Attachment B

Reduced Project Plans

SITE SUMMARY

NET LAND AREA:	± 604,376 SF (±13.87 AC)
(AFTER STREET IMPROVEMENTS)	
EXISTING BUILDING AREA:	177,495 SF
PROPOSED BUILDING AREA:	159,954 SF
LAND/BUILDING RATIO:	2.78/1 (26.4%)
PARKING REQUIRED:	1/250 = 640
PARKING PROVIDED:	688 *INCLUDES DISABLE AND MOTORCYCLE
PARKING RATIO:	4.3 /1000 *INCLUDES DISABLE AND MOTORCYCLE

SITE BUILDINGS

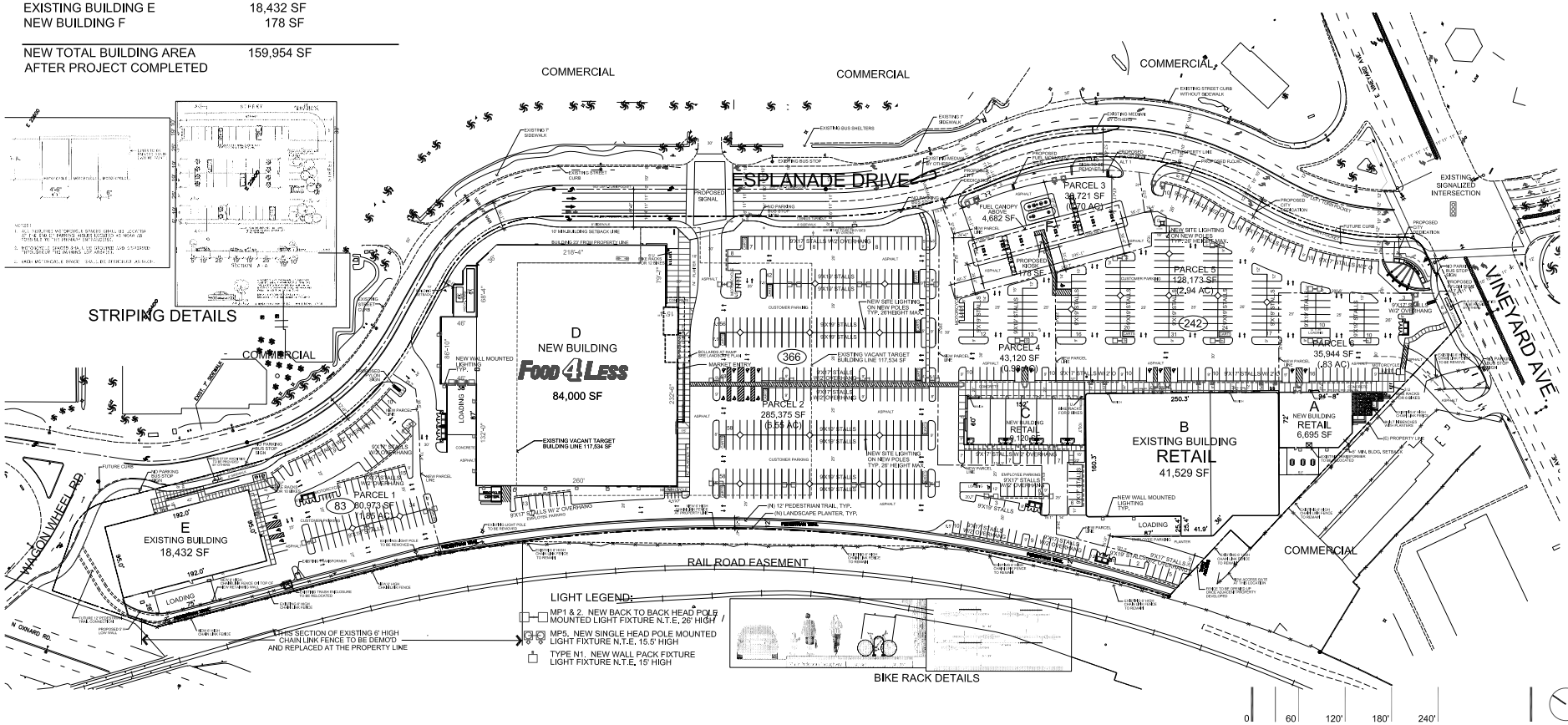
EXISTING TARGET BUILDING	117,534 TO BE DEMOLISHED
NEW BUILDING A	6,695 SF
EXISTING BUILDING B	41,529 SF
NEW BUILDING C	9,120 SF
NEW BUILDING D	84,000 SF
EXISTING BUILDING E	18,432 SF
NEW BUILDING F	178 SF
NEW TOTAL BUILDING AREA AFTER PROJECT COMPLETED	159,954 SF

PARKING SUMMARY

	REQUIRED	PROVIDED
REGULAR STALLS: (1/250)	640	644
COMPACT STALLS:	N/A	0
DISABLE STALLS:	15	19
MOTORCYCLE STALLS:	17	25
LOADING ZONES:	5	5
BIKE 1 / 33 AUTOMOBILE SPACES:	19	22

BUILDING COVERAGE	159,954 SF	3.67 AC	26%
PAVED AREA	368,973 SF	8.79 AC	61%
LANDSCAPED AREA	82,178 SF	1.88 AC	13%
TOTAL LAND AREA	604,376 SF	13.87 AC	100%

VICINITY MAP



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Perkowitz+Ruth ARCHITECTS
Long Beach, CA 562.628.8000 www.prarchitects.com

Client
FOOD 4 LESS 1100 WEST ARTESIA BOULEVARD COMPTON, CALIFORNIA 90220

Project
Food 4 Less # 335- SWC of Vineyard & Esplanade
Oxnard, California

Proposed Site Plan
09.04.12

1
09.349

TENTATIVE PARCEL MAP NO. XXXXX

MARCH 2012

ASSESSOR'S PARCEL NUMBERS

142-0-010-435, 142-0-010-205, 142-0-010-415

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF SUBDIVISION NO. 10 AND NO. 21, RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP OF THE PARTITION OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN AN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS VS RAFAEL GONZALES, ET AL. DEFTS.", DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, 100 FEET WIDE, BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960.07 FEET TO WHICH A RADIAL LINE BEARS NORTH 69° 44' 41" EAST AT THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO WEST LOS ANGELES MILLING COMPANY, A CORPORATION, RECORDED SEPTEMBER 14, 1955, AS DOCUMENT NO. 37402, IN BOOK 1332, PAGE 312, OF OFFICIAL RECORDS; THENCE, ALONG THE NORTHERLY LINE THEREOF.

1ST: NORTH 78° 46' 04" EAST 215.48; THENCE,

2ND: SOUTH 58° 26' 25" EAST 434.85 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN PARCEL NO. 2 IN DEED TO THE STATE OF CALIFORNIA, RECORDED AS DOCUMENT NO. 31114 ON OCTOBER 5, 1954, IN BOOK 1233, PAGE 29, OF OFFICIAL RECORDS, RECITED AS, "NORTH 31° 42' 42" EAST 70.85 FEET"; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. 2,

3RD: NORTH 37° 08' 10" WEST 32.57 FEET TO THE BEGINNING OF A TANGENT CURVE EASTERLY AND HAVING A RADIUS OF 78.00 FEET; THENCE,

4TH: NORTHERLY 101.01 FEET ALONG SAID CURVE TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE CITY OF OXNARD, RECORDED AUGUST 22, 1968, AS DOCUMENT NO. 43660, IN BOOK 3356, PAGE 20, OFFICIAL RECORDS, BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 335.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 65° 22' 09" WEST; THENCE,

5TH: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 41' 40" AN ARC DISTANCE OF 132.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE,

6TH: NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 34' 43" AN ARC DISTANCE OF 354.06 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 535.00 FEET; THENCE,

7TH. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 51' 34" AN ARC DISTANCE OF 222.79 FEET TO THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN WITH A BEARING AND DISTANCE OF NORTH 33° 39' 20" WEST, 397.42 FEET ON THE MAP FILED IN BOOK 34, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY; THENCE, ALONG SAID COURSE,

8TH: NORTH 33° 39' 20" WEST, TANGENT TO SAID CURVE, 358.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE,

9TH: NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 30' 00" AN ARC DISTANCE OF 161.01 FEET; THENCE,

10TH: SOUTH 84° 50' 40" WEST TANGENT TO SAID CURVE, 89 48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE DESCRIBED IN COURSE NO. 4 OF SAID DEED TO THE CITY OF OXNARD; THENCE,

11TH: NORTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 46° 49' 36" AN ARC DISTANCE OF 269.70 FEET; THENCE,

12TH: NORTH 48° 19' 44" WEST, TANGENT TO SAID CURVE, 198.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING RADIUS OF 60.00 FEET; THENCE,

13TH: WESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 20' 00", 65.27 FEET TO A POINT OF CUSP WITH THE SOUTHERLY CONTINUATION OF THAT CERTAIN CURVE IN THE EASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 2 IN BOOK 1261, PAGE 48, OFFICIAL RECORDS BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 128.00 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 20° 39' 44" EAST; THENCE, CONTINUING ALONG SAID LAST MENTIONED CURVE,

14TH: WESTERLY 13.56 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE RECITED IN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED OCTOBER 5, 1954, AS DOCUMENT NO. 31115, IN BOOK 1233, PAGE 33 OF OFFICIAL RECORDS AS "NORTH 75° 35' 30" EAST 59.30 FEET; THENCE,

15TH: SOUTH 75° 35' 30" WEST 59.30 FEET TO AN ANGLE POINT THEREIN; THENCE,

16TH: SOUTH 14° 24' 30" EAST 142 71 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAST DESCRIBED LAND ON THE NORTHEASTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY; THENCE,

17TH: SOUTH 49° 56' EAST 18.50 FEET TO A POINT ON A TAPER CURVE CONCAVE SOUTHWESTERLY WHICH POINT BEARS NORTH 48° 12' 30" WEST 334.10 FEET FROM A POINT WHICH IS NORTH 45° 0' EAST 50 FEET FROM ENGINEER'S SURVEY STATION "123 + 37.8 CC 3° RT." IN THE CENTERLINE OF THE MAIN TRACT OF SAID SOUTHERN PACIFIC RAILROAD; THENCE,

18TH: SOUTHEASTERLY ALONG SAID TAPER CURVE TO THE SOUTHERLY AND THEREOF OPPOSITE SAID ENGINEER'S CENTERLINE SURVEY STATION "123 + 37.8"; THENCE,

19TH: SOUTHERLY ALONG THE FIRST DESCRIBED CURVE THROUGH AN ANGLE OF 24° 43' 41" AN ARC DISTANCE OF 845.94 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING, BUT NOT LIMITING THE FOREGOING TO, ALL OIL GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDERLYING SAID LAND, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING SAID LAND FOR OIL, GAS HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM AS RESERVED BY PETER J. CUCCATTO IN DEED RECORDED JULY 7, 1953, AS DOCUMENT NO. 15897, IN BOOK 1143, PAGE 371 OF OFFICIAL RECORDS, THE RIGHT TO ENTER ANY PART OF SAID LAND WITHIN 500 FEET OF THE SURFACE WAS RELEASED BY PETER J. CUCCATTO IN DEED RECORDED SEPTEMBER 22, 1959, AS DOCUMENT NO. 36274 IN BOOK 1779 PAGE 532 OF OFFICIAL RECORDS.

ALSO EXCEPT THE REMAINING INTEREST IN AND TO ALL OF THE OIL, GAS AND HYDROCARBON SUBSTANCES AND MINERALS IN, UNDER OR UPON SAID LAND, WITHOUT THE RIGHT, HOWEVER, TO ENTER UPON THE SURFACE OR ANY PART OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE FOR THE PURPOSE OF PROSPECTING, EXPLORING, DRILLING OR MINING FOR OR EXTRACTING, PRODUCING, DEVELOPING OR REMOVING SUCH SUBSTANCES OR MINERALS AS RESERVED BY EL RIO ASSOCIATES IN DEED RECORDED SEPTEMBER 22, 1959, AS DOCUMENT NO. 36275 IN BOOK 1779 PAGE 537 OF OFFICIAL RECORDS.

PARCEL 2:

THOSE PORTIONS OF SUBDIVISION 10 AND 21 OF THE RANCHO EL RIO DE SANTA CLARA OLA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP OF THE PARTITION OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN AN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL., DEFTS.", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN PARCEL NO. 2 IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON OCTOBER 5, 1954, AS DOCUMENT NO. 31114 IN BOOK 1233 PAGE 29 OF OFFICIAL RECORDS RECITED AS BEARING "NORTH 31° 42' 52" EAST 70.85 FEET"; THENCE, ALONG SAID COURSE.

1ST: SOUTH 31° 33' 35" WEST 70.85 FEET TO THE SOUTHERLY TERMINUS OF SAID COURSE IN THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND 20 FEET IN WIDTH, CONVEYED TO FRANCIS MORA, BISHOP OF THE CATHOLIC CHURCH OF MONTEREY COUNTY, CALIFORNIA, RECORDED MAY 4, 1885, IN BOOK 15, PAGE 219 OF DEEDS; THENCE, ALONG THE NORTHERLY LINE OF SAID 20-FOOT STRIP,

2ND: NORTH 80° 35' 25" WEST 398.46 FEET TO THE SOUTHEAST CORNER OF A WELL SITE; DESCRIBED IN PARCEL 2 IN DEED TO PEOPLES LUMBER COMPANY RECORDED ON SEPTEMBER 22, 1959, AS DOCUMENT NO. 36275 IN BOOK 1779 PAGE 537 OF OFFICIAL RECORDS; THENCE,

3RD: NORTH 9° 24' 35" EAST 35 FEET TO THE NORTHEAST CORNER OF SAID WELL SITE; THENCE ALONG THE NORTH LINE OF SAID WELL SITE,

4TH: NORTH 80° 35' 25" WEST 116.94 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, 100 FEET WIDE; THENCE,

5TH: NORTHERLY ALONG THE CURVED EASTERLY LINE OF SAID RIGHT OF WAY ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1960.07 FEET AND A CENTRAL ANGLE OF 3° 55' 01" AN ARC DISTANCE OF 134 FEET; THENCE,

6TH: NORTH 78° 46' 04" EAST 215.48 FEET; THENCE,

7TH: SOUTH 58° 26' 25" EAST 434.85 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED 50% INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING BUT NOT LIMITING THE FOREGOING TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDERLYING SAID LAND, WITHOUT THE RIGHT, HOWEVER, OF SURFACE ENTRY UPON SAID LAND FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING SAID LAND FOR OIL, GAS HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM AS RESERVED BY PETER J. CUCCATTO IN DEED RECORDED JULY 7, 1953, AS DOCUMENT NO. 15897 IN BOOK 1143 PAGE 371 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 50% INTEREST IN AND TO ALL OIL, OIL RIGHTS, NATURAL GAS AND OTHER HYDROCARBONS, WITHOUT, HOWEVER, THE RIGHT EVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND FOR THE PURPOSE OF OBTAINING SAID SUBSTANCES, AS RESERVED BY EL RIO ASSOCIATES, A PARTNERSHIP, IN DEED RECORDED SEPTEMBER 14, 1955 AS DOCUMENT NO. 37402 IN BOOK 1332, PAGE 312 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTIONS OF SUBDIVISION 10 AND 21 OF THE RANCHO EL RIO DE SANTA CLARA OLA COLONIA, AS SHOWN ON MAP OF THE PARTITION OF SAID RANCHO, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL., DEFTS.", ACQUIRED BY THE STATE OF CALIFORNIA BY PARCEL 2 OF DEED (STATE PARCEL 354) RECORDED IN BOOK 1233, PAGE 29 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (CONT.):

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED AS "N. 36° 58' 53" W., 32.57 FEET" OF SAID PARCEL 2, DISTANT NORTHWESTERLY THEREON 4.09 FEET FROM THE SOUTHEASTERLY TERMINUS THEREOF; THENCE ALONG SAID CERTAIN COURSE AND THAT CERTAIN CURVE DESCRIBED AS HAVING A RADIUS OF 78.00 FEET IN SAID PARCEL 2 THE FOLLOWING COURSES; N 36° 30' 34" W. 20.48 FEET AND NORTHERLY ALONG A TANGENT CURVE CONCAVE EASTERLY; THROUGH AN ANGLE OF 74° 11' 45", AN ARC DISTANCE OF 101.01 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 335.00 FEET, FROM A TANGENT WHICH BEARS S 23° 45' 39" E THROUGH AN ANGLE OF 11° 43' 33", AN ARC DISTANCE OF 68.56 FEET TO A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG SAID REVERSE CURVE, FROM A TANGENT WHICH BEARS S 35° 29' 12" E, THROUGH AN ANGLE OF 67° 39' 47", AN ARC DISTANCE OF 29.52 FEET; THENCE S 32° 10' 35" W, 35.04 FEET TO THE POINT OF BEGINNING. EXCEPT AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO ALL MINERALS AND MINERAL RIGHTS, INCLUDING BUT NOT LIMITING THE FOREGOING TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDERLYING SAID LANDS ABOVE-DESCRIBED, WITHOUT THE RIGHT HOWEVER, OF SURFACE ENTRY UPON SAID LAND, FOR THE PURPOSE OF MINING, DRILLING AND/OR EXPLORING SAID LAND FOR OIL, GAS, HYDROCARBON OR OTHER MINERALS AND REMOVING THE SAME THEREFROM, AS RESERVED BY PETER J. CUCCATTO IN DEED RECORDED JULY 7, 1953, AS DOCUMENT NO. 15897 IN BOOK 1143, PAGE 371 OF OFFICIAL RECORDS. ALSO EXCEPT ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS, BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT OVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFOR, OR OTHERWISE DEVELOP SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON THE LAND HEREIN CONVEYED, AS RESERVED BY EL RIO ASSOCIATIONS, A PARTNERSHIP, IN DEED RECORDED OCTOBER 5, 1954 AS DOCUMENT NO. 31114.

