

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SEABRIDGE

~ SOUTH ~

OXNARD, CA

| | |
|-------------------------------------|-------------------------------|
| -- APPROVED -- | |
| CITY OF OXNARD | |
| <input type="checkbox"/> | City Council |
| <input checked="" type="checkbox"/> | Planning Commission |
| <input type="checkbox"/> | Development Services Director |
| <input type="checkbox"/> | Planning Manager |
| EXHIBIT _____ | |
| Reso/Ord No. _____ | |
| Permit # 00-500-6 | |
| Date 1-15-2009 | |

INLINE TENANTS WALL SIGNS (GENERAL) SHOPS 'A' & SHOPS 'B' TENANTS (1ST FLOOR)

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Fabricated individual letters with opaque faces and internal halo lighting; exposed neon (on rheostat); routed metal or stone with concealed light source; fabricated letters with internally illuminated faces; fabricated individual letters with translucent colored acrylic faces and painted metal sides; or open pan channel with exposed neon; fabricated non-illuminated dimensional signs; Signage types not allowed are cabinet or box signs.

(Primary logos & Secondary lettering can be allowed as channel cabinets/boxes. Primary sign cannot be a cabinet. No cabinet signs allowed)

Types of illumination: Internal, external, non-illuminated, neon, LED, or exposed lighting.

SIGN LOCATIONS: Signs to be attached directly to building fascia.

MAXIMUM SIGN AREA: In general, One(1) square foot of signage per one(1) linear foot of building frontage: Maximum 50 sq. ft. allowed [16-608 (B)(7)(b)] - Which ever is less. Sign length cannot exceed 70% of fascia.

End Cap Tenants (with a second and/or third elevation): 0.5 square foot [16-608 (A)(2)] of signage per one(1) lineal foot of building frontage facing a pedestrian arcade/mall. Sign length cannot exceed 70% of fascia

**NOTE: See below for "stacked" sign copy/logo area calculation.*

QUANTITY ALLOWED: *1st Floor:* In-Line Tenants: One(1) per elevation; maximum two(2) per Tenant. (Or as allowed by this Sign Program)
End Cap Tenants: One(1) per elevation; maximum three(3) per Tenant. (Or as allowed by this Sign Program)

MAXIMUM LETTER HEIGHT: 24" Maximum when at or above 18'-0" from grade. (Minimum 15" letter height required. Except in the case the sign length exceeds 70% of the fascia. In which case, the letter height can be reduced as needed)

18" Maximum when at or below 15'-0" [16-608 (B)(4)] but not above 18'-0" from grade. (Minimum 14" letter height required. Except in the case the sign length exceeds 70% of the fascia. In which case, the letter height can be reduced as needed)

PRIMARY LOGO
MAXIMUM HEIGHT: One(1) Primary channel logo allowed per elevation. Logo not to exceed 30" in height. (Overall area of logo to be included in overall sign area)

SECONDARY CHANNEL LETTERING: One(1) set of Secondary channel lettering, other than the primary channel logo, is allowed. Secondary channel cannot exceed 25% of the overall sign area. Secondary channel lettering must be an integral part of the overall sign design, as shown in example below or as approved by Landlord & the City of Oxnard.

Example:



secondary channel lettering

MAXIMUM LETTER HEIGHT (STACKED SIGN COPY): 16" Maximum letter height. Overall "stack" height cannot exceed 36" in overall height. (Only 2-lines of stacked copy allowed)

STACKED COPY: Only Two(2) lines of copy may be stacked, including the use of a logo, but must keep to all guidelines contained within this Sign Program.

EXAMPLES OF STACKING:



STACKED SIGN AREA CALCULATION: Sign area shall be calculated using a 4 line method. Examples:

MOUNTING METHOD: All signs to be mounted flush to building fascia. (Wireways/Raceways allowed only with Landlord & City approval) See "Letter Sections (Allowed Attachments)" page A

LETTER STYLE: To be determined by Tenant, subject to Landlord approval.

COLORS & MATERIAL: To be determined by Tenant, subject to Landlord approval and the City of Oxnard.

NOTES: Tenants cannot combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation.
Tenants cannot allocate "Secondary" sq. ft. to "Primary" sq. ft. of sign

INLINE TENANTS WALL SIGNS (GENERAL) SHOPS 'B' TENANTS - (2ND FLOOR)

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Fabricated individual letters with opaque faces and internal halo lighting; exposed neon (on rheostat); routed metal or stone with concealed light source; fabricated letters with internally illuminated faces; fabricated individual letters with translucent colored acrylic faces and painted metal sides; or open pan channel with exposed neon; fabricated non-illuminated dimensional signs; Signage types not allowed are cabinet or box signs.
*(Primary logos & Secondary lettering can be allowed as channel cabinets/boxes.
Primary sign cannot be a cabinet. No cabinet signs allowed) Types of illumination: Internal, external, non-illuminated, neon, LED, or exposed lighting.*

SIGN LOCATIONS: Signs to be attached directly to building fascia. *(See elevation attachments)*

MAXIMUM SIGN AREA: In general, One(1) square foot of signage per one(1) linear foot of building frontage: Maximum 50 sq. ft. allowed [16-608 (B)(7)(b)] - Which ever is less.
**NOTE: Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.*
**NOTE: See below for "stacked" sign copy/logo area calculation.*

QUANTITY ALLOWED: *2nd Floor:* In-Line Tenants: One(1) per elevation; maximum two(2) per Tenant. *(Or as allowed by this Sign Program)*
End Cap Tenants: One(1) per elevation; maximum three(3) per Tenant. *(Or as allowed by this Sign Program)*

MAXIMUM LETTER HEIGHT: *For Tenants facias facing Victoria Ave:* 24" Maximum when at or above 25'-0" from 1st floor tenant finished grade.
*(Minimum 16" letter height required. Except in the case the sign length exceeds 70% of the fascia.
In which case, the letter height can be reduced as needed)*

For Tenant facias facing inside Marina & pedestrian walk-way: 24" Maximum when at or above 9'-0" from 2nd floor tenant's finished floor and allowable within fascia's sign area. (see elevations for "signable areas")
*(Minimum 14" letter height required. Except in the case the sign length exceeds 70% of the fascia.
In which case, the letter height can be reduced as needed)*

PRIMARY LOGO
MAXIMUM HEIGHT: One(1) Primary channel logo allowed per elevation. Logo not to exceed 30" in height. *(Overall area of logo to be included in overall sign area)*

SECONDARY CHANNEL LETTERING: One(1) set of Secondary channel lettering, other than the primary channel logo, is allowed. Secondary channel cannot exceed 25% of the overall sign area. Secondary channel lettering must be an integral part of the overall sign design, as shown in example below or as approved by Landlord & the City of Oxnard.



MAXIMUM LETTER HEIGHT (STACKED SIGN COPY): 16" Maximum letter height. Overall "stack" height cannot exceed 36" in overall height. *(Only 2-lines of stacked copy allowed)*

STACKED COPY: Only Two(2) lines of copy may be stacked, including the use of a logo, but must keep to all guidelines contained within this Sign Program.

EXAMPLES OF STACKING:



STACKED SIGN AREA CALCULATION: Sign area shall be calculated using a 4 line method. *Examples:*

The image shows four diagrams illustrating the 4-line method for calculating stacked sign area. Each diagram shows a sign with a height of 4 units and a width of 2 units. The sign contains a circle and a horizontal line. The diagrams show different ways the sign is stacked, with the height of the sign being 4 units and the width being 2 units. The diagrams are labeled with numbers 1, 2, 3, and 4.

MOUNTING METHOD: All signs to be mounted **flush** to building fascia. *(Wireways/Raceways allowed only with Landlord & City approval) See "Letter Sections (Allowed Attachments)" page A*

LETTER STYLE: To be determined by Tenant, subject to Landlord approval.

COLORS & MATERIAL: To be determined by Tenant, subject to Landlord approval and the City of Oxnard.

