

**FREMONT SQUARE SHOPPING CENTER
SIGN PROGRAM
REVISED 12/3/2024**

This sign program has been revised to establish an outstanding shopping center, and for the mutual benefit of all occupants. Conformity will be strictly enforced. The sign program will go into effect for all tenants applying for new signs or changes to existing signs as of December 3, 2024.

This signage criteria has been designed to give tenants a considerable amount of flexibility in personalizing their own store and at the same time allow maximum creativity in sign design.

A. GENERAL CRITERIA

1. Each tenant shall submit to ACP Management four (4) copies of a detailed shop drawing of the proposed sign, indicating conformance with the sign criteria herein outlined. Drawings of sign and building must be to scale, show the building elevation to which the letters will be attached letter size, layout, and color, including all lettering and graphics.
2. The tenant shall pay for all signs and their installation and maintenance. The tenant and his/her sign contractor shall obtain all necessary permits and approvals from the city or other applicable entities prior to fabrication and installation of the sign. Applicants shall submit to the City of Oxnard at least one color copy of the sign plans showing approval by ACP management.
3. Tenants shall be responsible for fulfillment of all requirements of this sign program.
4. Sign contractor shall repair any damage to any surface caused by his work, including patching and painting wall surfaces.
5. Tenant shall be fully responsible for operations of tenant's sign contractor.
6. Although the property owner desires to maintain consistent signage criteria for the shopping center, there may be special cases in which the property owner approves special signs which may vary from the sign criteria. Any such approval may be in the best interest of the shopping center and these variations will only be approved on a case-by-case basis. Such variations shall comply with the Oxnard City Code.

B. GENERAL NOTES

1. No animated, flashing, or audible signs will be permitted.
2. All signs and their installation must comply with this sign program, the Oxnard City Code, and all local building and electrical codes.
3. No exposed raceways, crossovers, conduits, neon tube conductors, transformers, etc. shall be permitted.
4. Centerline of all signs shall be centered on the tenant's lease frontage. Signs shall also be centered horizontally. The demised spaces at 706-710 Ventura Rd shall be offset to allow for signage to be granted to the 706 Premises (Retail 5) and any other deviations

must be approved by the property owner. In the event the Anchor 3 building is split by tenants, the corresponding signage may be split for multiple tenants, and the signage will be centered over the tenant's lease frontage, unless approved otherwise by the Landlord and City of Oxnard for aesthetic reasons.

5. Temporary signs of any type will not be allowed, except as provided below in this section. No additional advertisement flags, pennants, cloth signs, or similar devices are permitted either on the building or windows. Temporary signs such as "Grand Opening" or "Coming Soon" shall only be allowed upon written approval of property owner and upon tenant's acquisition of an approved Temporary Use Permit for a Grand Opening from the City of Oxnard.
6. No decals shall be visible on the tenant sign except as required by local codes and ordinances. UL label shall be affixed to at least one (1) sign.
7. The sign contractor shall be responsible for the fulfillment of all requirements and specifications, completing the installation in a workman like manner, clean-up, patching, and painting all damaged surfaces.
8. Address numbers for delivery and emergency purposes at the rear of Retail 1,2,3,4,5, and Anchor Tenants shall conform with the following specifications:
 - A. Letter size: 4" high
 - B. Material: Black painted or vinyl letters
 - C. Location: On rear door
 - D. Maximum number of signs: One (1) per tenant
9. Tenants will be permitted to place in the front window panel to the right of each store entrance of its demised premises lettering indicating hours of operation and telephone number. Such sign shall not exceed 144 square inches (12 inches by 12 inches) in Dennison letter style or equal, with letters not to exceed 4 inches in height. Material to be White 3M vinyl (or equivalent) applied to the inside surface of the window panel. This sign type is exempt from the sign area calculation.
10. Centerline of all signs shall be centered on the tenant's lease frontage. Additionally the signs shall also be centered horizontally. The existing signage for the demised space, Anchor 1A (Grocery Outlet), is now non-conforming. If any changes are made to this Anchor 1A signage, then it must come into full conformance with this sign program. However, the space addresses 706-708 are permitted not to be centered, as there is no sign band for 706. Additionally, Tenant signage may be permitted to be non-centered if approved by both the Landlord and the City of Oxnard for practical or aesthetic purposes.

