### Sign Criteria

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<td>15</td>
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**Location:**
Rose Ave. & Pacific Coast Hwy
Oxnard, CA

**Date:**
April 6, 2006

**SIGN PROGRAM**

**Sign Methods Inc.**
1749 E. 28th St.
Signal Hill, CA 90755
800.655.4336
fax 562.427.6875
katiepierce@signmethods.com
## Channel Pointe Plaza Sign Program

**Location:**
Rose Ave. & Pacific Coast Hwy
Oxnard, CA

**Date:**
April 6, 2006

**Site Allowance**

<table>
<thead>
<tr>
<th>Building</th>
<th>Frontage</th>
<th>Multiplier</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Front Primary</td>
<td>203'</td>
<td>x 2</td>
<td>406</td>
</tr>
<tr>
<td>NorthEast Primary</td>
<td>58'</td>
<td>x 2</td>
<td>116</td>
</tr>
<tr>
<td>South side</td>
<td>59'</td>
<td>x 0.5</td>
<td>29.5</td>
</tr>
<tr>
<td><strong>B</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Front Primary</td>
<td>95'</td>
<td>x 2</td>
<td>190</td>
</tr>
<tr>
<td>South Side</td>
<td>61'</td>
<td>x 0.5</td>
<td>30.5</td>
</tr>
<tr>
<td>North Side</td>
<td>61'</td>
<td>x 0.5</td>
<td>30.5</td>
</tr>
<tr>
<td><strong>C</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Front Primary</td>
<td>92'</td>
<td>x 2</td>
<td>184</td>
</tr>
<tr>
<td>Northeast Front Primary</td>
<td>52'</td>
<td>x 2</td>
<td>104</td>
</tr>
<tr>
<td>South side</td>
<td>55'</td>
<td>x 0.5</td>
<td>27.5</td>
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<tr>
<td>Northwest parking lot</td>
<td>48'</td>
<td>x 0.5</td>
<td>24</td>
</tr>
<tr>
<td>West parking lot</td>
<td>78'</td>
<td>x 0.5</td>
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<tr>
<td>Southwest parking lot</td>
<td>22'</td>
<td>x 0.5</td>
<td>11</td>
</tr>
<tr>
<td><strong>D</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northeast Primary</td>
<td>97'</td>
<td>x 2</td>
<td>194</td>
</tr>
<tr>
<td>North Primary</td>
<td>48'</td>
<td>x 2</td>
<td>96</td>
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<tr>
<td>Southeast side</td>
<td>56'</td>
<td>x 0.5</td>
<td>28</td>
</tr>
<tr>
<td>Southwest parking lot</td>
<td>80'</td>
<td>x 0.5</td>
<td>40</td>
</tr>
</tbody>
</table>

**Total square feet:** 1550

**Monument SF:** 81

Monument uses 2% of overall allowable signage

Multiplier for primary frontage is 1.90
Multiplier for secondary frontage is 0.48
A. SUBMITTAL AND GENERAL GUIDELINES

The sign criteria has been established for the purpose of maintaining a continuity and quality throughout the shopping center for the benefit of all Tenants and to help them comply with the regulations to the City of Oxnard.

Conformance will be strictly enforced and any non-conforming signs or signs erected without approval will be removed at tenants expense.

Please submit two sets of plans to the landlord. Plans will be noted Approved, Approved as Noted, or Disapproved. If plans are returned as “Approved as Noted” or “Disapproved” corrected plans must be resubmitted for approval. The City of Oxnard will only accept plans approved by the landlord for permitting.

Plans must be prepared by a reputable state licensed sign contractor. The sign drawings must indicate the following information:

1. A scaled storefront elevation showing the proposed sign design as it relates to the Tenant's premises.
2. Sizes of sign letters, specifications and sections.
3. All materials, colors and finishes.
4. Method and color of illumination.
5. Site plan showing location of premises and sign.

Landlord has the specific right to refuse approval of any sign which does not conform to the specific criteria set forth herein.

It is the tenant's responsibility to obtain final approval and permits from the City of Oxnard.

No sign should be constructed until Landlord approval and permits.

B. DIRECTORY

OWNER/DEVELOPER:
Channel Pointe Partners
c/o DoubleHigh Financial
5525 Oakdale Avenue
Suite 200
Woodland Hills, CA 91364
Attn: Aaron Raznick
Phone 818.884.7770
Fax 818.884.6769
araznick@raznickrealty.com

ARCHITECT:
Richard Brinser Architect Inc.
508 Mesa Drive
Camarillo, CA 93010
Phone 805.484-5970
Fax 805.484.9860
rbrinser@hotmail.com

SIGN CONTRACTOR:
SIGN METHODS INC.
1749 E. 28th St.
Signal Hill, CA 90755
Phone 800.655.4336
Fax 562.427.6875
katiepierce@signmethods.com
DESIGN GUIDELINES

The primary objective is to generate high quality signage that reflects a sophisticated, contemporary environment in harmony with adjacent structures. Individual diversity and creativity is encouraged.