NOTES: Tenants cannot combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation.
Tenants cannot allocate "Secondary" sq. ft. to "Primary" sq. ft. of sign

TOWER TENANT/END-CAP TENANTS WALL SIGNS (A-160 & B-190 TENANTS ONLY)

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Fabricated individual letters with opaque faces and internal halo lighting; exposed neon (on rheostat); routed metal or stone with concealed light source; fabricated letters with internally illuminated faces; fabricated individual letters with translucent colored acrylic faces and painted metal sides; or open pan channel with exposed neon; fabricated non-illuminated dimensional signs; Signage types not allowed are cabinet or box signs.
*(Primary logos & Secondary lettering can be allowed as channel cabinets/boxes.
Primary sign cannot be a cabinet. No cabinet signs allowed)* Types of illumination: Internal, external, non-illuminated, neon, LED, or exposed lighting.

LOCATION: Tower face: grade to top of sign is maximum 28'-0"

MAXIMUM SIGN AREA: One(1) square foot of signage per one(1) lineal foot of building frontage: Maximum 50 square feet, but not to exceed 10% of fascia.
Second and/or third elevation (if applicable): 0.5 square foot of signage per one(1) lineal foot of building frontage facing a pedestrian arcade/mall, but not to exceed 10% of fascia.

QUANTITY ALLOWED: One(1) per tenant on tower (if/when applicable); Tenants A-160 & B-190

MAXIMUM LETTER HEIGHT: To be determined by sign area.

PRIMARY LOGO MAXIMUM HEIGHT: One(1) Primary channel logo allowed per elevation. Logo not to exceed 30" in height. *(Overall area of logo to be included in overall sign area)*

SECONDARY CHANNEL LETTERING: One(1) set of Secondary channel lettering, other than the primary channel logo, is allowed. Secondary channel cannot exceed 25% of the overall sign area. Secondary channel lettering must be an integral part of the overall sign design, as shown in example below or as approved by Landlord & the City of Oxnard.



STACKED COPY: Only Two(2) lines of copy may be stacked, including the use of a logo, but must keep to all guidelines contained within this Sign Program.



STACKED SIGN AREA CALCULATION: Sign area shall be calculated using a 4 line method. Examples:

MOUNTING METHOD: All signs to be mounted flush to building fascia. *(Wireways/Raceways allowed only with Landlord & City approval) See "Letter Sections (Allowed Attachments)" page A*

LETTER STYLE: To be determined by Tenant, subject to Landlord approval.

COLORS & MATERIAL: To be determined by Tenant, subject to Landlord approval and the City of Oxnard.

NOTE: Tenants cannot combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation.

SHOPS "A" TENANT (1ST FLOOR) WALL SIGNS

DATE: 03.01.07

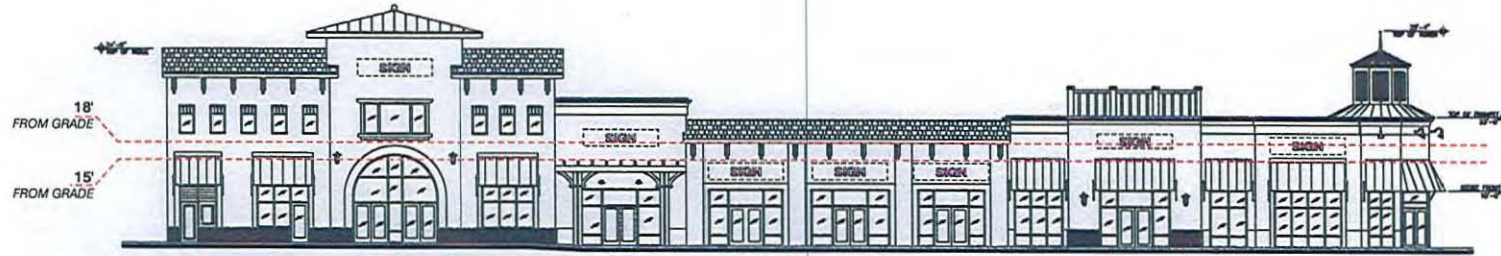
****NOTE:** FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS.
THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED
AS OUTLINED WITHIN THIS SIGN PROGRAM.

REVISION NO.: (8) 01.05.09

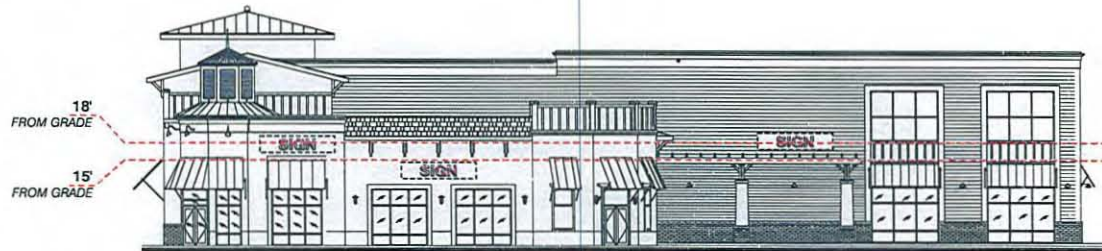
DESIGNER: JR

SCALE: 1/32"=1'-0"

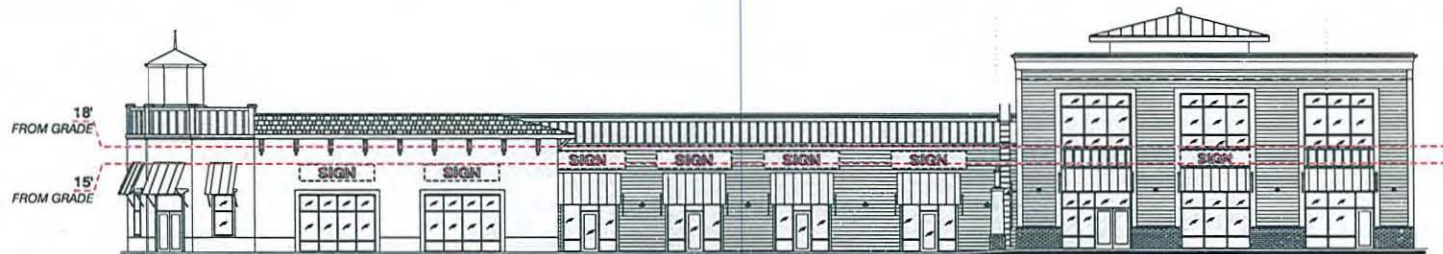
DESIGN NO.: 07.1006



EAST ELEVATION - FACING VICTORIA AVE.



NORTH ELEVATION - FACING PEDESTRIAN PLAZA



WEST ELEVATION - FACING MARINA

SHOPS "B" TENANT (1ST FLOOR) WALL SIGNS

DATE: 03.01.07

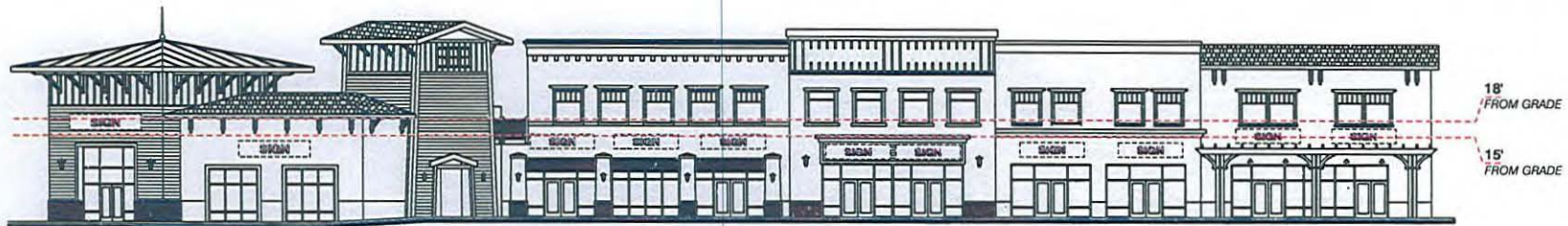
****NOTE:** FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS.
THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED
AS OUTLINED WITHIN THIS SIGN PROGRAM.

