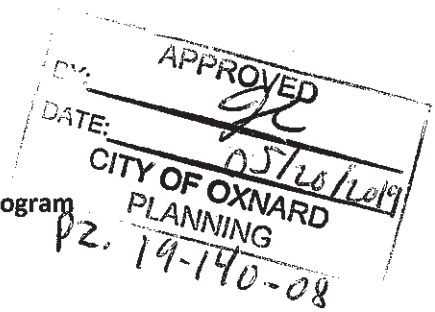


THE RESERVE
AT SEABRIDGE

The Reserve at Seabridge Live-Work Sign Program



A. GENERAL REQUIREMENTS

1. The Reserve at Seabridge Live-Work Sign Program establishes the permitted signage for only the 16 designated Live-Work units. As Shown in Exhibit "A", LW Units 1 through 10 are located on the eastern side of the building, parallel to Harbor Island Lane. LW Units 11-16 are located along the western side of the building, parallel to the Channel Islands Harbor. Live-Work Units 1-9 have approximately 25 feet of frontage; Live-Work Units 10,11, 14 and 15 have approximately 34 feet of frontage; Live-Work Units 12, 13 and 16 have approximately 39 feet of frontage.
2. Tenant shall submit two (2) copies of scaled drawings to the property management company for approval. The drawings shall include location on the building, scaled drawing of the sign, and details of fonts, colors and materials. Once approved by the owner or property manager, one (1) approved copy will be returned to the applicant for submittal to the City of Oxnard for review and approval. Plans shall be sent for approval to:

Jenna Monen
Business Manager
The Reserve at Seabridge | Alliance Residential Company
3851 Harbor Island Lane, Oxnard CA 93035
805.277.7785
www.Reservesb.com
jmonen@allresco.com
3. Written approval by the property management company must be obtained prior to submittal to the City of Oxnard.
4. Only a signatory of a lease for a designated live-work unit is allowed signage. No sign is to be installed in violation of the tenant lease agreement or City Ordinance. Non-conforming signs must be removed at the expense of the tenant.
5. Signs shall be designed and fabricated in accordance with these sign regulations and also in accordance with City and State codes and regulations.
6. The total cumulative area of signage, including the hanging sign area plus the window sign area for each live-work unit, shall not exceed 9 square feet.
7. No illuminated signs are permitted.
8. Approved signs must be maintained in "like new" condition for the duration of the lease.

B. PERMITTED SIGNS AND DESIGN REQUIREMENTS

Hanging Signs

1. Non-illuminated signage shall only be hung from the existing steel overhang above the primary entrance to each live-work dwelling.


THE RESERVE
AT SEABRIDGE

2. The sign shall not obscure the building's architectural features or the window and door openings. The design of the sign shall be consistent with the architectural style of the building and shall be placed in the locations identified in Exhibit "B".
3. The sign shall be constructed of materials that are compatible with the materials and character of the building. The sign material shall be durable, easy to maintain and shall not be highly reflective. The preferred sign materials are wood or metal.
4. Sign colors should be limited to no more than three and shall compliment those on the building façade. In general, subdued darker colors are the most appropriate for signs, while bright primary colors should be limited to accent areas.

Window Signs

1. Signage on windows adjacent to the primary entrance is permitted in the locations identified in Exhibit "B". Signage affixed to the window adjacent the primary entrance shall be removable and shall be comprised of vinyl (or similar) lettering and/or graphics. The color of window lettering and/or graphics shall be compatible with the exterior color of the building.