PARCEL 4:

THAT CERTAIN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF VEHICLES AND PEDESTRIANS, AS CREATED BY AND DESCRIBED IN THAT CERTAIN GRANT DEED EXECUTED BY 2441 VINEYARD OXNARD LLC, AND RECORDED IN THE OFFICIAL RECORDS OF THE VENTURA COUNTY RECORDER ON APRIL 8, 2010, AS INSTRUMENT NO. 20100408-00053236-0

TITLE REPORT EXCEPTIONS :

1-5. TAXES.

6. WATER RIGHTS.

7. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 18, 1931 AS BOOK 349, PAGE 121 OF OFFICIAL RECORDS.

8. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 05, 1954 AS BOOK 1233, PAGE 29 AND OCTOBER 5, 1954 IN BOOK 1233, PAGE 33, BOTH OF OFFICIAL RECORDS.

9. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 05, 1954 AS BOOK 1233, PAGE 29 AND OCTOBER 5, 1954 IN BOOK 1233, PAGE 33, BOTH OF OFFICIAL RECORDS.

10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1963 AS BOOK 2350, PAGE 119 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCELS 1 AND 2

11. AN EASEMENT FOR MUNICIPAL UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1963 AS BOOK 2351, PAGE 103 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF OXNARD
AFFECTS: PARCEL 1
RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID DOCUMENT.
ORDER NUMBER: NCS-514716-SA1
PAGE NUMBER: 5
FIRST AMERICAN TITLE INSURANCE COMPANY

12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 3, 1964 AS BOOK 2552, PAGE 316 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
AFFECTS: PARCEL 1

13. AN EASEMENT FOR A PUBLIC ROAD AND/OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1968 AS BOOK 3294, PAGE 321 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF OXNARD
AFFECTS: PARCELS 1 AND 2

14. AN EASEMENT FOR WATERLINES AND RELATED APPURTENANCES FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE, REPLACEMENT, REMOVAL AND OTHER RELATED OPERATIONAL ACTIVITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1983 AS INSTRUMENT NO. 106828 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF OXNARD
AFFECTS: PARCELS 1 AND 2

15. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1983 AS INSTRUMENT NO. 109675 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN

16. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 8, 1984 AS INSTRUMENT NO. 25347 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
AFFECTS: PARCELS 1 AND 2

17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1987 AS INSTRUMENT NO. 87-124251 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 1
RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID DOCUMENT.

18. MATTERS CONTAINED IN A DECLARATION OF COVENANT, DATED JULY 27, 1987 EXECUTED BY REAL ESTATE INVESTMENT TRUST OF CALIFORNIA, RECORDED SEPTEMBER 25, 1987, AS DOCUMENT NO. 87-156106, OFFICIAL RECORDS.
WHICH STATES, AMONG OTHER THINGS, THAT AN ENCROACHMENT EXISTS OF A BLOCK WALL FENCE ONTO A 15' WIDE STORM DRAIN MAINTENANCE EASEMENT AND THAT THE OWNERS OF THE LAND SHALL BEAR ANY EXPENSE INCURRED DUE TO THE REPAIR AND MAINTENANCE OF SAID FENCE AND EASEMENT.
(AFFECTS PARCEL 1)

19. AN EASEMENT FOR STORM DRAINS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1987 AS INSTRUMENT NO. 87-160517 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF OXNARD
AFFECTS: PARCELS 1 AND 2
ORDER NUMBER: NCS-514716-SA1
PAGE NUMBER: 6
FIRST AMERICAN TITLE INSURANCE COMPANY

20. AN EASEMENT FOR STREETS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1987 AS INSTRUMENT NO. 87-160518 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF OXNARD
AFFECTS: PARCEL 1

21. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE OXNARD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 20, 2007 AS INSTRUMENT NO. 20070720-00143712-0 OF OFFICIAL RECORDS.

22. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL CITY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 20, 2007 AS INSTRUMENT NO. 20070720-00143714-0 OF OFFICIAL RECORDS.

23. AN EASEMENT FOR SEWER LINE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 08, 2010 AS INSTRUMENT NO. 20100408-00053237-0 OF OFFICIAL RECORDS.
IN FAVOR OF: 2441 VINEYARD OXNARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
AFFECTS: PARCELS 1, 2 AND 3

24. RIGHTS OF PARTIES IN POSSESSION.

OWNER

THE KROGER COMPANY
CHRISTOPHER KO
1100 WEST ARTESIA BLVD.
COMPTON CA 90220
(310) 884-9000

APPLICANT

THOMAS B ACEVEDO
114 NORTH GLENDORA AVENUE, SUITE 217
GLENDORA, CALIFORNIA 91741
(626)633-2457

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
JASON MARECHAL
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868
(714)939-1030

ACREAGE

GROSS AREA	14.47 ACRES
STREET DEDICATION	0.56 ACRES
NET AREA	13.91 ACRES

ZONING & LAND USE

EXISTING ZONING	C-2-PD
PROPOSED ZONING	C-2-PD

TOPOGRAPHY

THE TOPOGRAPHY SHOWN HEREON IS BASED ON THE AERIAL TOPOGRAPHY PROVIDED BY ROBERT J. LUNG AND ASSOC., DATED 11/30/2011

PROPOSED IMPROVEMENTS

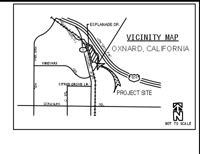
ON-SITE PUBLIC WATERMAIN RELOCATION AND WIDENING & RESTRIPING OF PORTIONS OF ESPLANADE DRIVE, AND VINEYARDE AVEUEUE (AS DEPICTED HEREON). INSTALLATION OF A NEW TRAFFIC SIGNAL AT THE INTERSECTION OF ESPLANADE DRIVE AND THE PROPOSED DRIVEWAY. IMPROVEMENTS ARE SCHEDULED TO TAKE PLACE IN 2013.

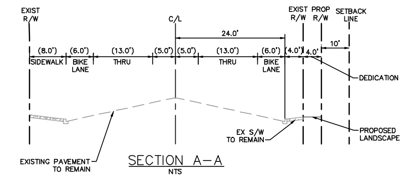
GENERAL NOTES

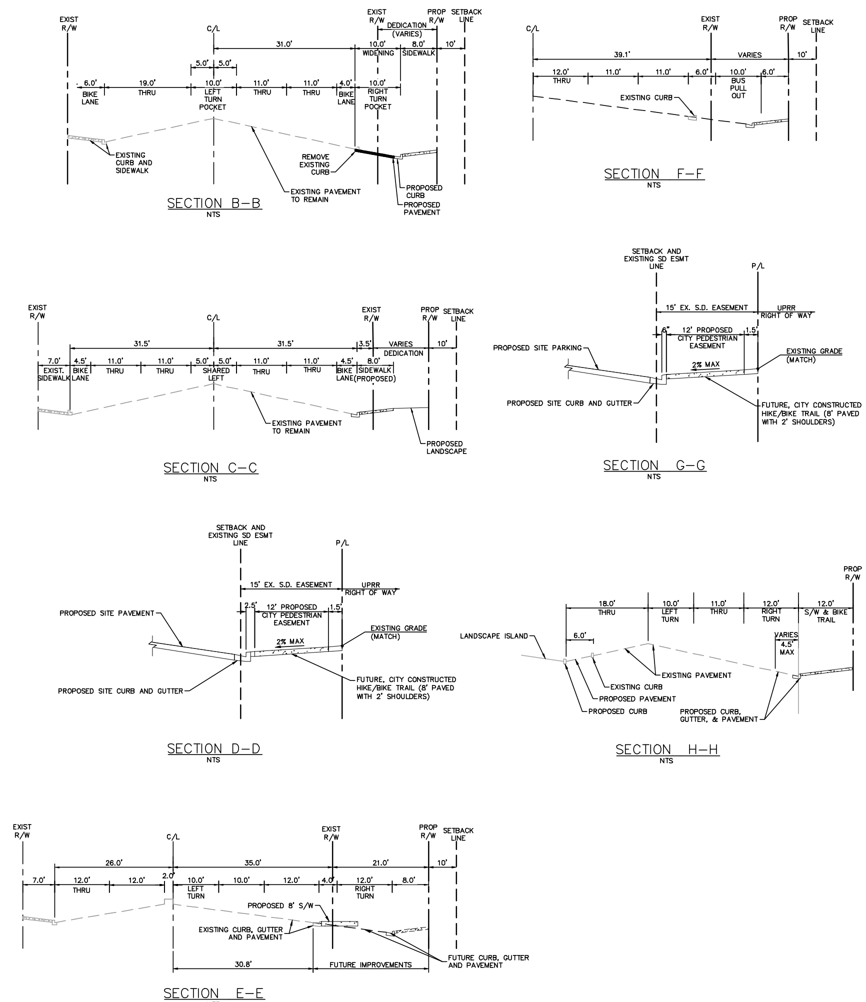
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06111C0910E DATED JANUARY 20, 2010, THE SUBJECT PROPERTY IS DESIGNATED AS BOTH TYPES OF ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

2. THIS SITE IS CURRENTLY ZONED C-2-PD FOR GENERAL COMMERCIAL PLANNED DEVELOPMENT PER THE CITY OF OXNARD PLANNING DEPARTMENT.
FRONT YARD SETBACK-ALL BUILDINGS SHALL BE LOCATED A MINIMUM OF TEN FEET FROM THE FRONT PROPERTY LINE.
SIDE YARD SETBACK-SIDE YARDS SHALL BE NOT LESS THAN FIVE FEET. WHERE A LOT ZONED GENERAL COMMERCIAL ABUTS ANOTHER LOT SO ZONED, NO SETBACK SHALL BE REQUIRED.
REAR YARD SETBACK-NO REAR YARD SETBACK SHALL BE REQUIRED OF COMMERCIAL STRUCTURES OF 16 FEET IN HEIGHT OR LESS, PROVIDED THAT THERE SHALL BE NO PENETRATIONS IN THE WALL LOCATED ON THE ZERO PROPERTY LINE. FOR BUILDINGS OVER 16 FEET IN HEIGHT, A 15-FOOT REAR YARD SETBACK SHALL BE REQUIRED. BUILDINGS ON PROPERTIES WHICH ABUT A PUBLIC ALLEY SHALL PROVIDE A TEN-FOOT REAR YEAR SETBACK.
BUILDING HEIGHT-NO BUILDING SHALL EXCEED TWO STORIES OR 35 FEET

3. EXISTING UTILITIES, IMPROVEMENTS, EASEMENTS AND PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON AN ALTA SURVEY PROVIDED BY CANYON CONSULTING DATED 12/16/2011







OXNARD FOOD FOR LESS TENTATIVE PARCEL MAP XXXX COVER SHEET AND GENERAL NOTES OXNARD, CALIFORNIA	
SCALE (H): NONE SCALE (V): NONE DESIGNED BY: DRAWN BY: CHECKED BY: DATE: 08/29/2012	Kimley-Horn and Associates, Inc. © 2012 KIMLEY-HORN AND ASSOCIATES, INC. Engineering, Planning, and Environmental Consultants 765 The City Drive, Suite 200 Orange, CA 92868 (714) 939-1030
PROJECT NO. 094680002	DRAWING NAME TM01
1 OF 4	

NO.	REVISION	BY	DATE	APPR.

K:\ORA_LDEV\094680002 - Oxnard\CADD\PlanSheets\680002Tm01.dwg, Layout: TM01 Aug 29, 2012 - 10:33am ashley.williams
XREFS: x680002tb
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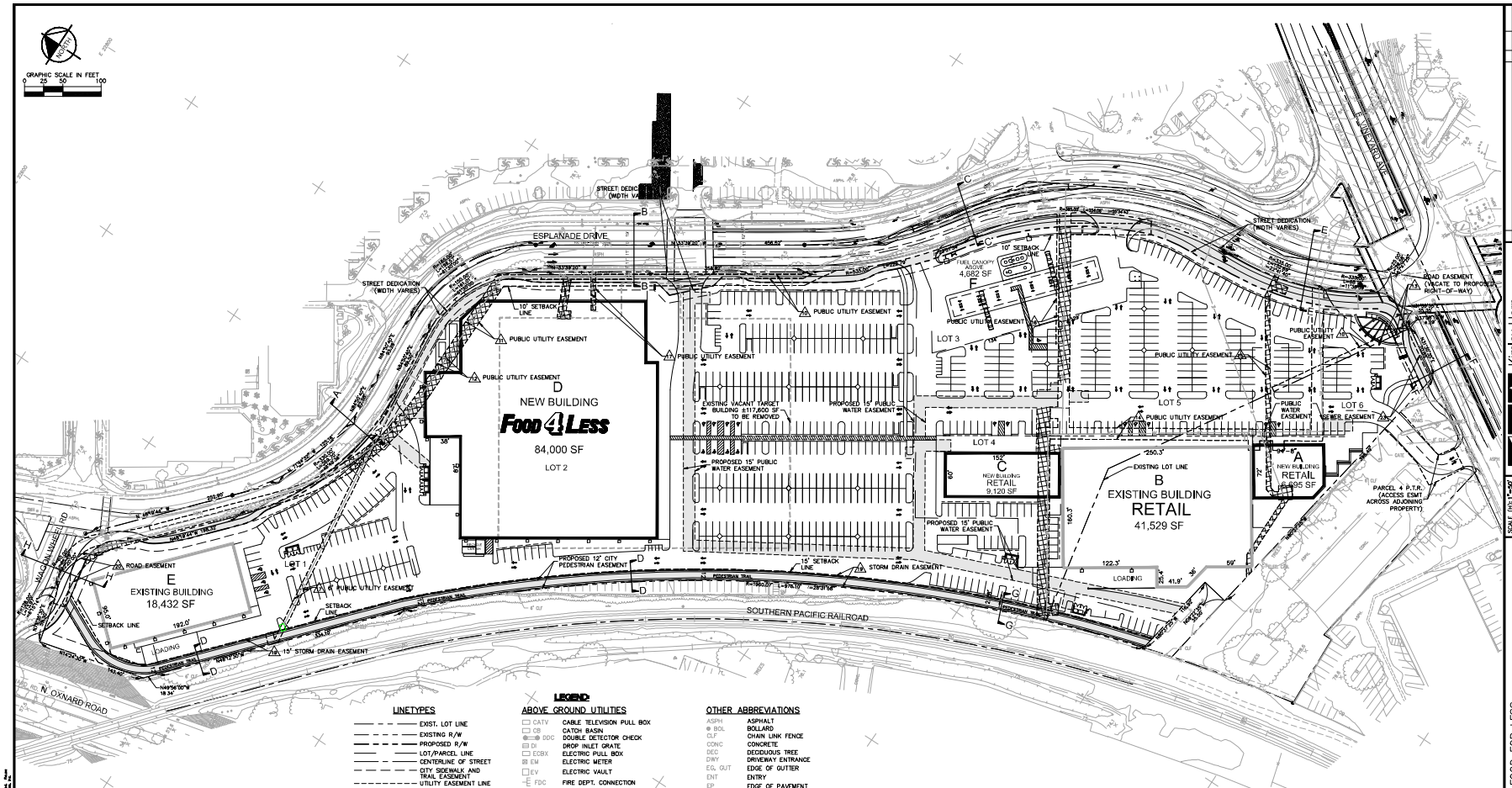

SEE SHEET 1 FOR A LIST OF THE EXISTING TITLE REPORT EXCEPTIONS

LEGEND:

LINETYPES

- EXIST. LOT LINE
- EXISTING R/W
- PROPOSED R/W
- LOT/PARCEL LINE
- CENTERLINE OF STREET
- CITY SIDEWALK AND TRAIL EASEMENT
- UTILITY EASEMENT LINE
- BLOCK WALL
- FENCELINE
- CURB
- CURB AND GUTTER
- RIBBON GUTTER
- CONTOUR LINE
- STREET STRIPING

UTILITY LINES

- SD — EX. STORM DRAIN
- S — EX. SEWER LINE
- W — EX. WATER LINE
- G — EX. GAS
- T — EX. TELEPHONE
- TV — EX. TELEVISION/CABLE
- OHW — EX. OVERHEAD WIRES
- OIL — EX. OIL/GAS LINE

UTILITY ABBREVIATIONS

ACP	ASBESTOS CLAY PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLY-ETHELENE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
STL	STEEL
VCP	VITREOUS CLAY PIPE

EASEMENT LEGEND

- PROPOSED EASEMENT/RIGHT-OF-WAY DEDICATION. (SEE PLAN ABOVE FOR DETAILS)
- QUITCLAIM EXISTING EASEMENT

ABOVE GROUND UTILITIES

CATV	CABLE TELEVISION PULL BOX
CB	CATCH BASIN
DDC	DOUBLE DETECTOR CHECK
DI	DROP INLET GRATE
ECBX	ELECTRIC PULL BOX
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FDC	FIRE DEPT. CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
GUY	GUY WIRE
IR	IRRIGATION PULL BOX
LP	LIGHT POLE
LP	LIGHT POLE
MH	MANHOLE (UNKNOWN SERVICE)
EMH	ELECTRICAL MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TMH	TELEPHONE/COMMUNICATION MANHOLE
MW	GROUNDWATER MONITORING WELL
PIV	POST INDICATOR VALVE
PP	POWER POLE
SCO	SEWER CLEAN OUT
SDRI	CSP RISER
SL	STREET LIGHT
SLBX	STREET LIGHT PULL BOX
TS	TRAFFIC SIGNAL
TS/SL	TRAFFIC SIGNAL & STREET LIGHT
TRANS	TRANSFORMER
TSBX	TRAFFIC SIGNAL CONTROL BOX
VENT	VENT PIPE RISER
VLT	VAULT (UNKNOWN SERVICE)
WM	WATER METER
WV	WATER VALVE
WVT	WATER VAULT