REVISION NO.: (8) 01.05.09

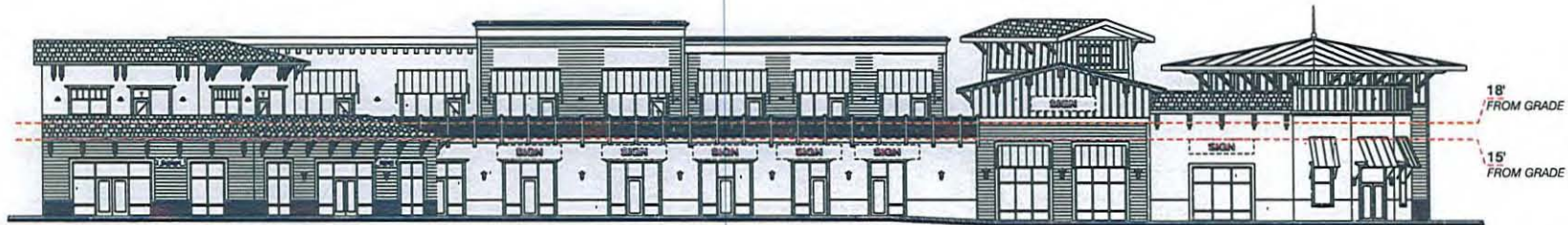
DESIGNER: JR

SCALE: 1/32"=1'-0"

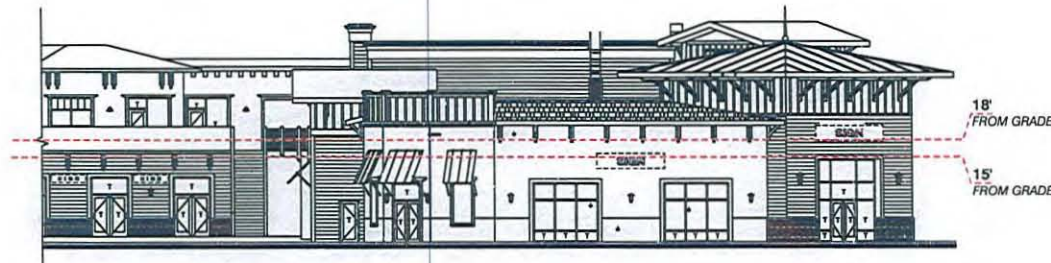
DESIGN NO.: 07.1006



EAST ELEVATION - FACING VICTORIA AVE.



WEST ELEVATION - FACING MARINA



SOUTH ELEVATION - FACING PEDESTRIAN PLAZA

SHOPS "B" TENANTS (2ND FLOOR) WALL SIGNS

DATE: 03.01.07

****NOTE:** FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS.
THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED
AS OUTLINED WITHIN THIS SIGN PROGRAM.

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: 1/32"=1'-0"

DESIGN NO.: 07.1006

PRIMARY SIGN PLACEMENTS

FOUR(4) PRIMARY TENANT SIGNS, MUST NOT EXCEED 90 SQ. FT.



EAST ELEVATIONS - FACING VICTORIA AVE.

OPTIONAL SIGN PLACEMENTS

THIS OPTION ALLOWS FOR NINE(9) TENANT SIGNS. SIGNS MUST NOT EXCEED 90 SQ. FT.



EAST ELEVATIONS - FACING VICTORIA AVE.

SHOPS "B" TENANTS WALL SIGNS (2ND FLOOR ONLY)

DATE: 03.01.07

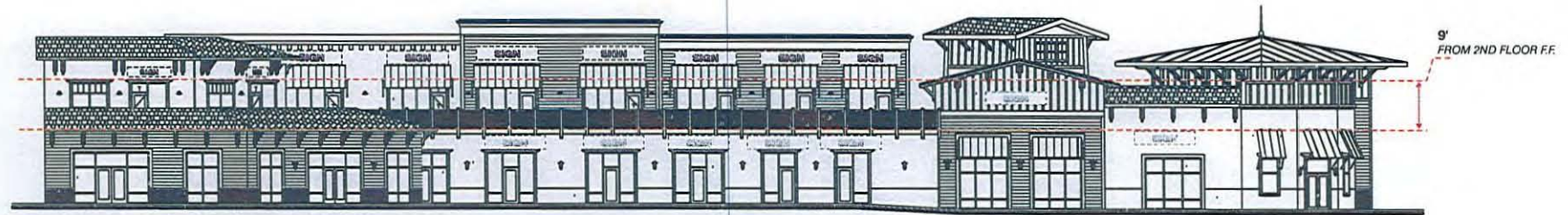
****NOTE:** FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS.
THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED
AS OUTLINED WITHIN THIS SIGN PROGRAM.

REVISION NO.: (8) 01.05.09

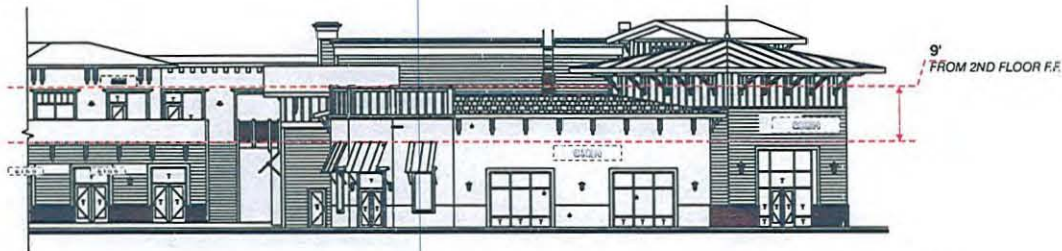
DESIGNER: JR

SCALE: 1/32"=1'-0"

DESIGN NO.: 07.1006



WEST ELEVATION - FACING MARINA



SOUTH ELEVATION - FACING PEDESTRIAN PLAZA

CENTER MONUMENT SIGN (EXISTING)

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Aluminum construction with external illumination. Tenant panels to have routed-out push-through logos/copy.

MAXIMUM SIGN AREA: 50 square feet.

MAXIMUM HEIGHT: 3'-6" high X 8'-0" long overall.

QUANTITY ALLOWED: One(1)

LETTER STYLE: Nationally recognized Corporation letter and logo style or style as approved by municipality and owner.

COLORS: Nationally recognized Corporation colors or colors as approved by municipality and owner.

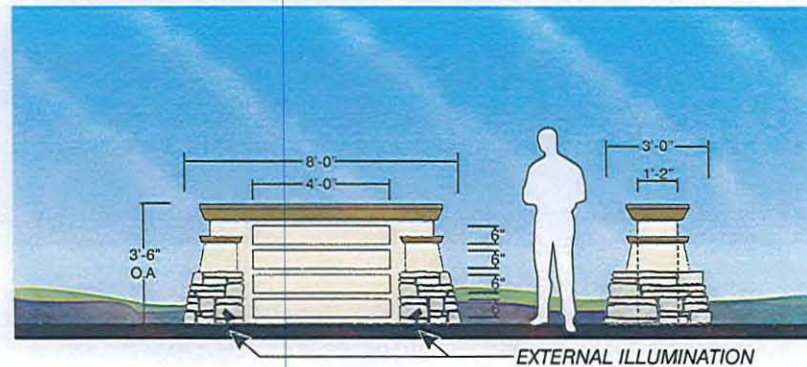
COLOR & MATERIAL SCHEDULE:

FABRICATED ALUMINUM
WITH SMOOTH FINISH
PAINTED WITH
ICI - 821
HONEYMOON

FABRICATED ALUMINUM
WITH TEXTURED FINISH
(WELDED SEAMS)
PAINTED WITH
ICI - 937
SPRING BLOSSOM

FABRICATED ALUMINUM CORNICE
WITH TEXTURED FINISH
(WELDED SEAMS)
PAINTED WITH
ICI-462
WESTERN TRAIL

CULTURED LEDGESTONE
ON BASE TO MATCH
"CULTURED STONE"
LIMESTONE IN
CHARDONNAY



MATERIALS:

FABRICATED TEX-COATED
ALUMINUM CONSTRUCTION

FOUR(4) ALUMINUM
PAN CHANNEL TENANT PANELS

EXTERNAL ILLUMINATION BY
FLUORESCENT LAMPS

3'-6" DOUBLE-FACE MONUMENT SIGN - ONE(1) REQUIRED

SCALE: 3/16" = 1'-0"

NOTE: THIS IS AN EXTERNALLY ILLUMINATED SIGN.