Acceptable treatments include:
- Dimensioned geometric shapes
- Pointed metals
- Screens, grids or mesh
- Polished metals
- Cut or fabricated steel
- Neon

ALLOWABLE SIGNS

Internally illuminated individual channel letters with neon or LED. Letters may be face lit, reverse halo, or open face channel. All exposed or skeletal neon must be backed with an opaque coating and all housings and tube supports must be painted out to match the building background immediately behind and adjacent to the sign.

One primary identification sign shall be allowed per storefront facing a streetfront and/or parking lot.

Also, one undercanopy sign shall be allowed per entrance. Internal or external light treatments will be allowed but is not required.

PLACEMENT - WALL/CANOPY

Signs shall be placed on the wall or canopy adjacent to tenant’s leasehold. When signs are on a canopy and a raceway is required, the raceway shall be painted to match the wall beyond it. However, creative treatments for raceways is encouraged and will be considered.

No sign shall exceed 75% of the leasehold. No sign shall exceed 85% in length of a wall or canopy on which it is placed.

SIZE CALCULATION

Principal frontage faces a street front and allowable area is 1.90 square feet per lineal foot of storefront.

Secondary frontage faces a driveway or another building and allowable area is .48 square feet of signage per lineal foot of storefront.

A tenant may utilize some allowable primary frontage sign area on secondary frontage to enlarge signs facing the parking lot or driveway. However, allowable secondary frontage sign area may not be combined to enlarge primary sign area.

ELECTRICAL REQUIREMENTS

Transformers shall not exceed 30 MA. All penetrations shall be sealed in a watertight condition. Only UL approved components shall be used. No sign company labels shall be permitted on exposed surfaces except those required by Underwriters Laboratory. All wiring crossovers shall be concealed behind the wall or within a raceway. The tenant shall be responsible for primary termination.

BANNERS

One banner is allowed for a period of thirty (30) days subject to city requirements and permit. Banners are only allowed for new businesses and change of ownership.

MISCELLANEOUS NOTES

1. Notwithstanding the maximum allowance there shall be sufficient margins and negative space for visual balance.
2. There shall be no visual means of attachment.
3. All ferrous and non ferrous metals shall be separated.
4. Threaded rod or bolts shall be used to mount letters to stand off building, no clips.
5. Illuminated signage shall be maintained by Tenant and continuously illuminated from dusk to the later of: a) 12Midnight daily, or b) a standard hour established by landlord.
6. Upon lease expiration or termination, tenant is responsible for removing its signage and repairing wall surfaces to the reasonable satisfaction of the landlord.
PROHIBITED SIGNS

1. Permanent advertising devices such as attraction boards, posters and flags.
2. Window signs except where specifically approved by the Landlord and the City of Oxnard.
3. Exposed junction boxes, transformers, lamps and conduit.
4. Sign Manufacturer’s names, stamps or decals except as required by code.
5. Vacuum formed plastic.
6. Paper, cardboard or styrofoam signs.
7. Exposed fastenings except as an intentional statement.
8. Simulated materials (i.e. Wood grained plastic laminates etc.)
9. Animated lights or other moving sign components.
10. Conventional internally illuminated box/can type signs.
11. All other signs prohibited by the City Sign Ordinance.
12. No temporary signs of any nature unless approved by the Landlord and the City of Oxnard.
13. No Tenant shall affix any type of illuminated or painted window signs, picards, or temporary window signage nor use balloons for any purpose whatsoever unless specific written approval is received by the Landlord.
14. Signs constituting a traffic hazard –or any sign which simulates in size color, lettering or design, any traffic sign or signal, or which makes use of the words “STOP”, “LOOK”, “DANGER”, or any words, phrases or symbols in such a manner to interfere with, mislead or confuse traffic.
15. Immoral or unlawful advertising or any of an obscene, indecent or immoral nature.
16. No sign shall be installed, relocated or maintained so as to prevent free ingress and egress from any door. No sign shall be attached to a stand or pipe except those as required by code.
17. Signs consisting of any moving, swinging, rotating, flashing, blinking, fluctuating, scintillating or otherwise animated.
18. Off premises signs.
19. Vehicle signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles.

NOTE: Raceways are only allowed on canopy structure where no other wiring crossover opportunity is available.
Channel Pointe Plaza Site Plan

Sign is 1'0" from sidewalk and 12'0" from curb
Sign is 15'0" from curb
Sign is 35'0" from center line of driveway
Sign may not hang over sidewalk

Revised 9/25/06  L. Winner
SIGN PROGRAM

Location:
Rose Ave. & Pacific Coast Hwy
Oxnard, CA

Date:
April 6, 2006

BUILDING A
NORTH

BUILDING A
SOUTH ELEVATION (SIDE)
SECONDARY FRONTAGE

BUILDING A
NORTHEAST ELEVATION
PRIMARY FRONTAGE

BUILDING A
EAST ELEVATION (FRONT)
PRIMARY FRONTAGE
Sign to be fabricated of 2" aluminum frame with .090 faces.
Copy to be ½" Flat-cut-out sintra applied to face.
Provide a minimum of two external 250 watt light fixtures per sign.
Sign company to include engineering, foundation and support structure.

