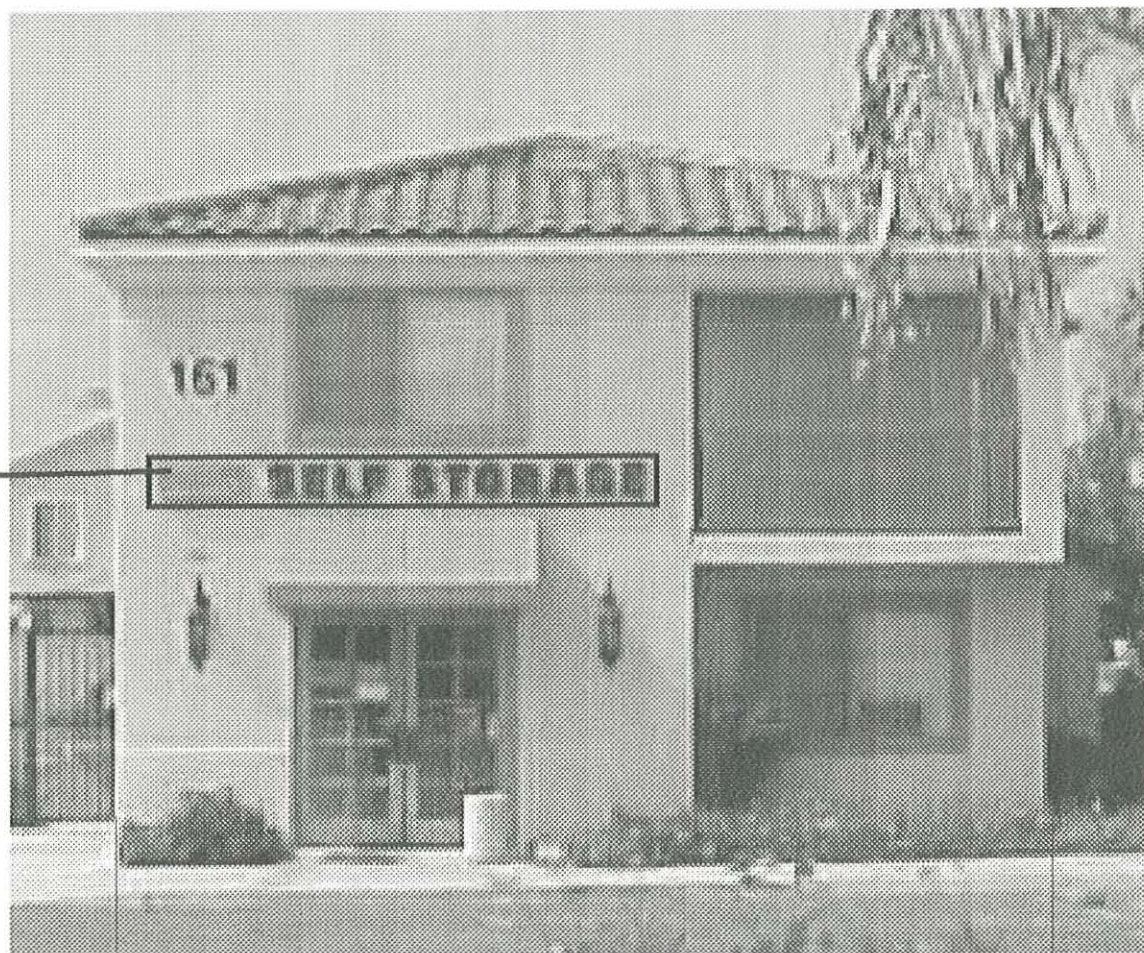


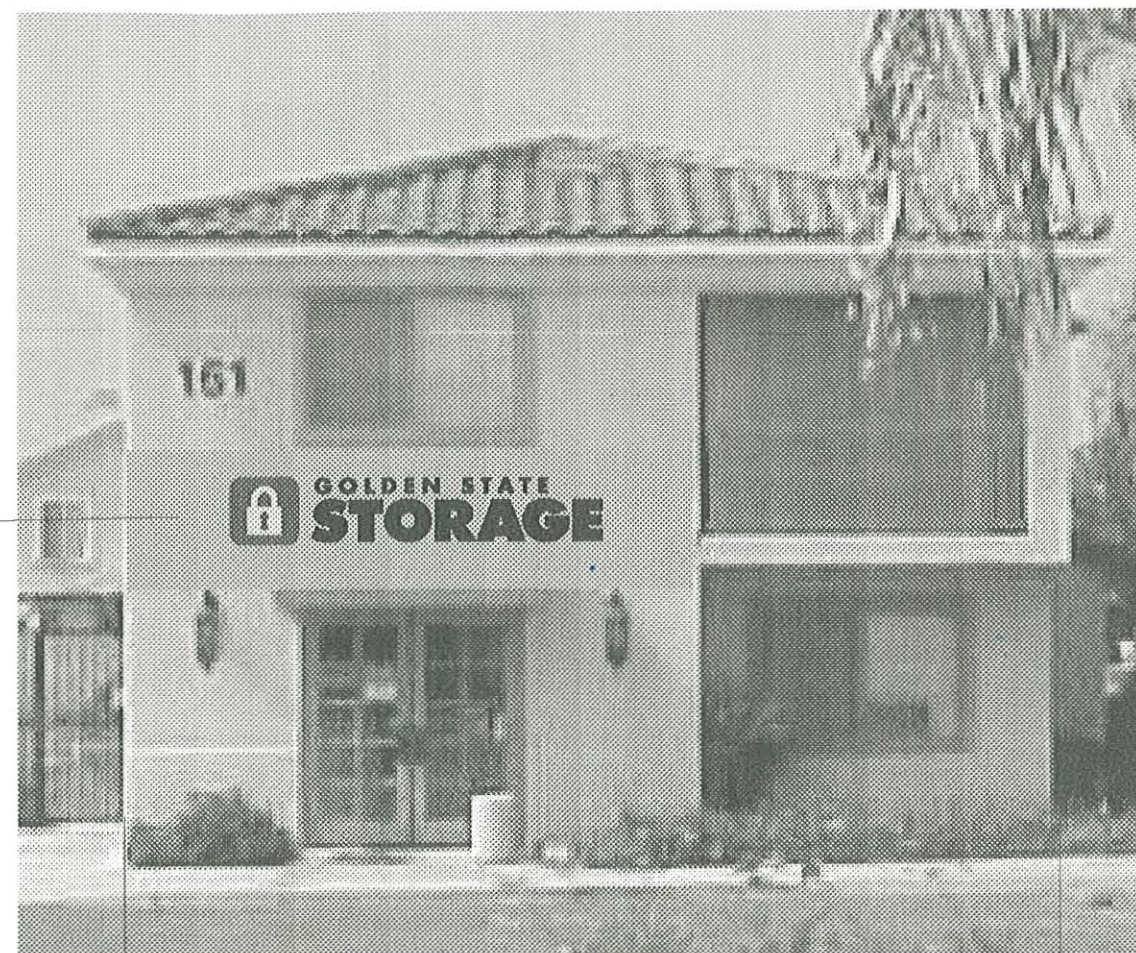
Storage Facility office elevation
Faces Plaza (South)



Sign Area

30' store front

Total existing sign area 18" x 16'=24 sq ft
Total allowable sign area (24 sq. ft)
Existing sign- illuminated channel letters and logo



Sign Area

30' store front