OTHER ABBREVIATIONS

ASPH	ASPHALT
BOL	BOLLARD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DEC	DECIDUOUS TREE
DWY	DRIVEWAY ENTRANCE
EG, GUT	EDGE OF GUTTER
ENT	ENTRY
EP	EDGE OF PAVEMENT
FIR	EVERGREEN/FIR TREE
FF	FINISHED FLOOR
FL	FLOWLINE
FLAG	FLAG POLE
FS	FINISHED SURFACE
GEN	GENERATOR
HC	HANDICAP PARKING STALL
INV	INVERT
SN	SIGN
55.5	SPOT ELEVATION
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TR	TREE
10"	TREE, 10" TRUNK
10"	PALM TREE, 10" TRUNK
DR	DOOR
TW	TREE WELL
WCR	WHEELCHAIR RAMP
WIF	WROUGHT IRON OR METAL TUBE FENCE
FLT	FLOODLIGHT
APN	ASSESSORS PARCEL NUMBER
CL	CENTERLINE
CLR	CLEAR (NO ENCROACHMENT)
ENCR	ENCROACHES
I.P.	IRON PIPE
L&T	LEAD, TACK AND TAG
N.T.S.	NOT TO SCALE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
SFN	SEARCHED, FOUND NOTHING
TPOB	TRUE POINT OF BEGINNING
TBM	TEMPORARY BENCH MARK

LAND USE TABLE

LOT NO.	SIZE (ACRES)	LAND USE
1	1.89	COMMERCIAL
2	6.55	COMMERCIAL
3	0.71	COMMERCIAL
4	0.99	COMMERCIAL
5	2.95	COMMERCIAL
6	0.83	COMMERCIAL

PROPOSED RIGHT-OF-WAY LINE/CURVE TABLES

LINE TABLE

LINE	LENGTH	BEARING
L1	39.62'	N31°30'35.00"E
L4	4.29'	N37°08'10.00"W
L5	13.77'	N31°30'35.00"E
L7	4.09'	N41°39'08.80"E
L18	81.79'	N33°39'20.00"W
L21	11.91'	N33°39'20.00"W
L22	17.65'	N78°39'20.00"W
L23	58.41'	N45°34'48.73"W
L24	23.40'	N11°20'40.00"E
L25	147.79'	N33°39'20.00"W
L28	2.76'	N61°03'45.73"W
L30	89.07'	S84°50'05.23"W
L32	10.42'	N48°24'12.86"W
L35	59.93'	N48°24'12.27"W
L38	49.47'	N48°24'12.27"W
L39	4.25'	N41°35'47.73"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	58.00'	23.36'	23°04'26"	11.84'
C2	42.00'	16.28'	22°12'17"	8.24'
C3	23.00'	27.26'	67°54'09"	15.49'
C4	356.00'	198.66'	31°58'20"	101.99'
C5	406.00'	29.31'	4°08'12"	14.66'
C6	208.00'	27.80'	7°39'26"	13.92'
C7	192.00'	71.79'	21°25'19"	36.32'
C8	416.00'	242.24'	33°21'48"	124.66'
C9	545.00'	44.23'	4°39'01"	22.13'
C10	456.00'	59.26'	7°26'46"	29.67'
C11	42.00'	15.18'	20°42'13"	7.67'
C12	58.00'	26.01'	25°41'57"	13.23'
C13	464.00'	38.88'	4°48'05"	19.45'
C14	58.00'	23.36'	23°04'26"	11.84'
C15	42.00'	16.91'	23°04'26"	8.57'
C16	108.00'	22.89'	12°08'28"	11.49'
C17	92.00'	64.98'	40°27'10"	33.90'
C18	147.00'	84.32'	32°51'55"	43.36'
C19	334.00'	272.99'	46°49'50"	144.64'
C20	42.00'	16.91'	23°04'26"	8.57'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C21	58.00'	23.43'	23°08'38"	11.88'
C22	58.00'	23.36'	23°04'26"	11.84'
C23	42.00'	16.91'	23°04'26"	8.57'

NO.	REVISION	BY	DATE	APPR.

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Orange, CA 92868 (714) 939-1030
Environmental Consultants

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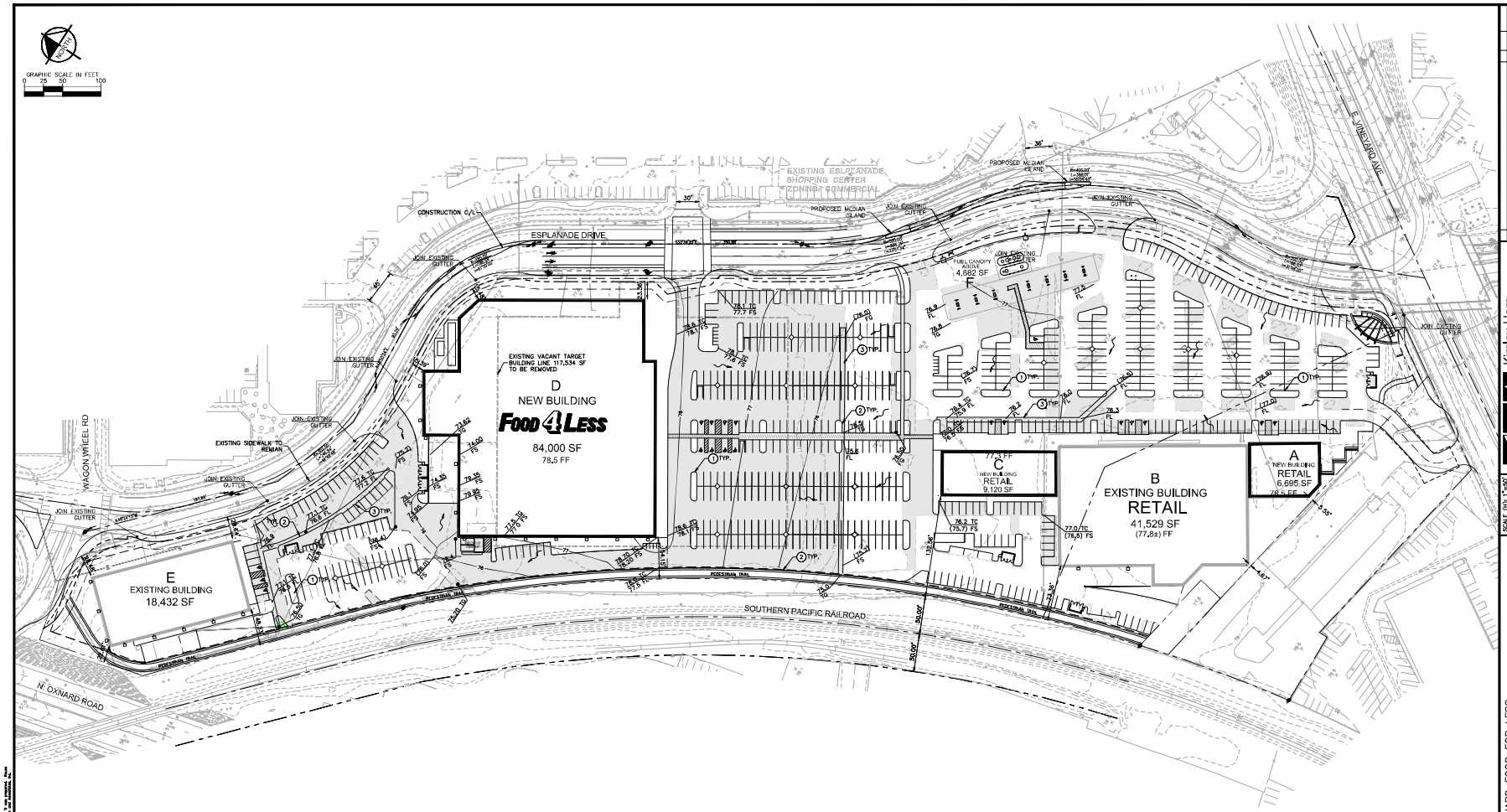
SCALE (V): NONE
DRAWN BY: T. FIFE
CHECKED BY: JAM
DATE: 08/29/2012

OXNARD FOOD FOR LESS
TENTATIVE PARCEL MAP XXXX
EXISTING CONDITIONS AND PROPOSED LOTTING
OXNARD, CALIFORNIA

PROJECT NO. 094680002
DRAWING NAME TM02



GRADING LEGEND:

- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- SAWCUT LINE

GRADING NOTES:

1. CONSTRUCT 6" CURB ONLY
2. CONSTRUCT 6" CURB AND GUTTER
3. CONSTRUCT 6' WIDE RIBBON GUTTER

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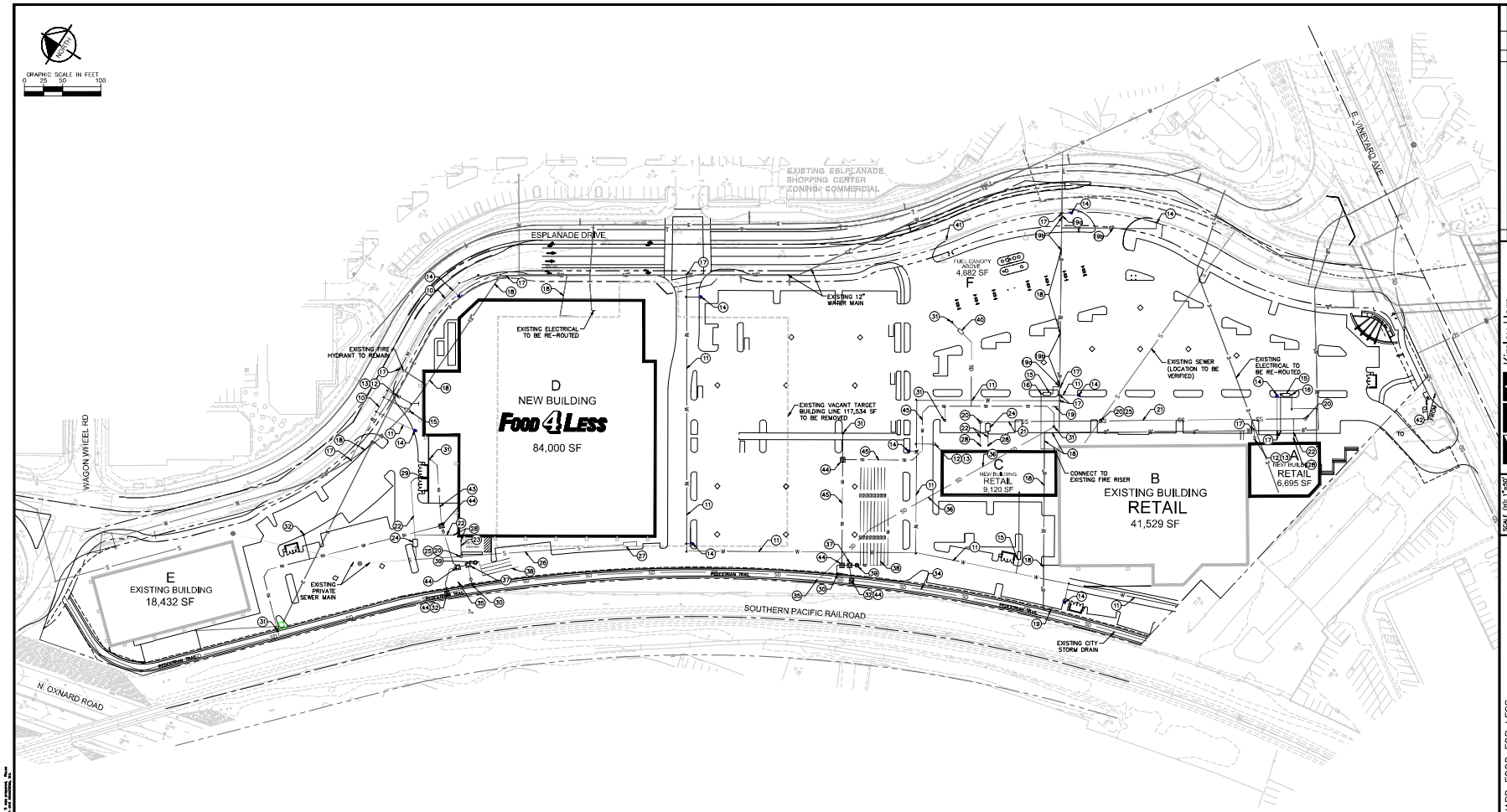
CHECKED BY: JAM
DATE: 08/29/2012

OXNARD FOOD FOR LESS
TENTATIVE PARCEL MAP XXXX
CONCEPTUAL GRADING PLAN
OXNARD, CALIFORNIA

PROJECT NO. 094680002
DRAWING NAME TM02
3 OF 4



WATER CONSTRUCTION NOTES:

10. 12" PUBLIC WATER
11. 8" PUBLIC WATER
12. DOMESTIC WATER METER
13. DOMESTIC WATER BACKFLOW PREVENTION DEVICE
14. PUBLIC FIRE HYDRANT
15. DOUBLE DETECTOR CHECK WITH MOUNTED FIRE DEPARTMENT CONNECTION
16. POST INDICATOR VALVE
17. CONNECT TO EXISTING WATER MAIN
18. REMOVE EXISTING WATER MAIN
19. REMOVE EXISTING HYDRANT
29. CAP EXISTING WATER WITH BLIND FLANGE
99. ABANDON EXISTING WATER IN PLACE

SEWER CONSTRUCTION NOTES:

20. PRIVATE MANHOLE
21. 8" PVC SEWER MAIN (0.5% MIN SLOPE)
22. 4" SEWER LATERAL
23. 6" SEWER LATERAL
24. GREASE INTERCEPTOR
25. CONNECT TO EXISTING SEWER
26. ABANDON EXISTING SEWER PIPES
27. REMOVE EXISTING GREASE INTERCEPTOR
28. SEWER CLEANOUT
29. 6" DIAMETER FLAT ATRIUM GRATE TRASH ENCLOSURE DRAIN.

DRAINAGE CONSTRUCTION NOTES:

30. CONSTRUCT 7' WIDE CURB GRATING CATCH BASIN
31. CONSTRUCT 24" SQUARE GRATE INLET
32. CONSTRUCT CURB INLET
33. INSTALL 18" HDPE STORM DRAIN
34. CONNECT TO EXISTING PUBLIC STORM DRAIN LINE
35. REMOVE EXISTING CATCH BASIN
36. REMOVE EXISTING STORM DRAIN PIPE
37. LOW FLOW DIVERSION MANHOLE
38. HDPE INFILTRATION SYSTEM, SIZE PER SWPCP
39. VORTEX SEPARATOR UNIT
40. OIL/WATER SPEARATOR
41. PROTECT EXISTING CATCH BASIN
42. RELOCATE EXISTING CATCH BASIN
43. CONSTRUCT 12" PVC STORM DRAIN
44. CONSTRUCT STORM DRAIN MANHOLE
45. INSTALL 24" HDPE STORM DRAIN

LEGEND:

- PROPOSED RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SEWER LINE
- SD — PROPOSED STORM DRAIN LINE

NO.	REVISION	BY	DATE	APPR.