C. SIGN DESIGN and AREA ALLOWED PER TENANT

1. All signs shall be internally illuminated aluminum channel or single pan channel letter signs. Cabinet sign logos are allowed only when used in combination with channel letters for a single sign.
2. The "copy" and "logo" criteria for each sign shall be as follows:

- A. Each tenant may display only their established trade name or names of their basic product, including logo (if requested by tenant) in channel letters and/or a single pan sign for a logo. No brand names of products are allowed.
 - B. The copy (including letter style and color) and logo shall be submitted to the Landlord for specific approval. Only approved copy and logos shall be allowed for building signage.
3. Tenant Sign Colors – All colors must be approved by Landlord.
 4. Sign Area: Individual tenants in Buildings designated on Exhibit A as Retail 1,2,3,4,5,6 and Anchor tenants shall be allowed tenant identification sign not to exceed the signage limits specified in the following sections.
 5. Retail Tenant Signs (Retail 1,2,3,4,5):
 - A. Maximum letter height of 24 inches for one (1) line of copy, or maximum letter height of 9 inches per line for two (2) rows of copy (separated vertically by no more than 6 inches).
 - B. Logos may not exceed height of letters.
 - C. Sign width may not exceed 70% of the building frontage leasehold.
 - D. Each tenant sign shall be located within sign band on fascia. See Exhibit B.
 6. Pads 1,2,3,4 and 5:
 - A. Maximum letter height of 4 feet; minimum height of 18 inches.
 - B. Sign area may not exceed the total allowable sign area as shown in Table 1.
 - C. Signs allowed on all building frontages, provided the total area of such signs and the primary sign does not exceed the total allowable sign area for the pad shown in Table 1.
 7. Retail 6:
 - A. Maximum letter height of 24 inches for one (1) line of copy or maximum letter height of 9 inches for two (2) rows of copy (separated vertically by no more than 6 inches).
 - B. Sign width on east and west elevations may not exceed 70% of the leased building frontage.
 - C. Sign width on north and south elevations not to exceed 35% of leased frontage on that elevation (i.e. only corner tenants are eligible for signs on the respective north and south elevations).
 - D. Each tenant sign shall be located within sign band on fascia of east and west elevations.
 8. Anchor Tenant Signs:
 - A. Maximum letter height not to exceed 5'0" in height; minimum height of 18".
 - B. Sign area may not exceed the sign area for each Anchor Tenant as specified in Table 1 (attached).

D. SIGN CONSTRUCTION AND INSTALLATION

1. All signs shall be channel letters constructed from aluminum, 5 inches deep and illuminated with neon tubing powered by 60 ma transformers with Class 2 transformers or LED lighting. Letter faces shall be fabricated from translucent acrylic plastic with trim cap edges. No Channelumn or wood backs shall be allowed. All aluminum to be primed and painted with automotive enamel to match building fascia color.

2. Color and style of all letters and logos and design of sign shall be submitted to and subject to approval of Landlord.
3. Signs shall be attached and installed per City and UL requirements. Fasteners and welds shall not be visible.

Prior to manufacture and installation, all sign plans shall be submitted to Landlord in quadruplicate (4 copies, 1 color) and approval in writing received.

ACP MANAGEMENT – (714) 668-8888
 3720 S Susan St, Suite 100
 Santa Ana, CA 92704

Sign permits will not be considered by the City of Oxnard without one (1) copy of approved sign drawing signed by the Landlord at time of permit request.

TABLE 1: FREMONT SQUARE SIGN AREA ALLOCATION

REVISED 08/08/24

	Building Frontage	Sign Area per Building = 70% x frontage *	Sign Area Formula For Each Tenant
“IN-LINE” BUILDINGS /ANCHORS			
Retail 1	60	84	2x70% lease frontage
Anchor 1A	190	260 **	260 sq ft
Anchor 1B*****	40	40 **	40 sq ft
Retail 2	135	189	2x70% lease frontage
Anchor 2	145	213 **	213 sq ft
Retail 3	135	189	2x70% lease frontage
Anchor 3 *****	120	156	156 sq ft
Retail 4 (west elevation secondary)	55	77 ***	2x70% lease frontage
Retail 4 (south elevation primary)	90	126	2 x building frontage
Retail 5	175	245	2x70% lease frontage
Subtotal (In-Line + Anchors)		1579	
PAD BUILDINGS			
Pad 1 (Jack in the Box)	65	130	2 x building frontage
Pad 2 (Taco Bell)	30	60	2 x building frontage
Pad 3 (Hollywood Video)	115	230	2 x building frontage
Pad 4 (AutoZone) ****	100	200	2 x building frontage
Pad 5 (Watermill Express)	13	26	2 x building frontage
Retail 6 (west elevation)	120	168	2x70% lease frontage
Retail 6 (east elevation)	120	168	2x70% lease frontage
Retail 6 (north elevation)	90	63	2x35% lease frontage
Retail 6 (south elevation)	90	63	2x35% lease frontage
Subtotal (Pads)		1,108	
MONUMENT SIGNS			
Pad 1 (Jack in the Box)	(existing)	47	
Ventura Rd Entry	(existing)	50	
Doris Ave	(existing)	50	

