

EXHIBIT D LOMBARD BUSINESS CENTER SIGN CRITERIA

A. INTRODUCTION

The following are guidelines for the signs at Lombard Business Center.

All signs shall be constructed and installed by licensed contractors using the highest quality material and UL approved components and construction techniques. No signs shall be erected without obtaining a permit from the City of Oxnard. Before obtaining a permit, all applications must be reviewed by the landlord or his agent for approval. Any non-compliant signs erected without the owner's consent or a permit from the City of Oxnard shall be removed at tenant's expense including repair of the wall and surrounding surfaces, etc.

B. TENANT REQUIREMENTS

1. Each tenant shall submit one (1) copy of the detailed shop drawing of his proposed sign and site plan showing lease frontage indicating conformance with the sign criteria herein outlined, to the owner for written approval.

Send to: Lombard Business Center
C/O The Becker Group
P.O. Box 23277
Ventura, CA 93002

Owner approval shall be required prior to the tenant or sign contractor obtaining all necessary sign permits from the City of Oxnard Department of Planning & Environmental Services.

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 water tight condition and must be patched to match the adjacent finish.

4. The maximum allocated signage area for the aggregate of all permanent signs shall conform to that allowed by the City of Oxnard.

5. Compliance with this criteria will be strictly enforced. Any non-conforming signs will be removed at the tenant's expense.

C. PROHIBITED SIGNS

1. SIGNS CONSTITUTING A TRAFFIC HAZARD.

No person shall install or maintain any sign which simulates or imitates (in size, color, lettering or design) any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any other 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, or 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 or illuminated light is prohibited

4. 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.

5. SIGNS ABOVE ANY ROOF.

Signs above any roof line or on the roof shall be prohibited.

6. TEMPORARY SIGNS.

Temporary signs shall only be approved through an issuance of a temporary use permit per City Code.

7. WALL SIGNS.

No signs shall be located on perimeter walls other than locations approved by landlord.

D. GENERAL REQUIREMENTS

PRIMARY ID SIGN TYPE.

Tenants may elect to have a sign erected on the building wall along the Gonzales Road frontage of the building, (See attached diagram). Placement of the sign will be subject to landlord approval. Electrical connections will be made to the tenant's panel within tenant's space.

Sign style shall be as follows:

Individual Reverse Channel (HALO) Letters with shallow returns (2 1/2"), pin mounted 2 3" from the face of façade. Letter shall be formed metal channels with Brushed Aluminum faces and the returns black in color. Letters must have Lexan backing for UL listing.

Internal Neon light sources created a back-lit glow, or halo effect for each letter. Neon color can be white only.

TENANT WINDOW GRAPHICS AND DOOR SIGNS.

A plate will be provided by landlord at the entrance to the suite, which is accessible from the lobby for identification. Tenant may have logo applied to the plate by either painting or vinyl applied lettering. Submit scaled illustration for approval prior to the installation of door signs. Any additional identification desired must be approved by landlord prior to installation.

Secondary entrances to space (not from the lobby) may have vinyl letters applied to the inside surface of the door only. One color acceptable for copy and possible accent color from the corporate logo permitted, subject to prior approval from landlord.

Un-professional hand-lettered signs are prohibited in public view from the common areas. Absolutely no signs are permitted to be taped to the suite front or any other surfaces visible from the common areas.