

CAMINO REAL INDUSTRIAL PARK MASTER SIGN PROGRAM

This sign program is designed to achieve aesthetic balance and identity equity between all tenants in the **Camino Real Industrial Park**. Adherence to these guidelines is required for submittal to the landlord and The Development Services Department in The City of Oxnard. The landlord and the planning staff reserve the right for final approval on a case by case basis.

Under the original development permit the project was allowed an aggregate total of 672 square feet of sign area. This figure was to include both on building signage as well the freestanding sign. This figure has not changed with these criteria, but is simply standardized with specifications that bring uniformity to the park for all future tenants.

Tenants shall send three copies of the sign design to landlord at:

Alice Ranch Company
5450 Camino Ave.
Oxnard, CA 93030

Upon receiving stamped return copies of sign design from landlord, applicant can proceed to apply to The Development Services Dept. at The City of Oxnard. Upon receiving all permits tenant may erect sign on building. Any sign erected without permits shall be removed at tenant's expense.

All sign companies working at **Camino Real Industrial Park** shall be fully licensed and bonded, and shall carry a minimum of two million dollars in liability insurance. A certificate of insurance shall be forwarded to landlord before commencement of work.

(1)

APPROVED	
BY:	<i>L. W. [Signature]</i>
DATE:	<i>10/14/04</i>
CITY OF OXNARD PLANNING	

General Requirements

All on building signs shall be limited to internally illuminated, individual channel letters. Letters shall be constructed of 24 gauge paintlok sheet metal with 5" deep returns. All letters shall be painted with oil base enamel coating both inside and out. Returns shall be painted to match letter faces or may be painted black for contrast. Letters are to be trim capped in a color that either matches the face or return color. Landlord reserves the right to determine whether tenant color choice is appropriate for architecture and context of other signs on the building. In no case shall florescent colors be allowed.

Letters are to be mounted in front of exterior wire way, which in turn shall be attached internally to concrete wall with the appropriate type and size anchors as prescribed by code. No visible fasteners shall be allowed. Additionally, to mitigate their appearance, wire ways shall be smaller in height than letters and shall be painted the color of the surface on which they are mounted.

Graphics, neon, or logo boxes may be used as a minor element to the signs but are limited to not more than 20% of the sign area. These are to be constructed in the same manner as the channel letters with internal neon illumination and returns that are 5" deep, painted to match the color of the letters.

Any changes to this approved sign program will require a Minor Modification application to be filed with the City of Oxnard.

Size Limitations

The maximum aggregate sign area for all signs shall be distributed with Bldg "A" having 360 sq ft and Bldg "B" having 228 sq ft as shown in sign summary below. Tenants must locate their signage at the prescribed locations on the building elevations as shown in Exhibits (A) an (B).

Letter height may be up to 36" tall on a single line of copy or up to an aggregate height of 40" tall for stacked copy. Logos may not be taller than the maximum letter height or taller than the aggregate height of stacked copy. Additionally, they may be no longer than twice the maximum letter height or height of stacked copy.

Prohibited Signs

No roof signs, box signs, flashing or animated signs will be allowed. No additional signs are allowed on the property unless they meet the requirements of these criteria.

Sign Area Summary

Building "A" - 3500 Camino Ave.

Vargus Communications	150 sq ft
Hernandez Insurance Services	102 sq ft
The Hose Man	50 sq ft
The Hose Man (east facing)	50 sq ft

Building "B" – Trabajo Drive

Apria Health Care (West Elevation)	58.9 sq ft
Apria Health Care (East Elevation)	58.9 sq ft

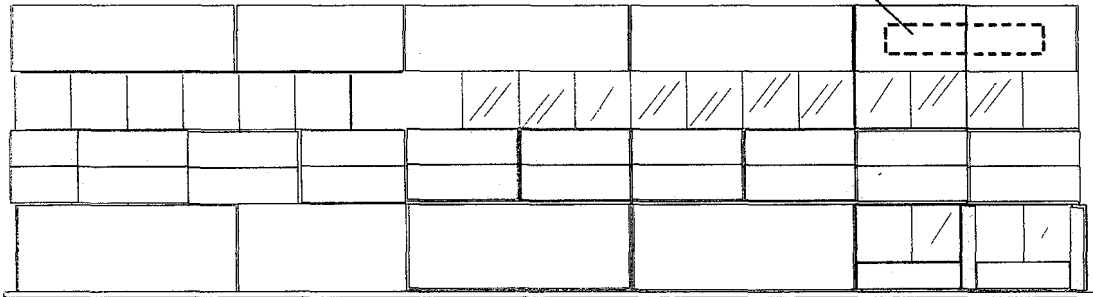
Freestanding Identification Sign

(10 sq ft text area, each side)	<u>84 sq ft</u>
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Existing Aggregate Sign Area:	553.8 sq ft
Gold Coast Church:	<u>58 sq ft</u>
Grand Total:	611 sq ft