1. Roof and Roof Braces- Match Roof and Roof Brace color of building A: Color P-4A Kynar Hunter Green
2. Monument Sign Face- Match wall color of building A: Color P-1A Frazee 7742W Light Toast
3. Sign Base- Match Split Face masonry veneer type and color of building A- Color Champagne by Angeles Block

Note: Base shortened 15" on PCH side to fit in planter. Applies only to sign #2.
Creative uses of raceway's are encouraged to incorporate secondary copy and utilizing a background above for halo illumination or distinctive design. These uses are subject to city and landlord approvals.

STANDARD RACEWAY CONSTRUCTION ON CANOPY WITH BACKER PANEL
Raceway to be painted to match wall beyond when mounted on top of canopy in order to vanish.

Building A - Light Tan Frazee #7742
Building B - Corinthian Frazee #7730
Building C - Ivory Frazee #7800
Building D - Light Topaz #7731

STANDARD RACEWAY CONSTRUCTION ON CANOPY
Standoff may be reqd
to clear station
rods, but painted
to match wall
beyond.

Raceway to be painted
to match wall beyond
when mounted on top of
canopy in order to vanish.

Building A - Light Tan Frazee #7742
Building B - Corinthian Frazee #7730
Building C - Ivory Frazee #7800
Building D - Light Topaz #7731

STANDARD RACEWAY CONSTRUCTION ON CANOPY
L1STED SIGN SECTION NEC 600-3.

CONSISTING OF INSULATING BOOTS, INSULATING SLEEVES, PLASTIC FACE, TUBE SUPPORTS AND CHANNEL LETTER SUITABLE FOR DAMP, WET OR OUTDOOR LOCATIONS UNLESS MARKED FOR DRY OR INDOOR LOCATIONS ONLY.

TUBE SUPPORT

NEON TUBE
(Spacing maintained per spacing table).

PLASTIC FACE

LETTER HEIGHT Varies

ELECTRODE INSULATING BOOT. GTO INSULATING SLEEVE PROVIDED WITH SIGN.

CONDUIT LOCKNUT (TYPICAL).

ELECTRODE INSULATING BOOT. GTO INSULATING SLEEVE PROVIDED WITH SIGN.

DRAIN HOLES IF USED IN DAMP, WET OR OUTDOOR LOCATIONS.

WALL Varies IN THICKNESS AND MATERIAL

GROUND SCREW TO BACK OF LETTER FROM TRANSFORMER CASE. ONE TO EACH LETTER.

NEON & CHANNEL LETTER INSTALLATION & WIRING DETAIL

SEAL BUILDING PENETRATION(S) TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

SPACING TABLE:

A. BETWEEN INSULATED HIGH VOLTAGE WIRING AND 1) PRIMARY WIND AND 2) DEAD METAL WIRE DEAD METAL INSULATED HIGH VOLTAGE WIRING FOR MORE THAN 1/2" LENGTH.
B. BETWEEN NEO TUBING AND NEAREST SURFACE.
C. BETWEEN UNINSULATED HIGH VOLTAGE WIRING AND 1) DEAD METAL AND 2) INSULATED HIGH VOLTAGE WIRING.
D. BETWEEN UNINSULATED HIGH VOLTAGE PARTS AND 1) OTHER INSULATED HIGH VOLTAGE PARTS AND 2) UNINSULATED SUPPLY AND LOW VOLTAGE PARTS.

<table>
<thead>
<tr>
<th>VOLTAGE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
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<tr>
<td>1001 TO 6000</td>
<td>1/2&quot;</td>
<td>1/4&quot;</td>
<td>3/4&quot;</td>
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<td>6001 TO 60000</td>
<td>3/4&quot;</td>
<td>1/2&quot;</td>
<td>1&quot;</td>
<td>1-1/2&quot;</td>
</tr>
<tr>
<td>6001 TO 120000</td>
<td>1&quot;</td>
<td>1/4&quot;</td>
<td>1-1/2&quot;</td>
<td>2&quot;</td>
</tr>
</tbody>
</table>

LISTED FLEX (METAL SHOWN) AND LISTED GTO CABLE (SECONDARY SIDE ONLY). SEE DWG C6 AND C7 FOR DETAIL REQUIREMENTS. FOR NON-METALLIC SEE DWG C6A AND C7A.

LISTED DISCONNECT SWITCH IN PRIMARY TO BE WITHIN SIGHT (MAXIMUM 50 FT.) OF SIGN. (MANY INTERPRET TRANSFORMER ENCLOSURE TO BE PART OF SIGN) NEC 110-3(B), 600-6.

SPACING MAINTAINED PER SPACING TABLE.

SUITABLE FOR DAMP, WET, OR OUTDOOR LOCATIONS UNLESS MARKED FOR DRY OR INDOOR LOCATIONS ONLY. ACCESSIBLE.

PRIMARY ELECTRICAL SOURCE NEC 600-5.

GROUND SCREW TO BACK OF LETTER FROM TRANSFORMER CASE. ONE TO EACH LETTER.