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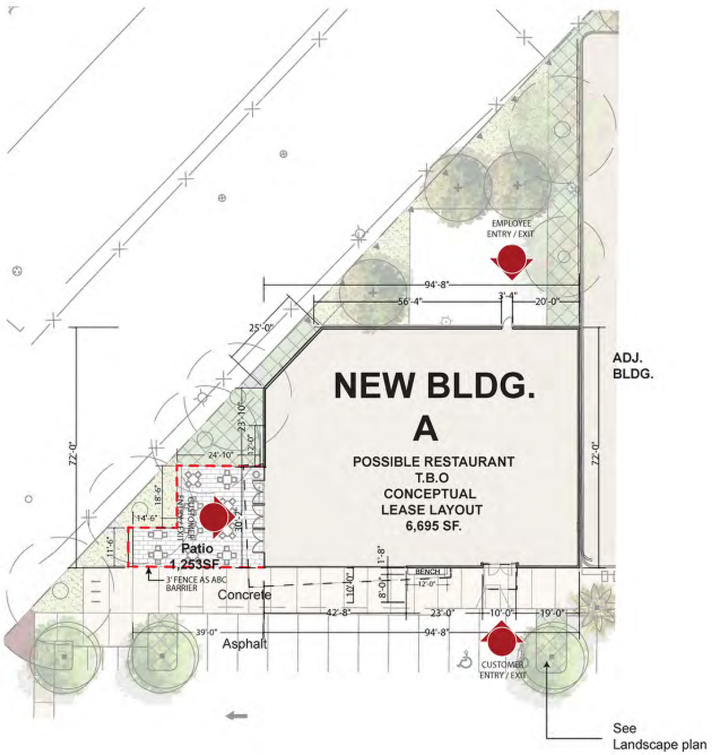
DRAWN BY:
CHECKED BY:
DATE: 08/29/2012

OXNARD FOOD FOR LESS
TENTATIVE PARCEL MAP XXXX
CONCEPTUAL UTILITY PLAN
OXNARD, CALIFORNIA

PROJECT NO. 094680002
DRAWING NAME TM04
4 OF 4

LEGEND
- Doors
- Glass
- Walls
- Benches
- Canopy
- Planters



KEY PLAN

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)626.6000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Floor Plan
Bldg. A
08.21.2012

N

6
09.349

LEGEND

- Doors
- Glass
- Walls
- Benches
- Canopy
- Planters

KEY PLAN

* Tenant break up is conceptual in nature and is subject to change
* Building fixture plan will depend on leasing tenant to be determined

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)926.8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Floor Plan
Bldg. B
08.21.2012

N

7
09.349

LEGEND

- Doors
- Glass
- Walls
- Benches
- Canopy
- Planters

KEY PLAN

* Tenant break up is conceptual in nature and is subject to change
* Building fixture plan will depend on leasing tenant to be determined

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)928.8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

0 16 32 48

Floor Plan
Bldg. C
08.21.2012

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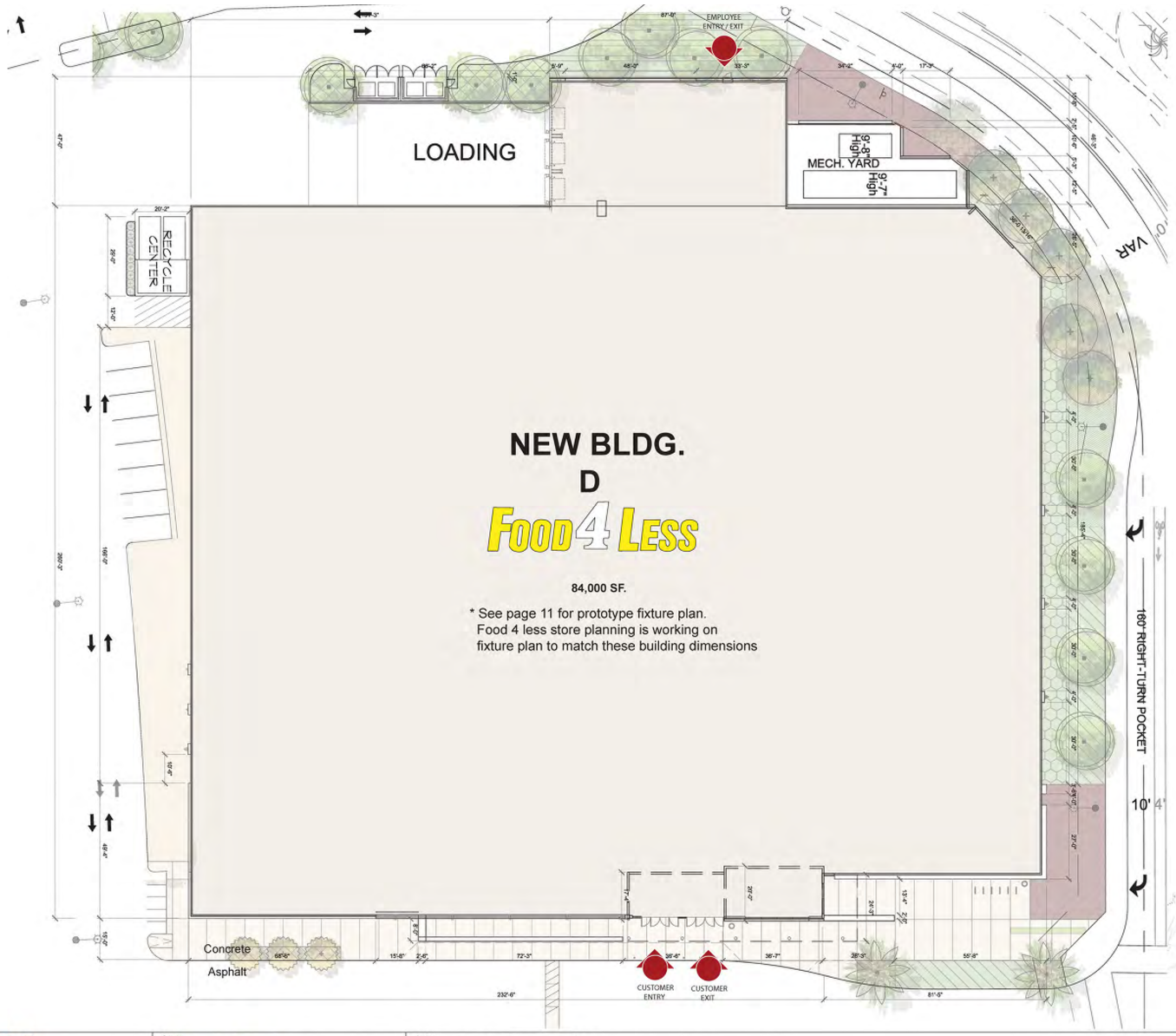

LEGEND

- Doors
- Glass
- Walls
- Benches
- Canopy
- Planters

KEY PLAN

N

0 16 32 48

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Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Food 4 Less Floor Plan
Bldg. D
08.21.2012

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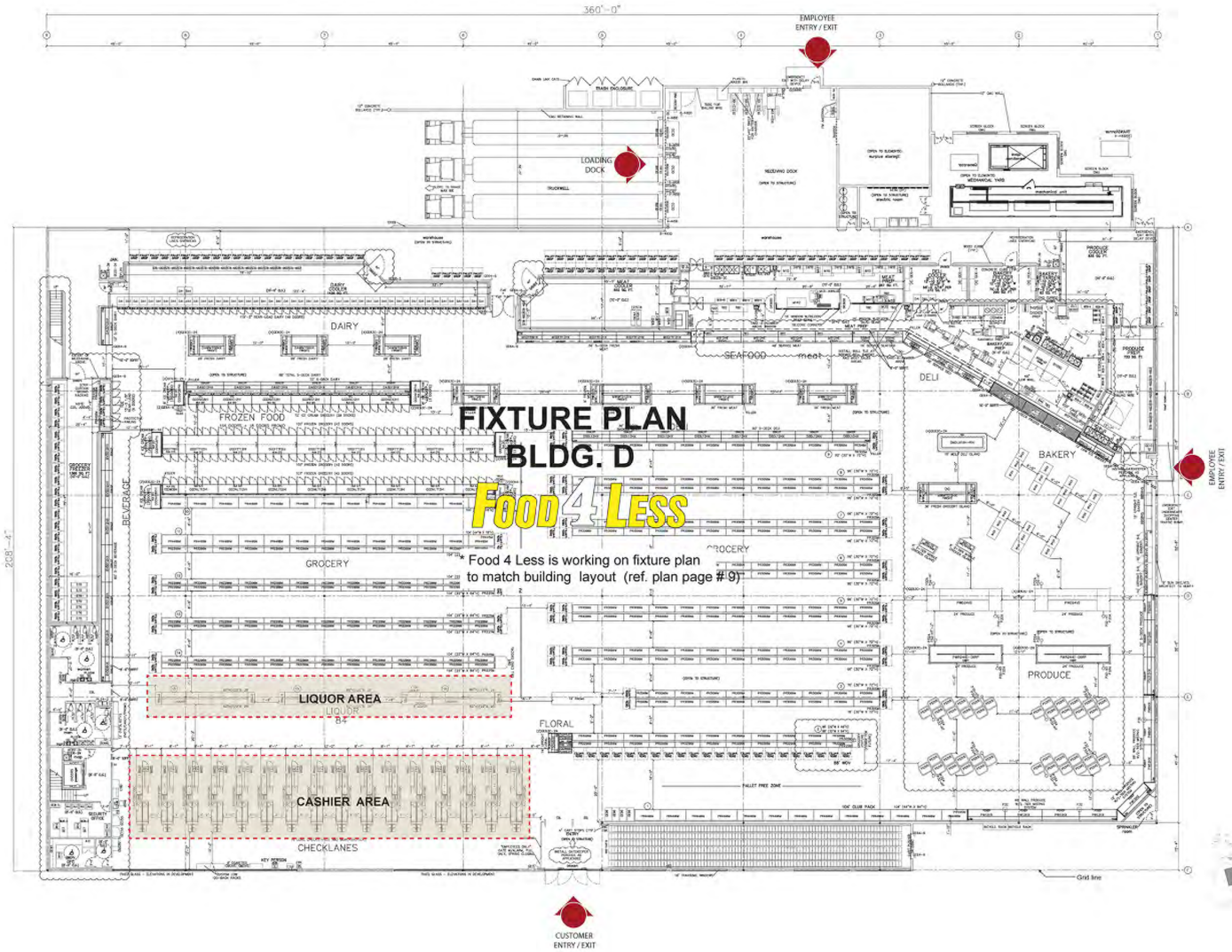

FIXTURE PLAN
BLDG. D

FOOD 4 LESS

* Food 4 Less is working on fixture plan to match building layout (ref. plan page # 9)

LEGEND
- Doors
- Glass
- Walls
- Benches
- Canopy
- Planters

KEY PLAN

N.T.S.

N

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Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Food 4 Less Fixture Plan
Bldg. D
08.21.2012

10
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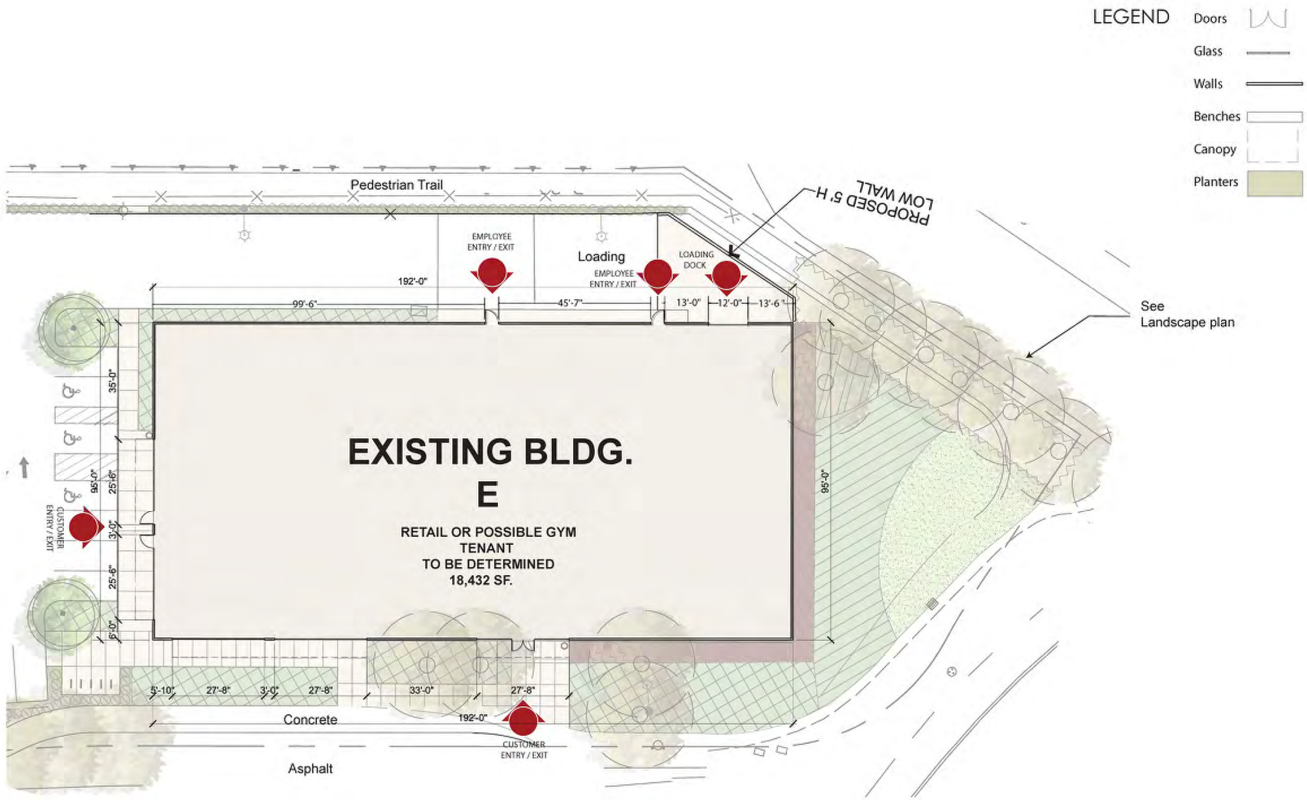

KEY PLAN

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Client
FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

0 16 32 48

Floor Plan
Existing Bldg. E
08.21.2012

N

11
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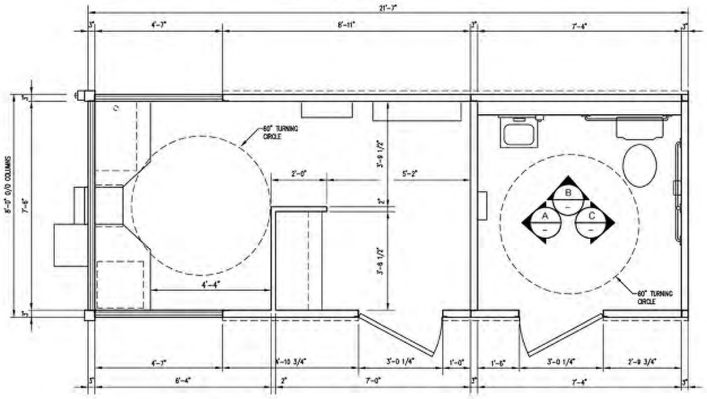
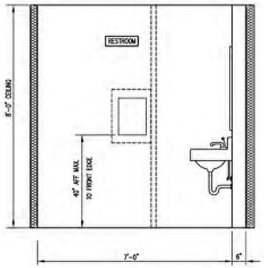
NEW BLDG.
F

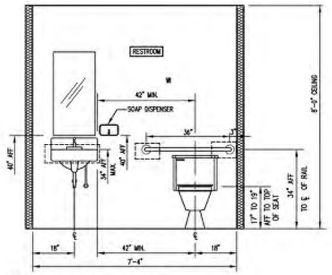
CONCEPTUAL
KIOSK LAYOUT



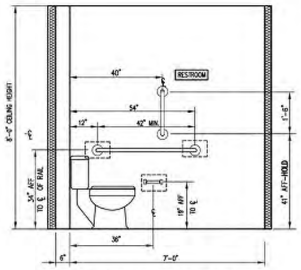
FLOOR PLAN



A INTERIOR ELEVATION



B INTERIOR ELEVATION



C INTERIOR ELEVATION

KEY PLAN

SOURCE IMAGE

KEY PLAN

* All signage will be new.

0 16 32 48

Perkowitz+Ruth ARCHITECTS
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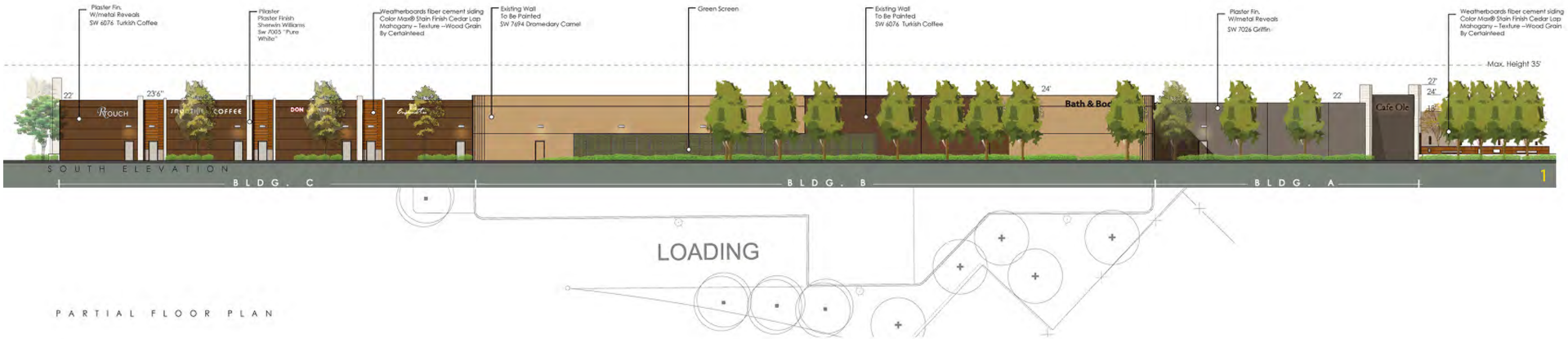
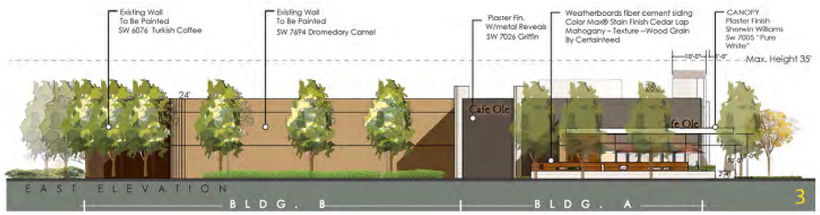
Client: FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

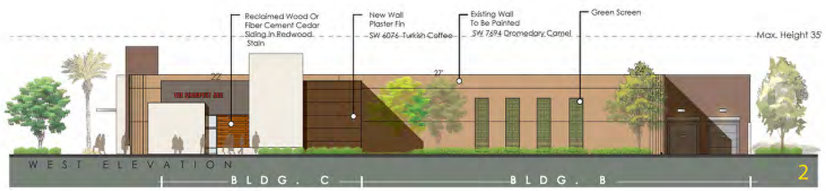
Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Proposed Elevations
Existing Market & New Shops - Bldg. A-B & C
08.21.2012

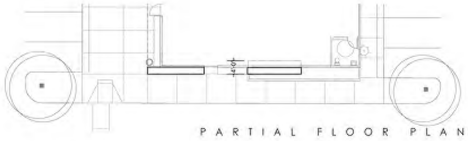
13
09.349







LIGHT FIXTURE



PARTIAL FLOOR PLAN

KEY PLAN

* All signage will be new.