Building A) 3500 Camino Avenue

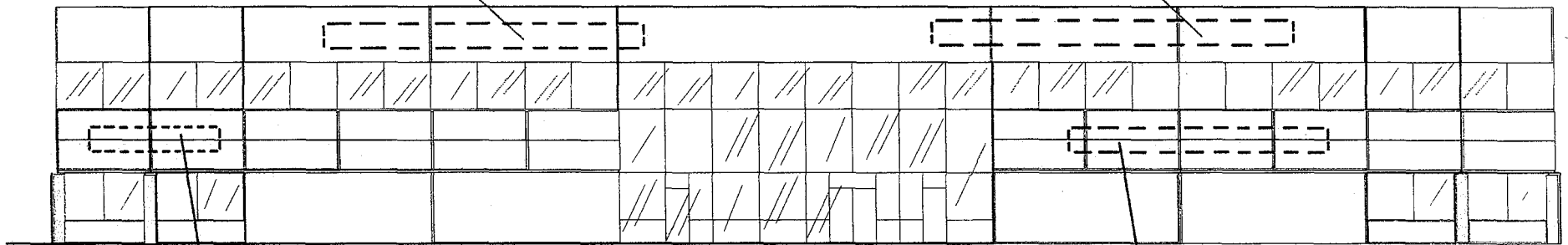
Hose Man 50 sq ft



East Elevation

Hernandez 102 sq ft

Vargas 150 sq ft



192' Building Frontage

Hose Man 50 sq ft

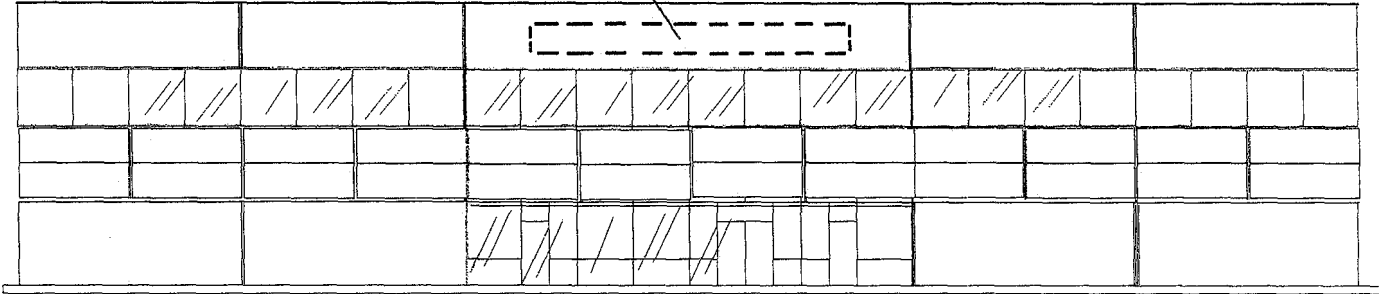
Gold Coast Church 60 sq ft

North Elevation

Exhibit A)

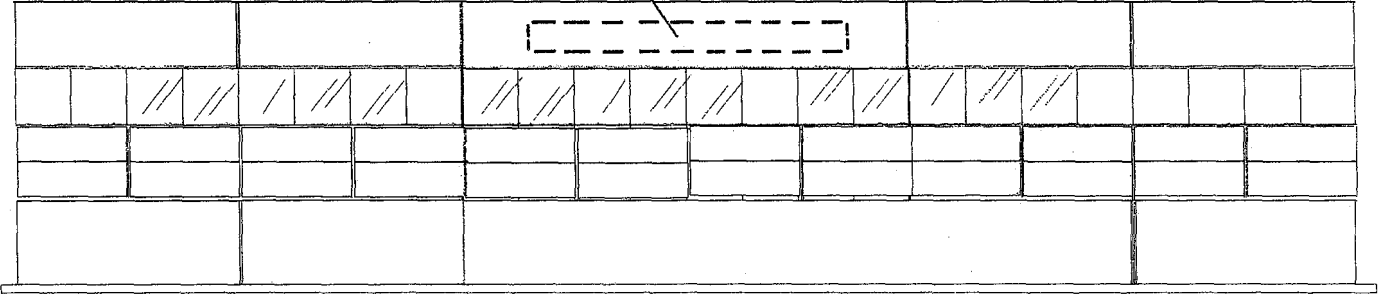
Building B) 2150 Trabajo

Apria Health Care 59.8 sq ft



West Elevation

Apria Health Care 59.8 sq ft



East Elevation