

**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 it 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.

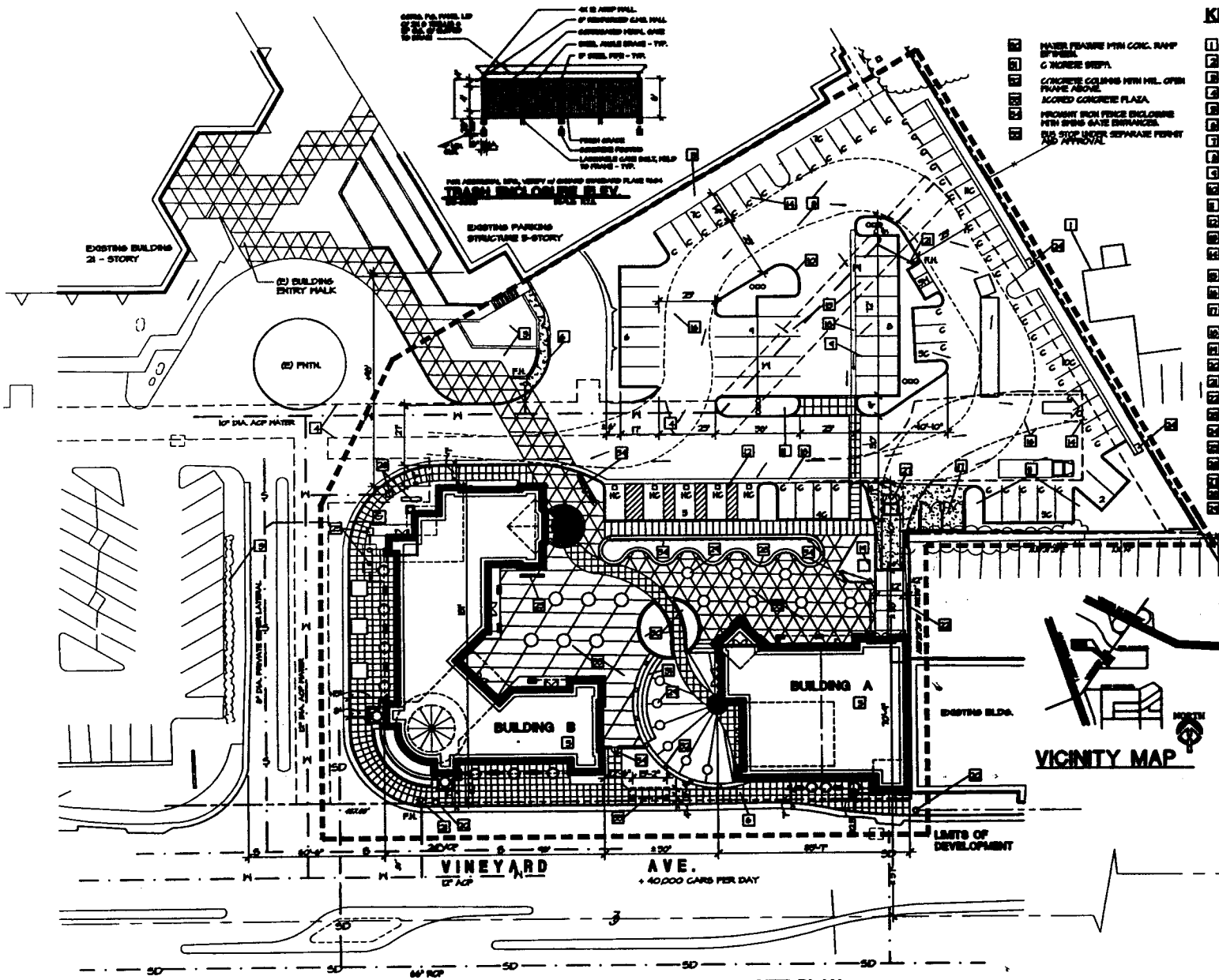
**D. GENERAL REQUIREMENTS**

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.