ALLOWED ATTACHMENTS

(TO BE USED WHEN APPROPRIATE ON A PER TENANT BASIS*)

*UPON APPROVAL BY LANDLORD & CITY OF OXNARD

DATE: 03.01.07

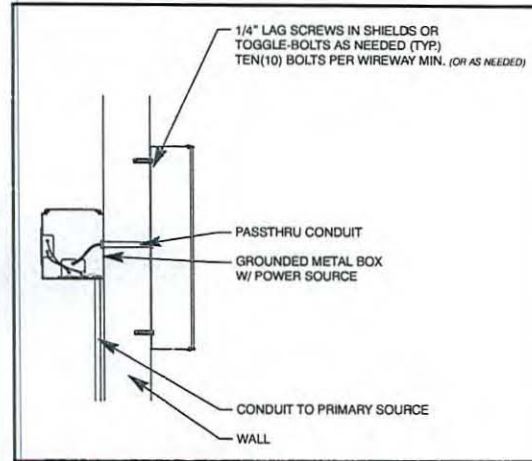
REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

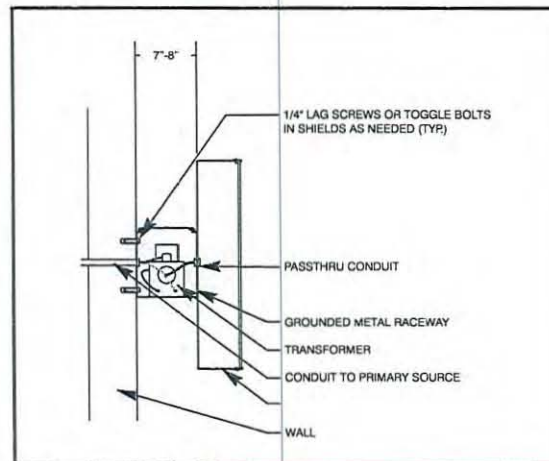
FLUSH MOUNTED LETTERS/LOGO (PRIMARY MOUNTING TECHNIQUE)



TYPICAL LETTER/LOGO FLUSH MOUNTED TO WALL DETAIL

INDIVIDUAL LETTERS & LOGOS EACH MOUNTED FLUSH DIRECTLY TO THE WALL

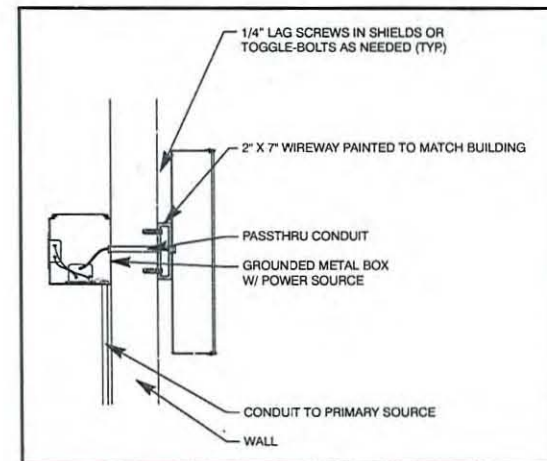
RACEWAY & WIREWAY MOUNTING OF LETTERS/LOGO (THIS IS ONLY TO BE USED WITH LANDLORD & THE CITY OF OXNARD APPROVALS)



TYPICAL LETTER/LOGO ON "TYPICAL" RACEWAY DETAIL

THIS METHOD MINIMIZES PENETRATIONS THROUGH THE WALL,
WHILE PROJECTING THE SIGN OFF THE WALL

POWER IS HOUSED INSIDE RACEWAY.
(RACEWAY WOULD BE PAINTED TO MATCH BUILDING COLOR)



TYPICAL LETTER/LOGO ON WIREWAY DETAIL

THIS METHOD MINIMIZES PENETRATIONS INTO THE WALL
WITHOUT THE BULKY PROJECTION OF A "TYPICAL" RACEWAY.

POWER IS HOUSED ON INSIDE OF WALL.
(WIREWAY SHOULD BE PAINTED TO MATCH BUILDING COLOR)

TYPICAL ILLUMINATED LETTER & LOGO SECTIONS

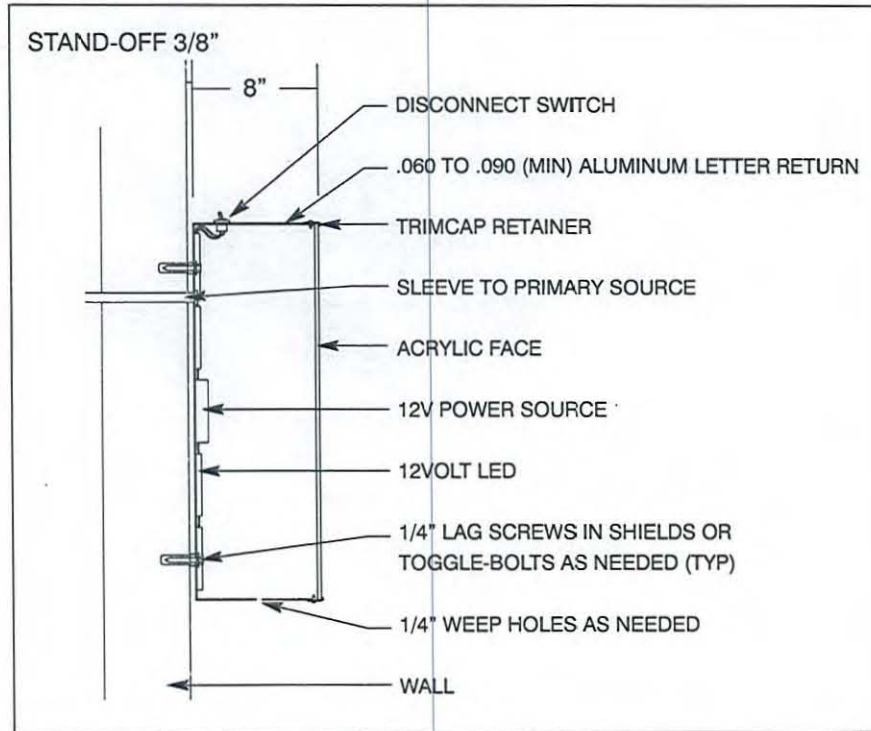
DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

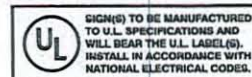
DESIGN NO.: 07.1006



TYPICAL 12 VOLT LETTER & LOGO SECTION

TYPE: DIRECT ILLUMINATION ILLUMINATION: LED

SECTION EXAMPLES



TYPICAL REMOTE ILLUMINATED LETTER & LOGO SECTIONS

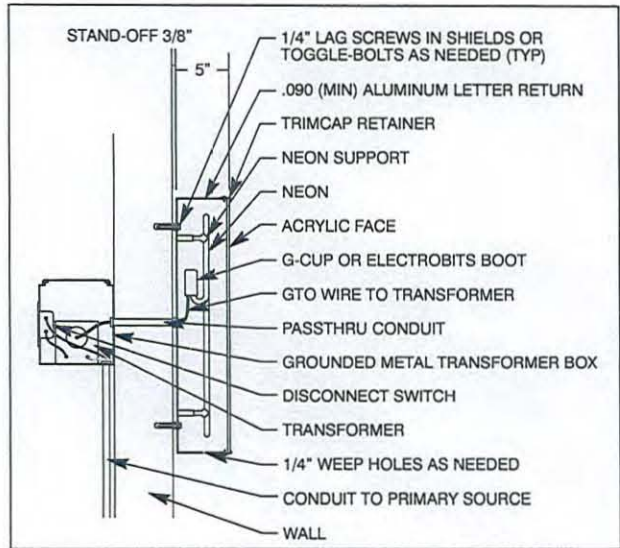
DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

