

APPROVED
BY: Luide Windsor
DATE: 1-31-96
CITY OF OXNARD
PLANNING DIVISION

PZ 95.5-13
and
PZ 94-5-56

ORIGINAL
FILE COPY

SHOPPING AT THE ROSE II SIGN PROGRAM

PREPARED BY

Superior Electrical Advertising Inc.



superior
electrical advertising

**SIGN CRITERIA
SHOPPING AT THE ROSE
OXNARD, CALIFORNIA**

I. PURPOSE AND INTENT

- A. This criteria has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the shopping center for the mutual benefit of all Tenants, and to comply with the regulations of the City of Oxnard.
- B. The intent of the sign criteria is to offer the Tenant design flexibility and to incorporate common design elements. The signs specified will offer optimum Tenant identity when designed in conformance with the design standards.
- C. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs will be removed at Tenant's expense.

II. APPROVALS

- A. The design and construction of Tenant's exterior sign **MUST** receive written approval by Landlord and the City of Oxnard prior to fabrication and installation.

Landlord has the specific right to refuse approval of any sign which does not conform to the specific criteria set forth herein.

- B. To secure Landlord's approval, Tenant agrees to conform to the following procedures:
 - 1) Three (3) copies of the detailed sign design drawing submitted to Landlord at:

ROTHBART DEVELOPMENT
2450 Broadway, Suite 550
Santa Monica, CA 90404
Attention: Yvette Soudani
Office: (310) 315-6327
Fax: (310) 315-6328

- 2) Submit three copies (including one signed copy) to City of Oxnard.
- C. Unless Landlord has received the above described plans in the quantities set forth above, Landlord will not approve Tenant's exterior sign.

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The sign drawings are to be prepared by a reputable STATE licensed sign contractor. The sign drawings must indicate the following information:

- 1) A scaled storefront drawing reflecting the proposed sign design and all dimensions as it relates to the storefront elevation of Tenant's premises.
 - 2) A plot plan and elevation indicating location of Tenant's sign.
 - 3) Sizes of sign letters must be accurately dimensioned, spaced and drawn at a minimum of 1/2" = 1'0" scale.
 - 4) Section through sign and fascia to show its construction methods.
 - 5) Plexiglass colors, paint finishes and types of materials.
 - 6) Neon tubing sizes, colors, intensity.
- D. All drawings marked "Disapproved" or "Approved as Noted" must be resubmitted as here and above set forth in paragraph "B" with required corrections. Tenant or its sign contractor will not be permitted to commence installation of the exterior sign unless the following conditions have occurred:
- 1) A stamped set of the final sign drawings reflecting Landlord's design consultant's approval are received and retained at Tenant's premises at all times during the installation of design and for a period of thirty (30) days thereafter.
 - 2) NOTE: No sign shall be constructed until approved building permits from the City of Oxnard Community Development Department are received by the sign contractor.

III. GENERAL RESTRICTIONS

- A. MAJOR 1, 2, 3
Each major shall be allowed a total combined area for all signs installed equal to two (2) square feet of sign area for each lineal foot of building frontage facing the freeway, and 1/2 square foot for each elevation facing the shopping center parking lot (south). Each major's pylon sign area shall be subtracted from each major's total sign area.
REFER TO SIGN AREA CALCULATION CHART (EXHIBIT A)

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B. OUTPAD TENANTS

Each outpad Tenant shall be allowed a total combined maximum sign area equal to two (2) square feet of sign area for each lineal foot of building frontage facing the street and one half square foot of sign area for each lineal foot of sign area facing the shopping center.

Additionally, directional signs not to exceed three (3) square feet of sign area with an overall height not to exceed three and one half (3 1/2) feet shall be allowed in locations to be approved by the developer and city on a case by case basis.

- C. The advertising or information content on the sign shall be limited to letters designating the store name or established trade logo, as set forth in signed lease documents between Tenant and Landlord. Tenant shall display their established trade names only.

D. COLORS OF THE SIGNS

Major tenants shall be allowed to utilize colors which are consistent with their advertising plan. Outpad or secondary Tenants shall submit their color to the Landlord for specific written approval.

- E. The Tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance. Tenant sign contractor must file, pay for and obtain any licenses and permits as required for sign installation by the City of Oxnard.

- F. Each Tenant or its sign contractor shall be responsible for the repair and any damage to the building caused by the installation of said Tenant's sign. Only STATE LICENSED sign contractors shall perform installations at Shopping at The Rose, Phase II.

- G. Each Tenant shall be responsible for the performance of its sign contractor.

- H. Tenant shall be responsible for removal of his sign thirty (30) days after vacating the site. Removal of the sign shall include the repair and repaint of the wall surface back to original condition.

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- I. Installing sign company must provide a photocopy of final inspection approval by city inspector to the Landlord prior to payment of contract balance by Tenant.
- J. Individual shop address numerals will be installed by the Landlord.
- K. Each occupant shall be responsible for keeping all sign or graphics on its premises in a state of good repair, in sole judgment of Landlord. Landlord shall inform Tenant, in writing, of non-compliance with the sign criteria. Tenant shall remedy such non-compliance within thirty (30) days of notification.
- L. Window signs shall be permitted, provided they are professionally designed and prepared; occupy no more than twenty percent (20%) of an individual store's aggregate window area; and are in place no longer than thirty (30) days and approved in writing by Landlord.

IV. FABRICATION AND INSTALLATION

ILLUMINATED CHANNEL LETTERS

- A. The fabrication and installation of all signs shall be subject to the following restrictions:
 - 1) All Channel Letters are to be fabricated from .063 aluminum 5" to 8" deep. Channelume, Channel Classic and Channel LET-R-edge type letters will not be permitted due to rapid deterioration factor (no exceptions).
 - 2) Letter faces shall be 1/8" thick, flat surface colored plexiglass as manufactured by Rohm & Haas or approved equal. Painted plexiglass will not be permitted.
 - 3) Neon tubing will be 15 millimeter.
 - 4) 30 MA transformers shall be used.
 - 5) UL approved construction methods shall be used and letters shall have UL labels so designated.

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- 6) All sign letters shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated.
- 7) No exposed lamps will be permitted.
- 8) All penetrations of the building structure required for sign installation shall be sealed in a watertight condition.
- 9) All Channel Letters must have two 3/16" diameter drain holes at bottom of every letter. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
- 10) The Tenant shall be responsible for providing primary electrical service terminations to the signage area on the rear side of the fascia wall.
- 11) All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind storefront construction.

V. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement and location which differs from plan, sign company will be responsible to repair and relocate sign to proper placement at sign company's expense.
- B. Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.
- C. **SEE BELOW FOR "PROHIBITED SIGNS"**
 - 1) No temporary signs of any nature will be accepted without prior written approval by Landlord.
 - 2) No Tenant shall affix any type of illuminated or painted window signs, placards, or temporary window signage unless specific written approval is received by the Landlord.

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- 3) **SIGNS CONSTITUTING A TRAFFIC HAZARD**-No person shall install or maintain, or cause to be installed or maintained, 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.
- 4) **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.
- 5) **SIGNS ON DOORS, WINDOWS OR FIRE ESCAPES**-No sign shall be installed, relocated, or maintained so as to prevent free ingress and egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
- 6) **ANIMATED, AUDIBLE OR MOVING SIGNS**-Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.
- 7) **OFF-PREMISES SIGNS**-Any sign, other than a directional sign as defined by The Sign Program, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, is prohibited.
- 8) **VEHICLE SIGNS**-Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles are prohibited.
- 9) **LIGHT BULB STRINGS & EXPOSED TUBINGS**-External displays, other than temporary decorative holiday lighting, and promotional which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

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- 10) BANNERS, PENNANTS, & BALLOONS USED FOR ADVERTISING PURPOSES-Flags, banners or pennants or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Landlord and city approval.
- 11) SIGNS IN PROXIMITY TO UTILITY LINES-Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than the prescribed by the laws of the State of California are prohibited.

MISCELLANEOUS NOTES

Except as otherwise expressly provided by this Exhibit, the provisions of this Exhibit shall not be applicable to the identification signs of Department Stores or other occupancy designated by the Landlord as a "Major" or "Special" Tenant that may be located in the Shopping Center. It is understood and agreed that these occupants may have their usual signage on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving or audible, and provided said sign is architecturally compatible and has been approved by the Landlord and the City of Oxnard.

rosesign:psl:11/20/94:11/28/94:01/22/96 rev.