**KEY NOTES :**

- 1 LINE OF EXISTING BLDGS.
- 2 EXISTING CONCRETE PAVIC.
- 3 EXISTING LANDSCAPING.
- 4 PUBLIC UTILITY BASEMENT.
- 5 PROPOSED BLDGS.
- 6 CONCRETE PAVIC WITH SCORE MARK.
- 7 CONCRETE RAMP SLOPE 1 : 30 MAX.
- 8 AG. PAVING.
- 9 TRAFFIC STRIPES PER GRADDED DRIVE.
- 10 CONCRETE CURB.
- 11 PROPOSED LANDSCAPED AREA.
- 12 HANDICAP PARKING SPACES.
- 13 STANDARD PARKING SPACE 8' X 18'.
- 14 COMPACTED PARKING SPACE 6' X 10' WITH PAVED "COMPACT" AT EACH SPACE.
- 15 HANDICAP ACCESSIBLE PARK OF TRAVEL.
- 16 RESERVED TRUCK WIRING RADIUS.
- 17 DOUBLE BIN COVERED TRASH ENCLOSURE PER CITY ORD. W/ WRENCH DRAIN AND DRAIN TO GRADE TRAP.
- 18 NEW WRENCH ENTRY IN PAVEMENT.
- 19 NEW TRANSFORMER LOCATION.
- 20 EXISTING POWER POLE AND OVERHEAD POWER LINES.
- 21 EXISTING FIRE HYDRANT.
- 22 EXISTING 4" CONCRETE BLOCK WALL.
- 23 6 SLOT BICYCLE RACK.
- 24 EXISTING STORM DRAIN CATCH BASIN.
- 25 EXISTING SAMPLE WELL AND GREASE INTERCEPTOR.
- 26 RELOCATED WATER METER / BACK FLOW DEVICE.
- 27 LOADING ZONE.
- 28 8" MIN HANDBAY SEAT / PLANNER HALL.
- 29 TREE WELL WITH MTL. GRADE.

**PROJECT ANALYSIS**  
(FOR LIMITS OF CONSTRUCTION)

EXISTING AND PROPOSED BLDGS.	6,570
ADDRESS PARCEL No.	140-220-10
SITE AREA PARCEL	79,804 SF.
BLDG'S AREA	28,914 SF.
PROPOSED BLDGS A & B	37,800 SF.
TOTAL	66,714 SF.
BLDG'S AREA COVERAGE	33.6%
LANDSCAPED AREA SITE PAVING (3.5%)	2,808 SF. 4,124 SF.
PAVED AREA COVERAGE	36,522 SF. 45.6%
PARKING REQUIREMENTS - REQUIRED RESTAURANT (6,141/100)	25 SPACES
PROPOSED HANDICAPPED	5 SPACES
STANDARD (8' X 17')	25 SPACES
COMPACT (6' X 10')	41 SPACES
MOTORCYCLE (5' X 7')	5 SPACES
TOTAL	76 SPACES
BICYCLES (2.5' X 6')	6 SPACES
LOADING ZONE (8' X 24')	1 SPACES