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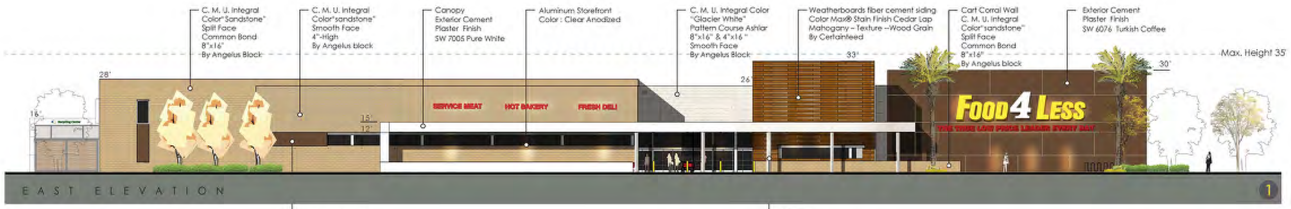
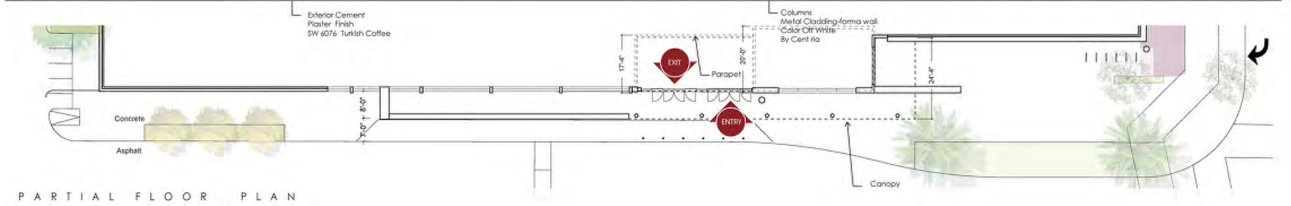
Client
FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

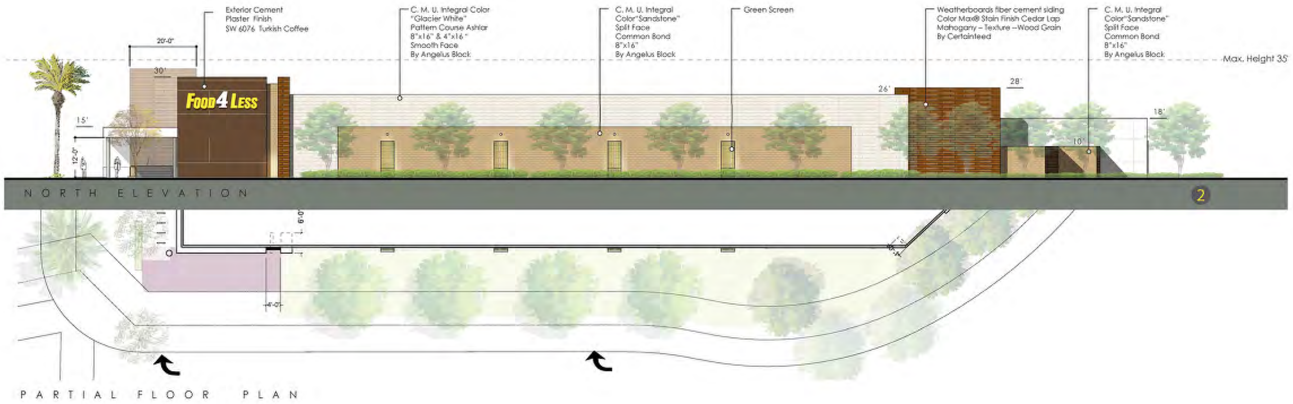
Proposed Exterior Elevations
Existing Market & New Shops Bldgs. A-B & C
08.21.2012

14
09.349





VIEW FROM ESPLANADE DR. ENTRY



KEY PLAN

* All signage will be new.

0 16 32 48

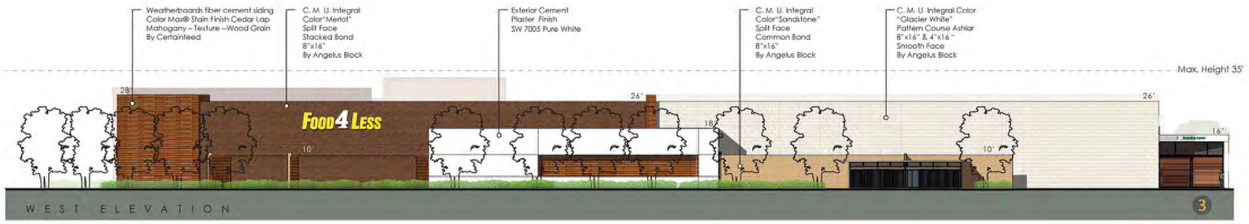
Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)828 8000 www.prarchitects.com

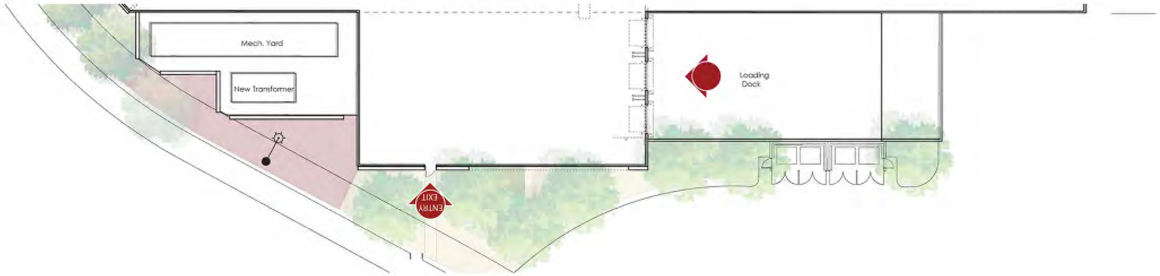
Client: FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

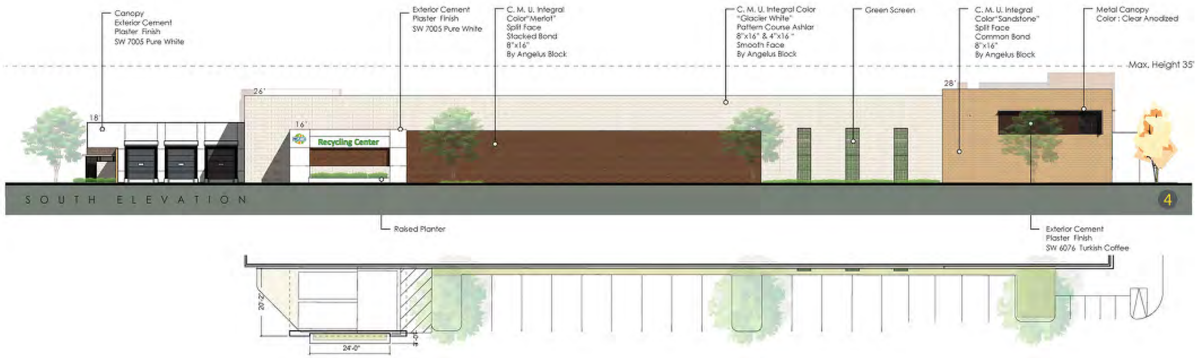
Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Proposed Exterior Elevations
Bldg D
08.21.2012

15
09.349







KEY PLAN

* All signage will be new.

0 16 32 48

B

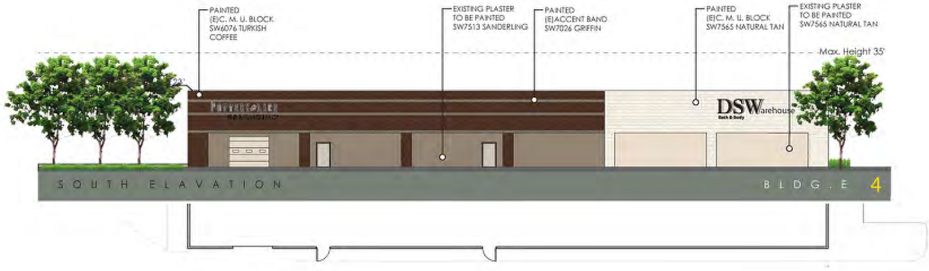
Proposed Exterior Elevations
Bldg. D
08.21.2012

16
09.349

Perkowitz+Ruth ARCHITECTS
Long Beach, CA [562]628.8000 www.prarchitects.com

Client
Food 4 Less 1100 West Artesia Blvd.,
Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA



ACTUAL BUILDING PHOTOS

KEY PLAN

* All signage will be new.

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)628.8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

0 16 32 48

Proposed Color scheme
Existing Bldg. E
08.21.2012

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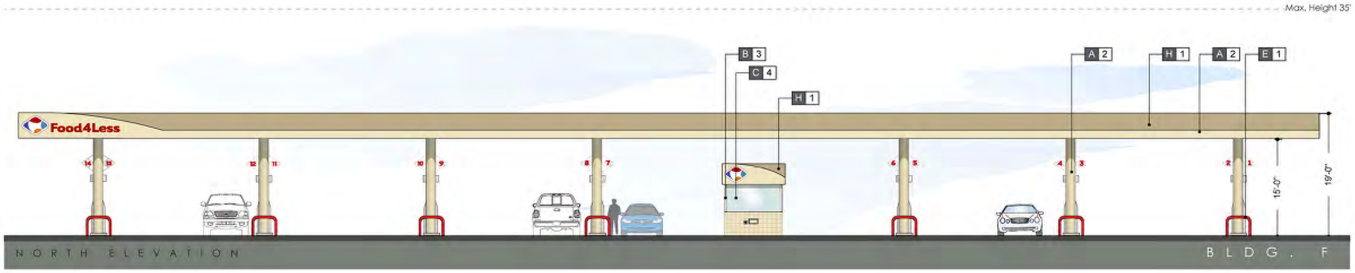

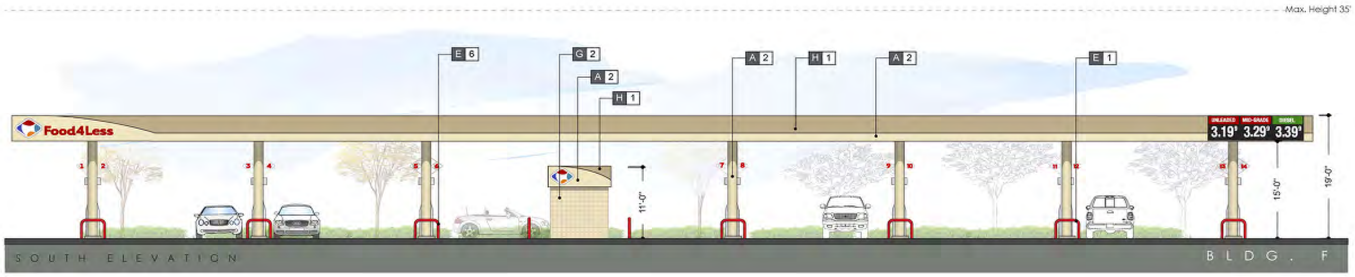

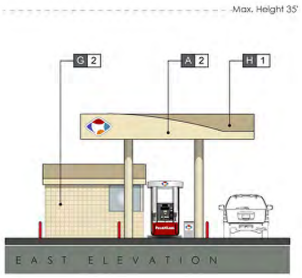

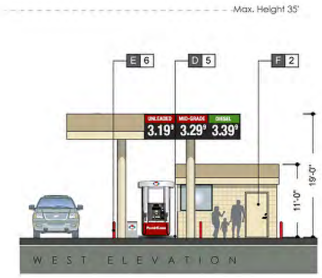

Materials

A	METAL CLADDING ALUMINUM COMPOSITE
B	ALUMINUM STOREFRONT
C	GLASS
D	CONCRETE CURB
E	PAINTED METAL PIPE GUARD / BOLLARD
F	PAINTED METAL
G	C. M. U. BLOCK PRECISION 8X8X16 VERTICAL SCORE 1 SIDE BY ANGELUS BLOCK
H	3M SERIES 7125 VI NIL FILM

Finishes

1	KROGEN TAN / # 89 SANDSTONE
2	KROGEN CREAM /CRY CREAM BY ALPOLIC
3	CLEAR ANODIZED BY ARCADIA INC.
4	CLEAR VISION
5	NATURAL CONCRETE GRAY
6	KROGEN RED

UNDER CANOPY RECESS LIGHT FIXTURE

GENERATION 3 LED AMBIENT CANOPY LIGHT (CRO3) BY LSI INDUSTRIES INC.

KEY PLAN

* All signage will be new.

0 8 16 24

N

Perkowitz+Ruth ARCHITECTS

Client: FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Proposed Exterior Elevations
Fuel Center - Bldg. F
08.21.2012

18
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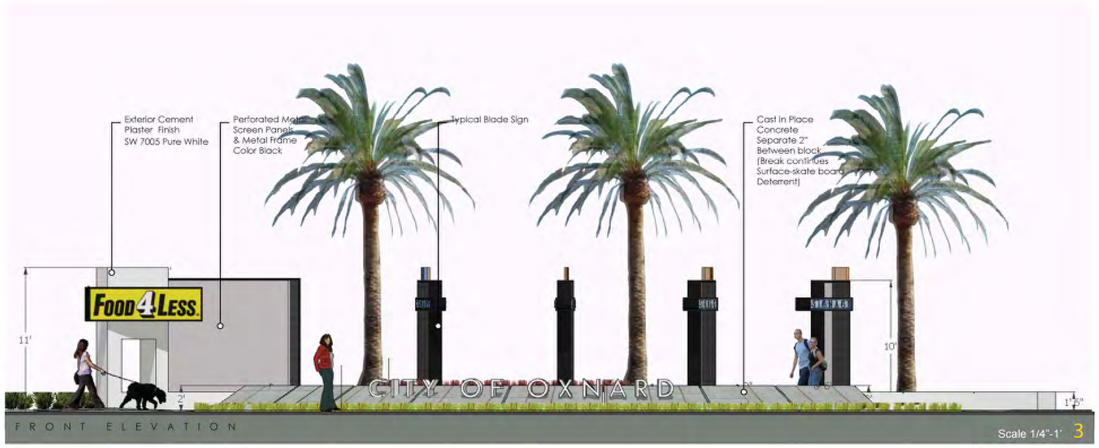

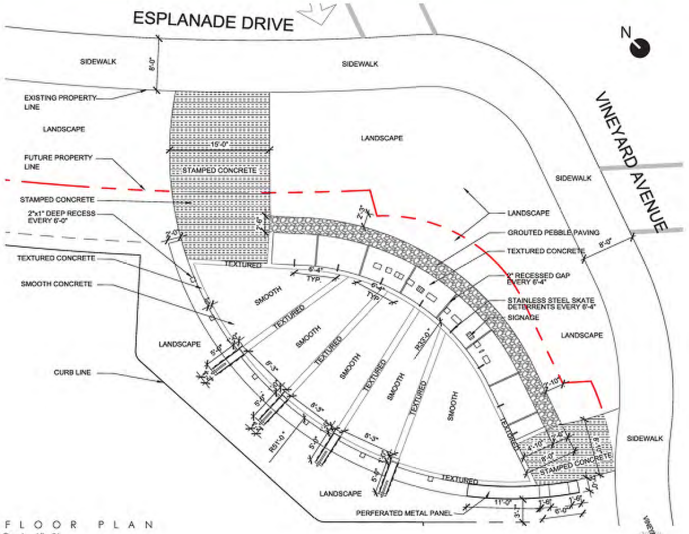

KEY PLAN

* Textured concrete and skateboard Deterrents will be incorporated into design.

N

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)628 8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Corner Concept
Elevations & Floor Plan
08.22.2012

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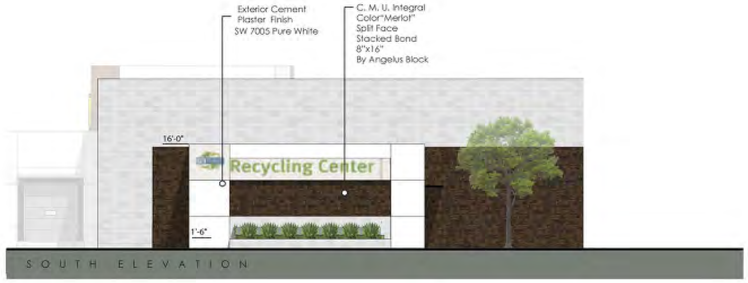
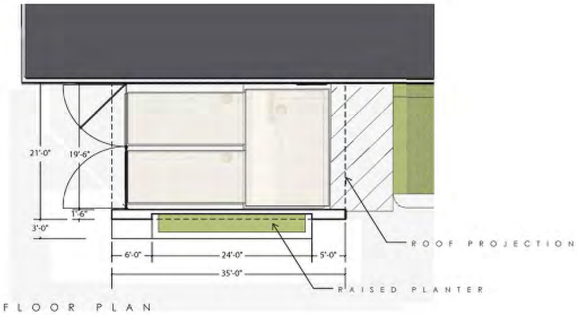
WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

AERIAL VIEW



FLOOR PLAN

SW - VIEW

SE - VIEW

KEY PLAN

* All signage will be new.