Shopping at the Rose II Sign Program Area Calculation

MAJOR 1 BEST BUY

Store Frontage	282' X 2 Sf/SF	564 SF
	282 X .5 Sf/SF	<u>141 SF</u>
		705 SF Allowable
Building Sign Area	564 SF	
Pylon Signs Area	<u>136 SF</u>	
Sign Area Used	700 SF	

MAJOR 2

Store Frontage	205' X 2 SF/LF	410 SF
	205 X .5 SF/LF	<u>102.5 SF</u>
		512.5 SF Allowable
Total Sign Area	512.5 SF	
Pylon Signs Area	<u>118 SF</u>	
Building Sign Area	394.5 SF	

MAJOR 3

Store Frontage	240' X 2 SF/LF	480 SF
	240' X .5 SF/LF	<u>120 SF</u>
		600 SF Allowable
Total Sign Area	600 SF	
Pylon Signs Area	<u>118 SF</u>	
Building Sign Area	482 SF	

SIGN AREA CALCULATION FOR PADS 1, 2 & 3 (footprints yet to be determined)

PAD 1

a. Building Frontage	Street Facing Frontage X 2 =
b. Building Frontage	Shopping Ctr Frontage X .5 =
c. Building Frontage	Shopping Ctr Frontage X .5 =
Total Sign Area = (a+b+c) minus 50 SF (For Monument Sign) =	
Sign Area Available For Building	

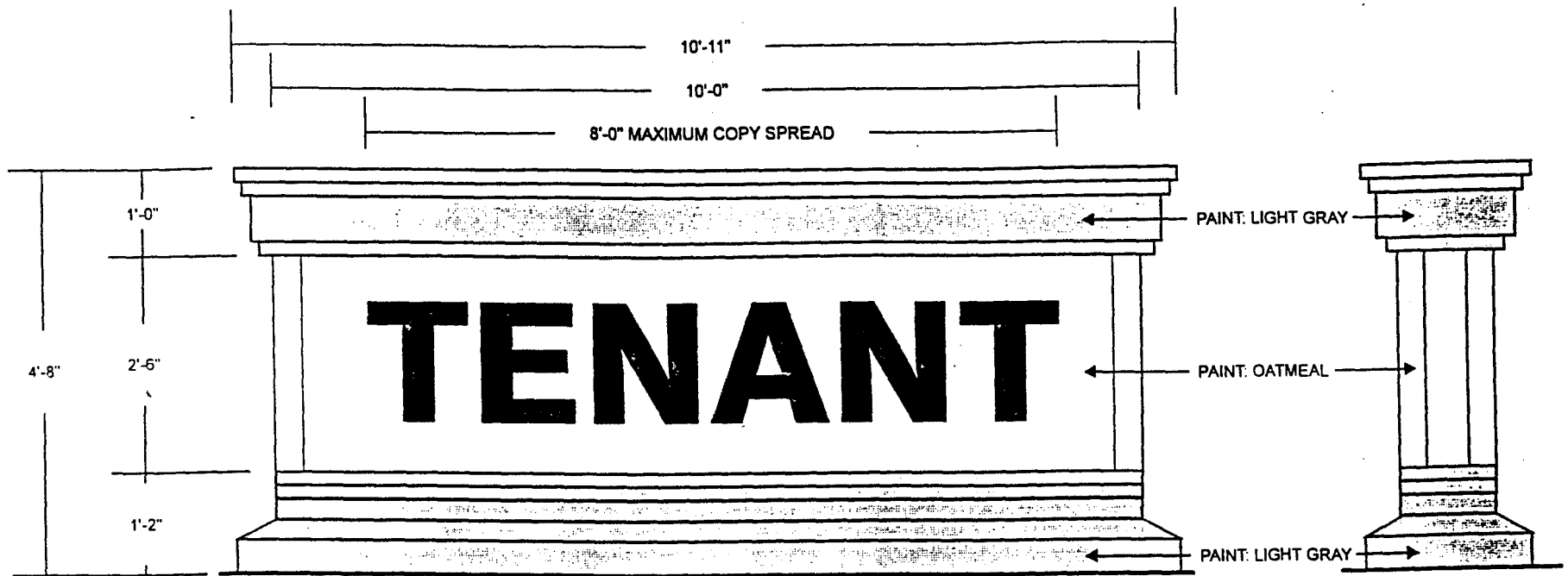
PAD 2

a. Building Frontage	Street Facing Frontage X 2 =
b. Building Frontage	Shopping Ctr Frontage X .5 =
c. Building Frontage	Shopping Ctr Frontage X .5 =
Total Sign Area = (a+b+c) minus 50 SF (For Monument Sign) =	
Sign Area Available For Building	

PAD 3

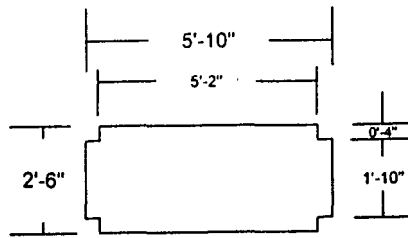
a. Building Frontage	Street Facing Frontage X 2 =
b. Building Frontage	Shopping Ctr Frontage X .5 =
c. Building Frontage	Shopping Ctr Frontage X .5 =
Total Sign Area = (a+b+c) minus 50 SF (For Monument Sign) =	
Sign Area Available For Building	

TOTAL ALLOWABLE SIGN AREA FOR SHOPPING CENTER= 2899 SQUARE FEET

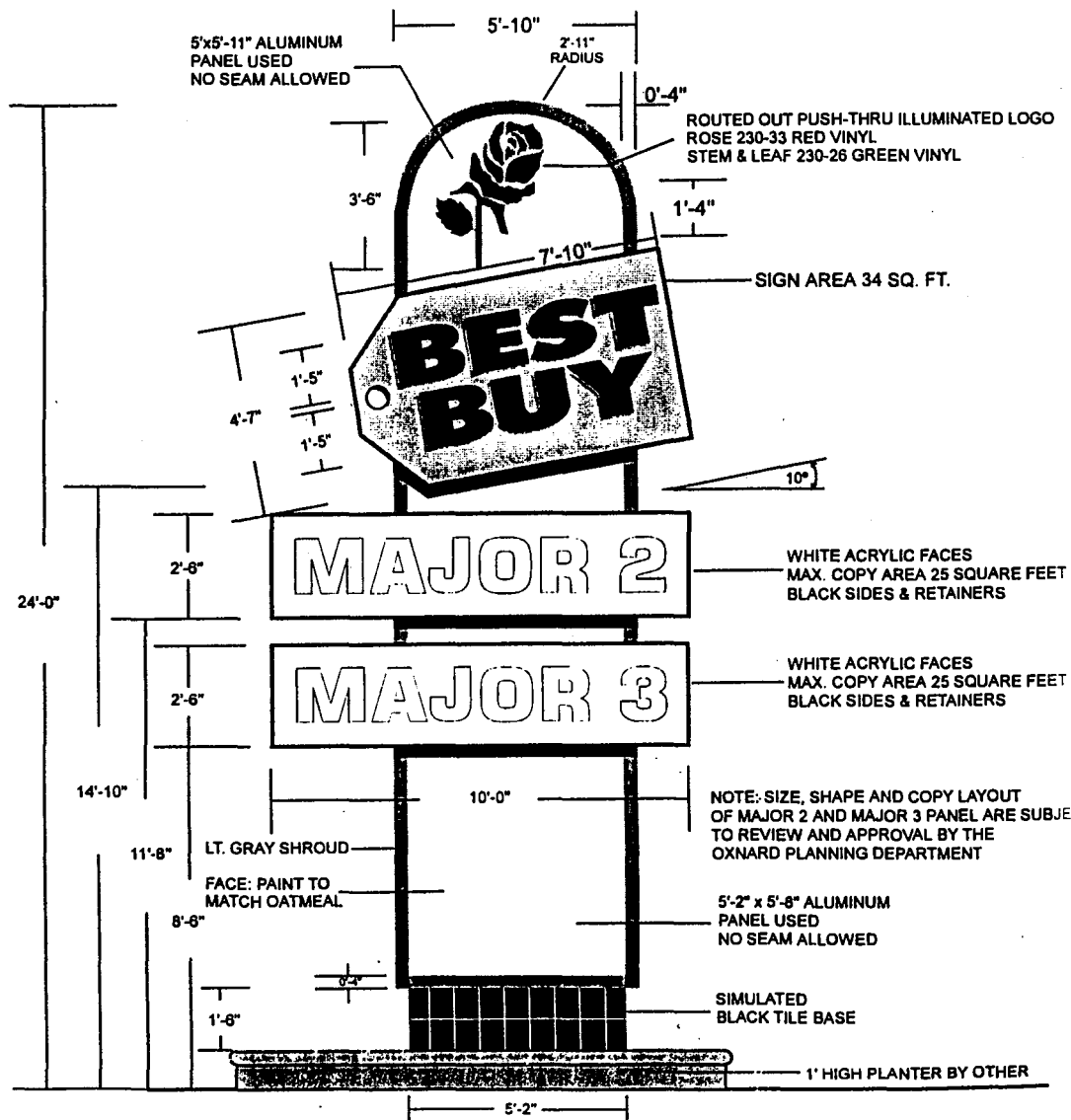


DOUBLE FACE OUTPAD MONUMENT SIGN

EXHIBIT "B"
SCALE: 1/2"=1'