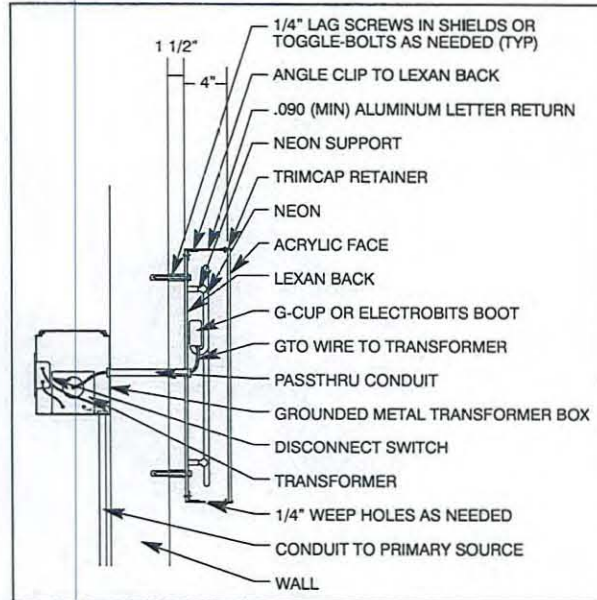
SCALE: N/A

DESIGN NO.: 07.1006



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

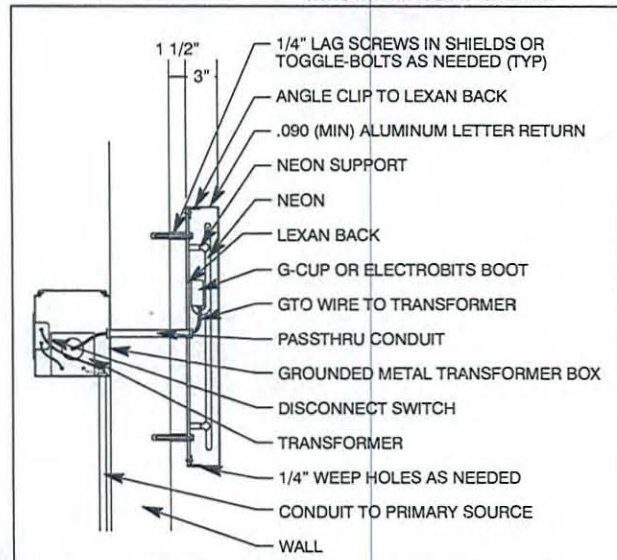
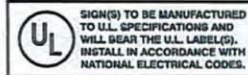
TYPE: DIRECT ILLUMINATION ILLUMINATION: NEON



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: DIRECT / INDIRECT(HALO) ILLUMINATION ILLUMINATION: NEON

SECTION EXAMPLES



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: INDIRECT(HALO) ILLUMINATION ILLUMINATION: NEON

PROJECT SITE PLAN SHOPS A & B 1ST FLOOR TENANTS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

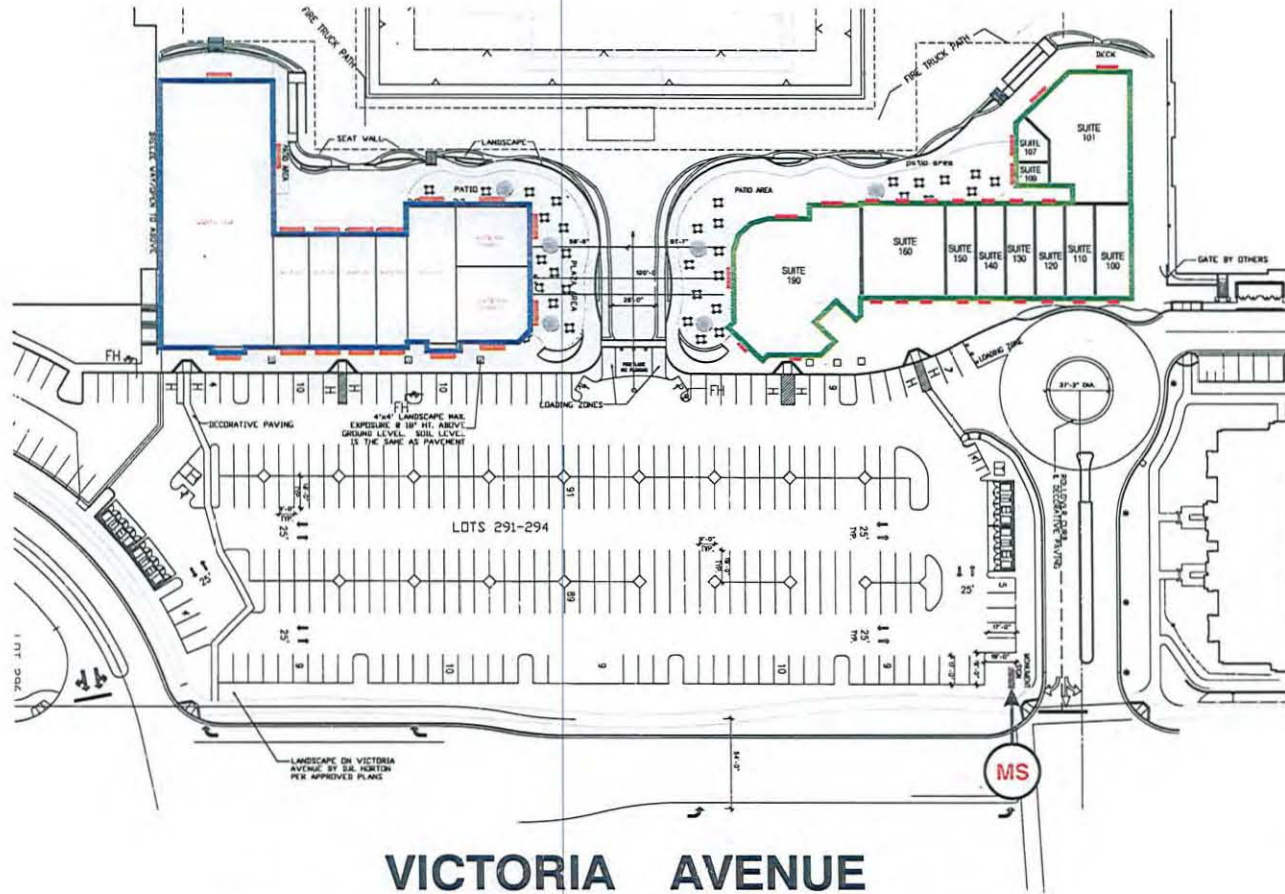
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

| LEGEND: | Item |
|--------------------|------|
| MONUMENT SIGN..... | |
| WALL SIGNS..... | |
| SHOPS "A"..... | |
| SHOPS "B"..... | |

**NOTE: Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.*



VICTORIA AVENUE

SITE PLAN

SCALE: N.T.S.



SHOPS "A" TENANTS (1ST FLOOR) SIGNS LOCATIONS

DATE: 03.01.07

NOTE:
EXACT LOCATIONS OF SIGNS TO BE DETERMINED AND APPROVED BY LANDLORD.