Total proposed sign area 24" x 12'=24 sq ft
Total allowable sign area (24 sq. ft)
proposed sign- illuminated channel letters and logo flush mounted to facia

Other sign types permitted as per plaza criteria

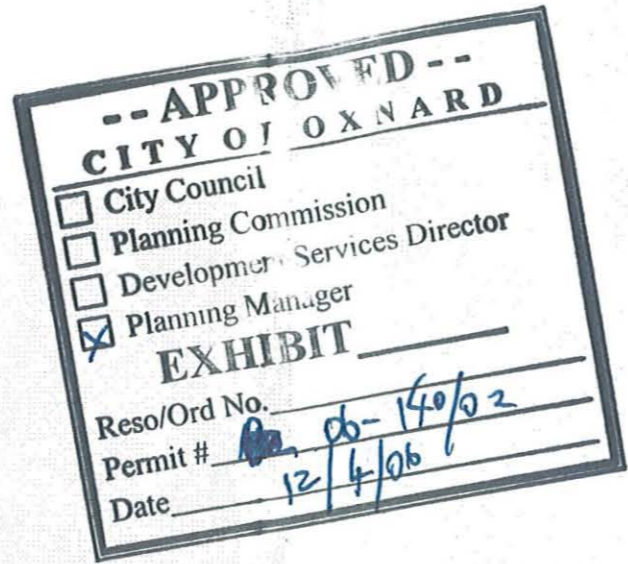
-- APPROVED --
CITY OF OXNARD

City Council
 Planning Commission
 Development Services Director
 Planning Manager

