

ISLAND PLAZA

MASTER SIGN PROGRAM

PREPARED FOR:
The Ostrow Company/ Island Plaza

8660 Burton Way, Suite B
Los Angeles, CA 90048

PREPARED BY:
Vogue Sign Company
715 Commercial Ave.
Oxnard, CA 93030



PZ 17-143-11



August 15, 2017

OBJECTIVE:

The purpose of this sign criteria is to establish standards that assure tenant signage is harmonious, integrates with the architecture of the center and provides coordinated proportional exposure for all tenants. This sign criteria also describes the responsibilities of the tenants with respect to sign review, approval and installation. All work shall meet or exceed the minimum requirements shown in this document. A diversity of sign types within the parameters of these criteria is encouraged to allow for creative tenant signage. Any non-conforming signs that have been installed will be removed at tenant's expense.

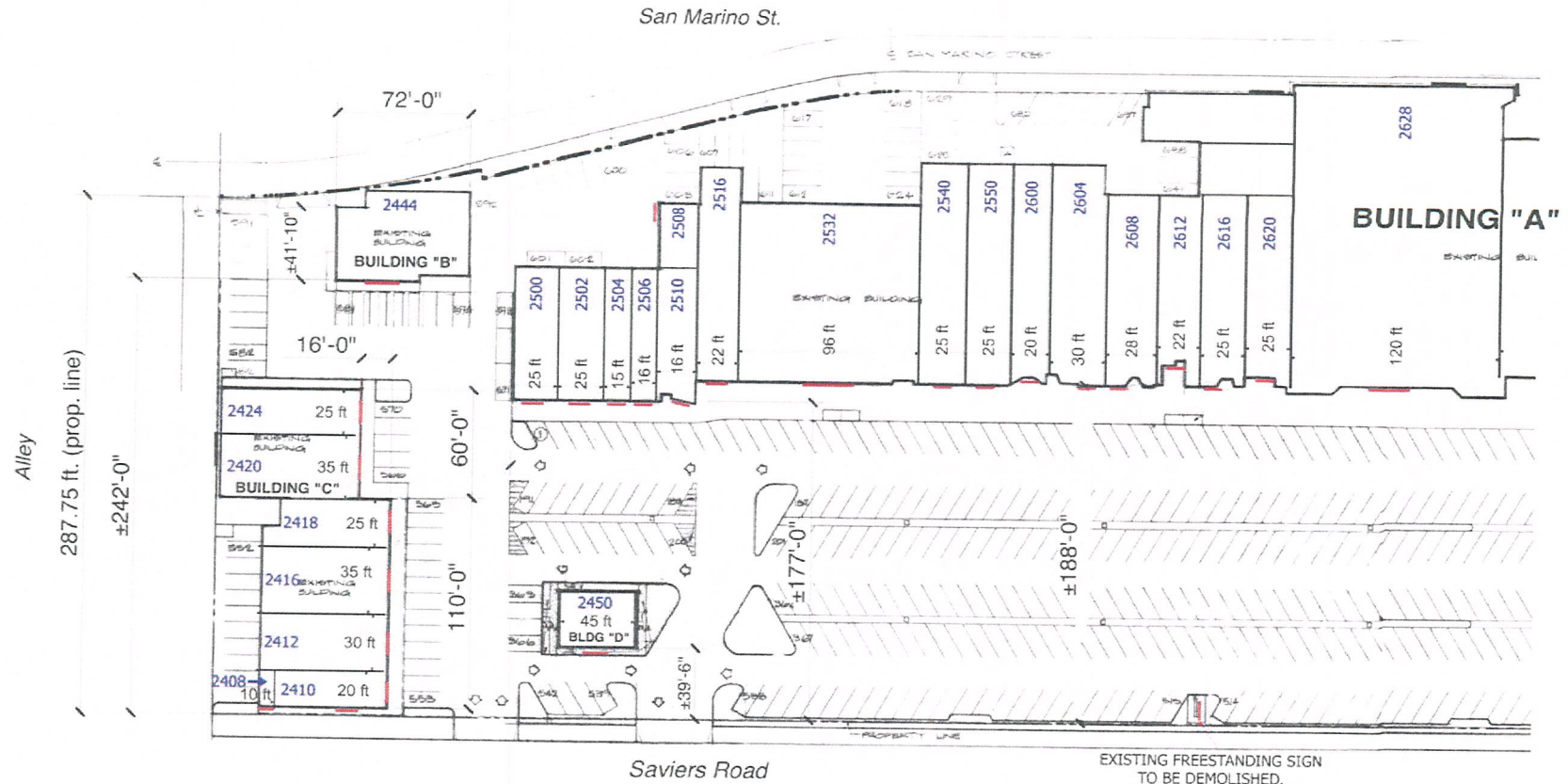
APPLICATION PROCEDURE:

The tenant shall submit two copies of the proposed sign to the landlord and/or its agent for review. Upon receiving landlord's stamped approval, the tenant shall then submit 3 copies to the City of Oxnard. Drawings shall include scaled elevations of proposed sign(s) at tenant location with dimensions of tenant frontage and length of architectural surface on which the sign is installed. Additionally, a detailed, fully dimensioned, shop drawing showing colors and materials, along with a section of the sign showing illumination source and method of attachment as required by the City of Oxnard shall be included with submittal.

Upon receipt of permits, tenants shall forward copies of permits to landlord prior to installation of signs. All costs associated with the procurement, fabrication and installation of signage are the sole responsibility to the tenant. Finally, any sign contractor working at **Island Plaza**, must be fully licensed, bonded and have liability insurance. Workman's Compensation Insurance must be provided. A Certificate of Insurance as Proof of aforementioned shall be forwarded to landlord with plans but no later than before commencement of any work on premises.