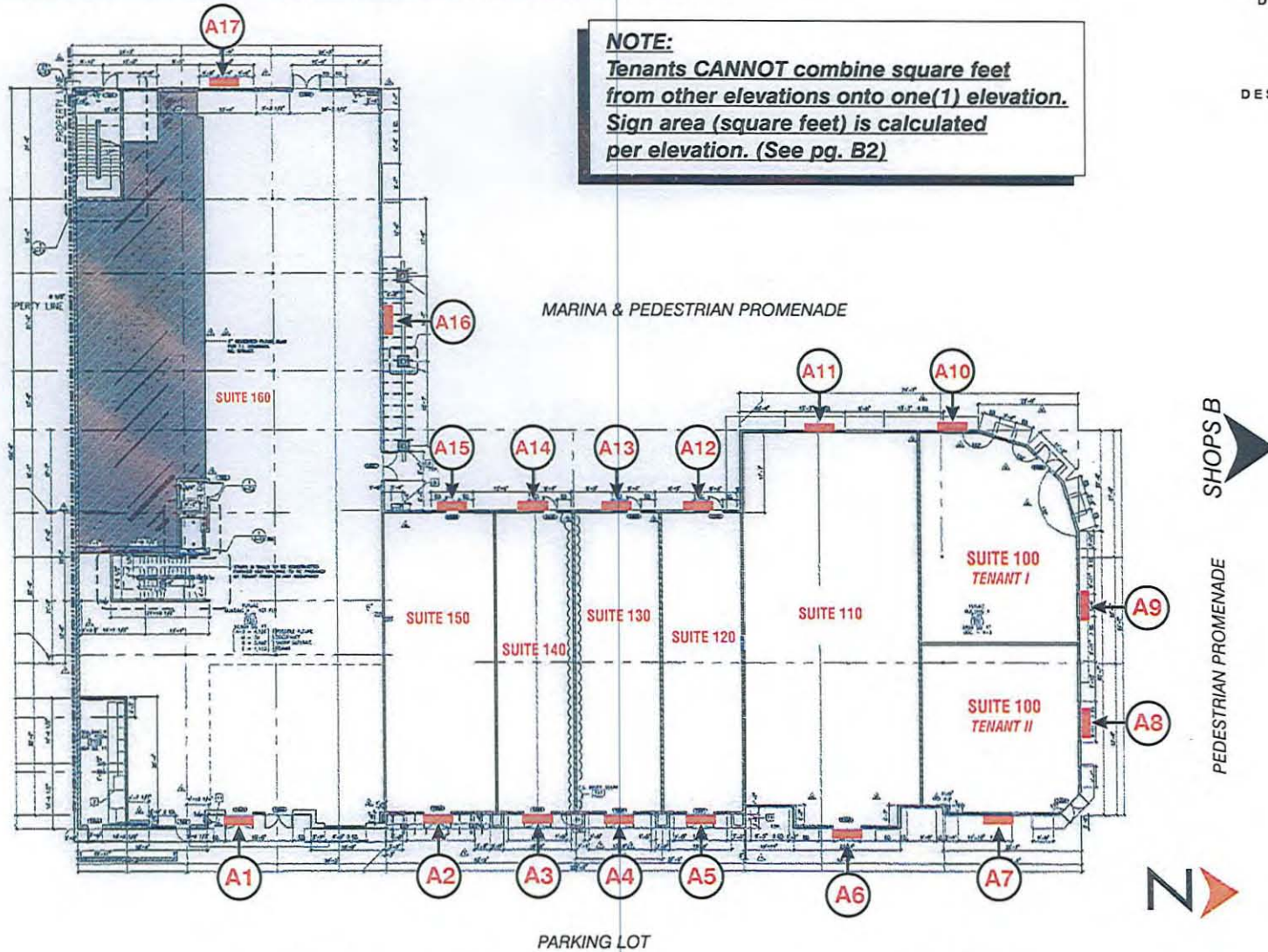
REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE:
Tenants **CANNOT** combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation. (See pg. B2)



1ST FLOOR PLAN - SHOPS A

SCALE: N.T.S.

SHOPS "A" TENANTS (1ST FLOOR) ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE:

Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (see diagram below)

SEE SITE PLAN
FOR REFERENCE

SHOPS "A"

| Tenant Suite | Linear Store Front | Factor | Maximum Sign Area Allowed (Per Tenant Per Elevation) | TOTAL ² Tenant Sign Area | Primary Sign Locations | TOTAL number of signs allowed <i>One(1) per elevation</i> |
|------------------|--------------------|--------|---|---|---------------------------|--|
| 160 | East - 68' - 3" | x 1 | East - 50.00 sq. ft. | 134 sq. ft. | A1 A16 A17 | Three(3) |
| | North - 159' - 9" | x 0.5 | North - 50.00 sq. ft. | | | |
| | West - 68' - 3" | x 0.5 | West - 34.00 sq. ft. | | | |
| 150 | East - 21' - 8" | x 1 | East - 21.66 sq. ft. | 32.49 sq. ft. | A2 A15 | Two(2) |
| | West - 21' - 8" | x 0.5 | West - 10.83 sq. ft. | | | |
| 140 | East - 20' - 6" | x 1 | East - 20.50 sq. ft. | 30.75 sq. ft. | A3 A14 | Two(2) |
| | West - 20' - 6" | x 0.5 | West - 10.25 sq. ft. | | | |
| 130 | East - 18' - 8" | x 1 | East - 18.66 sq. ft. | 28.00 sq. ft. | A4 A13 | Two(2) |
| | West - 18' - 8" | x 0.5 | West - 9.33 sq. ft. | | | |
| 120 | East - 18' - 6" | x 1 | East - 19.00 sq. ft. | 38.00 sq. ft. | A5 A12 | Two(2) |
| | West - 18' - 6" | x 0.5 | West - 19.00 sq. ft. | | | |
| 110 | East - 43' - 11" | x 1 | East - 43.91 sq. ft. | 65.86 sq. ft. | A6 A11 | Two(2) |
| | West - 43'-11" | x 0.5 | West - 21.95 sq. ft. | | | |
| 100' TENANT I | East - 30' - 5" | x 1 | East - 30.42 sq. ft. | 58.84 sq. ft. | A9 A10 | Two(2) |
| | North - 56' - 10" | x 0.5 | North - 28.42 sq. ft. | | | |
| TENANT II | West - 42' - 0" | x 0.5 | West - 21.00 sq. ft. | 33.50 sq. ft. | A7 A8 | Two(2) |
| | North - 25' - 0" | x 0.5 | North - 12.50 sq. ft. | | | |

¹ ACCORDING TO PROJECT SITEPLAN THIS TENANT IS SPLIT. IN THE EVENT THAT THIS SHOULD BECOME ONE(1) SINGLE TENANT SPACE, ONLY ONE(1) SIGN IS ALLOWED ON THE NORTH ELEVATION. OTHERWISE, EACH TENANT IS ALLOWED ONE(1) SIGN PER THE LENGTH OF THEIR LEASE SPACE.

As regulated by this sign program & must be followed

² Each façade NOT TO EXCEED (NTE) 300 sq. ft. TOTAL

TOTAL Sq. Ft. each façade direction

| | |
|-------|--------|
| North | 90.92 |
| East | 204.15 |
| West | 126.36 |

SHOPS "B" TENANTS (1ST FLOOR) SIGNS LOCATIONS

DATE: 03.01.07

NOTE:

EXACT LOCATIONS OF SIGNS TO BE DETERMINED AND APPROVED BY LANDLORD.

REVISION NO.: (8) 01.05.09

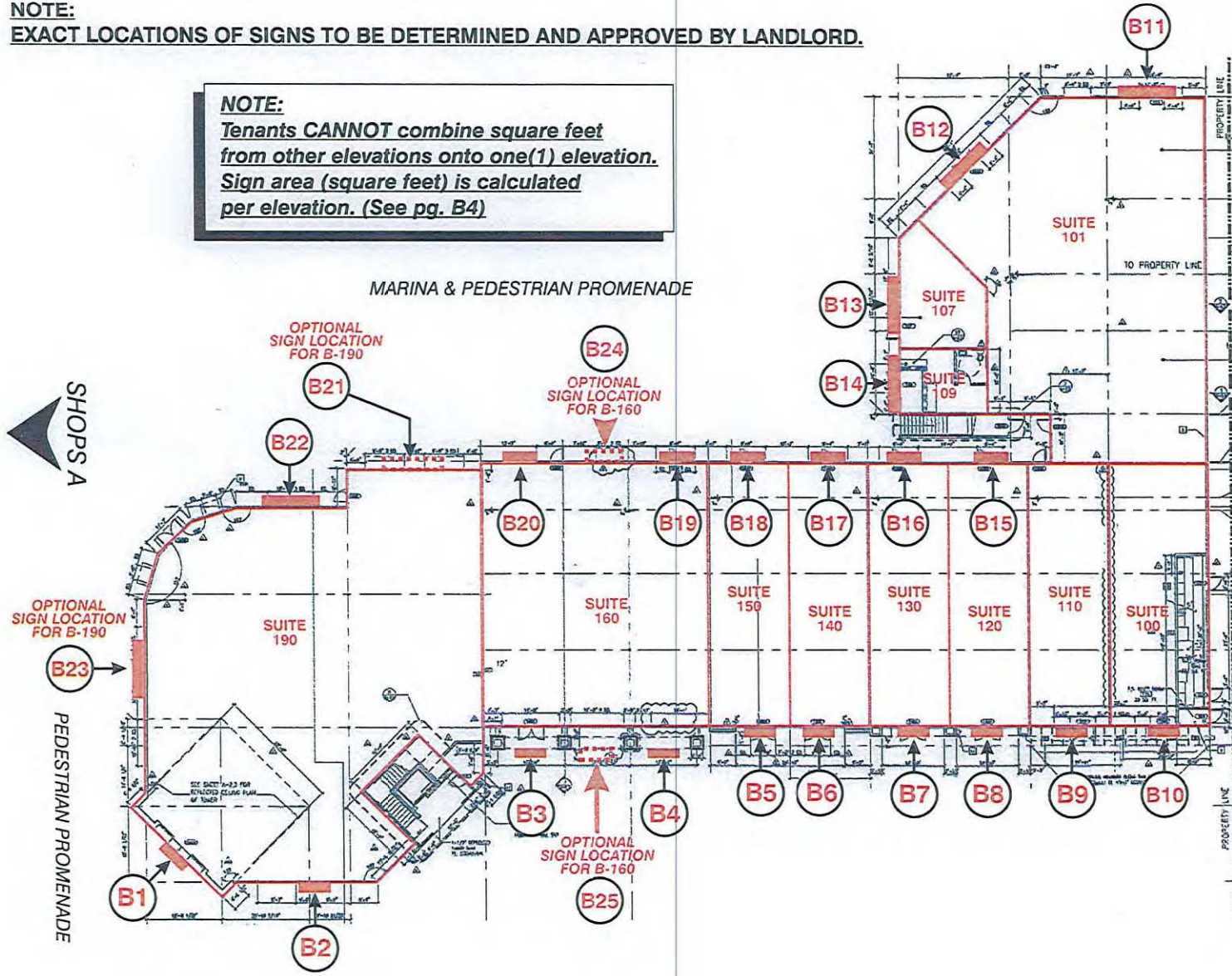
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE:

Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (See pg. B4)



SHOPS "B" TENANTS (1ST FLOOR) ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

**NOTE: Tenants CANNOT combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation. (see diagram below)**

SHOPS "B" (1ST FLOOR)

SEE SITE PLAN
FOR REFERENCE

| Tenant Suite | Linear Store Front | Factor | Maximum Sign Area Allowed (Per Tenant Per Elevation) | TOTAL ² Tenant Sign Area | TOTAL number of signs allowed One(1) per elevation | Primary Sign Location | Optional Sign Location ¹ |
|--------------|---------------------|--------|---|---|---|-----------------------|--|
| 190 | West - 78'-4" | x .5 | West - 39.16 sq. ft. | 108.16 sq. ft. | Three(3) | B1 B2 B22 | B23 B21 |
| | South - 36' - 0" | x .5 | South - 19.00 sq. ft. | | | | |
| | East - 78' - 4" | x 1 | East - 50.00 sq. ft. | | | | |
| 160 | West - 47' - 0" | x .5 | West - 23.50 sq. ft. | 70.50 sq. ft. | Two(2) | B3 B4 B19 B20 | B24 B25 |
| | East - 47' - 0" | x 1 | East - 47.00 sq. ft. | | | | |
| 150 | West - 19' - 0" | x .5 | West - 9.50 sq. ft. | 28.50 sq. ft. | Two(2) | B5 B18 | NONE |
| | East - 19' - 0" | x 1 | East - 19.00 sq. ft. | | | | |
| 140 | West - 19' - 0" | x .5 | West - 9.50 sq. ft. | 28.50 sq. ft. | Two(2) | B6 B17 | NONE |
| | East - 19' - 0" | x 1 | East - 19.00 sq. ft. | | | | |
| 130 | West - 18' - 0" | x .5 | West - 9.00 sq. ft. | 27.00 sq. ft. | Two(2) | B7 B16 | NONE |
| | East - 18' - 0" | x 1 | East - 18.00 sq. ft. | | | | |
| 120 | West - 18' - 0" | x .5 | West - 9.00 sq. ft. | 27.00 sq. ft. | Two(2) | B8 B15 | NONE |
| | East - 18' - 0" | x 1 | East - 18.00 sq. ft. | | | | |
| 110 | East - 18' - 0" | x 1 | East - 18.00 sq. ft. | 18.00 sq. ft. | One(1) | B9 | NONE |
| 100 | East - 21' - 0" | x 1 | East - 21.00 sq. ft. | 21.00 sq. ft. | One(1) | B10 | NONE |
| 101 | South(1) - 49' - 0" | x .5 | South(1) - 24.50 sq. ft. | 34.87 sq. ft. | One(1) | B11 OR B12 | NONE |
| | South(2) - 20' - 9" | x .5 | South(2) - 10.37 sq. ft. | | | | |
| 107 | South - 24' - 0" | x .5 | South - 12.00 sq. ft. | 12.00 sq. ft. | One(1) | B13 | NONE |
| 109 | South - 15' - 0" | x 1 | West - 15.00 sq. ft. | 15.00 sq. ft. | One(1) | B14 | NONE |

¹Optional sign location is designated as an optional placement for One(1) sign, only if Primary Sign location(s) is not suitable to Tenant and/or Landlord. "Optional" locations for signs is NOT an additional signage space for that tenant. Quantity of signs & sign areas regulated by this sign program must be followed.

²Each façade NOT TO EXCEED 300 sq. ft. TOTAL Including 2nd floor tenants on each façade (2nd floor tenants on separate sign criteria)

TOTAL Sq. Ft. each façade direction

| | |
|-------|--------|
| South | 65.87 |
| East | 210.00 |
| West | 114.66 |

PROJECT SITE PLAN SHOPS "B" 2ND FLOOR TENANTS




DATE: 03.01.07

REVISION NO.: (8) 01.05.09

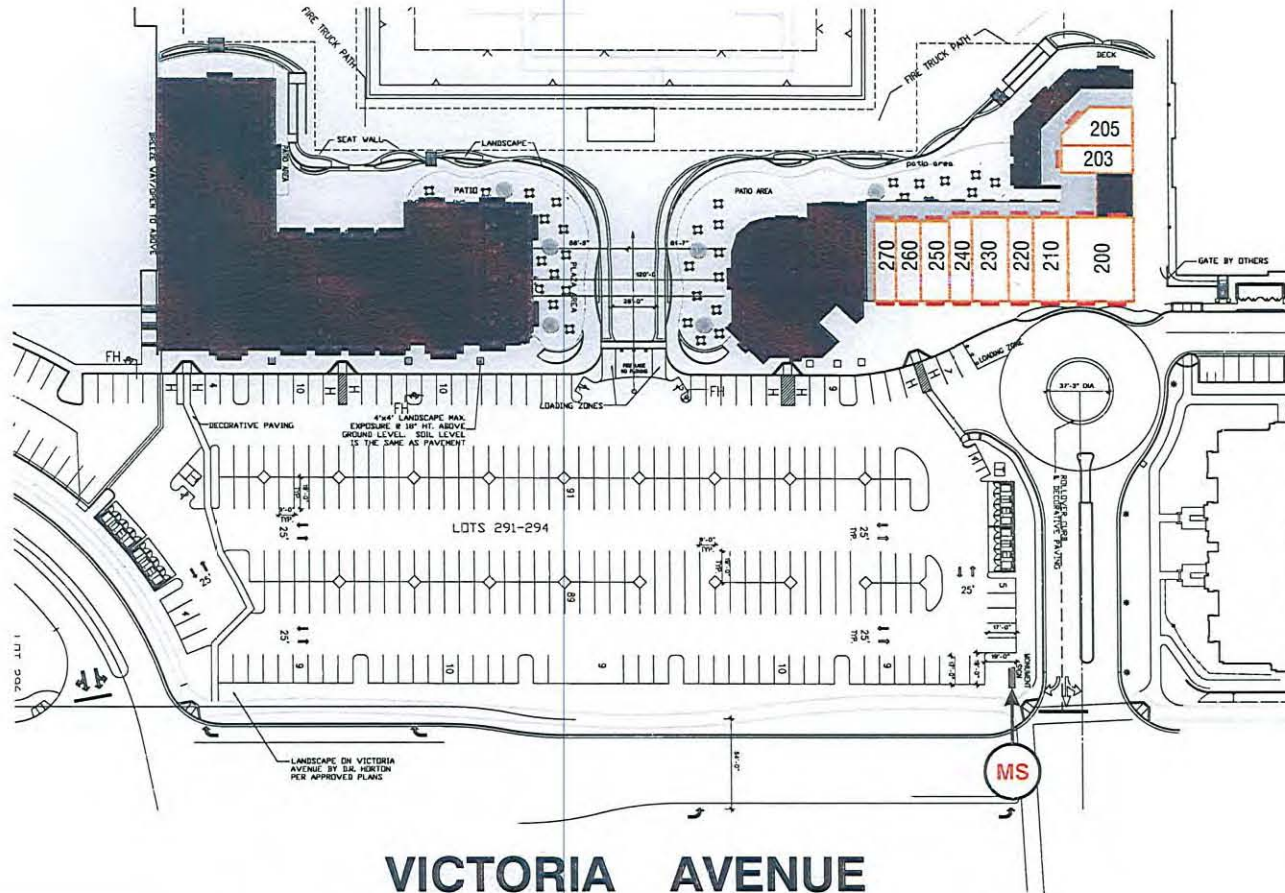
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

