

**SEAGATE BUSINESS CENTER**  
**2240 - 2250 CELSIUS AVENUE, OXNARD, CA 93070**

**SIGN INFORMATION**

**CONTACT:** To order a business name sign or lettering on doors and windows, call: Mr. Mike Frakes at West Coast Signs, (805) 487-4846. They have the details of our Standard Sign Design Program.

**PERMIT:** Oxnard requires a sign permit. City fees are the tenant's responsibility. You must also comply with Seagate Business Park requirements, attached. To obtain a permit, a "Plot Plan" and "Elevation Plan" are required. Copies are attached to help you. West Coast Signs can process the permit for you.

**RESPONSIBILITY:** All signs and lettering are each tenant's expense both to install and to remove. Removal includes restoring the surface(s) underneath to original condition.

**STANDARD SIGN DESIGN PROGRAM**

1. **Purpose:** To provide adequate and attractive identification of the tenants' businesses by ensuring proper design, location and maintenance of all signs and graphics.
2. **Intent:** To establish uniform standards, maintaining continuity and consistency of all exterior signing in the Seagate Business Center.

**DESIGN STANDARDS:** All signs require the owner's written approval, and must follow the design standards outlined below. Approval of all signs and their content is at the owner's sole discretion. The owner reserves the right to modify the design standards from time to time in order to meet the purpose and intent stated above.

**BUSINESS NAME**

1. **General:** One sign, not to exceed 8 square feet, permitted in the rectangular 2-foot by 15-foot strip of concrete in front of and above the primary front door to each unit.
2. **Material:** Gatorfoam
3. **Color:** ICI - Sinclair "Pussywillow Grey" 2H40G
4. **Size:** The primary business name shall be in 10" high letters. 8" high letters may be substituted if:
  - A. The business name is long and using 10" letters causes the sign to exceed 8 square feet.
  - B. Other small lettering will be used under the primary business name.
5. **Fonts:** Helvetica or Times. Other fonts may be approved on a case-by-case basis.
6. **Cost:** Approximately \$23.25 per 10" letter, plus installation charges from \$85.00 to \$105.00.

**GLASS DOORS & WINDOWS**

1. **General:** Lettering and other designs may be permitted on glass door(s), and on one glass panel immediately adjacent to your primary front entry door, subject to the following:
2. **Material:** Self-adhesive vinyl.
3. **Content:** Business name, logo, and other information such as telephone number, business hours, product lines, etc. are acceptable. No advertising.
4. **Coverage:** To maintain visibility, safety and appearance, a maximum of 10% of the area of glass doors and 20% of the two immediately adjacent eye-level glass panes may be permitted.

**REAR LOADING AREA**

1. **Metal "truck door" and "man door":** No signs or lettering are permitted on these doors.
2. **Separate sign:**
  - A. **General:** A separate rectangular sign, not to exceed 18" high by 24" wide
  - B. **Material:** White background, black lettering
  - C. **Location:** Where practicable, between the roll-up door and "man door". The top of the sign is to be 1'-6" below the top of the "man door" frame.
3. **Content:** Business name, pickup & delivery information only.

**MAINTENANCE:** All signs shall be maintained in as-new condition. Promptly after receipt of a notice from the owner regarding a deficient condition, the tenant shall have such condition corrected.

**UNAPPROVED OR NON-CONFORMING SIGNS:** Any sign that has not received the owner's written approval prior to installation, and/or does not meet the requirements of the City of Oxnard, Seagate Business Park, and the property's Standard Sign Design Program shall be immediately brought into conformance with all of these requirements or removed.

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SEAGATE BUSINESS PARK  
SIGN REQUIREMENTS

The following is to advise you of sign requirements of the Seagate Business Park. At this time, except for the maximum sign size of 8 square feet, it does not appear that these provisions are enforced or monitored. You may verify the requirements with the Park management company, The Emmons Company, (818) 889-6031.

Excerpts from the "Declaration and Establishment of Covenants, Conditions and Restrictions for Seagate Business Park", recorded in Ventura County on June 5, 1987:

*EXHIBIT D*  
*SIGNAGE REQUIREMENTS*

*No signs shall be placed, erected or maintained within the project without the prior written approval of the Architectural Committee in accordance with the limitations in signage set forth in Paragraph 6 of Article II and these further requirements:*

*b. Individual Signs, Multi-Users. In addition to a monument sign, permitted under Section (a) above, a multi-tenant project or a parcel containing two or more tenants may have individual building identification signs subject to the following criteria:*

- 1. Tenant building signage is limited to a maximum eight (8) square feet in area.*
- 2. Building signs shall be attached to the portion of the structure occupied by the tenant and designed to be architecturally compatible with the building.*
- 3. Lettering of the sign may be recessed into or individually mounted on the background panel.*
- 4. Plastic sign panels and interior illuminated letters are prohibited.*
- 5. The Board may adopt further criteria so that all multi-tenant building signs shall be coordinated on each project within the Project.*