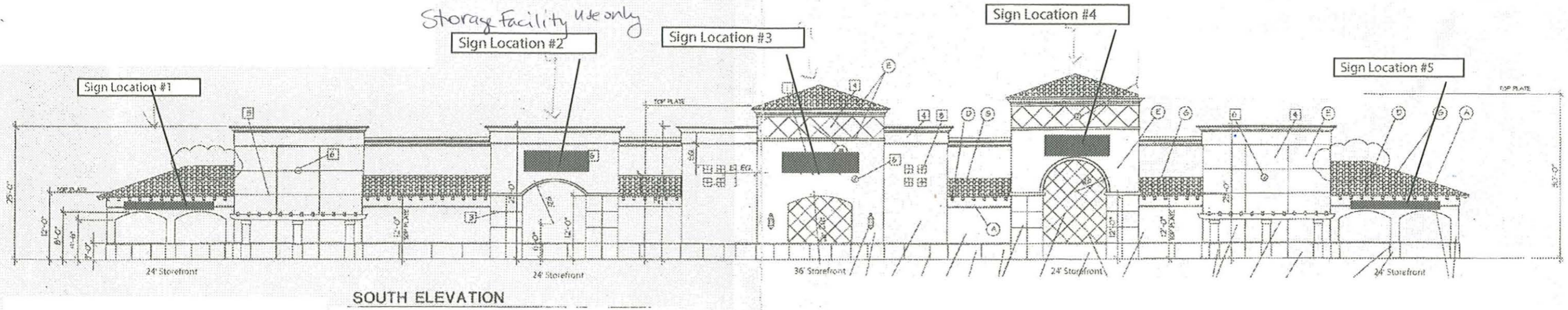
EXHIBIT

Reso/Ord No. _____
Permit # 06-140-02
Date 12/4/06

Sign Locations for storefronts
GoldenState Storage Plaza
Oxnard Blvd. and Gonzalez Rd.



5 Tenant store fronts plus Storage center,
 Tenant #1 16 Sq. Ft signage allowed
 Tenant #2 24 Sq. Ft signage allowed
 Tenant #3 36 Sq Ft signage allowed
 Tenant #4 24 Sq. Ft signage allowed
 Tenant #5 16 Sq. Ft signage allowed
 Total Use 116
 For Storage center signage see additional attached

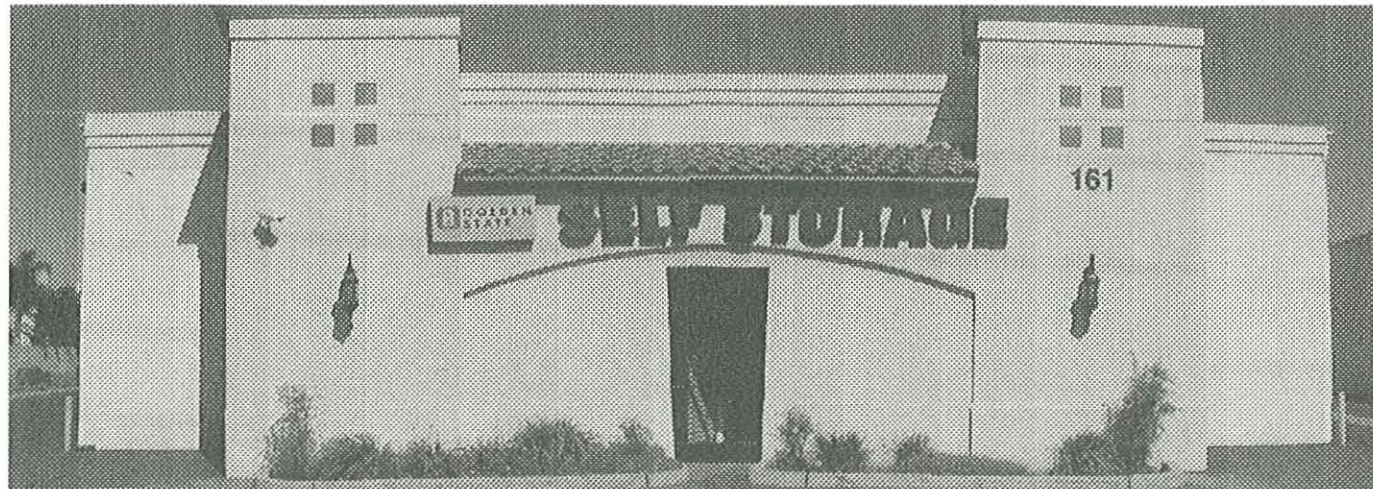


Side rear elevation (faces Oxnard Blvd. - West)
Storage facility signage

Designated sign area as shown for existing signage
24" channel letters up to 34' long graphic
total allowable 50' sq. ft