0 8 16 24

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Client
FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Proposed Exterior Elevations
RECYCLE CENTER -Bldg. D-
08.21.2012

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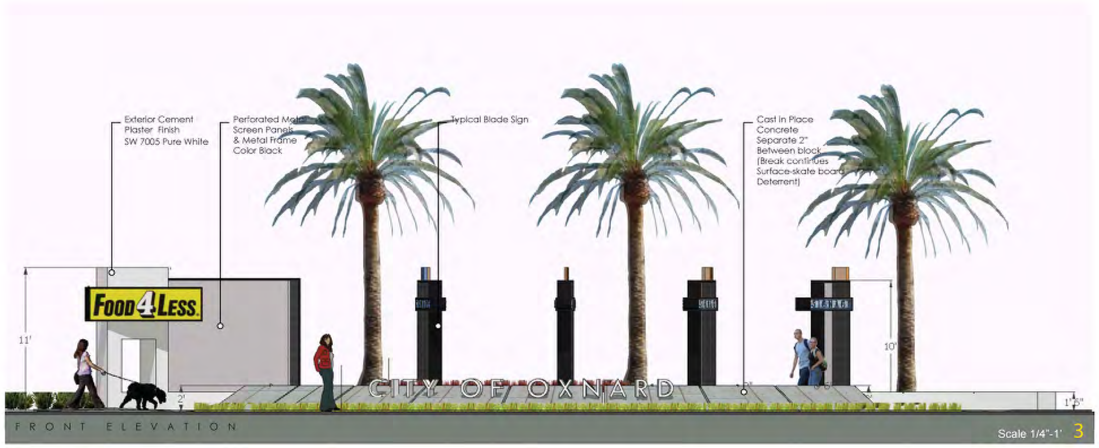

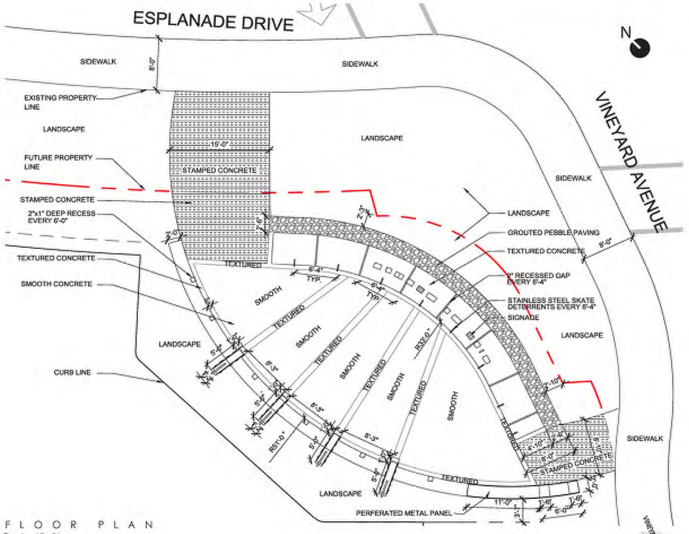

KEY PLAN

* Textured concrete and skateboard Deterrents will be incorporated into design.

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)628 8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Corner Concept
Elevations & Floor Plan
08.22.2012

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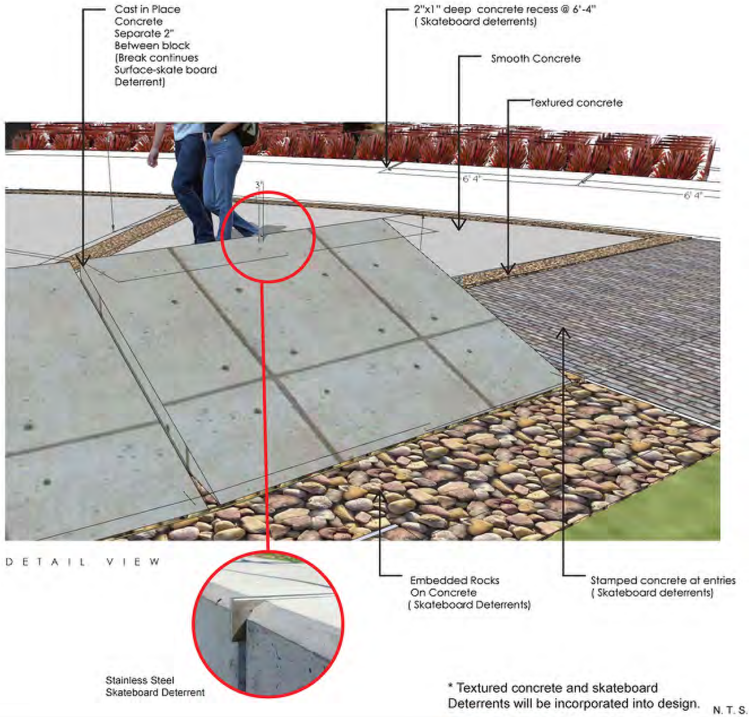
AERIAL VIEW

VIEW FROM CORNER VINEYARD & ESPLANADE DR.

CLOSE UP VIEW



DETAIL VIEW

* Textured concrete and skateboard Deterrents will be incorporated into design.

N. T. S.

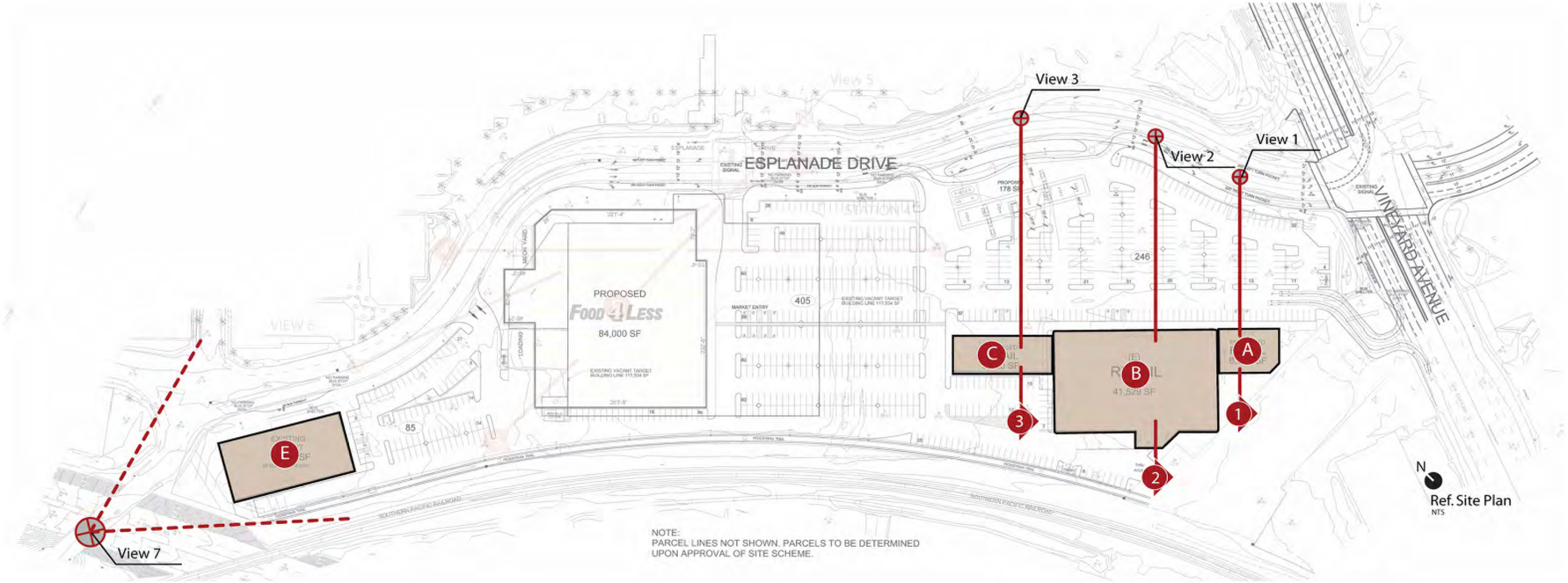
Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)828-8000 www.prarchitects.com

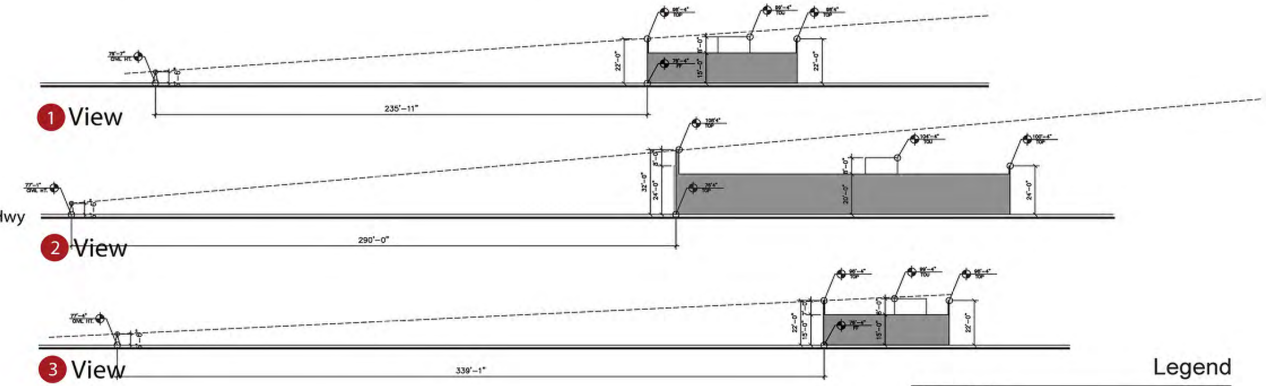
Client: FOOD 4 LESS 1100 West Artesia Blvd., Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W. Esplanade Dr., Oxnard, CA

Corner Concept
Views & Details
08.22.2012

21
09.349





Legend

CIVIL HEIGHT	CIVIL HT
TOP OF UNIT	T.of.U
TOP OF PARAPET	T.of.P.
FINISH FLOOR	F.F.

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)628.8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd. Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Preliminary Sight Line Study
Bldgs A-B-C & E
08.22.2012

22
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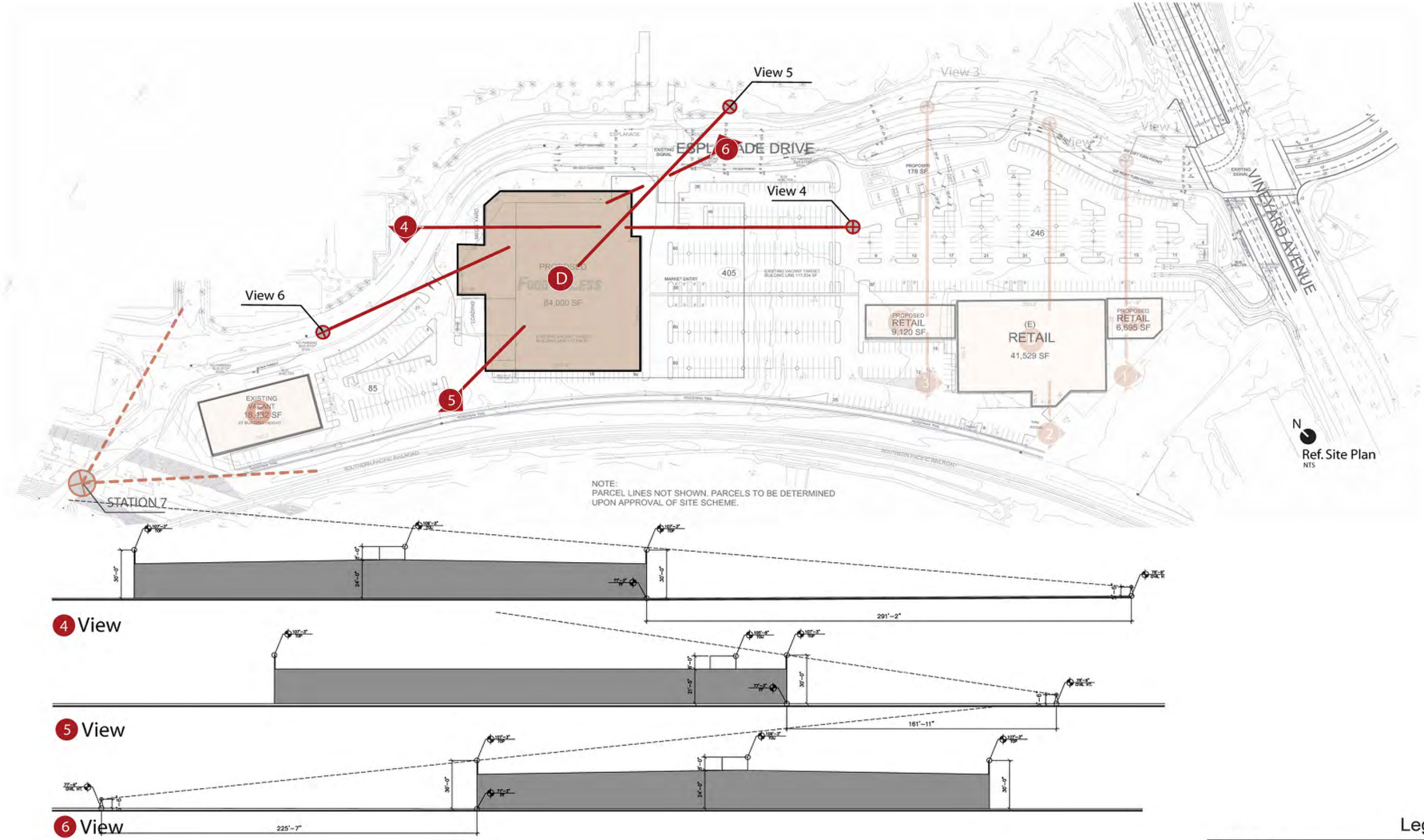

Legend

CIVIL HEIGHT	CIVIL HT
TOP OF UNIT	T.of.U
TOP OF PARAPET	T.of.P.
FINISH FLOOR	F.F.

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)628.6000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd. Compton, California 90220

Project: Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Preliminary Sight Line Study
Bldg. B
08.22.2012

23
09.349

EXISTING TREE LEGEND

- Tree to remain
- Tree to be removed
- Tree to be removed - due to City improvements
- Tree to be removed - due to City improvements (future)
- Tree to be removed - due to Arborist recommendation

Note:
This plan is for reference only.
Refer to Arborist Tree Report for tree valuations.

0 60 120 180 240

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Client
FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Existing Tree Plan
08.29.2012

24
09.349

PAVING

P1 Concrete paving w/ sawcut joints
finish: light acid etch
color: natural gray

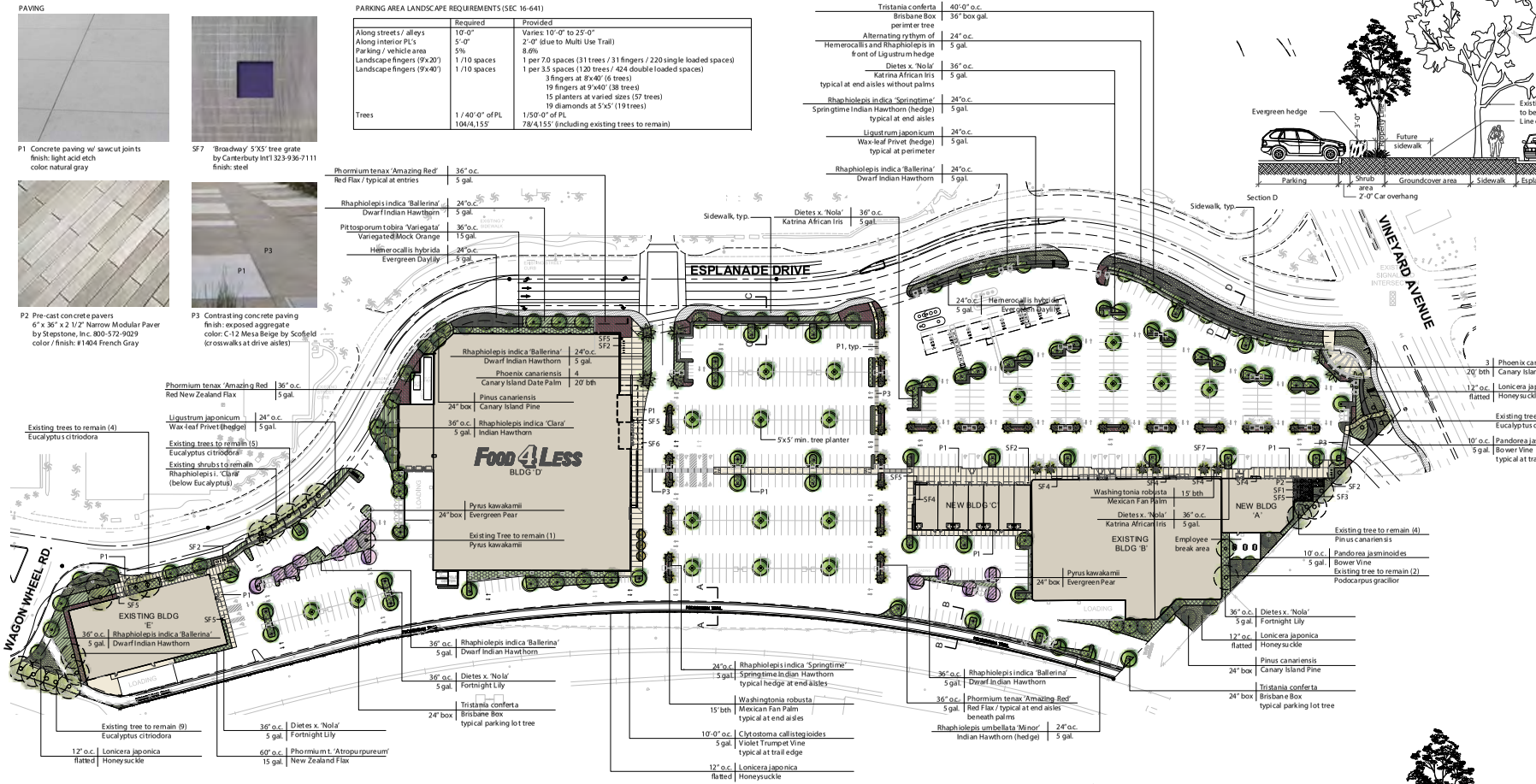
SF7 'Broadway'. 5'X5' tree grate
by Canterbuty Int'l 323-936-7111
finish: steel