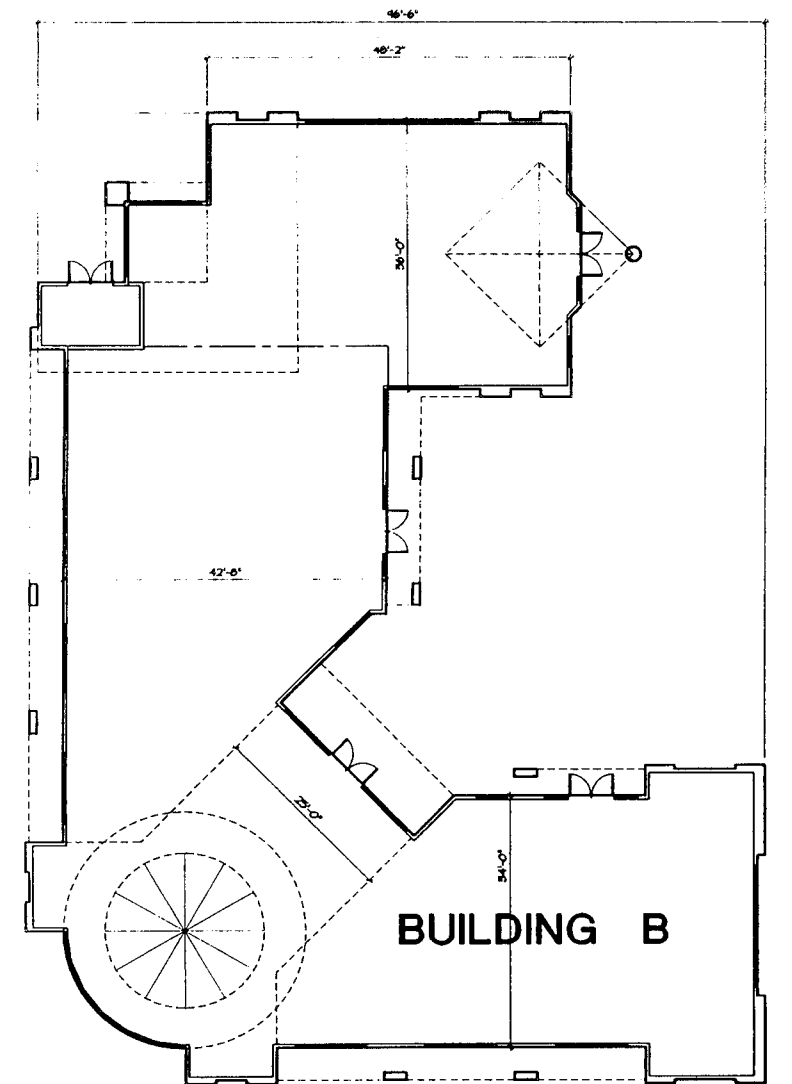


**SITE PLAN**  
SCALE: 1"=30'-0"

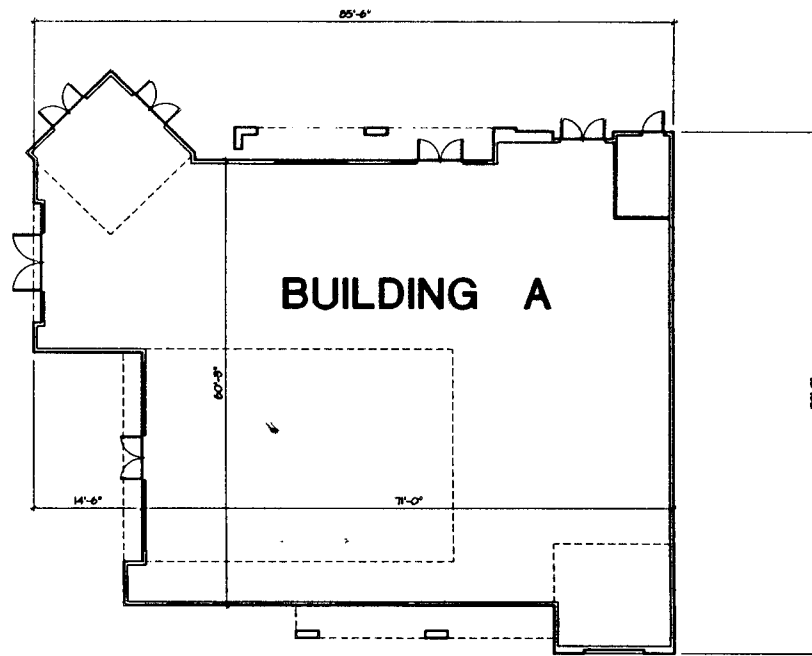
**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS & PLANNERS  
 1000 15th St, Suite 1000, San Francisco, CA 94103  
 (415) 774-1111  
 FAX: (415) 774-1112  
 www.lauterbach.com