UL #48

UL LISTED ELECTRIC SIGN

U.S. & PR. - ALL SIGNS WILL BE (UL) LISTED (UL) 2161 COMPLIANT & CARRY (UL) LABELS CANADA - ALL SIGNS WILL BE CANADIAN COMPLIANT
WALL MATERIAL DETERMINED ON SITE DURING INSTALLATION
FINISHED SURFACE DEPENDS ON STRUCTURE OF EXISTING BUILDING ON SITE
LEAR LEXAN BACKING
LETTER HEIGHT VARIES
12 VOLTS D.C.
L.E.D. STRIPS CUT AS REQUIRED
L.E.D. SECURE TO FRONT OF REVERSE CHANNEL LETTER WITH VHB SUPER HIGH BOND CLEAR TAPE (1040 X 1/2 WIDE).
DRAIN HOLES IF USED IN DAMP, WET OR OUTDOOR LOCATIONS.
WALL VARIES IN THICKNESS AND MATERIAL
1/4" Ø X 2" NYLON ANCHORS (PLUS SPACERS LENGTH) (4) PER LETTER MIN.
1/4" Ø X 2" NYLON ANCHORS (PLUS SPACERS LENGTH) (4) PER LETTER MIN.
1/4" Ø X 2" NYLON ANCHORS (PLUS SPACERS LENGTH) (4) PER LETTER MIN.

LISTED SIGN SECTION (CONSISTS OF TRANSFORMER AND ENCLOSURE). SUITABLE FOR DAMP, WET OR OUTDOOR LOCATIONS UNLESS MARKED FOR DRY OR INDOOR LOCATIONS ONLY.
ACCESSIBLE.
NEC 600-3, 600-5(c)(1)(2), 600-7, 600-8, 600-9(d), 600-21 & 600-23. GROUNDED ENCLOSURE.
LISTED DISCONNECT SWITCH IN PRIMARY TO BE WITHIN SIGHT (MAX 50 FT.) OF SIGN. (NOTE: MANY INTERPRET TRANSFORMER ENCLOSURE TO BE PART OF SIGN.) NEC 110-38(b), 600-6.
FASTENERS AS REQUIRED BY LOCAL JURISDICTION.

NOTE: 12 VOLTS SYSTEM DOES NOT CARRY (REQUIRE) A GREEN GROUND WIRE.

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UL #48

DRAIN HOLES IF USED IN DAMP, WET OR OUTDOOR LOCATIONS.
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1/4" Ø X 2" NYLON ANCHORS (PLUS SPACERS LENGTH) (4) PER LETTER MIN.
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WALL MATERIAL DETERMINED ON SITE DURING INSTALLATION
FINISHED SURFACE DEPENDS ON STRUCTURE OF EXISTING BUILDING ON SITE
LEAR LEXAN BACKING
LETTER HEIGHT VARIES
12 VOLTS D.C.
L.E.D. STRIPS CUT AS REQUIRED
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FASTENERS AS REQUIRED BY LOCAL JURISDICTION.

NOTE: 12 VOLTS SYSTEM DOES NOT CARRY (REQUIRE) A GREEN GROUND WIRE.
TENANT SIGN CRITERIA
Channel Pointe Shopping Center
1611-1691 Channel Islands Blvd.

Oxnard, CA 93033
A. **Introduction**

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project, and in accordance with the City of Oxnard and its adopted sign requirements, and the Master Design Guidelines for the tract.

Adherence to this sign criteria shall be rigorously enforced. Any non-conforming signs shall be removed by the tenant or his sign contractor at their expense, upon demand by the owner.

The owner and architect shall review exceptions to these standards, which would also require review and approval by the City of Oxnard Planning & Environmental Services Division. Accordingly, the Owner, through the architect, will retain full right of approval of any sign used in the center.

**Precedent of Requirement**
If there is any conflict between the Tenant Sign Program, the Master Sign Guidelines, the City of Oxnard Municipal Code and all applicable building codes, the most narrowly tailored and most restrictive code will prevail. Tenant may propose to modify the Tenant Sign Criteria only if the proposed modification is still in compliance with all of the other codes.

**Measurement of sign areas**
In applying the sign area standards of this article, the periphery of the sign shall be established by circumscribing either a rectangle or circle which encompasses the words of the sign. In the case of wall signs, the background area shall be included in the sign area measurements only if it is of a distinctive color, material, texture, or shape, the primary purpose of which is to enhance the advertising value of the sign, as determined by the Planning & Environmental Services Division.

B. **GENERAL OWNER/TENANT REQUIREMENTS**

1. Each tenant shall submit to the owner for written approval, three (3) copies of the detailed shop drawings of his proposed sign, in full color identifying proposed signage areas and letter heights, indicating conformance with the sign criteria here in outline form. Send to:

   **Lot 5 (1611 through 1671 Channel Islands Blvd):**  
   Sansome Pacific Properties Inc.:  
   Attention: David McDowell  
   500 Washington Street, Suite 700  
   San Francisco, California 94111

   **Lots 1-3 (2701-2801 South Rose Avenue):**  
   See Channel Pointe Plaza Sign Program (by SMI)
2. The tenant shall submit a sign drawing approved by the owner to the City of Oxnard, Planning Department, and obtain all necessary permits for the sign prior to the start of any sign construction.