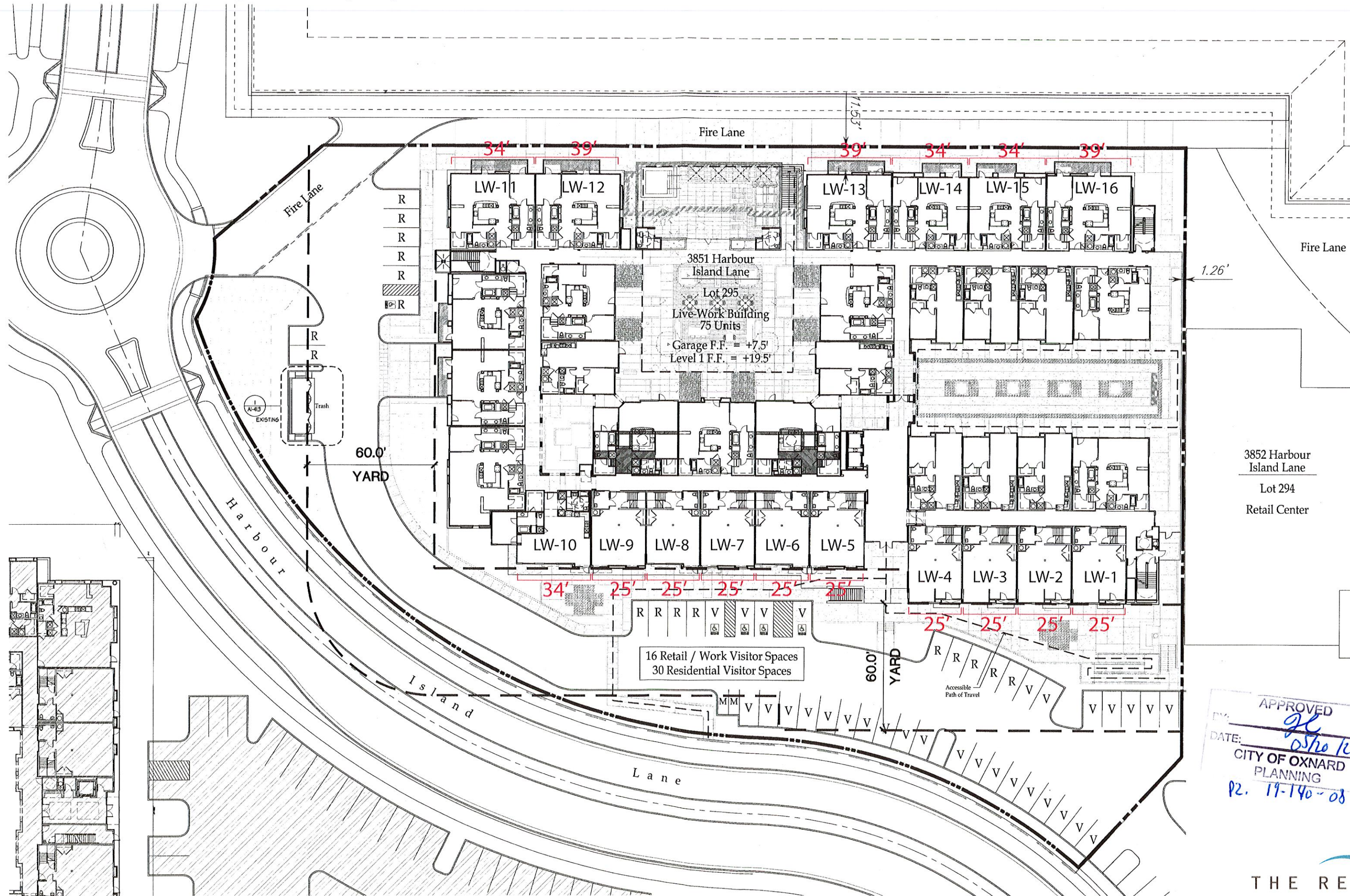
C. INSTALLATION REQUIREMENTS

1. All signage shall be fabricated and installed by a licensed contractor and shall be paid for by the tenant.
2. Bolts, fasteners, clips, and all other material used to hang the sign shall be made of non-corrosive material.
3. Tenant signage locations shall be consistent with the locations shown in Exhibit "B".
4. Tenant is responsible for the proper installation and maintenance of the signage and shall maintain the signage in a serviceable condition. Tenant is responsible for removal of the signage at the end of the lease period.
5. Licensed sign contractors installing the signage shall carry Property and Liability Insurance as well as Worker's Compensation Insurance. Current Certificates of Insurance and Additionally Insured Endorsement Certificates naming Port 121 LLC, its officers and Alliance Property Management as additionally insured shall be provided to the property management company prior to commencing installation of signage.