| LEGEND: | Item |
|--------------------------|--|
| MONUMENT SIGN..... |  MS |
| WALL SIGNS..... |  |
| SHOPS "B" 2ND FLOOR..... |  |

**NOTE: Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.*



VICTORIA AVENUE

SITE PLAN

SCALE: N.T.S.

SHOPS "B" TENANTS (2ND FLOOR) SIGNS LOCATIONS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

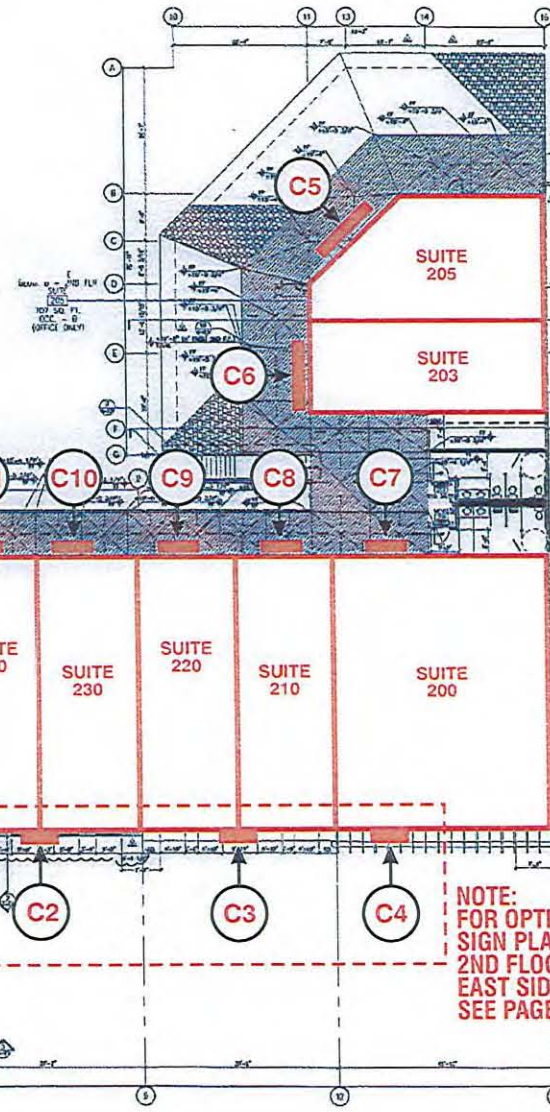
DESIGN NO.: 07.1006

NOTES:

EXACT LOCATIONS OF SIGNS TO BE DETERMINED AND APPROVED BY LANDLORD.

Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.

NOTE:
Tenants **CANNOT** combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation. (See pg. C2)



NOTE:
FOR OPTIONAL "MULTIPLE"
SIGN PLACEMENTS FOR
2ND FLOOR TENANTS ON
EAST SIDE ELEVATION
SEE PAGE 6

SHOPS A

PEDESTRIAN PROMENADE

SHOPS "B" TENANTS (2ND FLOOR) ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

**NOTE: Tenants CANNOT combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation. (see diagram below)**

Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.

**NOTE: Allocation of EAST ELEVATION sign(s) placement(s) must be approved by Landlord & the City.
MAXIMUM of 90 sq. ft. is allotted for 2nd floor EAST ELEVATION.**

SEE SITE PLAN
FOR REFERENCE

SHOPS "B" (2ND FLOOR)

| Tenant Suite | Linear Store Front | Factor | Maximum Sign Area Allowed (Per Tenant Per Elevation) | TOTAL number of signs allowed One(1) per elevation | Primary Sign Location | Optional Sign Location ¹ |
|--------------|--------------------|--------|---|---|-----------------------|-------------------------------------|
| 200 | West - 19'-0" | x .5 | West - 9.50 sq. ft. | Two(2) | C7 | NONE |
| 203 | West - 33' - 0" | x .5 | West - 16.50 sq. ft. | One(1) | C5 | NONE |
| 205 | West - 17' - 10" | x .5 | West - 8.92 sq. ft. | One(1) | C6 | NONE |
| 210 | West - 19' - 0" | x .5 | West - 9.50 sq. ft. | Two(2) | C8 | NONE |
| 220 | West - 19' - 0" | x .5 | West - 9.50 sq. ft. | Two(2) | C9 | NONE |
| 230 | West - 19' - 0" | x .5 | West - 9.50 sq. ft. | Two(2) | C10 | NONE |
| 240 | West - 19' - 0" | x .5 | West - 9.50 sq. ft. | Two(2) | C11 | NONE |
| 250 | West - 18' - 0" | x .5 | West - 9.00 sq. ft. | Two(2) | C12 | NONE |
| 260 | West - 18' - 0" | x .5 | West - 9.00 sq. ft. | Two(2) | C13 | NONE |
| 270 | West - 18' - 0" | x .5 | West - 9.00 sq. ft. | Two(2) | C14 | NONE |

¹Optional sign location is designated as an optional placement for One(1) sign, only if Primary Sign location(s) is not suitable to Tenant and/or Landlord. "Optional" locations for signs is NOT an additional signage space for that tenant. Quantity of signs & sign areas regulated by this sign program must be followed.

²Each façade NOT TO EXCEED 300 sq. ft. TOTAL including 1st floor tenants on each façade (1st floor tenants on separate sign criteria)

TOTAL Sq. Ft. each façade direction

| | |
|------|-------|
| East | 90.00 |
| West | 99.92 |

SHOPS "B" TENANTS (2ND FLOOR) EAST ELEV. ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE: Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (see diagram below)

Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.

NOTE: Allocation of EAST ELEVATION sign(s) placement(s) must be approved by Landlord & the City.

MAXIMUM of 90 sq. ft. is allotted for 2nd floor EAST ELEVATION.

SHOPS "B" (2ND FLOOR) - EAST ELEVATION

| | Linear Store Front | Factor | Maximum Sign Area Allowed (Per Tenant Per Elevation) | TOTAL number of signs allowed One(1) per elevation |
|----|--------------------|--------|---|---|
| C1 | East - 49' - 0" | x .5 | East - 24.50 sq. ft. | One(1) |
| C2 | East - 38' - 0" | x .5 | East - 19.00 sq. ft. | One(1) |
| C3 | East - 38' - 0" | x .5 | East - 19.00 sq. ft. | One(1) |
| C4 | East - 43' - 0" | x .5 | East - 21.50 sq. ft. | One(1) |

¹Optional sign location is designated as an optional *placement* for One(1) sign, only if Primary Sign location(s) is not suitable to Tenant and/or Landlord. "Optional" locations for signs is NOT an additional signage space for that tenant. *Quantity of signs & sign areas regulated by this sign program must be followed.*

²Each façade NOT TO EXCEED 300 sq. ft. TOTAL *including* 1st floor tenants on each façade (1st floor tenants on separate sign criteria)

TOTAL Sq. Ft. each façade direction

| | |
|------|-------|
| East | 84.00 |
|------|-------|

MAXIMUM of 90 sq. ft. is allotted for 2nd floor EAST ELEVATION.