3. The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance.

4. The tenant shall be responsible for fulfillment of all requirements of the sign criteria.

5. Allowable sign types: Tenants shall provide internally or externally illuminated signs utilizing creativity and individuality see details and drawings. Tenants may use one of the following types:
   A. Internally illuminated channel letter signs with optional logo box. (Sign A)
   B. Reversed channel letters or halo illuminated letters with neon illum. (Sign B)
   C. Open-Faced Neon illuminated Channel letter sign with optional logo box.
   D. Mixed media 3-dimensional signs using images, icons, etc. Mixed media signs are signs using two or more fabrication or illumination methods.
   E. Neon accents signs. Neon accents must be approved by the landlord and City Planning & Environmental Services Manager.

6. It is the responsibility of the tenant’s sign contractor to verify all conduit and transformer locations and service prior to fabrication for illuminated signs. Exterior illuminated signs and all small tenant signs shall be under the control of the landlord and be fed from the house panel on a Building/Site signage circuit(s).

7. The location of all signs shall be per the accompanying design criteria.

C. GENERAL SIGN SPECIFICATIONS

1. No exposed crossovers, conduits, conductors, transformers, etc., shall be permitted. No exposed raceways except where necessary for mounting the sign on a canopy or when it forms a creative element of the sign. The use of exposed raceways are subject to approval by the Owner/Landlord and Planning Manager.

2. No projections above or below the "net sign area" (section D.7.) will be permitted (except as otherwise approved in writing by owner and City of Oxnard). Refer to the attached exterior elevation for approved sign locations.
3. Typical **Illumination** Criteria:

(a) The following materials/technologies are permitted based on integration of the sign concept and execution with the total storefront design.

   (1) Internally illuminated channel letters standard with plastic faces with internal neon or fluorescent illumination.
       (Sign Type A)

   (2) Reverse channel or halo illuminated letters with neon.
       (Sign Type B)

   (3) Internally illuminated channel letters standard with open faces with internal neon or fluorescent illumination.
       (Sign Type C)

(b) Internal illumination to be 30 milli-amp for neon or 800 milli-amp for fluorescent installed and labeled in accordance with the National Board of Fire Underwriters Specifications.

(c) All illumination shall be fixed, steady and directed so as to prevent glare on the street or walkway. There shall be not blinking, twinkling, scintillation, cyclic vibration, motion, or appearance of motion in any sign.

4. All signs and their installation must comply with all local building and if electric, bear a U.L. label placed in an inconspicuous location.

5. For purposes of store identification and hours of business, tenant will be permitted to place upon each entrance to its demised premises not more than 144 square inches of decal application lettering not to exceed 2 inches in height. The number and letter typeface shall be subject to owner’s approval. Placement shall conform to Item D.7.b below.

D. **GENERAL SIGN AREA REQUIREMENTS**

1. **End Cap Retail Tenants**

   End Cap space #1611 and #1671 shall be entitled to display a logo box in addition to the signage defined below. A logo box shall not exceed the maximum 3’ in any one direction and contain only a bona-fide company logo being a stylized characteristic symbol for sustained identification of the tenant. Any use of a logo box must have prior written approval from the City of Oxnard.
1611: Maximum Letter Height: 24” one line text, or 14” per line, separated by a maximum of 6” between lines, if two line text. (See attachment) plus one logo box on the East elevation.

1671: Maximum Letter Height: 24” one line text only plus one logo box on the East elevation.

2. **In-Line Retail Tenants**

Maximum Letter Height: 24” one line text or 14” per line if two line text separated by not more than a 6” space between lines. (See attachment)

3. **Temporary Signage:**

Temporary window signs may not be displayed for more than 29 consecutive days, and may not exceed more than 20% of window area.

4. **Menu Boards**

Menu Boards for Drive Thru uses are exempt from sign area calculations provided that they are not visible from a public street and are less than 28 s.f. in area.

5. **Neon/illuminated window signs:**

a. One neon “Open” sign with a maximum of 300 square inches is permitted per tenant.

b. One light box centered in storefront window maximum 3’6” in any one direction, maximum 12.25 square feet.

c. Window signs are located inside the tenant space and are included in the sign area calculation for each tenant.

6. **Address Numerals:**

Minimum numeral height is eight inches (8”) per fire code, installed by Landlord.