FREESTANDING SIGNS			
HHH Albertsons	(existing) 240	240	
Chase	(existing) 20	20	
QQQ Rite Aid	(existing) 190	190	
Party Depot	(existing) 60	60	
Subtotal (Monument & Freestanding)		657	
MISCELLANEOUS SIGNS			
Under-Canopy Blade Sign (Anchor 2)		4	
Non-illuminated Wall Plaques (Anchor 2)		14.6	
Subtotal (Misc. Signs)		18.6	
Total Sign Area (In-Line, Pads, Monument, Freestanding, & Misc signage)		3,362.6	
Future Sign Area to be Allocated ****		34.9	
TOTAL ALLOWABLE SIGN AREA		3,397.5	

NOTES:

*Sign width not to exceed 70% of primary lease frontage, except Anchors and Single Tenant Pad Buildings use specified amount and Building 6 on north and south elevations, sign width not to exceed 35% x leased frontage on north or south side of building (for corner units only).

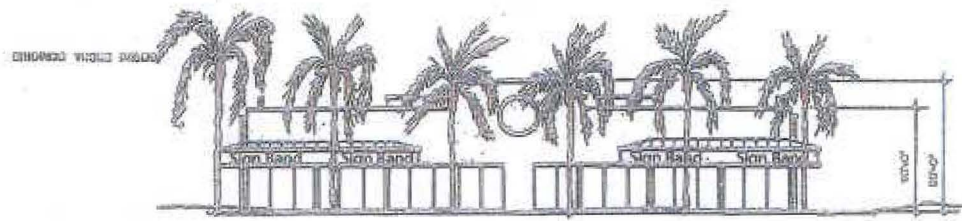
**Sign area not to exceed 300 sq ft on any one business.

***Doris Avenue is Primary Building Frontage of Pad 4 and Retail 4 (south elevation.) Sign area reallocated for west elevation of Retail 4.

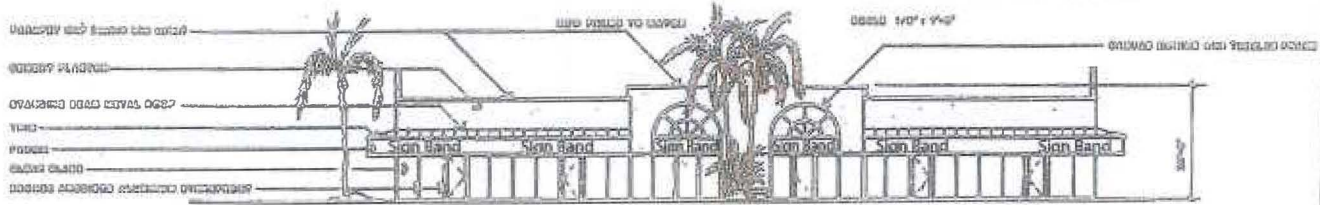
****Use of the “Future Sign Area” for new monument or freestanding sign requires approval of plans by Planning Manager.

*****Store signage may be split in the event two tenants occupy this Anchor space and available signage area shall be applied to this signage as approved by Landlord.

*****Max signage height for Anchor 1B is 44 inches.



NORTH ELEVATION (SOUTH SIDE)



WEST ELEVATION (EAST SIDE)
VENTURA ROAD ELEVATION

Sign Band Location for Retail 1,
2, 3, 4, 4 South, 5 and 6

Exhibit B

300 Montgomery Ave., Long, CA 90025
 C.S. Spang & Marketing, Inc.

BUILDING OF
 VENTURA ROAD SHOPPING CENTER

1000 1/2' x 110'

REVISIONS		
7/2/02	REVISED CABINET	DA
6/26/02		CP
7/13/02		CP
06/05/02	REVISED CABINET	DA
01/05/02	REVISED CABINET	DA

Mr. Name: FREDERICK SWANE
 Address: 800 H. VENTURA DRD
 C/S Spang & Marketing, Inc.
 San Diego Office: 135 W. La Jolla Ave., San Diego, CA 92161
 California Office: 1074 Canyon Ave., Costa Mesa, CA 92626
 Texas Office: 7216 S. Eastern St., San Diego, TX 78213
 Notes: This is a published drawing, and any changes to the drawing must be made on a separate sheet and submitted for approval by C/S Spang & Marketing, Inc.

CPS
 CONSULTING PROFESSIONALS
 ARCHITECTS
 ENGINEERS
 PLANNERS

DATE: 06/27/02
 SCALE: NOTED
 DRAWN: DA
 JOB #: 99102