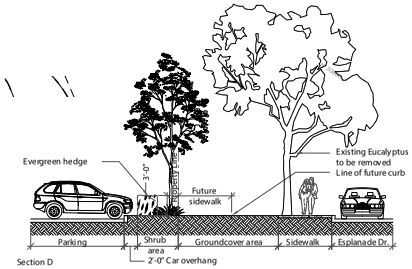
P2 Pre-cast concrete pavers
6" x 36" x 2 1/2" Narrow Modular Paver
by Stepstone, Inc. 800-572-9029
color / finish: #1404 French Gray

P3 Contrasting concrete paving
finish: exposed aggregate
color: C-12 Mesa Beige by Scofield
(crosswalks at drive aisles)

PARKING AREA LANDSCAPE REQUIREMENTS (SEC 16-641)

	Required	Provided
Along streets / alleys	10'-0"	Varies: 10'-0" to 25'-0"
Along interior PL's	5'-0"	2'-0" (due to Multi Use Trail)
Parking / vehicle area	5%	8.6%
Landscape fingers (9'x20')	1 /10 spaces	1 per 7.0 spaces (31 trees / 31 fingers / 220 single loaded spaces)
Landscape fingers (9'x40')	1 /10 spaces	1 per 3.5 spaces (120 trees / 424 double loaded spaces) 3 fingers at 8'x40' (6 trees) 19 fingers at 9'x40' (38 trees) 15 planters at varied sizes (57 trees) 19 diamonds at 5'x5' (19 trees)
Trees	1 / 40'-0" of PL 104/4,155'	1/50'-0" of PL 78/4,155' (including existing trees to remain)





SITE FURNISHINGS

SF1 Cafe table and chairs
Vista chair and Cross table
by Forms + Surfaces 800-451-0410
color: powdercoat silver

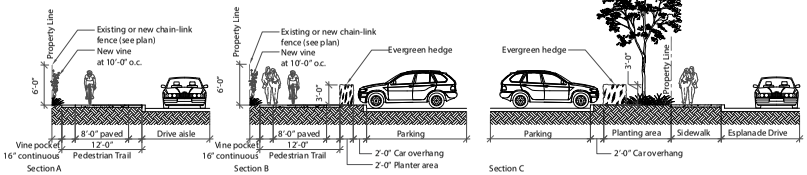
SF2 Bike rack (34" h x 30" w)
U-Shape Rack (BR-3) / embed mount
by FairWeather SF 800-323-1798
color / finish: hot dipped galvanized

SF3 Custom built-in seatwall
Bldg A patio perimeter seating
pattern: stacked bond
color: burnished gray

SF4 Cargo modula bench
Bldgs A, B and C
by Urban Art Projects 213-351-9600
color / finish: natural concrete

SF5 Trash receptacle (35" h x 24" w)
Austin - top opening / surface mount
by LandscapeForms 800-521-2546
color: powdercoat (stormcloud) gray

SF6 Bollard (30" h) 6'-0" o.c. at zero curb
Model B-2, 6" steel / embed mount
by FairWeather SF 800-323-1798
color / finish: powdercoat gray



Notes:
- All proposed screen hedges shall be 36" high minimum at time of planting
- All landscaping will comply with the applicable City of Oxnard Landscape Standards
- All landscaping and irrigation will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ordinance No. 2822) and Landscape Water Conservation Standards

0 60 120 180 240

SW 7005 Pure White

SW 6076 Turkish Coffee

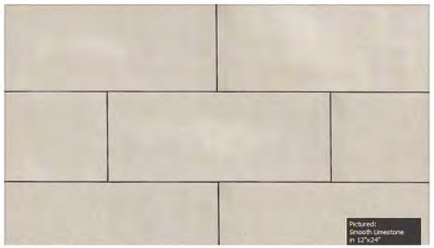
SW 7026 Griffin

SW 7694 Dromedary Camel

SW 7513 Sanderling

Aluminum Storefront
Color : Clear Anodized

Metal Wall Cladding-Formawall
Color Off White
By Centria



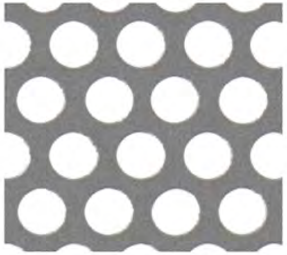
Stone Veneer
Smooth Limestone 12"x24" x1" Veneer
By Coronado Color Off White W./ Wall Cap

Weatherboards fiber cement siding
ColorMax® Stain Finish Cedar Lap
Mahogany – Texture –Wood Grain - By Certainteed

Metal Wall Cladding
Color : AEP Cool Zatique II

C.M.U. Integral color "Sandstone"
By AngelusBlock

C.M.U. Integral color "Glacier White"
By AngelusBlock



Perforated Metal
Pre-Galvanized Steel
With Zinc Coating

Powder Coat RAL-Color # 9005 "Black"

Apollic ACM "Cry Cream

3M 7125 Film #89 "Sandstone"

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color tone, hue, tint, shading, ambient light intensity, textures, texture, contrast, tint, style, construction variations required by building codes or inspectors, material availability or final design detailing.

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION

Perkowitz+Ruth ARCHITECTS
Long Beach, CA (562)928.8000 www.pranchitects.com

Client
FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Material Board
Retrofit Existing Market & New Shops
08.22.2012

MB
26
09.349

O Offices Services

Commercial -Retail - Shops A

Commercial -Retail - Shops B

Land Uses Legend

BUSINESS AND COMMERCIAL

- A Commercial -Retail - Shops
- Industrial
- O Offices Services

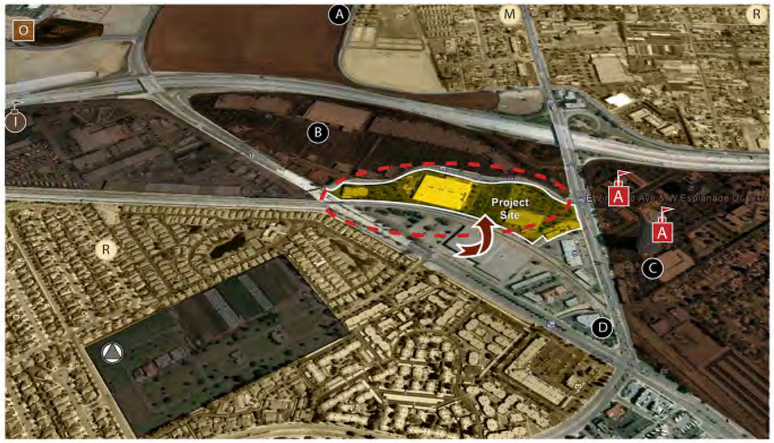
RESIDENTIAL

- R Residential Single Family
- M Residential Multifamily

PUBLIC

- Cemetery
- A Educational

R Residential



SITE PLAN
NTS

Commercial -Retail - Shops B

A Educational

Commercial -Retail - Shops C

A Educational

Cemetery

Commercial -Retail - Shops D

Commercial -Retail - Shops C

Food 4 Less 1

Food 4 Less 2

Existing Bldg 3

Existing Bldg 4

KEY PLAN
NTS

Vegetation 5

Vegetation 6

Target 7

Target 8

Gym

Perkowitz+Ruth ARCHITECTS
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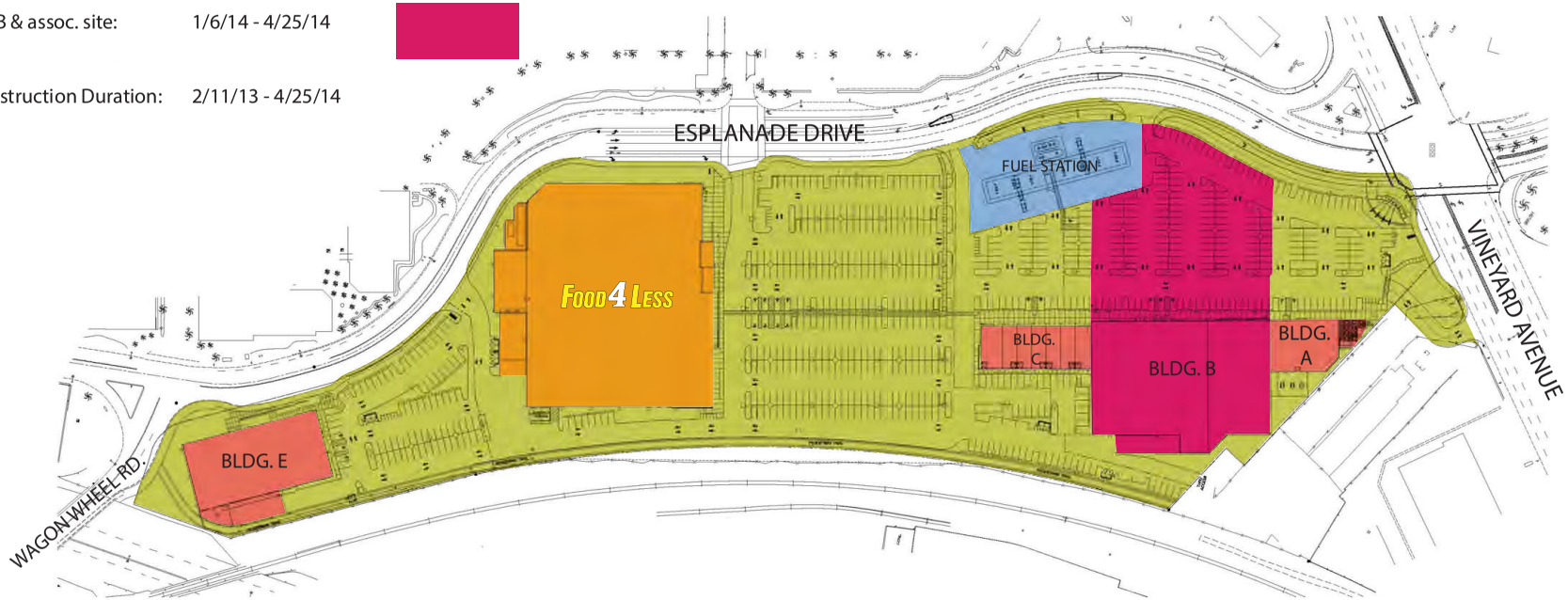
Client
FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Existing Bldg. Photos
08.22.2012

28
09.349

Demo & Pad Prep: 7 weeks	2/11/13 - 3/29/13	
Food 4 Less (Building D): 34 weeks	4/1/13 - 11/22/13	
Site Improvements: 34 weeks	3/29/13 - 11/22/13	
Shops A, C & E: 34 weeks	4/1/13 - 11/22/13	
Fuel Center: 13 weeks	7/22/13 - 10/18/13	
Building B & assoc. site: 16 weeks	1/6/14 - 4/25/14	
Total Construction Duration: 62 weeks	2/11/13 - 4/25/14	



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Long Beach, CA (562)628.8000 www.prarchitects.com

Client: FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project: Food 4 Less # 361
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

Phasing Plan
N.T.S.
08.29.2012

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LANDSCAPE AREA LEGEND

INTERIM LANDSCAPE	8,232 S.F.	
10' SETBACK	18,101 S.F.	
OFF-STREET PARKING & ACCESS AREA	52,344 S.F.	8.6% OF TOTAL LAND AREA 5.0% REQUIRED (30,219 S.F.) (+22,125 S.F. SURPLUS) 2' WIDE PROVIDED; 5' WIDE REQUIRED (7,032 S.F.) (-3,531 S.F. DEFICIENT)
TRAIL EDGE	3,501 S.F.	
TOTAL LANDSCAPE AREA	82,178 S.F.	

Perkowitz+Ruth ARCHITECTS
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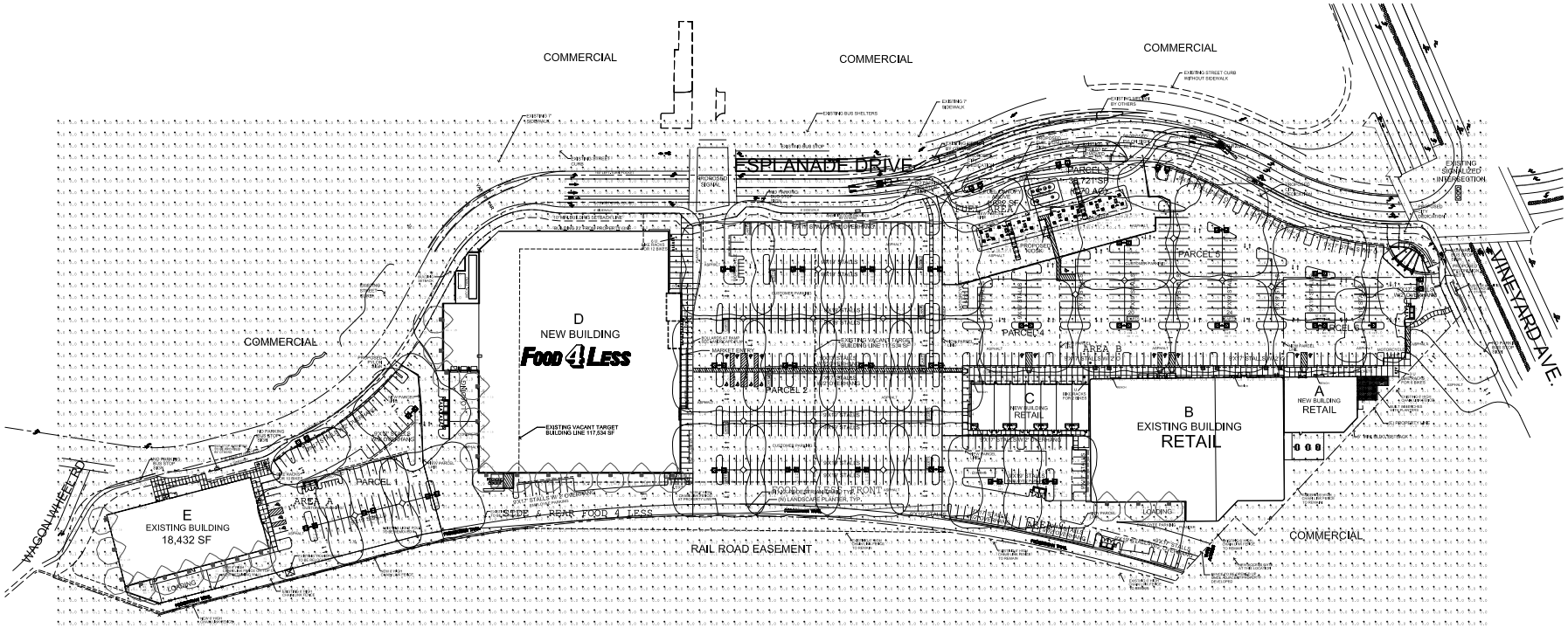
Client
FOOD 4 LESS 1100 West Artesia Blvd, Compton, California 90220

Project
Food 4 Less # 335
SWC of E. Vineyard Ave & W Esplanade Dr., Oxnard, CA

0 60 120 180 240

Landscape Area Calculations
08.29.2012

30
09.349



COOPER Lighting	Cooper Bussmann, LLC COOPER LIGHTING CPC 1121 HIGHWAY 74 SOUTH PEACHTREE CITY GA 30269 Voice Number (770) 486-7745 Fax Number (770) 486-6599 Email Address: cpc-lighting@cooperbussmann.com
Project: Food 4 Less #335 Oxnard, CA	Scale: 1" = 60 ft.
Client: James Vaughan	Date: 8/28/2012
	Project No: 1201737A

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lamens/Lamp	LLF	Description	Arr.	Pole	Accessories	Comments
	28	C	SINGLE	14000	0.900	GPCD-4000				15AT AFG
	1	MP1	SINGLE	31000	0.900	CSDM4W0M0MP0X0X0X0W0M0DNJ	1 MH 1000WZ			20' AFG
	28	MP2	BACKBACK	31000	0.900	CSDM4W0M0MP0X0X0X0W0M0DNJ, 2@180	2 MH 1000WZ			20' AFG
	5	MP3	ROTATED OPTICS	31000	0.900	CSDM4W0M0MP0X0X0W0M0DNJ, 2@180 VIS OPTICS TO BE FIELD ROTATED	2 MH 1000WZ		MAUSER HOUSE SIDE SHIELD	20' AFG
	28	W	SINGLE	2300	0.900	WPPM4P1S0K0N0Z			MAUSER WALL MOUNT	10' AFG

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts@Grade	Illuminance	Fc	1.20	20.1	0.0	N/A	N/A
AREA A	Illuminance	Fc	1.10	5.4	0.2	5.5	27.0
AREA B	Illuminance	Fc	0.80	5.2	0.1	8.00	52.0
AREA C	Illuminance	Fc	0.90	5.2	0.0	N/A	N/A
FOOD 4 LESS FRONT	Illuminance	Fc	3.70	5.2	1.2	3.08	4.33
FUEL AREA	Illuminance	Fc	9.00	20.1	1.2	7.50	16.75
SIDE & REAR FOOD 4 LESS	Illuminance	Fc	0.20	5.2	0.1	20.00	52.0