Landlord Address: The Ostrow Company
8660 Burton Way, Suite B
Los Angeles, CA 90048
PH: (310) 385-0522

ISLAND PLAZA SITE PLAN:



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GENERAL SIZE REQUIREMENTS:

TENANT SIGNAGE:

Tenants are allowed up to 1.5 sq ft of sign area per linear foot of primary frontage and ½ sq ft of sign area per linear foot of secondary frontage, subject to landlord review. Sign areas are not transferable and can only be used on elevations from which the measurements are derived. The primary frontage is the elevation containing the public access. The secondary elevation is applicable only to those tenants having two or more exterior walls designated as sign locations. Sign length is restricted to 70% of the tenant's frontage or the architectural surface on which it is installed. **Maximum allowable signage includes all building and window signage.**

Sign area is determined by the aggregate total of boxes that contain all letter forms and logo (graphic elements) comprising the sign.

Maximum letter/logo heights shall not exceed 24" as measured by the largest upper case letter in the sign. 36" heights may be considered on gable or tower elements and/or for tenant spaces' 2628, 2700, & 2706., subject to landlord review. Stacked copy may have an aggregate height of up to 30" on standard soffit locations. Taller aggregate heights on towers and gables will be considered on a case by case basis. Letters shall have returns not exceeding 5" in depth.

These represent the maximums, the landlord reserves the right to deny any submissions where these parameters are overstated in the context of the architecture (i.e. too crowded).

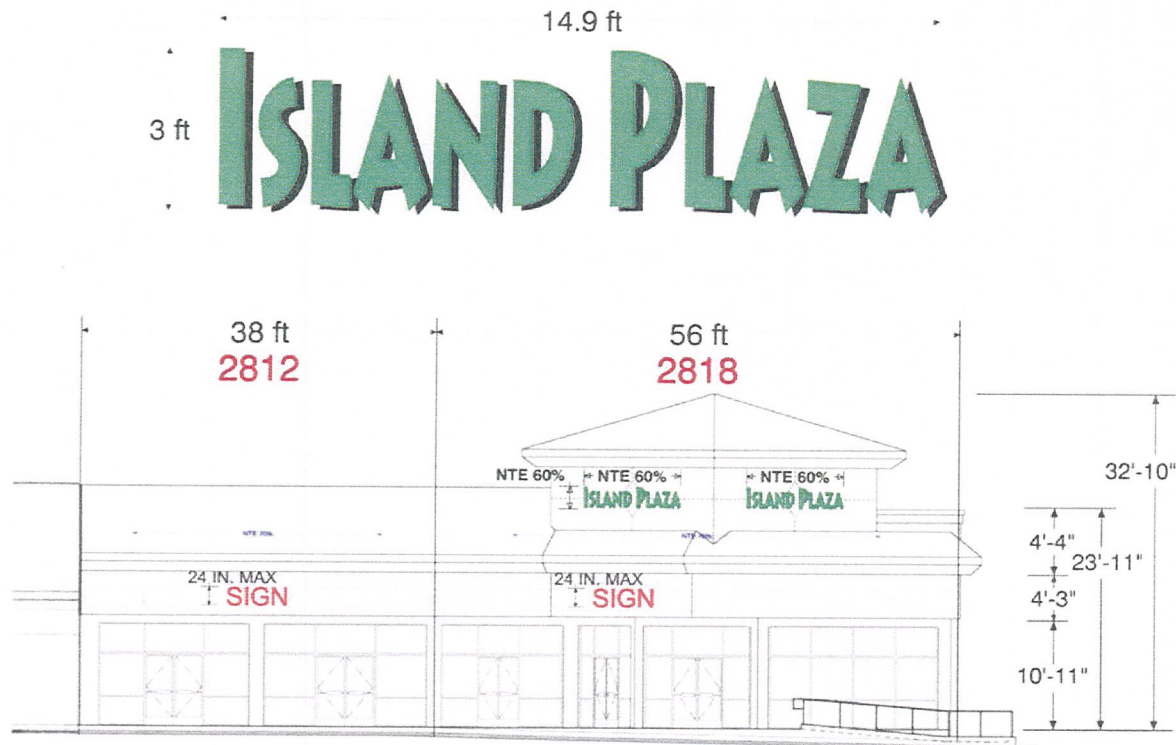
Signs/letters are required to fit the soffit/fascia of the building upon which they are to be installed.

All signs shall comply with the requirements of Article IX, Advertising Signs, of the Oxnard Municipal Code Book, as well as with the requirements of this sign program.

GENERAL SIZE REQUIREMENTS:

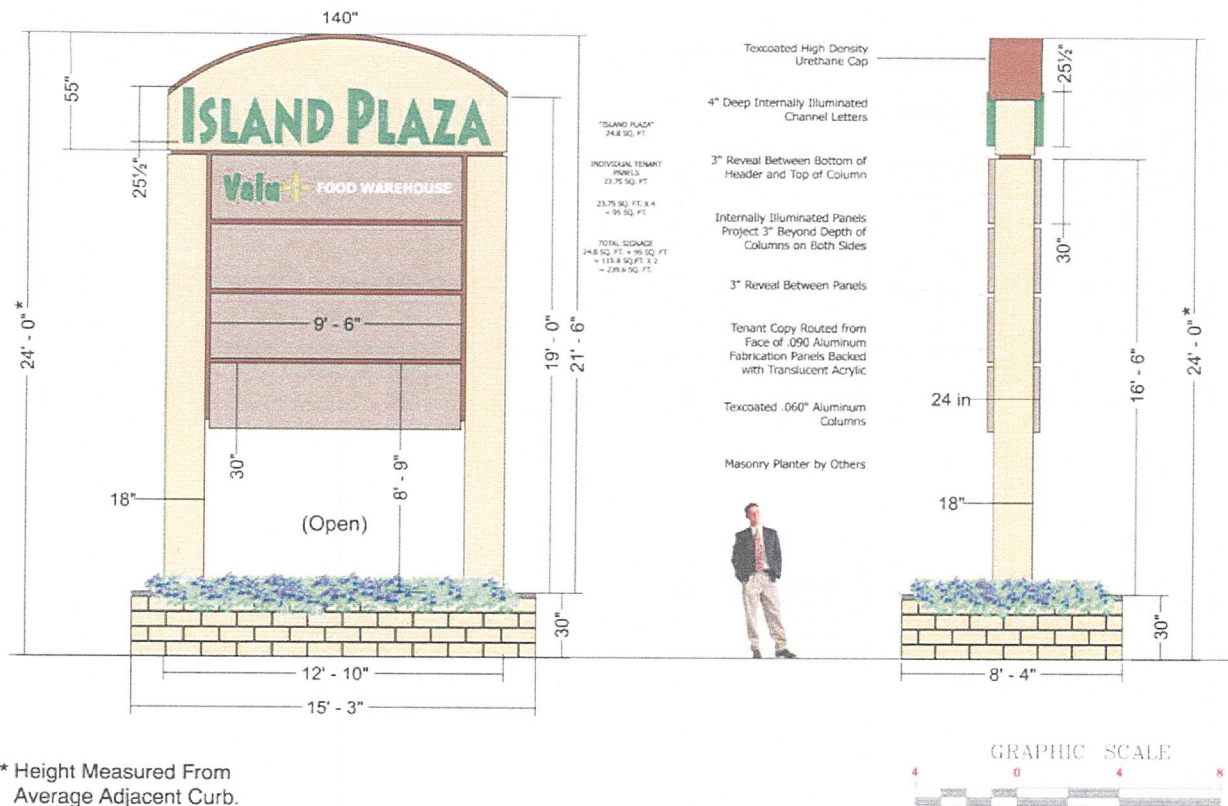
PLAZA IDENTIFICATION SIGNAGE:

To help identify the shopping center, two (2) signs shall be allowed on the tower section of 2818 Saviers Road facing west. Each sign shall not exceed 45 sqft in total sign area, nor exceed 60% of the overall height and width of the tower face. This sign shall be used solely to identify the shopping center. Tower signage shall consist of individually mounted illuminated channel letters and shall comply with the shopping centers General Fabrication Requirements as described within this sign program.



One (1) double-faced multi-tenant pylon sign shall be permitted, identifying the shopping center and a maximum of eight (8) tenants, four (4) on each side. **The landlord shall be the sole determiner of Tenant eligibility for this sign type, including the locations and number of signs which a tenant's name may be displayed.**

Maximum panel size shall be 30" x 9'-6". All tenant copy shall routed from .090 aluminum fabricated panels backed with translucent acrylic. Letter color and type style are at the discretion of the Tenant but shall not exceed the confines of the area allotted by the Landlord.



* Height Measured From Average Adjacent Curb.

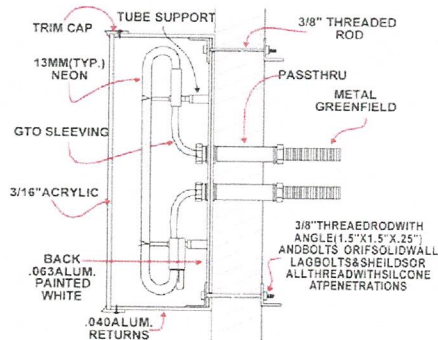
GENERAL FABRICATION REQUIREMENTS:

Individual channel letters are the primary sign format for **Island Plaza**. Letters are to be constructed from aluminum for standard or face and halo lit channel letters and for reverse channel letters. Illumination to be provided by internal Light Emitting Diodes (LEDs) or with neon or argon tube with double back electrodes and U.L. approved housings.

Tenants may choose any letter face, trim-cap and return color(s) subject to landlord review. Letters shall be securely fastened with 3/4" or 1" trim cap and returns shall have an oil base or urethane painted finish.

No exposed raceways are permitted.

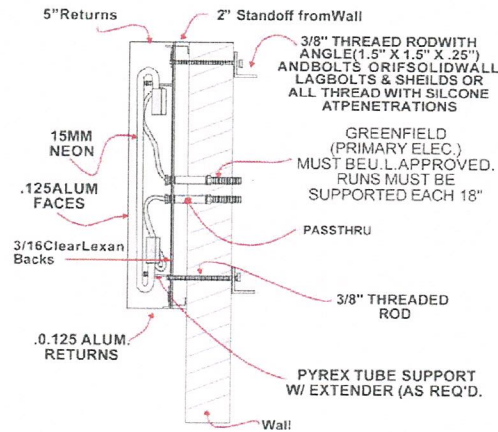
Remote Channel Letters Specs



NOTE: ALL HIGH VOLTAGE CONNECTIONS TO BE MADE AT TRANSFORMER OR FK-103 CONNECTORS (W/GRND. STRAP)