Paragraph 6 of Article II referred to above reads, in part:

*6. SIGNS. No signs whatsoever shall be placed, erected or maintained within the PROJECT except:*

*(e) Such signs, identifying the name and business of an OWNER or TENANT, as may be approved by the ARCHITECTURAL CONTROL COMMITTEE in accordance with the SeaGate SPECIFIC PLAN and this DECLARATION. The general design criteria for each such sign is set forth in Exhibit D hereto.*

**PLOT PLAN**

Address: 2240 Celsius Avenue, Unit # D, Oxnard, CA 93030

Owner: Howard Rosen Signature: \_\_\_\_\_

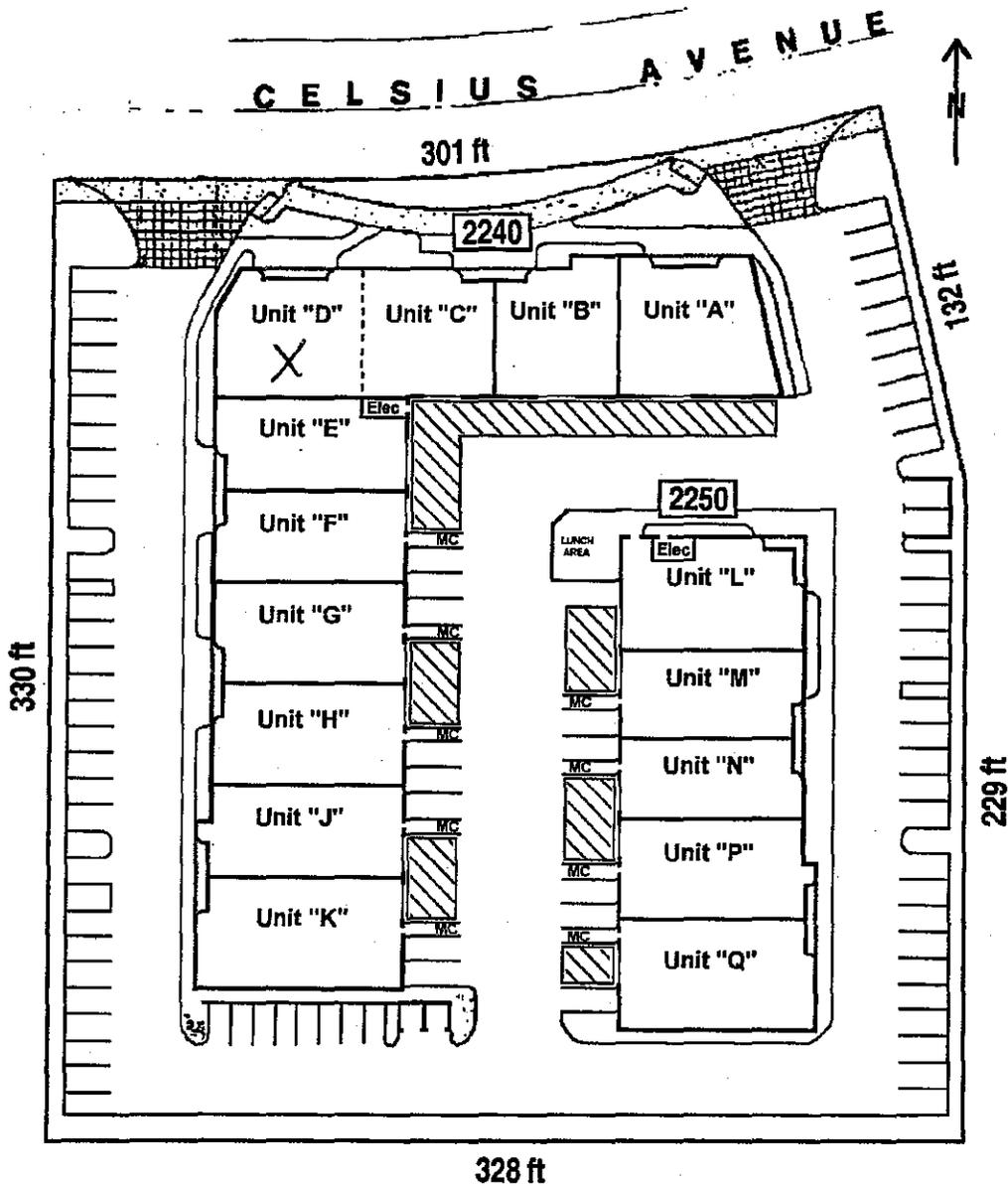
(310) 471-5305 Date: \_\_\_\_\_

Tenant: Name: Rapid Product Solutions, Inc.

Telephone: (805) 485-7234

Sign Contractor: Name: West Coast Signs / Barry Reardon

Telephone: (805) 487-4846



15.820 "  
8.113 "

# Rapid Product Solutions, Inc.

77"

8.113 "  
8.113 "

1 1/2" Thick letters / Polystyrene Painted ICI ZH406 "Pussy willow  
Grey"