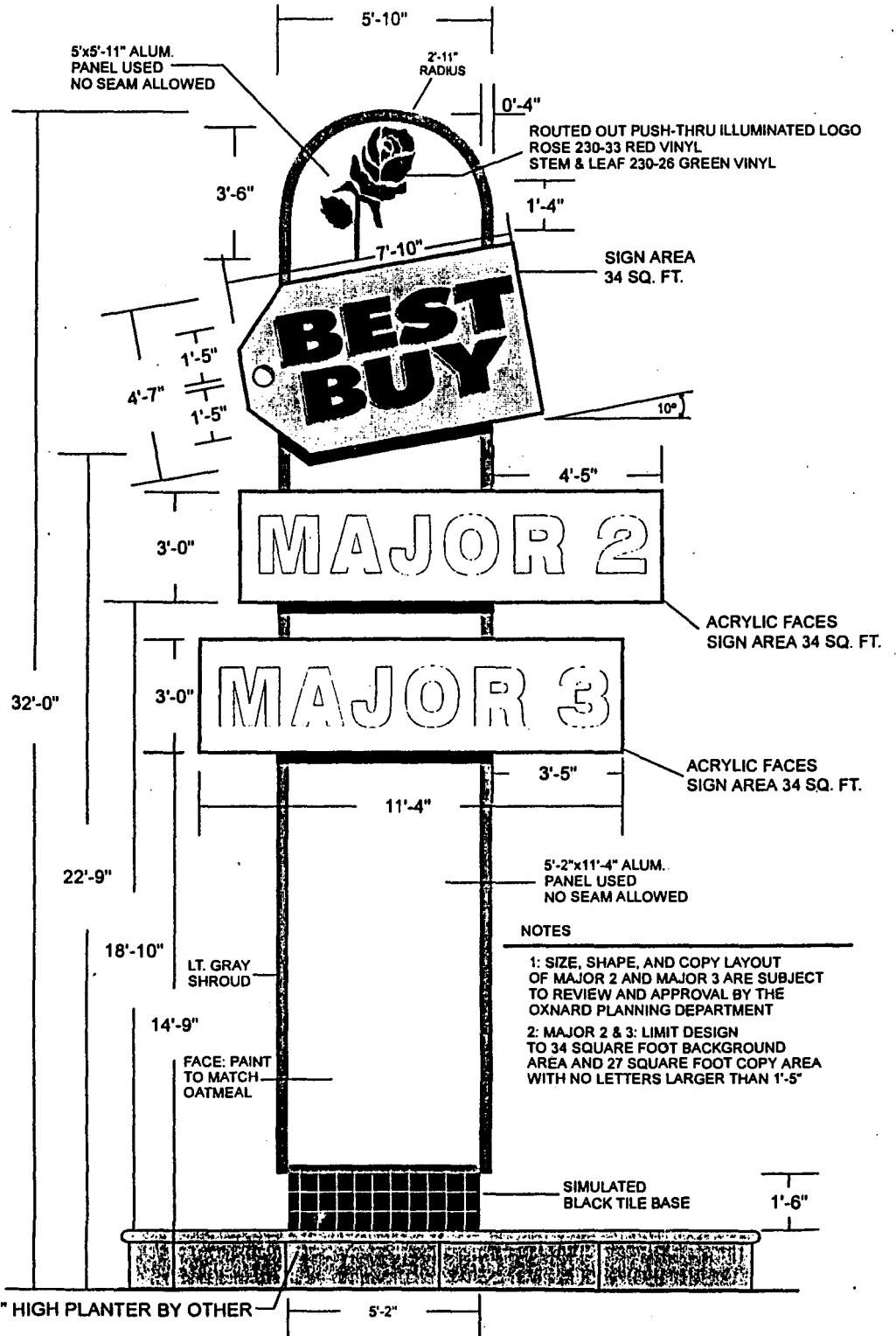
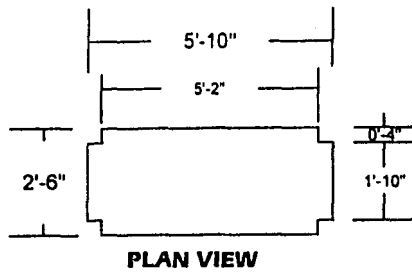
PLAN VIEW



ROSE AVENUE PYLON SIGN

EXHIBIT "C"

SCALE: 1/4"=1'



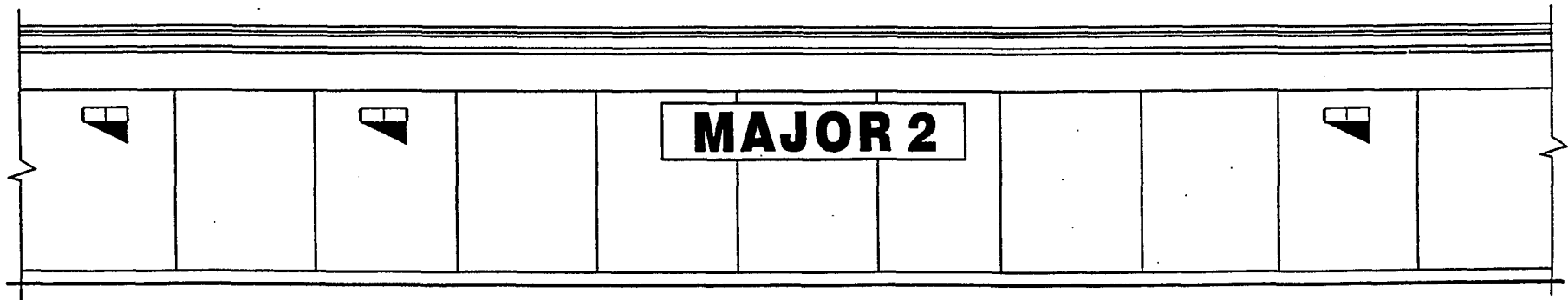


EXHIBIT E - MAJOR 2 NORTH ELEVATION

197 SQUARE FEET SIGN AREA

SCALE: 1/16"=1'

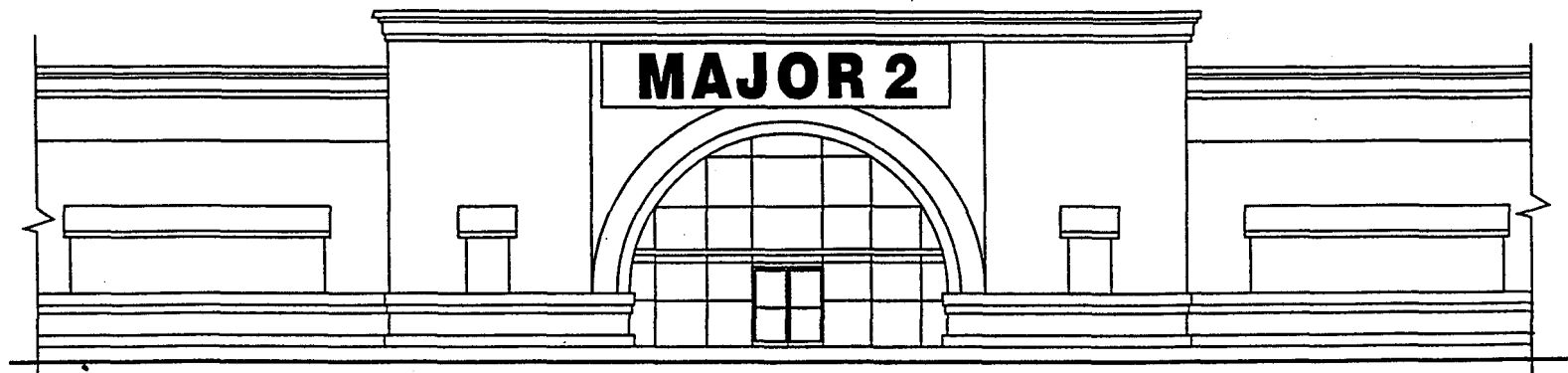


EXHIBIT E - MAJOR 2 SOUTH ELEVATION (FRONT OF STORE)