7. **Storefront graphics:**

a. Horizontal window graphics may be located above mullion or sill, whichever is at +2’-6” above finish floor or higher. Graphics may not exceed 4” in height.

b. Store Hours graphics: cut vinyl letters shall be located as follows: 3” above push-pull bar, right justified 6” from strike edge of door.
8. Maximum allowable signage per Tenant or whatever lesser amount is approved by the City of Oxnard:

Signage Calculations: Linear frontage (lf) X Multiplier/Code = Sq. Ft. of signage

1611 – 1671 Channel Islands Blvd
Street Frontage 152.5 (lf) X 2 = 305.5 sq. ft. Gross signage
-50.0 Less Monument Sign
255.5 Allowable South Elevation

Multiplier/Space 255.5/152.5 = 1.675

End Cap Frontage #1611 71.66 (lf) X .5 = 35.82 Must be used on West elevation
End Cap Frontage #1671 73.00 (lf) X .5 = 36.50 Must be used on East elevation
327.82 Total Allowable Signage

<table>
<thead>
<tr>
<th>Tenant (South Elevation)</th>
<th>LF</th>
<th>Multiplier</th>
<th>Sign Area</th>
<th>Logo</th>
<th>Total S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1611 South Elevation</td>
<td>22.66</td>
<td>1.675</td>
<td>37.95 sf</td>
<td></td>
<td>73.77</td>
</tr>
<tr>
<td>Logo West Elevation</td>
<td>71.66</td>
<td>.05</td>
<td>35.82 sf</td>
<td></td>
<td>73.77</td>
</tr>
<tr>
<td>#1621 South Elevation</td>
<td>21.37</td>
<td>1.675</td>
<td>35.79 sf</td>
<td></td>
<td>35.79</td>
</tr>
<tr>
<td>#1631 South Elevation</td>
<td>18.33</td>
<td>1.675</td>
<td>30.70 sf</td>
<td></td>
<td>30.70</td>
</tr>
<tr>
<td>#1641 South Elevation</td>
<td>20.00</td>
<td>1.675</td>
<td>33.50 sf</td>
<td></td>
<td>33.50</td>
</tr>
<tr>
<td>#1651 South Elevation</td>
<td>23.00</td>
<td>1.675</td>
<td>38.52 sf</td>
<td></td>
<td>38.52</td>
</tr>
<tr>
<td>#1661 South Elevation</td>
<td>16.54</td>
<td>1.675</td>
<td>27.70 sf</td>
<td></td>
<td>66.22</td>
</tr>
<tr>
<td>#1671 South Elevation</td>
<td>30.66</td>
<td>1.675</td>
<td>51.35 sf</td>
<td></td>
<td>87.85</td>
</tr>
<tr>
<td>Logo East Elevation</td>
<td>73.00</td>
<td>.05</td>
<td>36.50</td>
<td></td>
<td>87.85</td>
</tr>
<tr>
<td>TOTAL</td>
<td>152.5</td>
<td></td>
<td>255.51</td>
<td>72.50</td>
<td>327.83</td>
</tr>
</tbody>
</table>
E. GROUND SIGN IDENTIFICATION
(Note: Ground sign also referred to as Monument sign)

1. Ground Signage Limitations:

Each tenant will be allowed to install one panel on each of the two faces of the approved ground sign per the attached “Monument Sign” exhibit. A tenant leasing multiple suite addresses in the center may (in the landlord’s sole discretion, and otherwise subject to all other terms of the lease) be permitted to have two panels on each of the two faces of the monument sign. Approved text shall not encroach into a 1” offset from the reveal or edge that surrounds the tenant sign area. Maximum lettering area of 38” wide x 10” high (See attached plan for location). All tenant signs shall have raised white enamel finished metal letters (¼ inch thick) that are individually cut and applied.

F. PROHIBITED SIGNS

1. Signs constituting a Traffic Hazard:

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

2. Immoral or Unlawful Advertising:

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

3. Signs on Doors, Windows or Fire Escapes:

No window signs will be permitted on the windows. No sign shall be installed, relocated, or maintained to as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.

4. Animated Audible, or Moving Signs:

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

5. Vehicle Signs:

 Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles, is prohibited.
6. **Light Bulb Strings and Exposed Tubing:**

External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs, and open exposed neon or gaseous light tubing, are prohibited on all tenant shops. Temporary holiday lighting shall be allowed from 11/15 to 1/15 each year and shall be reviewed and approved by the shopping center for conformity to that season’s uniform holiday decoration theme.

7. **Banners, Sandwich Boards & Balloons Used for Advertising Purposes:**

   None allowed

8. **Internally Illuminated Can Signs:**

   No internally illuminated can signs are allowed, except as otherwise permitted in this sign program for logos type signs.
BUILDING SIGN LOCATIONS

South (Front) Elevation

Paul Poirier + Michael David

P.O. Box 9060
Santa Barbara, CA

(805) 885-2571

SFM 1010

(805) 889-9061

(805) 882-4694
STATISTICS

MAXIMUM ALLOWABLE HEIGHT: 8'-0" + min. 3'-0" FROM CORNER MUST BE LOCATED MIN. 15'-0"
AWAY FROM WALGREENS MONUMENT SIGN.
MAXIMUM ALLOWED SIGN AREA 50 SQ FT.

PROVIDED SIGN AREA FOR EACH TENANT: 12'-0" X 3'-3" WIDE
PROVIDED TOTAL SIGN AREA ON EACH SIDE 25 SQ FT.