**PARTIAL SITE PLAN**  
 A CONSULTING DEVELOPMENT PLAN  
**VENT. CO. FINANCIAL PLANNING**  
 SAN FRANCISCO, CALIF.

**1.11**  
 SHEET NO. 01



FLOOR PLAN - BUILDING B  
SCALE: 1/8"=1'-0"



FLOOR PLAN - BUILDING A  
SCALE: 1/8"=1'-0"



REVISION	DATE

141 MONTGOMERY AVE. CHICAGO, IL 60603 • 312.562.3400 FAX 312.562.3477  
**LAUTERBACH & ASSOC., P.C.**  
 ARCHITECTURE/PLANNING EMAIL: LAUTERBA@ARCH.COM • WEB SITE: WWW.LA-ARCH.COM

**FLOOR PLANS**  
 A COMMERCIAL DEVELOPMENT FOR  
**VENTURA CO. FINANCIAL PL.**  
 SARES • REGIS GROUP  
 2800 VENTURIA AVENUE CHICAGO, IL 60603

DATE: 11/07/07  
 DRAWN: MFC  
 JOB NO. 070204-B

**2.11**  
 SHEET NO. OF

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

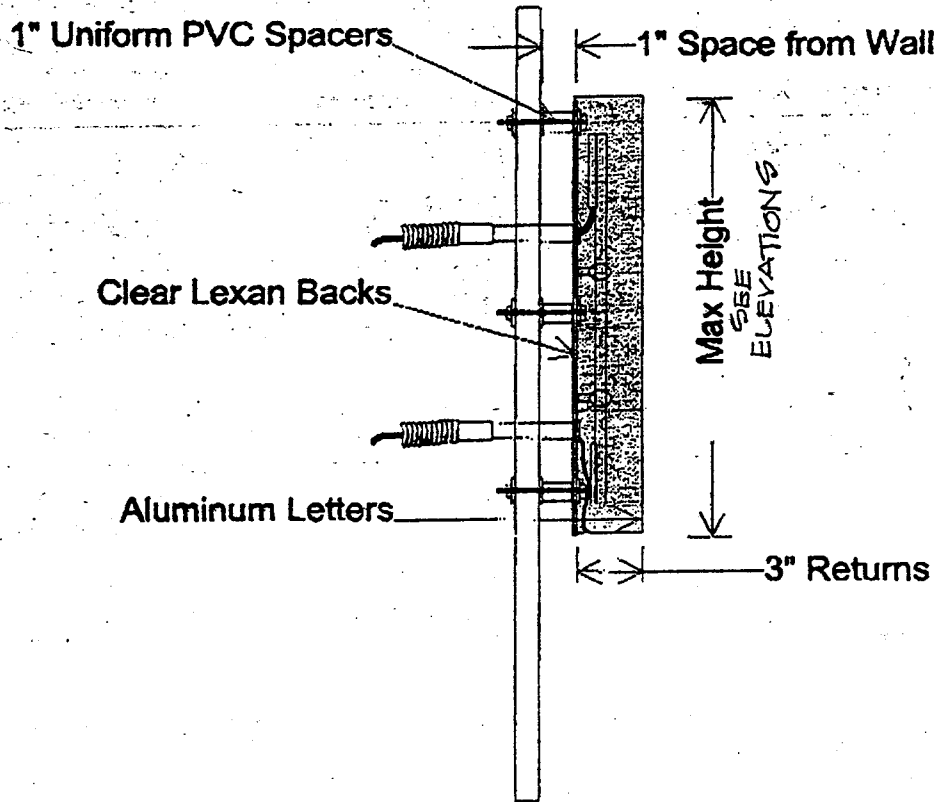


EXHIBIT "A"