Sign type: Channel letters, internally illuminated with logo
other types of signs detailed in criteria permissible on this elevation

Existing



68' Frontage

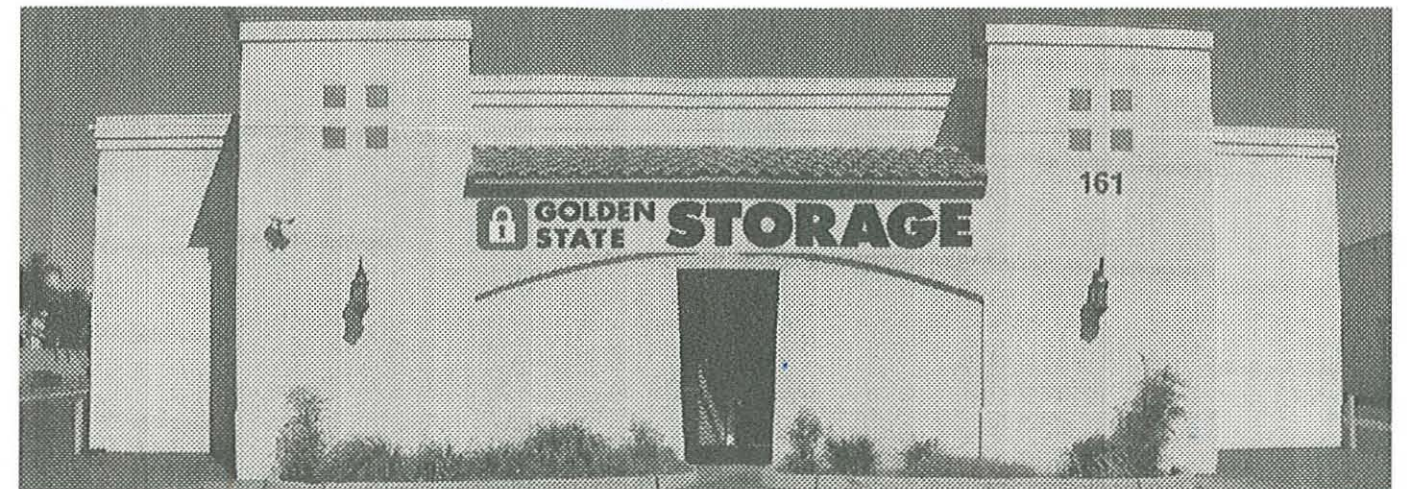
50 sq ft



25'

24"

Proposed



68' Frontage

34 sq ft



17'

24"