Paul Poirier + Michael David
1188 Main St., Suite 107 - Santa Barbara, CA 93101
Phone: (805) 682-3814
MONUMENT SIGN
**IN-LINE SHOPS**

- **Maximum Height of Copy in One Line:** 24"

**IN-LINE TENANT SIGNS:**

- **1/4" = 1' - 0"**

**3005**

- **Address Numerals:**
  - **3/4" = 1' - 0"**

**IN-LINE SHOP TENANT**

- **Maximum Height of Copy in Two Lines:** 14"

**Notes:**

- 1/4" Aluminum plate, routed and powder coated to match (color as per finish schedule attached).
- Numerals to be stud-mounted 1/2" off the wall.

**Flat Cut-Out Letters Mounting Detail**

- Building Wall
- Metal Stud

N.T.S.
EXTerior elevations notations

- Metal, roof color: Hagen 141
- Metal, wall color: Hagen 141
- Exterior siding: Stucco, color to match Benjamin Moore 'White'
- CMU block: Course: 8" AlrMo
- Exterior color: Hemlock Green
- Metal rood: Color: Hemlock Green
- Metal coping: Color: Hemlock Green
- Drainage: Color: Hemlock Green
- Steel: Color: Hemlock Green
- Glazing: Color: Transparent & Non-Reflective
- Timber: Clear Stain & W/Brushed Aluminum, W/Blended Steel Color
- Gate: Platform Color: Hemlock Green
- Window trim: Color: Stucco, color as per design
- Roof deck: Color: Clear Stain
- Flashing, adjacent to standing seam roof
- Box sign: See A52
- Wall-mounted light, max. 140W
- Trash compactor pipe bollard
- Pneumatic transfer tube 4'
- Exterior, red Walgreens' script sign.
- Individual letter sign. See A52
- Roof deck beyond. Box sign. See A52
- Wall-mounted light, max. 400W
- Fire protection
- Parapet cap flashing, prean color to match building
- Clearance sign, color aluminum, W/brushed aluminum, W/blend steel color
- Clear aluminum, W/brushed aluminum, W/blend steel color
- Precision color: Hemlock Green
- Wood timber: Clear Stain & W/Brushed Aluminum, W/Blended Steel Color
- Stucco pilaster to match ICI 325 Autumn Blush
- Stucco pilaster, color to match building
- Glazing: Color: Transparent & Non-Reflective
- Doorway: Color: Stucco, color as per design
- Siding to be treated & wood blocking
- Timber blocking: Siding color
- Building identification by Walgreens

Paul Poirier + Michael David
ARCHITECTS

Certification and seal

Paul Poirier
Architect

Walgreens
FACILITIES PLANNING AND DESIGN GROUP

DEERFIELD, IL

Paul Poirier + Michael David
ARCHITECTS

Certification and seal

Paul Poirier
Architect

Walgreens
FACILITIES PLANNING AND DESIGN GROUP

DEERFIELD, IL
Dra wing sSpecifications by:

- Walgreens’ Consultant
- Landlord’s Consultant

All construction work, unless noted otherwise, by:

- Walgreens’ Contractor
- Landlord’s Contractor (Turnkey Construction)

**Sign Area Summary**

<table>
<thead>
<tr>
<th>Provided</th>
<th>Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevation #1 (South Elevation)</td>
<td>128' X 8' = 64 S.F.</td>
</tr>
<tr>
<td>20-8 3/4” Walgreens Script Sign</td>
<td>33.5 S.F.</td>
</tr>
<tr>
<td>12” 1-HR Photo Individual Letter</td>
<td>9.30 S.F.</td>
</tr>
<tr>
<td>12” Pharmacy Individual Letter</td>
<td>8.50 S.F.</td>
</tr>
<tr>
<td>Channel Islands Entrance</td>
<td>51.3 S.F.</td>
</tr>
<tr>
<td>Monument Sign (Both Sides Counted)</td>
<td>34.2 S.F.</td>
</tr>
<tr>
<td>Elevation #2 (West Elevation)</td>
<td>148' X 5' = 73 S.F.</td>
</tr>
<tr>
<td>Exit Indiv Letter Sign (Directional)</td>
<td>2.1 S.F.</td>
</tr>
<tr>
<td>Elevation #3 (North Elevation)</td>
<td>117' X 5' = 585 S.F.</td>
</tr>
<tr>
<td>20-8 1/2” Walgreens Script Sign</td>
<td>55.8 S.F.</td>
</tr>
<tr>
<td>Elevation #4 (East Elevation)</td>
<td>148' X 2' = 296 S.F.</td>
</tr>
<tr>
<td>20-8 3/4” Walgreens Script Sign</td>
<td>33.5 S.F.</td>
</tr>
<tr>
<td>12” 1-HR Photo Individual Letter</td>
<td>9.30 S.F.</td>
</tr>
<tr>
<td>12” Pharmacy Individual Letter</td>
<td>8.50 S.F.</td>
</tr>
<tr>
<td>D.T. Pharmacy Indiv. Letter Sign (Directional)</td>
<td>12.6 S.F.</td>
</tr>
<tr>
<td>Rose Entrance</td>
<td>63.9 S.F.</td>
</tr>
<tr>
<td>Monument Sign (Both Sides Counted)</td>
<td>34.2 S.F.</td>
</tr>
<tr>
<td>Gateway Signage</td>
<td>32.0 S.F.</td>
</tr>
<tr>
<td>Retail District Identifier</td>
<td>Exempt</td>
</tr>
<tr>
<td>Total Building Signage</td>
<td>173.1 S.F.</td>
</tr>
<tr>
<td>Total Site Signage</td>
<td>68.4 S.F.</td>
</tr>
<tr>
<td>Total Signage Area</td>
<td>241.5 S.F.</td>
</tr>
</tbody>
</table>

