 PREPARED BY
 SIGNATURE SIGNS
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 TEL: 714/991-1111
 FAX: 714/991-1112
 WWW.SIGNATURESIGNS.COM
 DATE: 06/03/99
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]