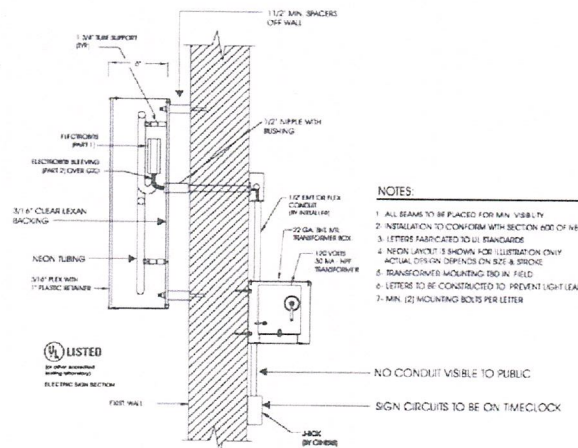
**TYPICAL CROSS SECTION - N.T.S.
(ILLUMINATED CHANNEL LTRS.
DOUBLE BACK NEON w/ REMOTE TRANS.)**

**Remote Channel Letters Specs
REVERSE PAN CHANNELS**



**TYPICAL CROSS SECTION - N.T.S.
(ILLUMINATED CHANNEL LTRS.
DOUBLE BACK NEON w/ REMOTE TRANS.)**

**CONSTRUCTION DETAILS FOR HALO-LIT CHANNEL LETTER
WITH ILLUMINATED PLEX FACE**



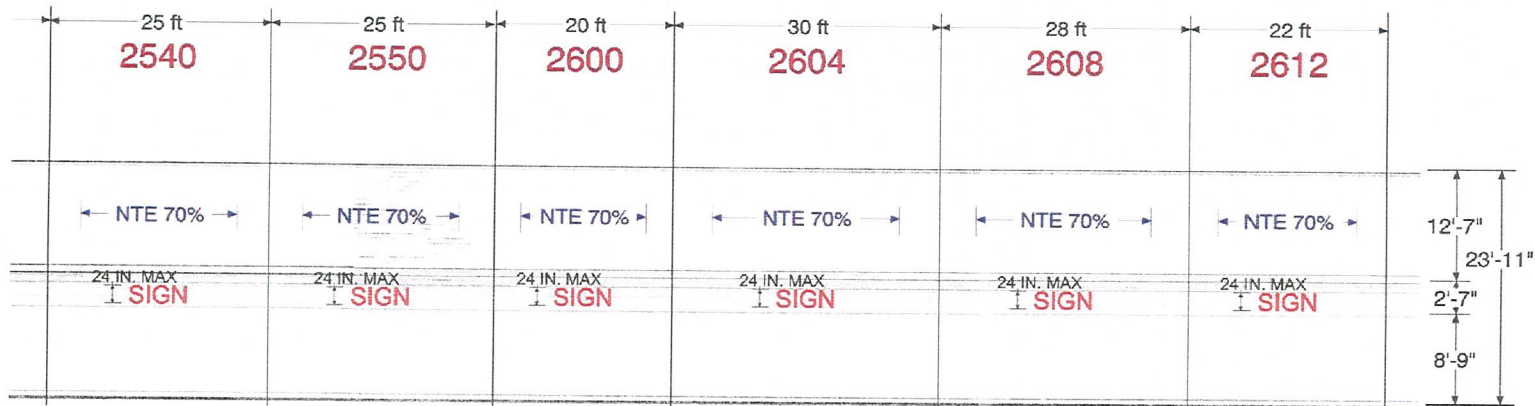
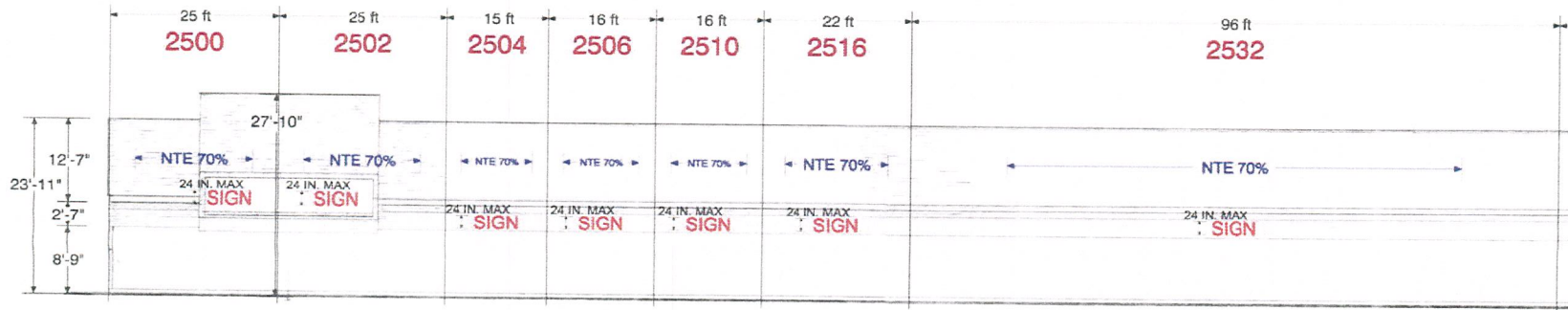
- NOTES:**
1. ALL SEAMS TO BE PLACED FOR MIN. VISIBLTY
 2. INSTALLATION TO CONFORM WITH SECTION 007 OF M/C
 3. LETTERS FABRICATED TO USE TRANSFORMERS
 4. NEON LAYOUT IS SHOWN FOR ILLUSTRATION ONLY. ACTUAL DIVISION DEPENDS ON SIZE & STROKE.
 5. TRANSFORMER MOUNTING END IN FIELD.
 6. LETTERS TO BE CONSTRUCTED TO PREVENT LIGHT LEAKS
 7. MIN. (2) MOUNTING BOLTS PER LETTER

**TYPICAL CROSS SECTION - N.T.S.
NOTE: ALL HIGH VOLTAGE CONNECTIONS TO BE MADE AT
TRANSFORMER OR FK-103 CONNECTORS (W/GRND. STRAP)**