197 SQUARE FEET SIGN AREA

SCALE: 1/16"=1'

MAJOR 2 MAXIMUM ALLOWABLE BUILDING SIGN AREA: 394.5 SQUARE FEET

EXHIBIT "E"

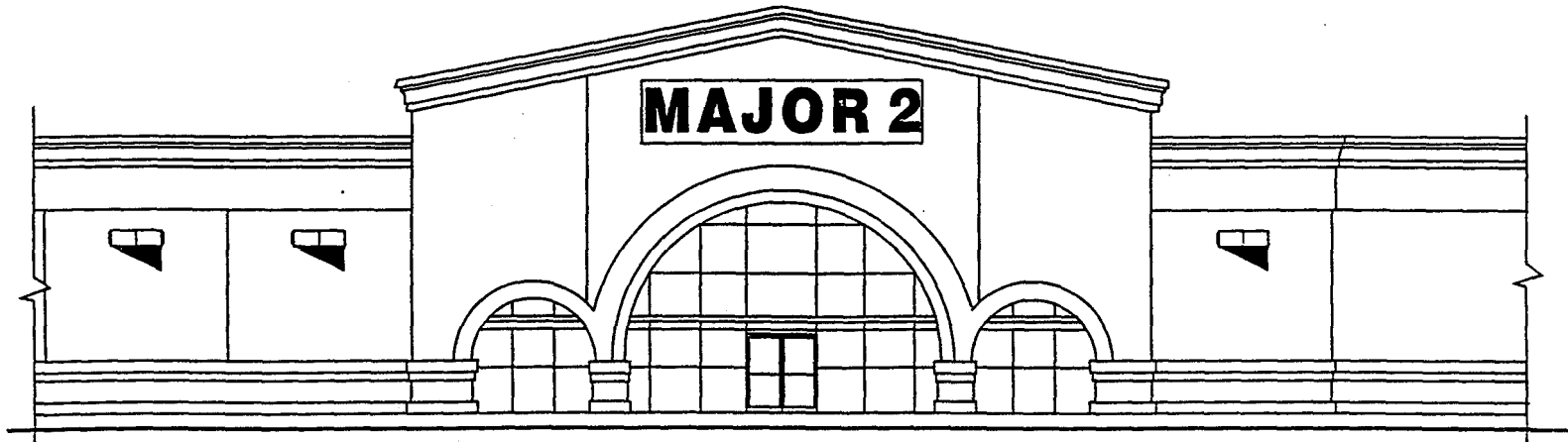


EXHIBIT F - MAJOR 3 SOUTH ELEVATION (FRONT OF STORE)

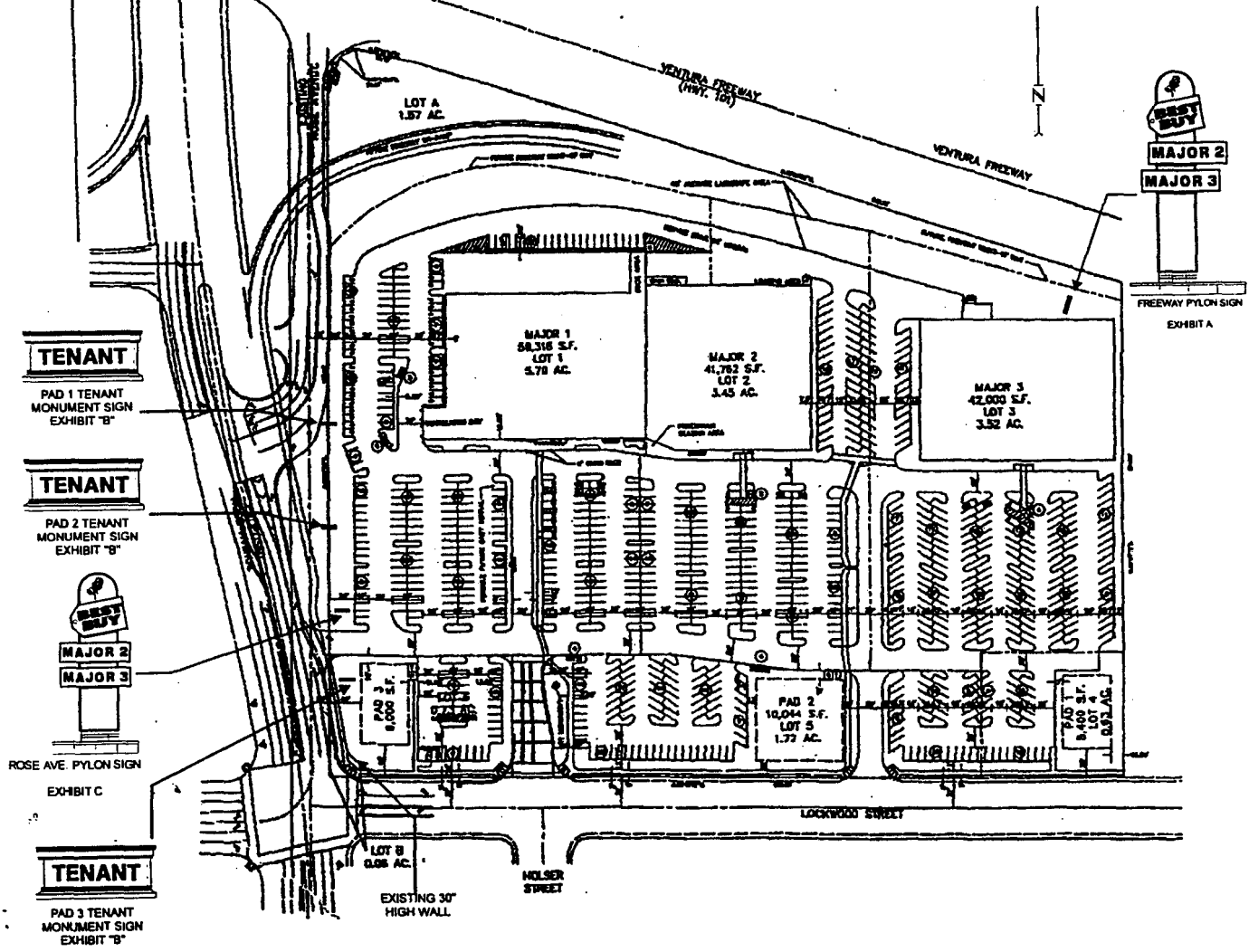
160 SQUARE FOOT SIGN AREA

SCALE: 1/16"=1'

MAJOR 3 MAXIMUM ALLOWABLE SIGN AREA: 482 SQUARE FEET
240 LINEAL FEET

EXHIBIT "F"

SHOPPING AT THE ROSE PHASE II SITE PLAN



SITE PLAN

NOTE: LOCATIONS SHOWN FOR TENANT MONUMENT SIGNS MAY BE MODIFIED FOR FUTURE TENANTS

SCALE: NTS

RESOLUTION NO. 7733

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING A MAJOR MODIFICATION TO SPECIAL USE PERMIT NO. 1489 TO PERMIT: (1) MODIFICATION OF THE APPROVED SIGN PROGRAM TO ALLOW A NEW FREESTANDING SIGN, AN ENLARGED MONUMENT SIGN AND REALLOCATION OF THE APPROVED SIGN AREA; AND (2) ALCOHOL SALES IN 5 ADDITIONAL RESTAURANTS IN AN EXISTING SHOPPING CENTER, LOCATED ON THE NORTH SIDE OF GONZALES ROAD AND ON THE EAST SIDE OF ROSE AVENUE WITHIN THE BRP (BUSINESS & RESEARCH PARK) ZONE, SUBJECT TO CERTAIN CONDITIONS. APPLIED FOR BY ROTHBART DEVELOPMENT CORPORATION, 2450 BROADWAY, SUITE 550, SANTA MONICA, CA 90406.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for a major modification to a special use permit filed by Rothbart Development, in accordance with Sections 34-146 through 34-157.1 of the Oxnard City Code; and

WHEREAS, the project is among the classes of projects listed in Article 19 (commencing with Section 15300) of Division 6 of Title 14 of the California Code of Regulations as categorically exempt from the requirements for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the *2020 General Plan* and other adopted standards of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing

for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

WHEREAS, in approving the modification to the approved sign program, the Commission finds that:

1. The project affected by the master sign program has been approved subject to a specific plan, development permit, or special use permit; and
2. The type and appearance of the proposed signs is consistent with the design guidelines and/or architectural character of the proposed development.
3. The proposed master sign program provides for a unique and unified sign program which could not be accommodated through strict application of the provisions of this chapter.
4. The new freestanding sign meets the intent of Section 34-186 (C)(4) of the City Code as a freeway oriented sign and may be constructed to 28 feet above the adjacent grade;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this major modification to allow changes to the sign program and alcohol sales within restaurants in Building A (2 businesses), Pad 2B (3 businesses) and Pad 3 (1 business), subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 34-155 of the Oxnard City Code.