D. PROHIBITED SIGNS

1. The following signs are prohibited:
 - i. Letters or logos painted on or attached to the building
 - ii. Illuminated signs of any type
 - iii. Signs that flash, scintillate, move, change color, appear to change color, change intensity, or contain any part of attachment which does the same
 - iv. Signs that are installed or suspended from the building wall or anywhere not approved by building owner or property manager

Exhibit A - The Reserve at Seabridge Live-Work Sign Program



3852 Harbour Island Lane
Lot 294
Retail Center

APPROVED
DATE: *05/20/08*
CITY OF OXNARD
PLANNING
P2. 19-140-08

LEGEND

-  Permitted Hanging Sign Location (attached to steel overhang)
-  Permitted Window Sign Location

Maximum Allowable Signage Per Live/Work Unit = 9 square feet

Examples of Acceptable Hanging Signs

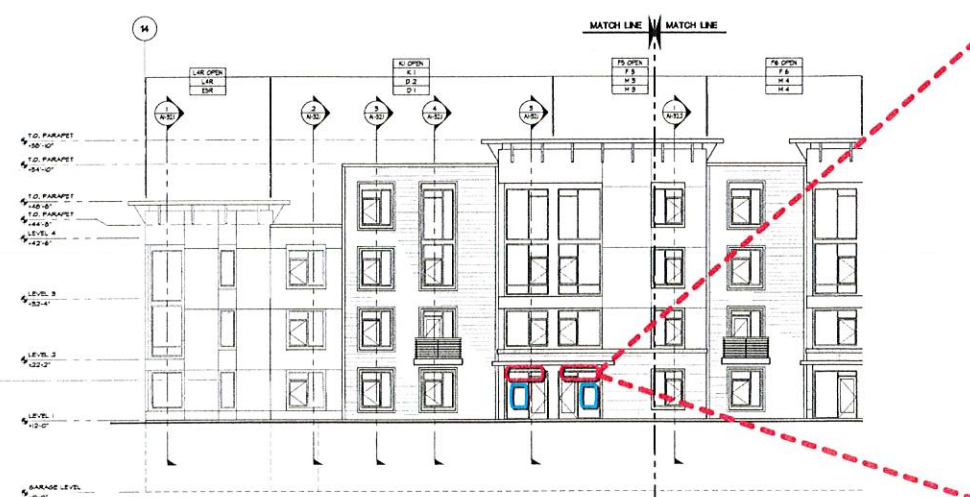


Examples of Acceptable Window Signs



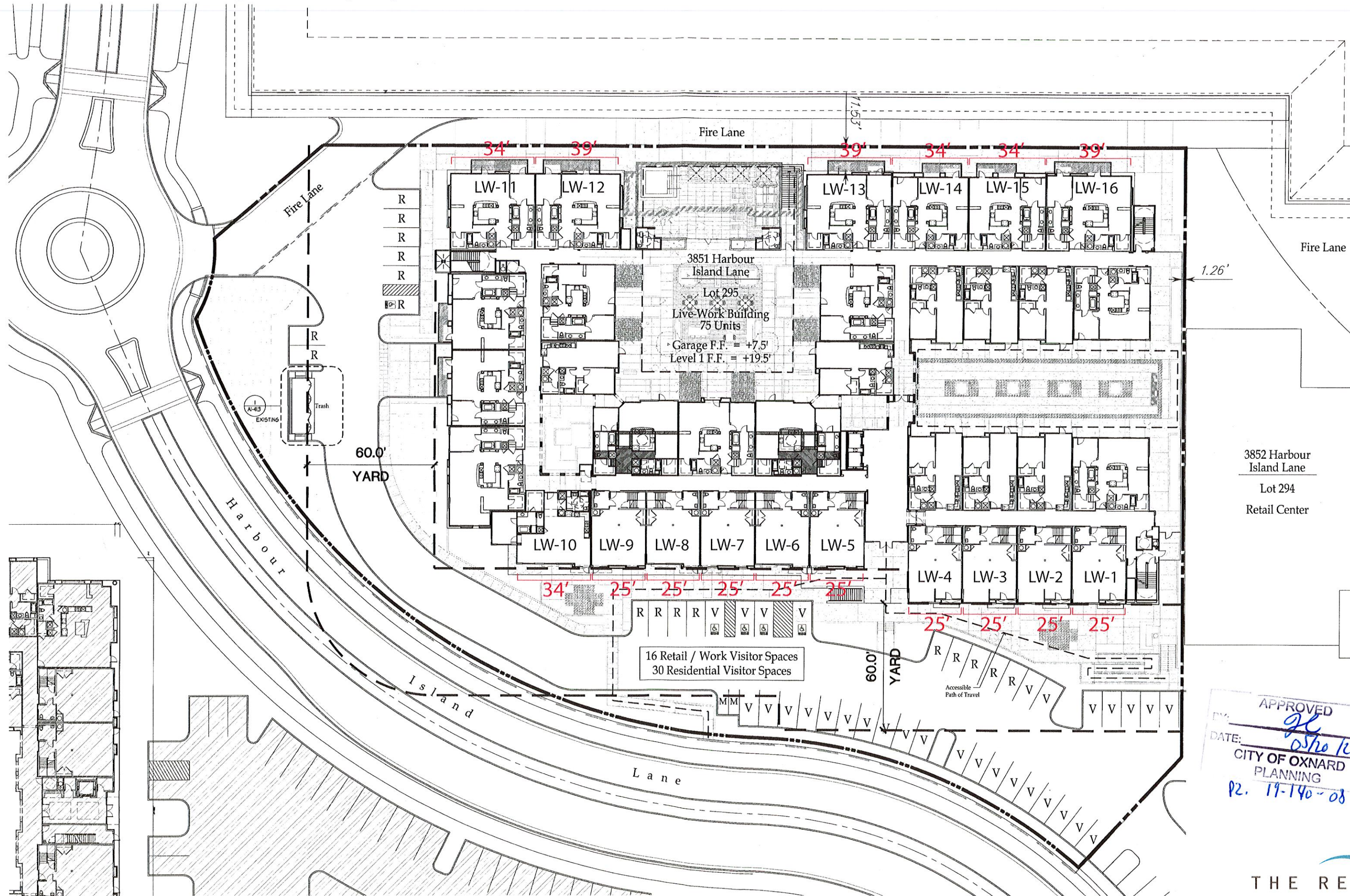
APPROVED
 BY: *[Signature]*
 DATE: 05/20/2019
 CITY OF OXNARD
 PLANNING
 Pz. 11-140-08

West Elevation



East Elevation





3852 Harbour Island Lane
Lot 294
Retail Center

APPROVED
DATE: *05/20/08*
CITY OF OXNARD
PLANNING
P2. 19-140-08

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Examples of Acceptable Hanging Signs

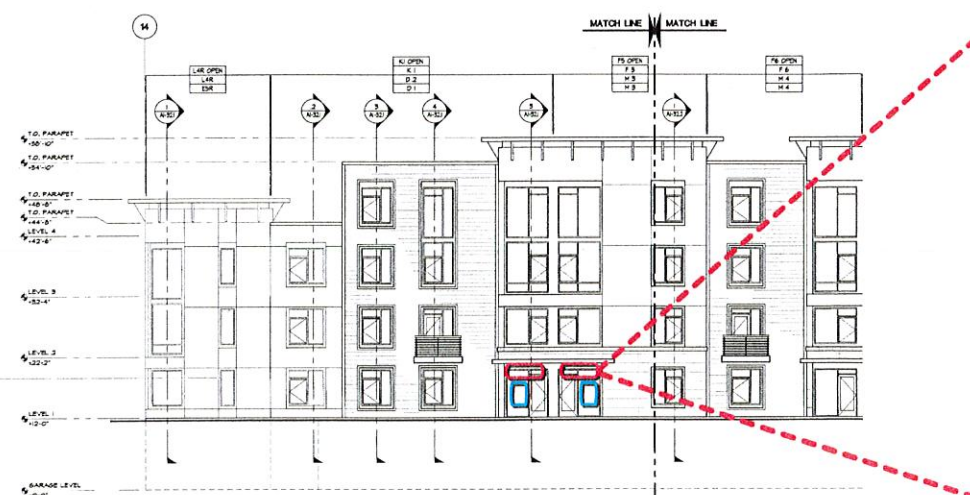


Examples of Acceptable Window Signs



APPROVED
 BY: *[Signature]*
 DATE: 05/20/2019
 CITY OF OXNARD
 PLANNING
 Pz. 11-140-08

West Elevation



East Elevation