NON PERMITTED SIGNS:

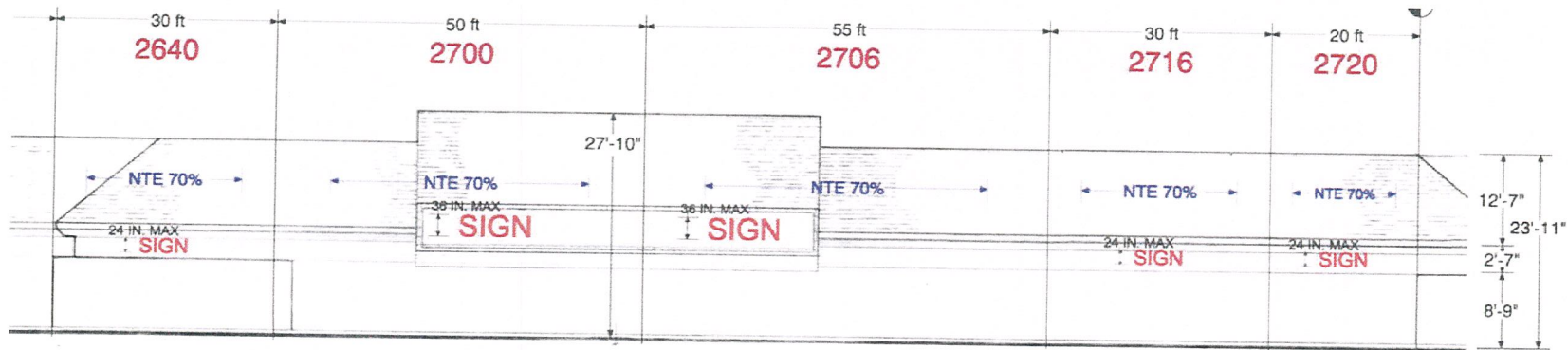
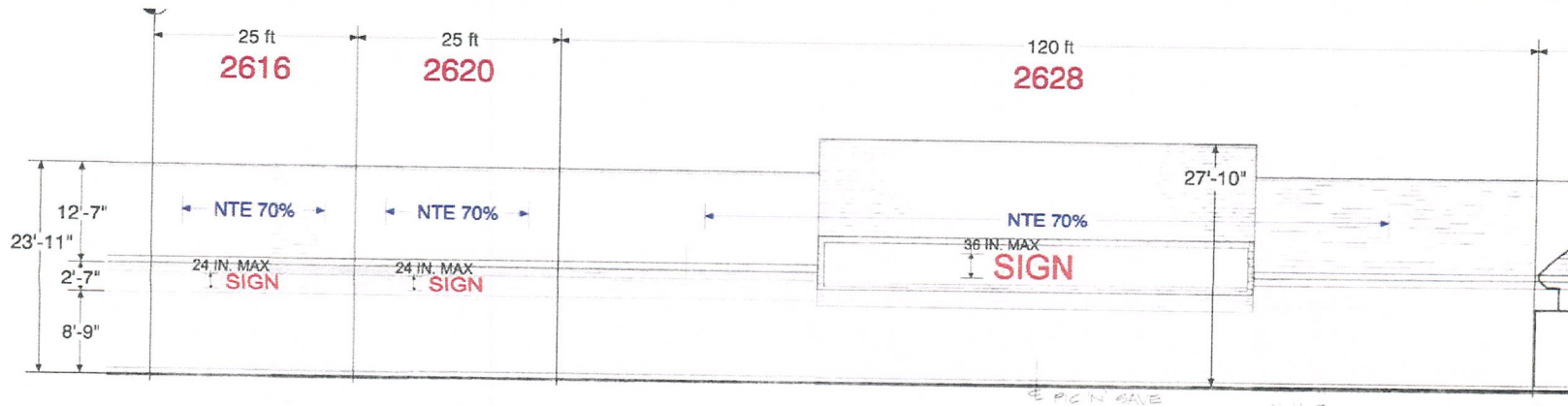
1. Letters painted directly onto the building.
2. Non-illuminated letters or sign elements are subject to Landlord approval.
3. Illuminated sign cabinets are not allowed, unless an integral part of the sign design, and/or are a part of the tenant subordinate copy, and specifically accepted by the Landlord.
4. No sign shall flash, scintillate, move, change color, appear to change color or change intensity or contain any part or attachment which does the same.
5. Banners, posters or window signs, temporary in nature, shall not be considered permanent signage, and shall be removed by the tenant when requested by the Landlord.
6. Signs shall not be installed or suspended from the ceiling or anywhere not approved by the Landlord.

BUILDING "A" PARTIAL WEST ELEVATION:



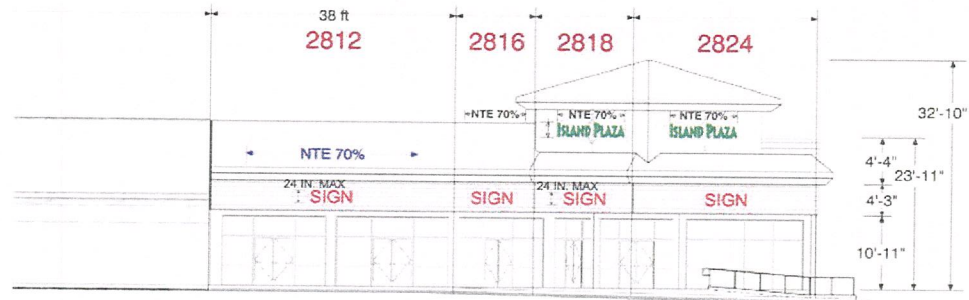
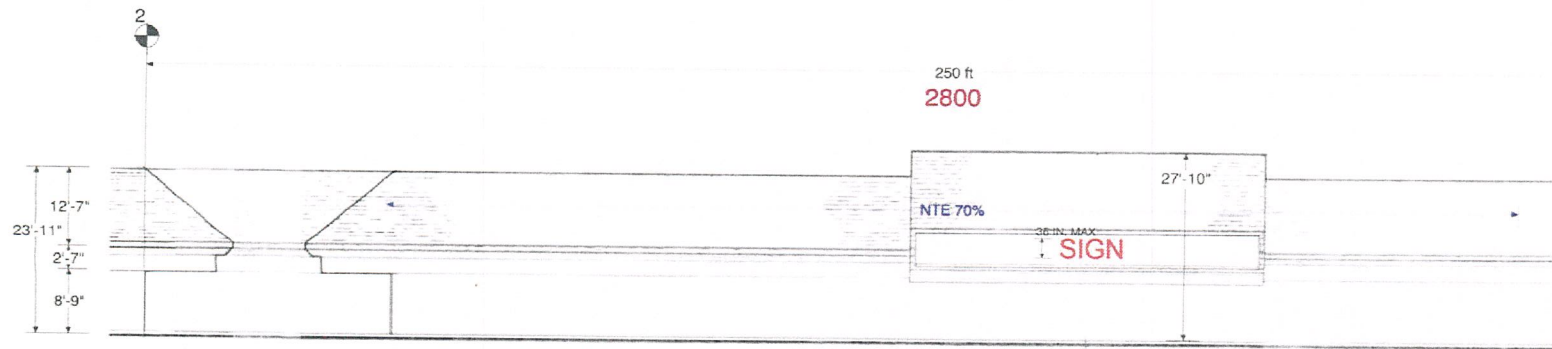
- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

BUILDING "A" PARTIAL WEST ELEVATION:



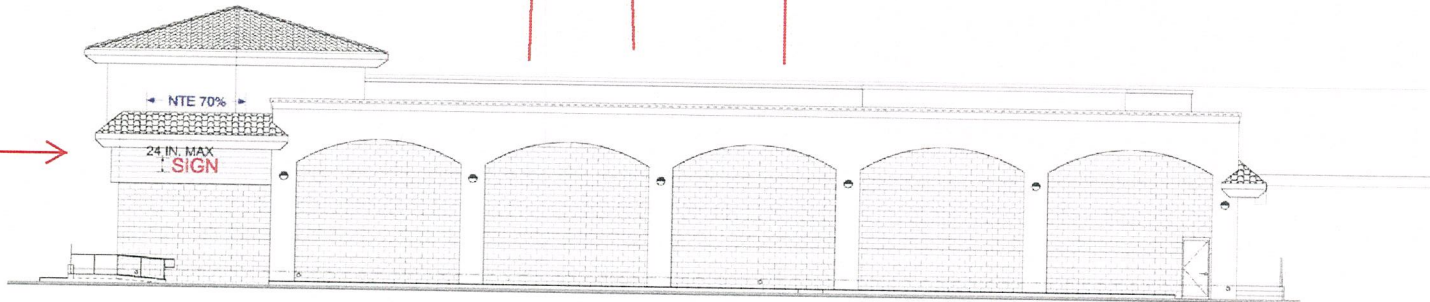
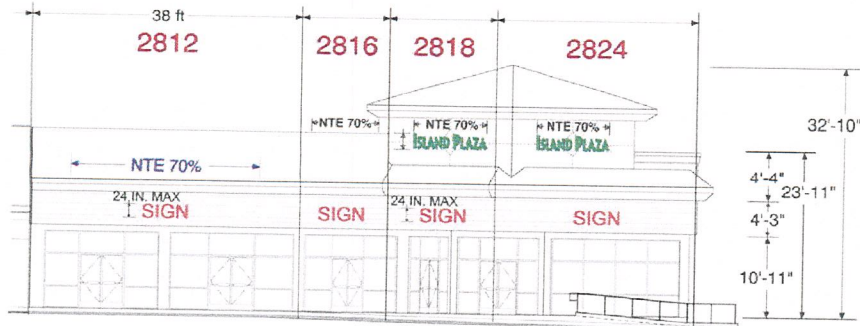
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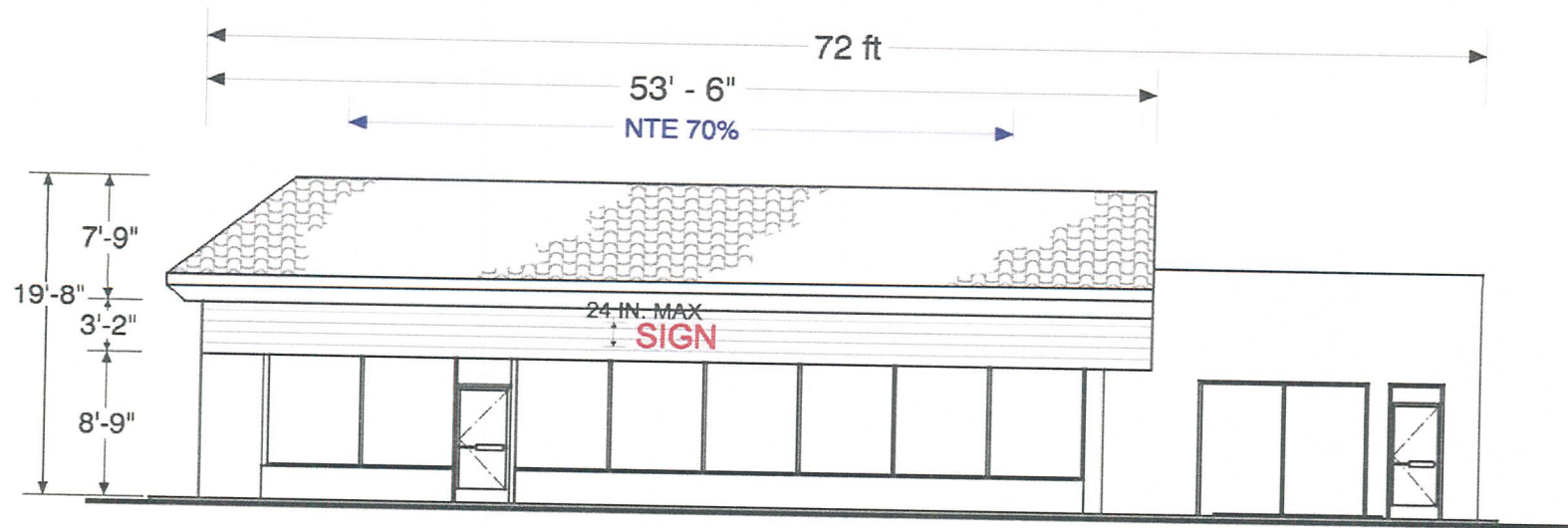
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BUILDING "A" PARTIAL WEST & SOUTH ELEVATIONS:



- ADDRESS 2824 (ONLY) HAS FRONTAGE ON BOTH SAVIERS RD AND ON CHANNEL ISLANDS BLVD.
- LANDLORD MAY ALLOCATE ALL AVAILABLE SIGNATE AT THIS ADDRESS TO THE SIGN ON EITHER THE FRONT OR THE SIDE ELEVATION.

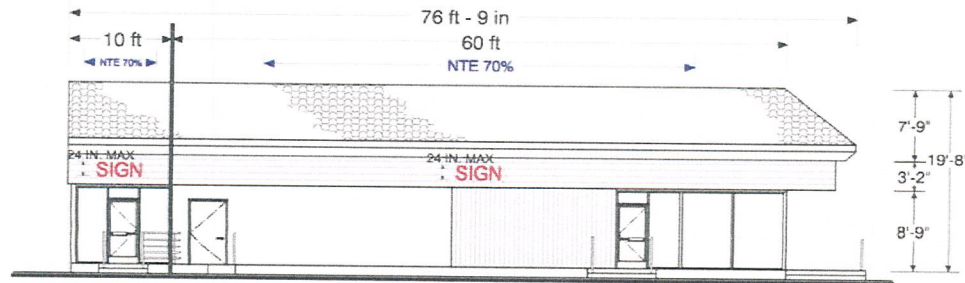
BUILDING "B" WEST ELEVATION:



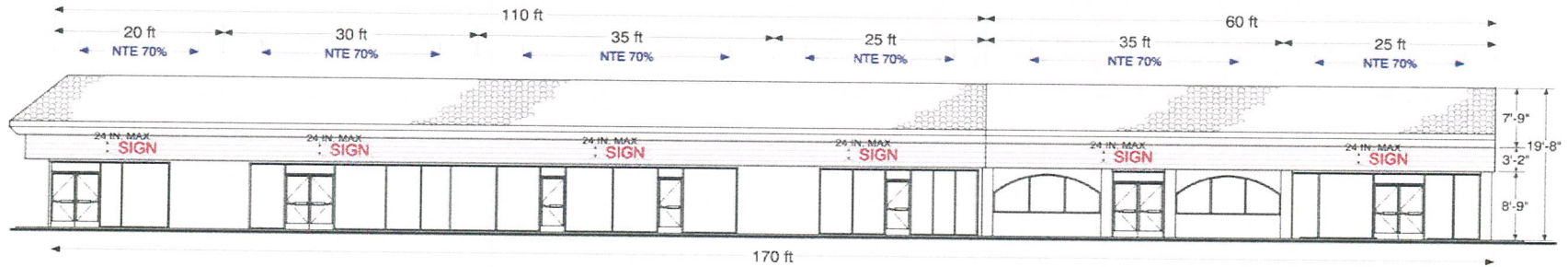
Building "B" West Elevation

- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

BUILDING "C" WEST & SOUTH ELEVATIONS:



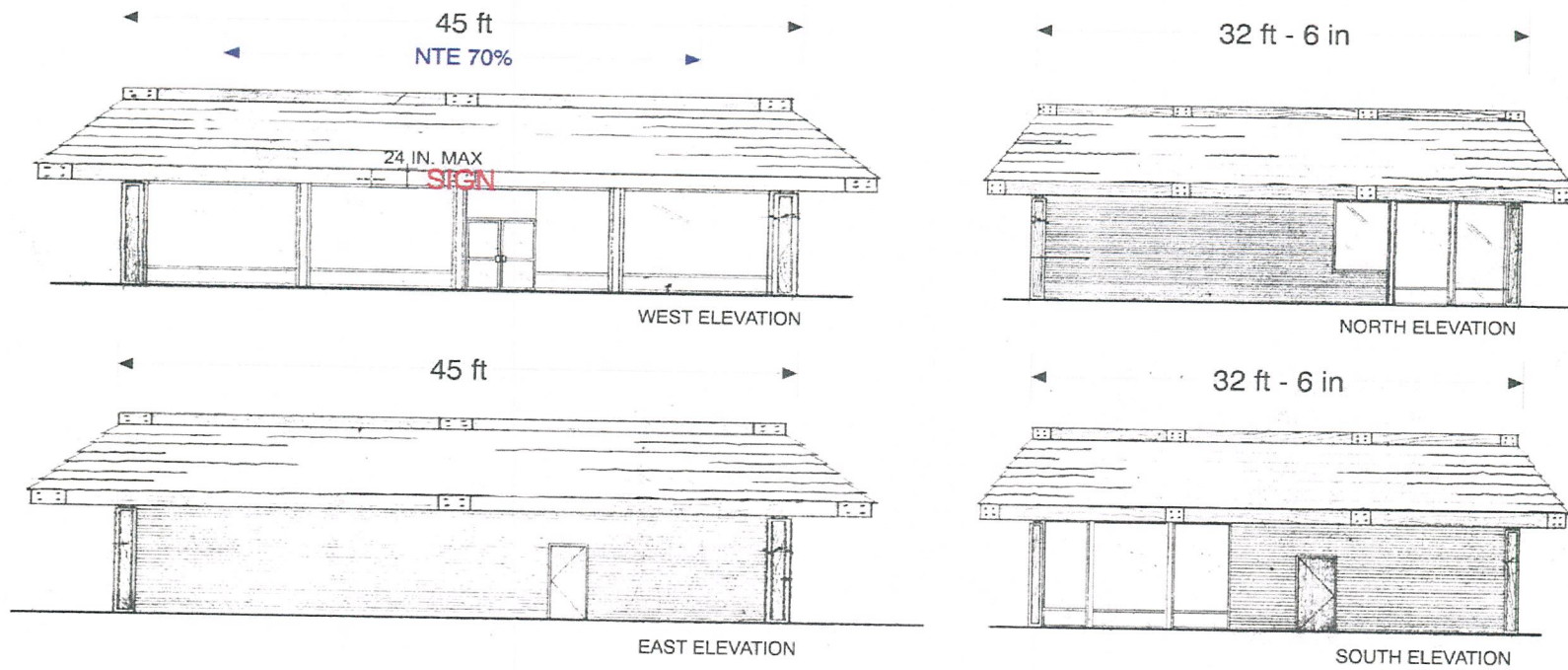
Building "C" West Elevation



Building "C" South Elevation

- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

BUILDING "D":



- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

ADDRESS	ALLOCATED SIGN AREA			MAXIMUM ALLOWABLE SIGNAGE CALCULATIONS				
	FRONT ELEVATION (Square Ft)	SIDE ELEVATION (Square Ft)	ALLOCATED SIGN AREA (Square Ft)	PRIMARY FRONTAGE (P) (Linear Ft)	SECONDARY FRONTAGE (S) (Linear Ft)	ALLOWABLE PRIMARY (P x 2) (Square Ft)	SECONDARY (S x .05) (Square Ft)	MAXIMUM ALLOWABLE SIGN AREA (Square Ft)
2408	15.00		15.00	10.00	0.00	20.00		20.00
2410	100.35	30.00	130.35	66.90	20.00	133.80	10.00	143.80
2412		45.00	45.00	0.00	30.00	0.00	15.00	15.00
2416		52.50	52.50	0.00	35.00	0.00	17.50	17.50
2418		37.50	37.50	0.00	25.00	0.00	12.50	12.50
2420		52.50	52.50	0.00	35.00	0.00	17.50	17.50
2424		37.50	37.50	0.00	25.00	0.00	12.50	12.50
						0.00		
2444	108.00		108.00	72.00	0.00	144.00	0.00	144.00
2450	67.50		67.50	45.00	0.00	90.00	0.00	90.00
2500	37.50		37.50	25.00	0.00	50.00	0.00	50.00
2502	37.50		37.50	25.00		50.00		50.00
2504	22.50		22.50	15.00		30.00		30.00
2506	24.00		24.00	16.00		32.00		32.00
2508		54.30	54.30	0.00	36.20	0.00	18.10	18.10
2510	24.00		24.00	16.00		32.00		32.00
2516	33.00		33.00	22.00		44.00		44.00
2532	144.00		144.00	96.00		192.00		192.00
2540	37.50		37.50	25.00		50.00		50.00
2550	37.50		37.50	25.00		50.00		50.00
2600	30.00		30.00	20.00		40.00		40.00
2604	45.00		45.00	30.00		60.00		60.00
2608	42.00		42.00	28.00		56.00		56.00
2612	33.00		33.00	22.00		44.00		44.00
2616	37.50		37.50	25.00		50.00		50.00
2620	37.50		37.50	25.00		50.00		50.00
2628	180.00		180.00	120.00		240.00		240.00
2640	45.00		45.00	30.00		60.00		60.00
2700	75.00		75.00	50.00		100.00		100.00
2706	82.50		82.50	55.00		110.00		110.00
2716	45.00		45.00	30.00		60.00		60.00
2720	30.00		30.00	20.00		40.00		40.00
2800	375.00		375.00	250.00		500.00		500.00
2812	57.00		57.00	38.00		76.00		76.00
2816	27.00		27.00	18.00		36.00		36.00
2818	18.00		18.00	12.00		24.00		24.00
2824	27.00	12.00	39.00	26.00	0.00	52.00	0.00	52.00
ALLOCATED SIGNAGE			2196.15					2618.90
CENTER IDENTIFICATION SIGNAGE (Square Ft):								
On-building (45 Square Ft x 2)			90.00					
Freestanding (120 Square Ft x 2)			240.00					
Future Ground Sign (46.375 Square Ft x 2)			92.75					
Total Center Identification signage:			422.75					
TOTAL SIGNAGE PROPOSED:			2618.90					
MAXIMUM ALLOWABLE SIGNAGE:			2618.90					
REMAINING ALLOWABLE SIGNAGE:			0.00					

NOTE: Calculations represent Maximum Allowable Signage per Tenant per Elevation. Maximum Allowable Signage includes Building and Window Signage.