

**SIGN PROGRAM FOR
THE COURTYARD AT THE FINANCIAL PLAZA**

March 16, 1999

A. INTRODUCTION

These sign criteria provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage program for the Courtyard and The Financial Plaza.

Performance of this sign criteria shall be enforced and any nonconforming signs shall be removed by the tenant, at their expense, upon demand by the owner or the City of Oxnard.

The owner retains full right of approval of any sign erected in the center.

B. TENANT REQUIREMENTS

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

Send to:

Sares Regis Group
500 Esplanade Drive
Suite 400
Oxnard, CA 93030

The tenant or sign contractor shall obtain all necessary sign permits from the City Oxnard Community Development Department, Planning Division.

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 or signal, or which makes use of the words, "STOP", "LOOK", "DANGER", or any 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 illuminated light is prohibited.

4. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide directional to a use of activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles is prohibited.

5. 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.

D. GENERAL REQUIREMENTS

Individual reverse channel letters with opaque metal faces and returns are the designated format for primary tenant signage at The Courtyard at the Financial Plaza. The faces of the letters shall be painted to match from a choice of the following Plex colors: Red#2793, Green #2030 or White #7328. Returns shall be painted to match face color or may be painted Duranotic Bronze (highly recommended for white faces). Letters shall be backlit with colored neon to match its face color, i.e red with red, green with green and white with white. Letters shall be fabricated from 5052.

Aluminum using .063 gauge for the faces and .040 for the returns. All edges, corners, welds and seams shall be filled and finished so as to give each character a seamless monolithic appearance. All neon shall be wired using 30 MA normal power factor transformers. (See Exhibit A).

The location on The Courtyard at The Financial Plaza is in the C-2PD zone and is subject to its provision for signage. Additionally, for this criteria letter height shall not exceed 19.2 inches and returns shall be 3 inches deep. Sign area is limited to 2 sq ft per linear foot frontage and shall not exceed 65% of the tenant frontage. The aggregate total building sign area shall not exceed 300 sq ft on the principle road on which it faces. Tenants having a secondary elevation with public entry may have a second sign computed at 1 sq ft sign area per lineal footage of the secondary elevation.

Signs must be located on the building walls in accordance with the approved planning exhibits dated July 15, 1998 on file with the Planning Department of The City of Oxnard.



October 13, 2005

TO: File

FROM: Linda Windsor, Contract Planner

SUBJECT: Signs for Courtyard by Marriott (600 E Esplanade Dr)
PZ 93-5-8

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The following is the status of the approved signs for the above location, based on the existing sign information provided by the applicant and building permit information from previous signs (99-30):

Sign type	Location	Text	Dimensions (H X L)	Area (sf)
Freestanding	Adjacent to freeway	Courtyard by Marriott	10' X 19.5' X 2 sides	390
Cabinet	Building (top floor)	Courtyard by Marriott	3'10" X 6'	23
Channel letters	Porte Cochre	Courtyard Marriott	2'6" X 9'9"	24.5
			Existing Total	437.5
New Signs				
Channel Letters	Top floor, end of bldg	Courtyard	3' X 29.5'	88
Channel letters	Top floor, end of bldg	Marriott	2.5 X 12	31.2
Individual letters	Monument entry sign @ Vineyar & Esplanade	Courtyard by Marriot		31.4
		Total (new + existing)		587.9

The sign program for the Hilton Inn (SUP 499) showed a total allowable sign area of 737 square feet. The signs included in this approval total 587.9 square feet, which is within the allowable square footage for this property.

Cross-Section of Typical Installation (U.L. Approved)

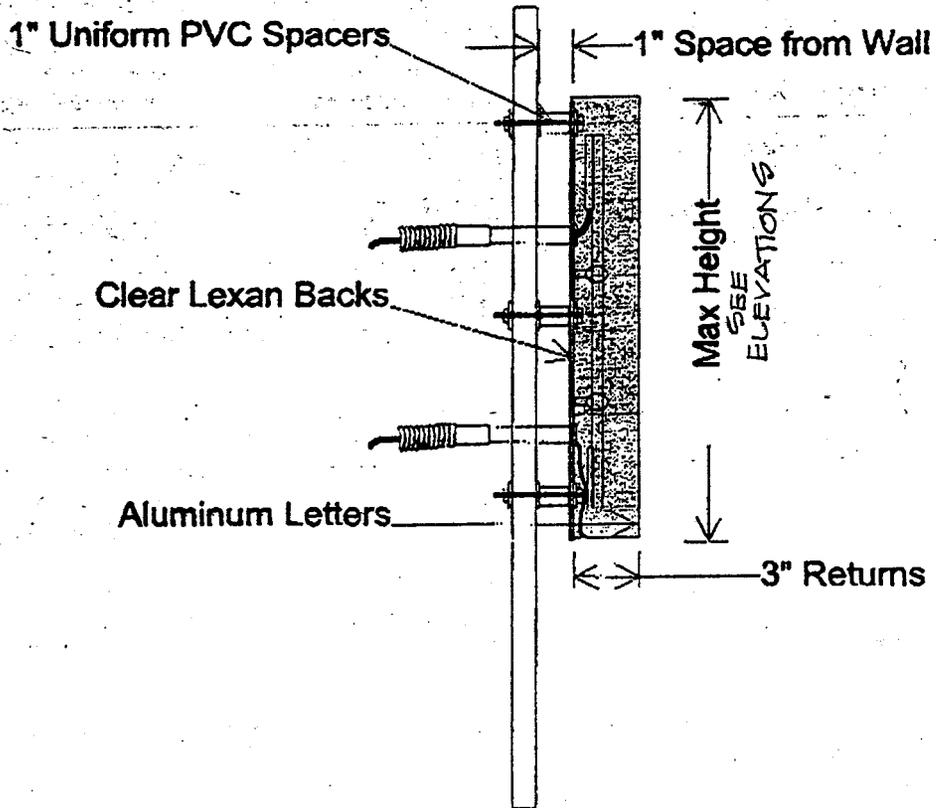


EXHIBIT "A"