**Sign Code Summary**

The arrangement and calculation for the sign area summary is per the City Project Planner. Signage areas provided by this drawing set are limited to the discretion of the Project Planner, the Design Guidelines, the Master Sign Program, and the City Council. These areas are the maximum allowances of building and site signage as

- Alum Fin. O/Struct. Steel Col.
- Cladding to match
- Anod. Alum. ER Tube.
- Airvol Color #60d612a, Every 4th
- And downspout to be fabricated sheetmetal to match IMSA
- Stain W/ Clear Stain Fin.
- 60d612a.
- To match Ici 325 Autumn Blush.
- To match building wainscot.
- Color: Powder coat to match
- Mt'l Cladding, Color: Hemlock
- Insidental & Non-Reflective.
MONUMENT SIGN NOTES

THIS SIGN WORK SHALL CONSIST OF THE CONSTRUCTION AND INSTALLATION OF ONE NEW DOUBLE-FACED MONUMENT SIGN. SIGN POWER, MASONRY BASE AND FOUNDATION BY LANDLORD'S CONTRACTOR.

WALGREENS' SIGN FACES, STRUCTURAL SUPPORTS AND CABINETS BY WALGREENS' SIGN CONTRACTOR.

LOCAL SIGN CODE LIMITS THE FACE AREA OF FREESTANDING SIGNAGE TO 17 SQ. FT. AND A MAXIMUM SIGN HEIGHT OF 5'-0' CODE MANDATES USE OF BRICK BASE.

WALGREENS' PRIMARY PANEL SIGN FACES TO BE FABRICATED FROM ROHM AND HAAS #7328 WHITE IMPACT RESISTANT DR ACRYLIC. SIGN FACES TO HAVE RED BACKGROUND WITH WHITE COPY AND STARS; BLUE MORTAR AND PESTLE FORMATTED WITH 3M #3630-53 "CARDINAL RED" AND 3M #3630-36 "BLUE" SURFACE APPLIED VINYL FILMS.

PROVIDE TWO (2) CONDUITS TO PYLON: ONE FOR LIGHTING CIRCUIT. THE OTHER FOR COAXIAL CABLE FROM CONTROL CENTER TO POSSIBLE FUTURE LED READERBOARD. PROVIDE 300' COAXIAL CABLE FOR EACH GROUND SIGN (REFER TO SITE PLAN).

THE MORTAR AND PESTLE SYMBOL: 9" OVERALL SYMBOL HEIGHT AND 8" OVERALL SYMBOL WIDTH.

"WALGREENS" EXTENDED SCRIPT COPY: 8" CAPITAL AND 6" LOWER CASE LETTER HEIGHTS; 11" OVERALL COPY HEIGHT AND 6'-6" OVERALL LENGTH.

"DRIVE-THRU PHARMACY" HELVETICA MEDIUM COPY: 3" CAPITAL LETTER HEIGHT AND 5'-10" OVERALL COPY LENGTH.

INTERNAL C.W.H.O. FLUORESCENT ILLUMINATION.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD BY THE SIGN CONTRACTOR PRIOR TO SIGN FABRICATION.

SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNS' COMPLIANCE TO ALL APPLICABLE CODES AND ORDINANCES.

SIGN CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO INSTALL THE SIGN.

SIGN CONTRACTOR SHALL FURNISH (2) TWO SETS OF SHOP DRAWINGS FOR APPROVAL TO THIS OFFICE BEFORE FABRICATION.

ALL SIGNS TO BE FABRICATED ACCORDING TO THE UNDERWRITERS LABORATORIES SPECIFICATIONS AND TO BEAR UL LABELS.

PROVIDE DISCONNECT SWITCH ON EXTERIOR OF SIGN FOR EACH CIRCUIT TO COMPLY WITH STATE AND LOCAL CODES.

TOTAL SIGN FACE AREA = 17 S.F.

MONUMENT SIGN ELEVATION

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

1

REVISIONS

NO. DATE BY DESCRIPTION CONST

SCALE: AS SHOWN

DRAWN BY: HERREG

DATE: 3/7/93

CADD PLOT: D50730500.dwg

SHEET: D-5

FREESTANDING SIGNAGE

ADDRESS: (NWC) ROSE & CHANNEL ISLANDS BLVD.

LOCATION: OXNARD, CA.

STORE #: 07305

200 WILMOT ROAD

DEERFIELD, IL 60015-4616