Note: The abbreviations listed below indicate which City department or division has responsibility to insure compliance with these conditions. The first agency listed has responsibility at plan check, the second at inspection and the third at final inspection, prior to certificate of occupancy, or at a later date, as specified in the condition.

Agencies

CA	City Attorney	PL	Planning
DS	Devt Service/Eng Devt/Inspectors	TR	Traffic
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Prevention
PK	Parks Division	BI	Building Inspectors

If more than one agency is listed, the first department or division listed must check the plans or inspect the project before the second may approve compliance with the condition.

GENERAL PROJECT CONDITIONS

1. The permit is granted for the property as described in the application, shown as Exhibit "A", and shall not be transferable from one parcel to another. (PL)
2. This permit shall become null and void within 24 months from the date of its issuance, unless the proposed development or use has been diligently pursued. The issuance of a grading, foundation, or building permit for structural construction shall be a minimum requirement for evidence of diligent pursuit. (PL)
3. All conditions of this permit including any off-site and on-site improvements, including building, paving, and landscape construction, shall be completed prior to occupancy except as may be permitted by the Community Development Director in consultation with other affected departments. In the event early occupancy is permitted, developer shall provide security or agreements to ensure full completion of the project.
4. The development or use by the applicant/grantee of any activity or structure authorized by this permit shall constitute acceptance of all of the conditions and obligations imposed by the City on this permit. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions. (CA)
5. Applicant/developer agrees, as a condition of approval of this resolution and at applicant/developer's own expense, to indemnify and defend the City and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution which were part of the approval process.

Applicant/developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (CA)

6. Any covenants, conditions, and restrictions (CC&R's) applicable to the subject property shall be consistent with the terms of this permit and the Oxnard City Code. Where a conflict exists between the CC&R's and City regulations, the City regulations shall prevail. (CA)
7. The developer shall record with the Ventura County Recorder a "**Notice of Land Use Restrictions and Conditions**" in a form acceptable to the City Attorney's Office and Community Development Department. A copy of the recorded document shall be submitted to the Community Development Department prior to issuance of building permits or initiation of use. (PL)
8. Off-street parking including number of spaces, stall size, paving, striping, location, and access shall comply with the Oxnard City Code. (PL/B)

9. This permit shall become null and void within 12 months from the date of its issuance, unless the applicant has received at least one license from the Alcohol Beverage Control Department to sell alcoholic beverages. (PL)
10. A building permit shall be secured for any new construction or modifications to structures authorized by this permit.

SPECIAL POLICE DEPARTMENT CONDITIONS

11. No alcoholic beverage shall be consumed on any property adjacent to the licensed establishment, which is under the control of the licensee. The licensed establishment shall include any outdoor dining areas within the leased area of the business. (PD)
12. The exterior of the establishment shall be posted to inform customers of the prohibition against on-site consumption of alcoholic beverages. "Exterior" shall not refer to outdoor dining areas within the restaurant premises. The number of signs, their size, location and wording shall be subject to approval by the Chief of Police. (PD)
13. The licensee shall be responsible for maintaining free of litter the area adjacent to the establishment over which he/she has control. (PD)
14. The service door of the establishment, if applicable, shall be kept closed at all times during business hours except in cases of emergency and to permit deliveries. (PD)
15. The parking lot must be well lit and there must be adequate lighting in the establishment. (PD)

SPECIAL PLANNING CONDITIONS

16. The applicant shall revise the sign program exhibit to reflect the changes approved in this major modification and the Community Development Director shall review and approve the revision prior to issuance of any building permits for signs on this project site. (PL/PL, B)
17. The restaurant tenants' freestanding sign panels shall be constructed with illuminated letters and an opaque background. The maximum total sign area shall not exceed 360 square feet, and the panels shall be the approximate size and shape as shown on Exhibit A. (PL)
18. If the City or CalTrans exercises their option to purchase the property designated for the Highway 101/Southbound Rose Avenue offramp area, as designated in the City's option to purchase agreement, this applicant (or his successor) shall relocate this freestanding sign entirely at his own expense prior to construction of the off ramp improvements.

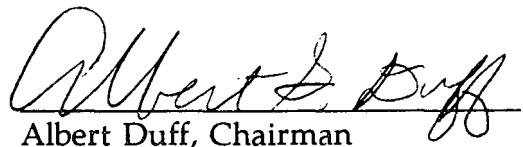
19. Prior to issuance of a building permit for relocation of the freestanding permit approved under this permit, the applicant shall evaluate combining this sign with the existing freeway sign into one sign. The new sign location shall be approved by the Planning Division prior to issuance of a building permit for the relocation. (PW, PL)
20. The final location of the enlarged monument sign shall be reviewed and approved by the city Traffic and Transportation Manager prior to issuance of a building permit. (PW/PL)
21. No signs shall be erected, constructed, painted or printed without a sign permit issued by the Building Division. Sign area, size, and location shall be in accordance with the City's requirements. Any change in sign content shall conform to the original sign in terms of material and sign area. (PL, B/B)
22. Two restaurants in Building A, 3 restaurants in Pad 2B and the one restaurant in Pad 3 are permitted to sell alcohol on-site, subject to approval of the State Department of Alcohol Beverage Control. TGI Fridays shall be the only business to have a separate bar. (PL)
23. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period for any of the six restaurants permitted to sell alcohol by this permit.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of April, 1994, by the following vote:

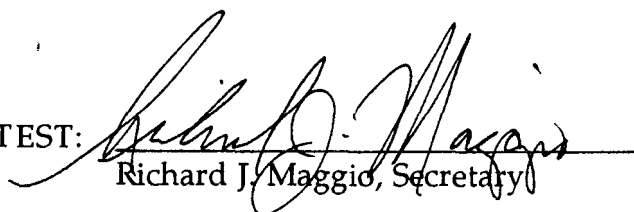
AYES: Commissioners: Dean, Okada, Lopez, Duff

NOES: Commissioners: Castillo

ABSENT: Commissioners: None


Albert Duff, Chairman

ATTEST:


Richard J. Maggio, Secretary

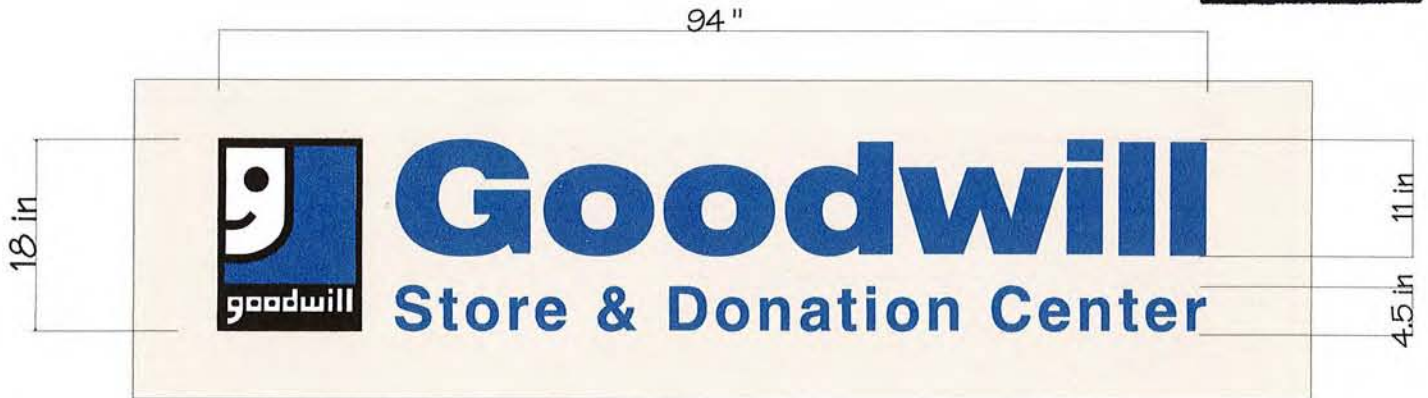


Goodwill

Store & Donation Center

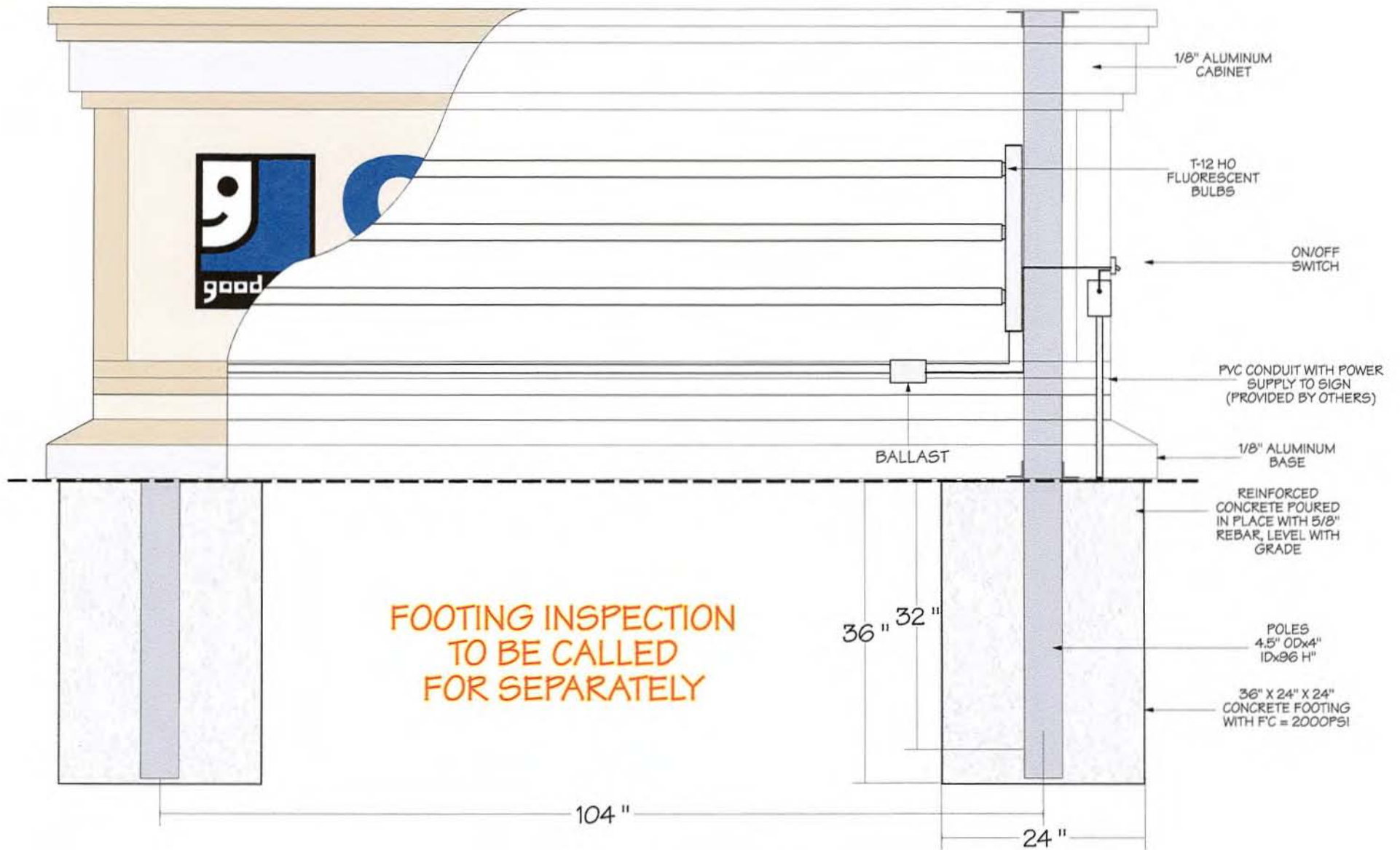
SHOPPING AT THE ROSE II

2330 N. Rose Ave., Oxnard, CA

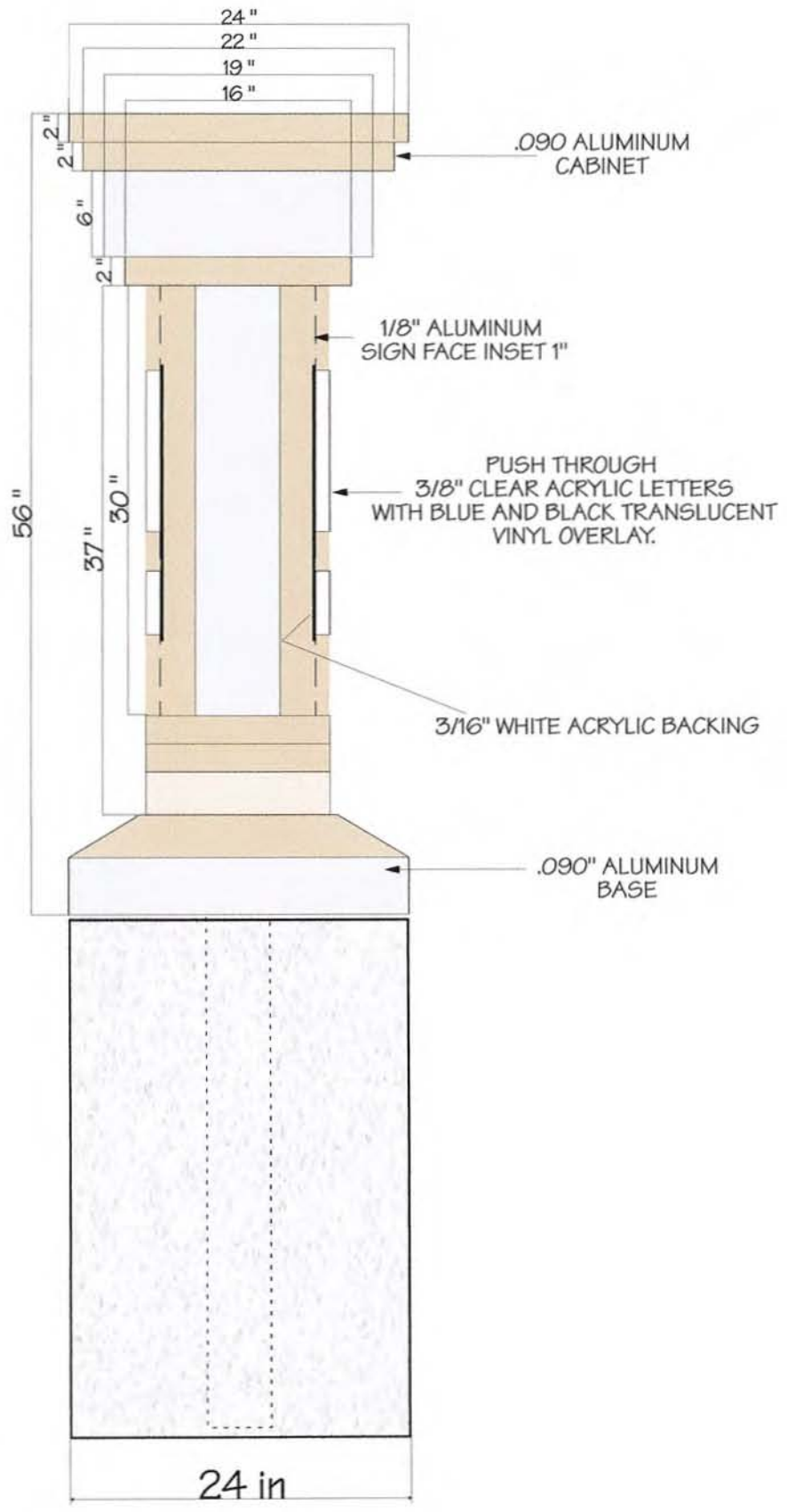


DESCRIPTION: QTY- 1, DOUBLE SIDED, INTERNALLY ILLUMINATED, SMOOTH FINISH, PAINTED ALUMINUM MONUMENT SIGN WITH OPAQUE FACE AND CLEAR 3/8" PUSH THROUGH PLEX LETTERING AND LOGO WITH TRANSLUCENT VINYL OVERLAY. THE FACE IS PAINTED "OATMEAL" TO MATCH THE BUILDING WITH A LT. GRAY STRIPE PAINTED ON BASE AND TOP STRIP. ONLY LETTERS AND LOGO WILL ILLUMINATE. THE SIGN IS TO BE INSTALLED AS PER APPROVED SIGN PROGRAM ALONG LANDSCAPE STRIP PERPENDICULAR TO ROSE AVE. OVERALL SQUARE FOOTAGE IS 50.94 SQ.FT PER SIDE. ACTUAL SIGN AREA PER SIDE IS 11.75 SQ. FT. PER SIDE.