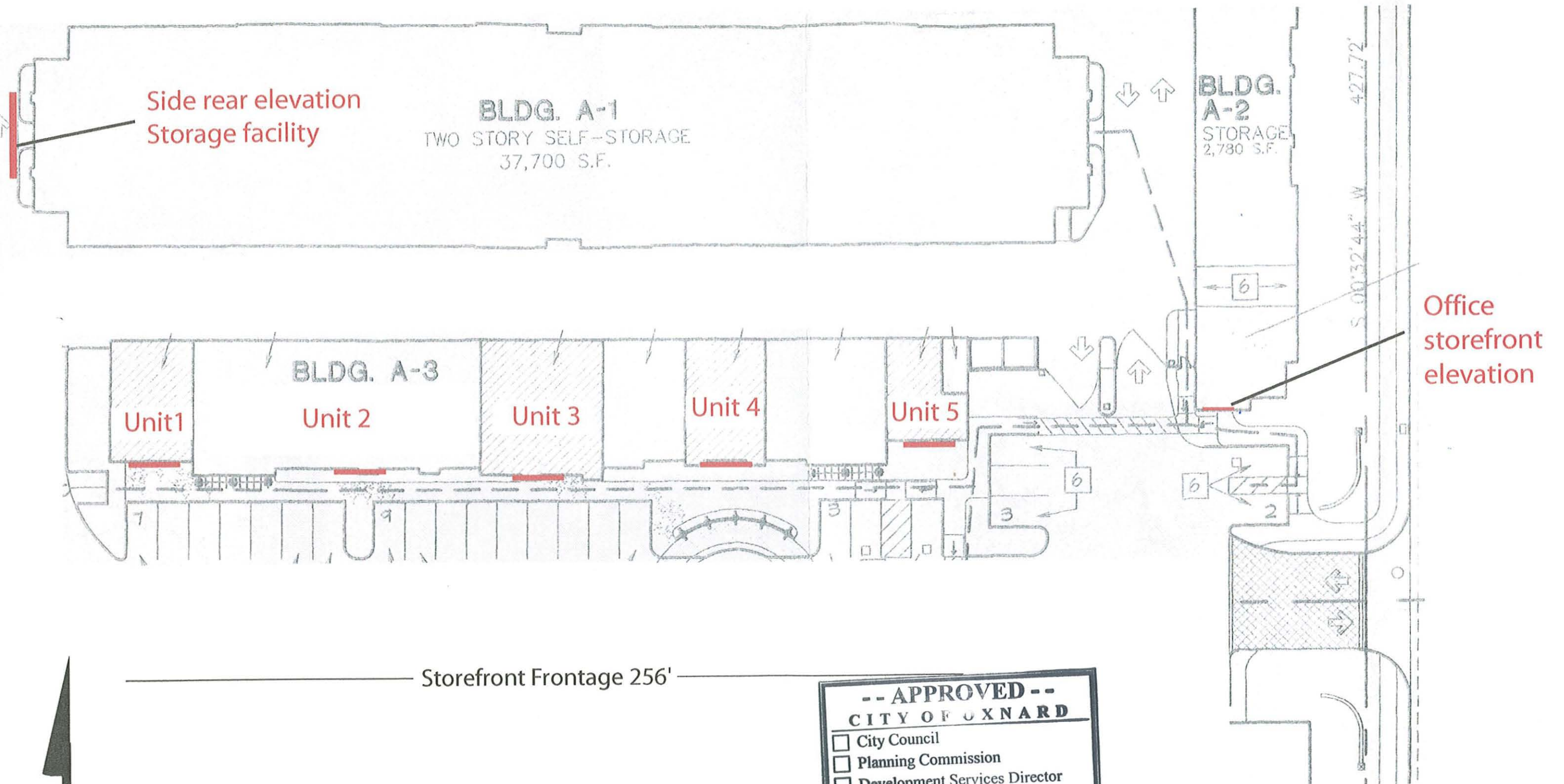
-- APPROVED --
CITY OF OXNARD

City Council
 Planning Commission
 Development Services Director
 Planning Manager

EXHIBIT _____

Reso/Ord No. _____
 Permit # _____
 Date _____

Site Plan Golden State Storage Plaza
Sign locations



Storefront Frontage 256'

-- APPROVED --
CITY OF OXNARD

- City Council
- Planning Commission
- Development Services Director
- Planning Manager

EXHIBIT _____

Reso/Ord No. _____

Permit # 06-140-02

Date 12/4/06

GOLDEN STATE PLAZA

October 9, 2006

A. INTRODUCTION

The following are the guidelines for the sign program at Golden State Plaza. Creativity and variety are highly encouraged within the scope of these criteria.

All signs shall be constructed and installed by licensed contractors using the highest quality materials and U.L. 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 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, stucco, tile paint, 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:

Golden State Self Storage
760 Paseo Camarillo, Suite 400
Camarillo, Ca 93010

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 these criteria.
3. All penetrations of this 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 these 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 a 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.

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 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 a roof shall be prohibited.

6. Temporary Sign

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

7. Wall Signs

No signs shall be located on perimeter wall except at low entry wall as approved by the City.

D. GENERAL REQUIREMENTS

- Individual tenants may choose from a variety of sign types. Box or cabinet signs are specifically excluded except where they are a subordinate part a of sign's design, i.e. logo box, etc. The dominant part of the sign must be of individually fabricated characters.
- Channel letters, front lit or halo lit are acceptable. Individual fabricated or cut-out letters with external spotlights, i.e. "Goosenecks", must be approved type and are paid for by the tenant as part of the cost of the sign.
- All finishes must be color fast and of the highest quality, automotive urethane, industrial grade enamels, or equivalent. Antique, mottled or patina finishes are highly encouraged. The use of non-ferrous materials, i.e. copper, bronze, etc., polished or otherwise is also highly encouraged.
- All sign elements, letters, logos, etc. shall be pin mounted from the wall with a minimum of a 3/4" offset unless otherwise approved by the landlord. This shall be achieved using a minimum of 1/4" diameter threaded rod or bolts with PVC spacers painted to match wall.
- No character shall have less than 3 attachment points. P.K. electrode housings are specifically prohibited. All penetrations shall be sealed and touched up with the wall color on which they are mounted.
- The total aggregate sign area shall not exceed .5 square feet for each lineal foot of building or 128 sq. feet. The allocations for the 5 signs are as follows:

Sign 1. =16 sq. feet

Sign 2 =24 sq. ft. Storage Facility Use Only

Sign 3 = 36 sq. ft.

Sign 4= 24 sq. ft

Sign 5= 16 sq. ft.

Total use is 116 Sq. ft.