Exhibit 'B'



FRONT VIEW INSTALLATION METHOD AND SPECIFICATIONS



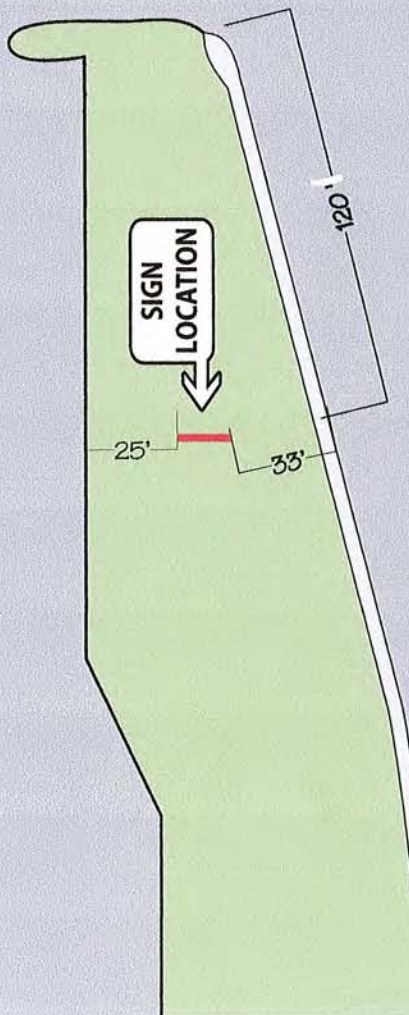
SIDE VIEW



Goodwill

Store & Donation Center

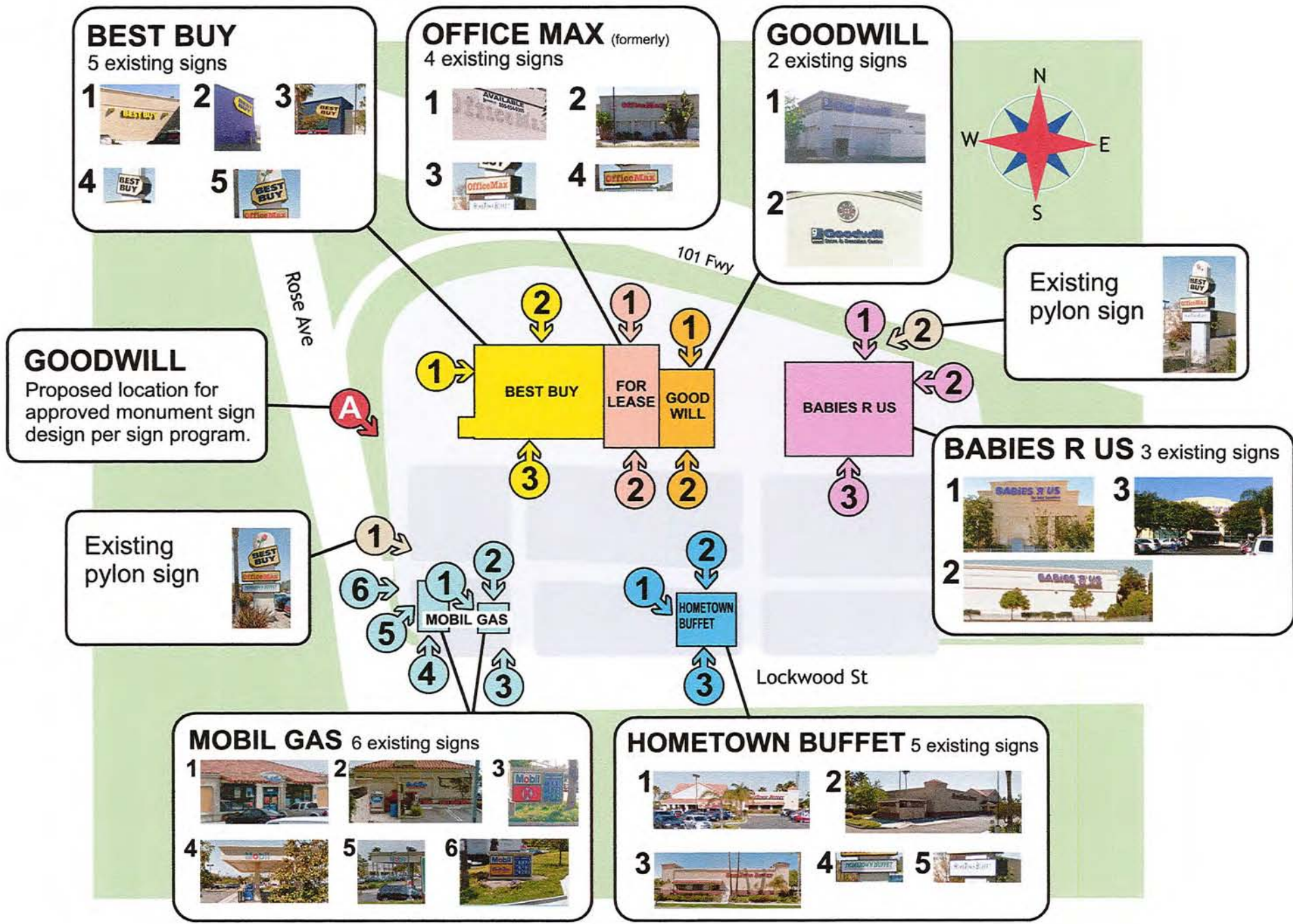
SHOPPING AT THE ROSE II
2330 N. Rose Ave., Oxnard, CA

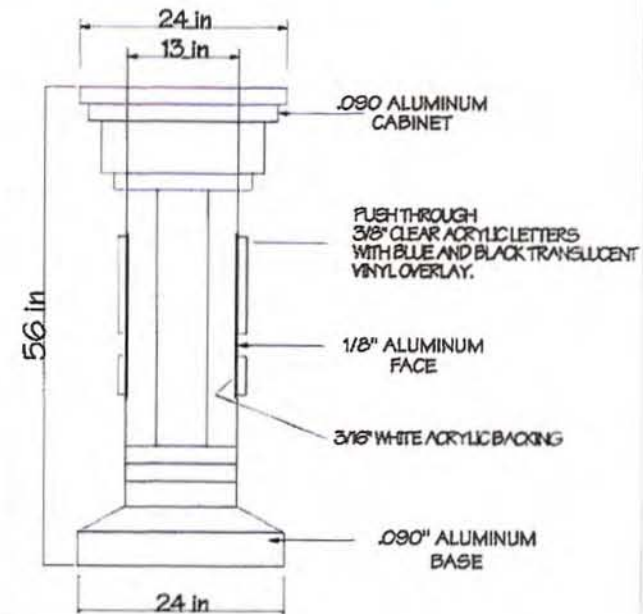


ROSE AVE.

SHOPPING AT THE ROSE II

December 2013 Site Plan and Sign Survey





DESCRIPTION: QTY- 1, DOUBLE SIDED, ILLUMINATED, PAINTED ALUMINUM MONUMENT SIGN WITH SMOOTH FINISH AND WITH CLEAR 3/8" PUSH THROUGH PLEX LETTERING AND LOGO WITH TRANSLUCENT VINYL OVERLAY. THE FACE IS PAINTED "OATMEAL" TO MATCH THE BUILDING WITH A LT. GRAY STRIPE PAINTED ON BASE. THE LETTERS AND LOGO WILL HAVE FRONT AND HALO ILLUMINATION. THE SIGN IS TO BE INSTALLED AS PER APPROVED SIGN PROGRAM ALONG LANDSCAPE STRIP PERPENDICULAR TO ROSE AVE.

LANDLORD APPROVAL _____

Stanley Rothbart

Approved as is

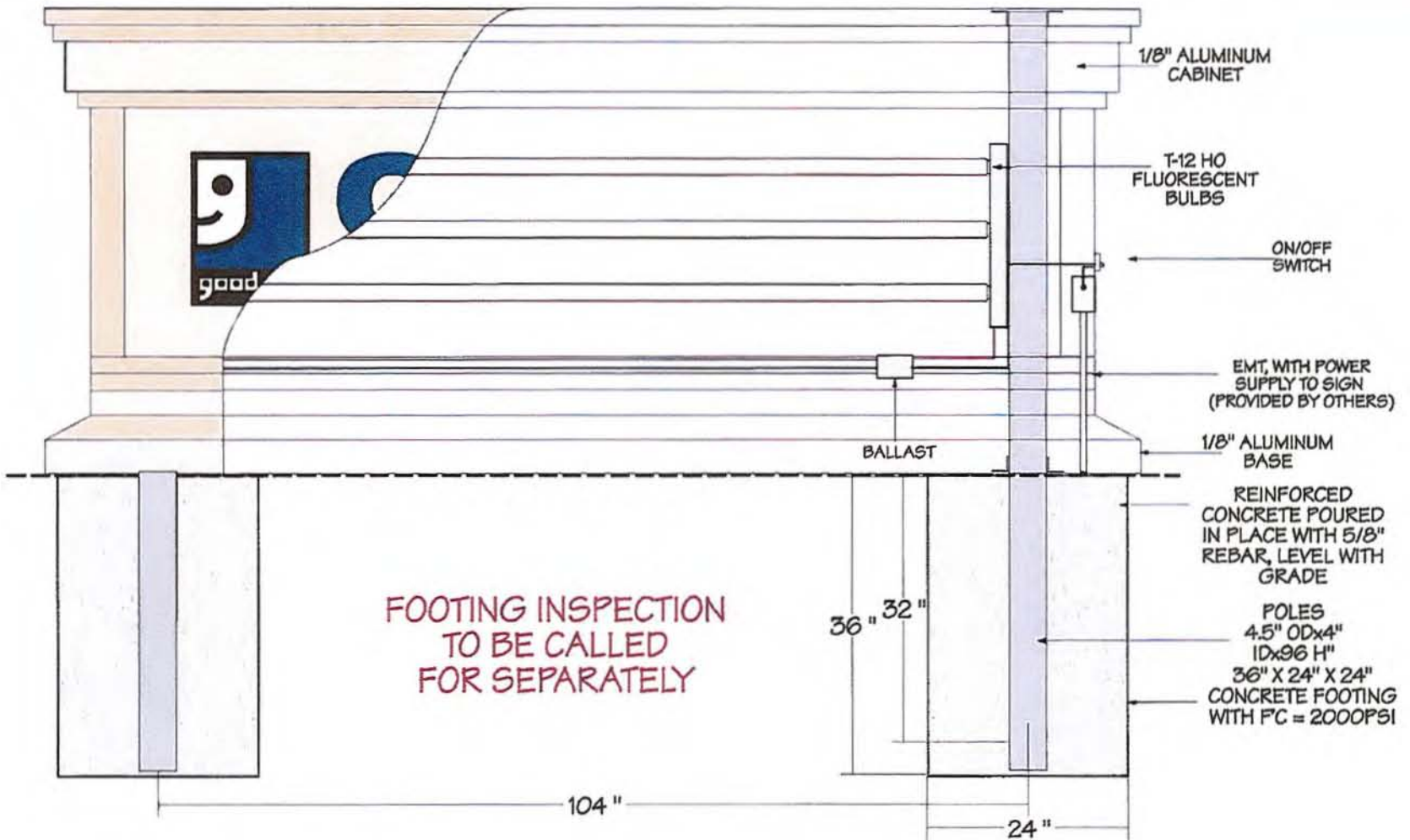
Approved w/ changes

Change & send again



1833 Portola Rd. Ste. F Ventura, CA 93003
 PHONE 805-477-0243 FAX 805-477-0245
 E-Mail: signaramaventura@sbcglobal.net

Please respond by e-mail, or fax to 805-477-0245



LANDLORD APPROVAL _____

Stanley Rothblat

Approved as is

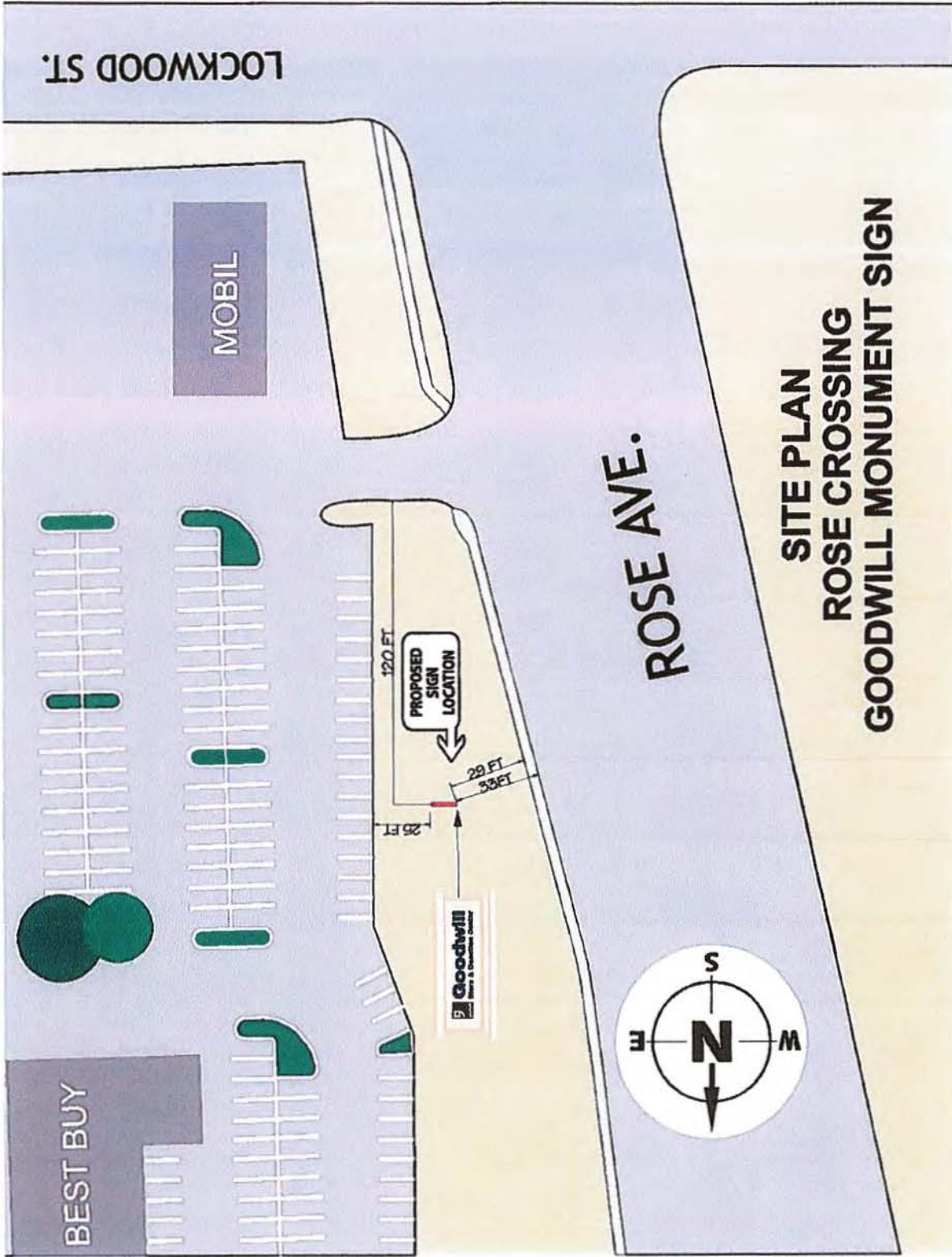
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**SITE PLAN
ROSE CROSSING
GOODWILL MONUMENT SIGN**

Stanley Rothbart

LANDLORD APPROVAL

Approved as is
 Approved w/ changes
 Change & send again

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 E-Mail: signarama@signarama.com



Please respond by e-mail or fax to ONE 477 0245