PALMIERI & ASSOCIATES, INC.
Consulting Electrical Engineers
CALIFORNIA REGISTRATION #EE 8965
EXP. DATE 3/31/14
232 N. LAKE AVENUE SUITE #210
PASADENA, CALIFORNIA 91101
TELE (626) 440-1313
FAX (626) 440-1779
PROJ. NO. PR-12-23

SITE PHOTOMETRIC PLAN

scale: 1"=60'-0"

Not For Construction

0 60 120' 180' 240'

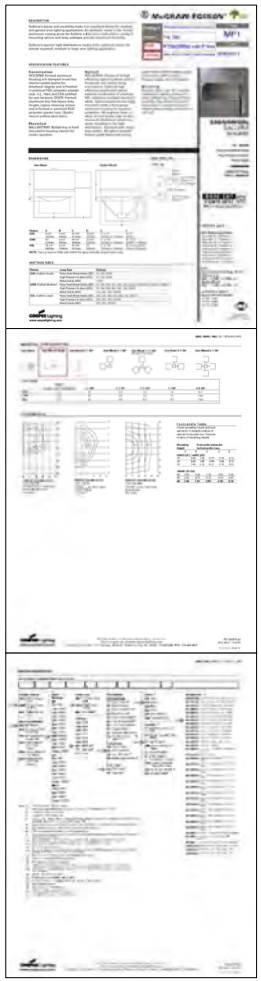
Perkowitz+Ruth ARCHITECTS
Long Beach, CA 562.628.8000 www.prarchitects.com

Client
FOOD 4 LESS 1100 WEST ARTESIA BOULEVARD COMPTON, CALIFORNIA 90220

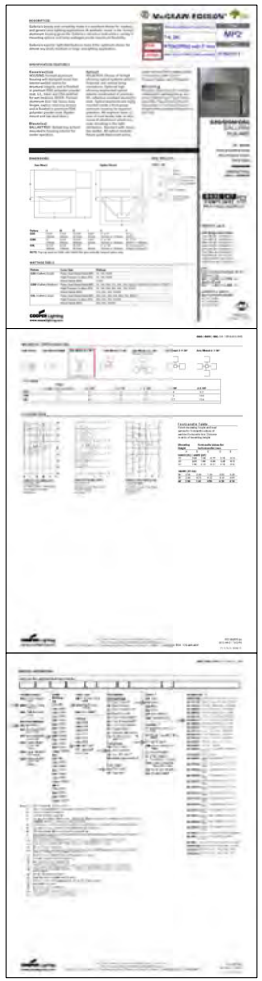
Project
Food 4 Less # 335- SWC of Vineyard & Esplanade
Oxnard, California

SITE PHOTOMETRIC LIGHTING PLAN
08.9.12

PH-1
09.349



MP1



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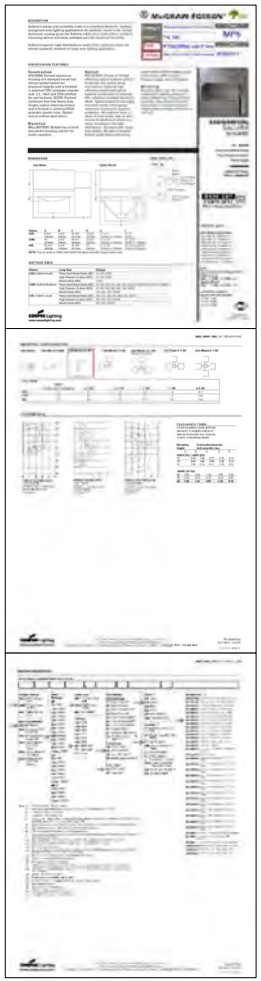

MP5

TYPE N1

PALMIERI & ASSOCIATES, INC.
Consulting Electrical Engineers
CALIFORNIA REGISTRATION #EE 8965
EXP. DATE 3/31/14
232 N. LAKE AVENUE SUITE #210
PASADENA, CALIFORNIA 91101
TELE (626) 440-1313
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PROJ. NO. PR-12-23

Perkowitz+Ruth ARCHITECTS
Long Beach, CA 562.628.8000 www.prarchitects.com

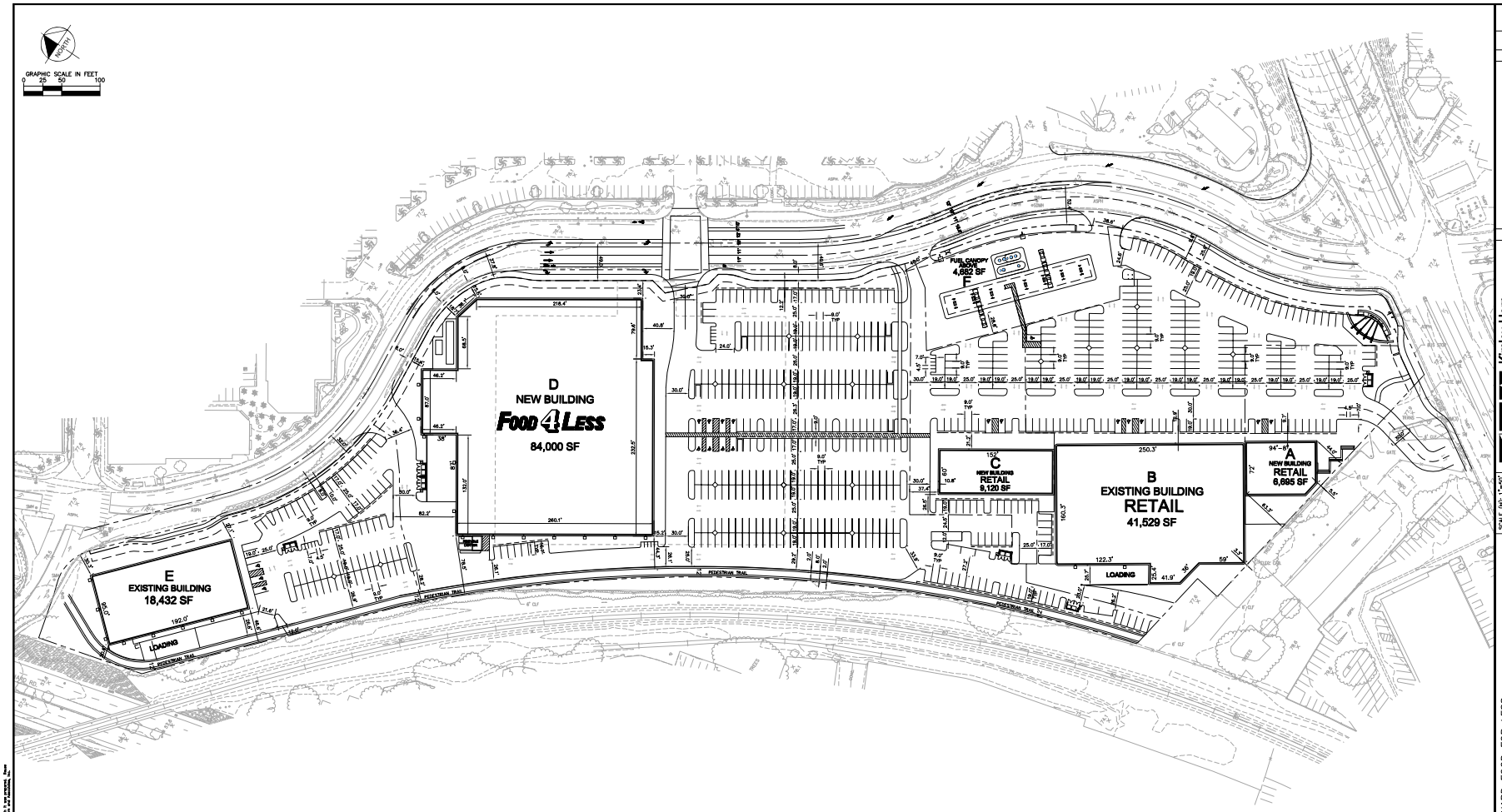
Client
FOOD 4 LESS 1100 WEST ARTESIA BOULEVARD COMPTON, CALIFORNIA 90220

Project
Food 4 Less # 335- SWC of Vineyard & Esplanade
Oxnard, California

0 60' 120' 180' 240'

SITE LIGHTING CUT SHEEETS
09.4.12

32
09.349



GENERAL NOTES:

1. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED ON PLAN.

LEGEND:

- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE

NO.	REVISION	BY	DATE	APPR.

Kimley-Horn and Associates, Inc.

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765 The City Drive, Suite 200
Orange, CA 92868 (714) 939-1030

Engineering, Planning, and Environmental Consultants

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 08/29/2012

OXNARD FOOD FOR LESS
TENTATIVE PARCEL MAP XXXX
CONCEPTUAL HORIZONTAL CONTROL PLAN
OXNARD, CALIFORNIA

PROJECT NO.
094680002
DRAWING NAME
6B0002Hz
1 OF 1

Attachment C

Sign Program

FOOD 4 LESS GATEWAY PLAZA

MASTER SIGN PROGRAM

SWC of Vineyard & Esplanade,
Oxnard, CA

NOVEMBER 6, 2012

CUMMINGS
Customer creation through brand innovation

A OBJECTIVE

This Master Sign Program establishes sign design guidelines that comply with the City of Oxnard Zoning Code. In addition, it provides standards and specifications to assure continuity in quality and placement for The Food 4 Less Gateway Plaza.

B GENERAL GUIDELINES

1) Each tenant shall submit a detailed drawing of their proposed sign to the management company. Indicate conformance with the sign criteria herein outlined. (3) Three sets of detailed drawings shall be submitted to the landlord for approval.
2) Tenant shall submit the sign drawings approved by the management to the City of Oxnard Planning and Building Divisions for plan review and all required permits prior to start of any sign construction.
3) Tenant shall pay for all signs, installation, cleaning, maintenance, and repairs.
4) Tenant shall provide repair service within five (5) days of any malfunction, vandalism, or breakage. Unsafe conditions to be addressed immediately.
5) Tenant shall pay for electrical service / connection(s) to tenant' sign(s) as required.
6) Tenant shall obtain all necessary approvals and permits prior to installation of any and all signs.
7) The tenant shall be responsible for fulfillment of all requirements of his/her criteria.
8) Tenant's sign contractor shall repair any damage to landlord's building caused by his/her work. Damage that is not repaired by the sign contractor shall become the tenant's responsibility to correct to landlord's satisfaction.
9) Tenants are responsible for the removal of all signs, repair to building including patch & paint to match within ten (10) days of vacating.

C REQUIRED SUBMITTALS

1) Within 30 days after approval of the concept design by landlord, tenant shall cause tenant's sign contractor to prepare and submit to landlord's representative for approval of the following:
   a. Three (3) sets of complete detailed shop drawings based on the concept drawings.
   b. Drawings shall include building and structural (where needed) calculations, details of required building penetrations for signage attachment and methods of patching / weatherproofing such penetrations.
   c. Site plan showing store location, proposed signs and lineal building frontage.
   d. Architectural elevations to scale showing all sign related dimensions.
   e. A colored elevation drawing of the proposed signage showing dimensions, materials, color, sufficient to verify compliance with sign program.
   f. Construction details of typical sections of all applicable signs.
   g. Method of attachment & wiring.
   h. Grounding method.
   i. Tenants are required to provide a copy of permits and final permit inspection sign off for the signs.
   j. Insurance certificate naming the landlord and its representatives as additional insured. Minimum of 3,000,000.00 aggregate for general liability, workers compensation and auto.

2) Landlord's representative and its consultants shall review and provide tenant with written approval, conditional approval or disapproval of the shop drawings within 15 days after receipt thereof from tenant's sign contractor.
3) If landlord's representative disapproves or conditionally approves the shop drawings, landlord's representative shall note on a set of the shop drawings or separately by reasons for such disapproval or conditional approval, and thereafter landlords representative, tenant and tenant's sign contractor shall consult and or meet as necessary to achieve approvable shop drawings.

D DESIGN GUIDELINES

1) Freestanding Plaza Pylons & Monument (sign type 2 & 3)
   a. Landlord shall supply two (2) plaza monuments (sign 2) & one (1) freestanding pylon sign for eligible tenants.
   b. Eligible tenants shall be provided with (2) two panels (one on each side) on the sign.
   c. Landlord shall designate tenant location on monument & pylon signs.
   d. The design copy should only be their trade name as it appears on the business license.
   e. Tenants shall be responsible for the fabrication and installation of such panels.
   f. The landlord shall be the sole determiner of tenant eligibility for the sign type, including the locations and number of signs which shall display the tenant's name.

2) Window Signs (Any sign printed, attached, glued, or affixed to or located behind and within two feet of a window and designated to be viewed from adjoining streets, sidewalks, malls or parking lots available for public use.)
   a. Window signs shall not cover more than 20% of any window of the ground floor.
   b. Window sign shall be in good taste and must be approved by landlord.
   c. Neon signs are allowed as long as permitted by the landlord and comply with City of Oxnard sign regulations.
   d. Other window treatments shall be approved by the landlord and must be in keeping with City of Oxnard sign code.
   e. Window signs are included in each tenant's total allowable signs area.

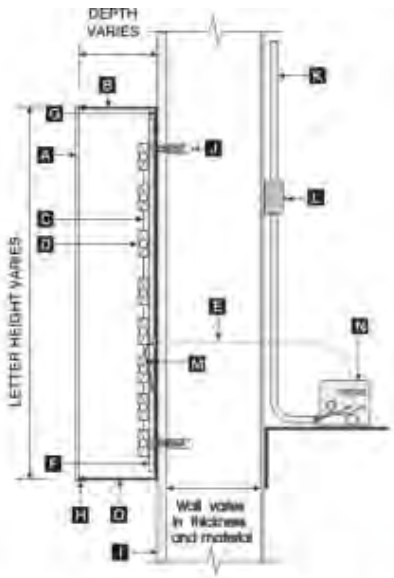
3) Building Signs
   a. (2) Two sq. ft. per lineal foot of building on Principle Street.
   b. Signs shall consist of LED internally illuminated channel letters with acrylic faces.
   c. Logos shall be permitted with landlord approval. The logo width shall not exceed (2) two times the logo height. Logos shall be channel construction similar to letters.
   d. Signs shall consist of single face, individual channel letters with 1” trim caps. The channel shall not exceed 5” depth.
   e. Plastic face colors shall be subject to landlord's discretion.
   f. Tenants shall display their established trade names or their basic product name. No tagline shall be used unless approved by the landlord in writing..
   g. Regionally and nationally registered trademarks and name which require deviation from the outlined sign criteria shall be approved on a case by case by the landlord. This will be subject to city of Oxnard zoning code.
   h. Signs may not exceed 10% of any building wall.

4) Banners, Special Events, and Prohibited Signs
   a. Temporary signs (grand opening banners, posters, balloons and flags) associated with special events may be allowed with landlord authorization and in conjunction with a Temporary Use Permit from the City of Oxnard.

5) General
   a. Sign area shall not be allocated between tenants, except in the case where tenant lineal frontage is amended in bldg.C. In those cases signs area shall be allocated @ 2 sq.ft. of sign area per lineal front of the new tenant space.

E CONSTRUCTION GUIDELINES

1) Building Signs
   a. Channel letter and returns shall be constructed of non-ferrous metal, preferably aluminum. No sheet metal letters which will rust shall be allowed.
   b. Trim cap will be 1”
   c. Trim cap and return color to be matching
   d. Returns shall be 5”
   e. Channel letter illumination to be UL recognized LED.
   f. Illumination shall be evenly distributed not to show any “hot spots”.
   g. Tenants are responsible for all permits, fabrication and installation of the tenant's signs. In addition, tenant is responsible for any damage done by its contractor to the building.
   h. All electrical conduits, j-box and power supply shall be made water-tight where required.
   i. Channel letters and logos shall be affixed without visible means of attachment. In addition, stainless steel fasteners shall be used.
   j. Underwriters Laboratory approved labels shall be affixed to all electrical fixtures.
   k. Fabrication and installation shall comply with all national and local building and electrical codes.
   l. Main wiring and timer shall be the responsibility of the tenant unless otherwise specified by the landlord.
   m. Signs shall be removed within 10 days after lessee's lease has expired and it will be the responsibility of the tenant to patch and paint the sign area and repair it to its original condition.



A ACRYLIC FACE
B ALUMINUM LETTER RETURN
C 14 AWG POWER SUPPLY LEADS
D L.E.D
E 14 AWG WIRE
F OPTIONAL SINTRA
G ALUMINUM LETTER BACK
H TRIM CAP
I WALL/FASCIA
J FASTENERS AS REQUIRED
K PRIMARY ELECTRICAL
L DISCONNECT SWITCH
M GROUND WIRE
N L.E.D. POWER UNIT
O DRAIN HOLES

L.E.D. CHANNEL LETTER SECTION DETAIL

ALLOWABLE SIGN AREA PER BUILDING

BLDG. FRONTAGE X 2 = 2002 SQ.FT
TOTAL ALLOCATED: 1949.25 SQ.FT.

BUILDING A

PRIMARY FRONTAGE LENGTH	LINEAL FEET	SQ. FT. ALLOWED	ALLOCATED
Facing Esplanade Dr.	94'-8" L.F.	189 SQ.FT.	160 SQ.FT.

MULTI-TENANT BUILDING B

PRIMARY FRONTAGE LENGTH - (Set back 285')	LINEAL FEET	SQ. FT. ALLOWED	ALLOCATED
Tenant 1 - Facing Esplanade Dr.	88' L.F.	176 SQ.FT.	160 SQ.FT.
Tenant 2 - Facing Esplanade Dr.	162' L.F.	324 SQ.FT.	240 SQ.FT.

MULTI-TENANT BUILDING C

PRIMARY FRONTAGE LENGTH - (Set back 285')	LINEAL FEET	SQ. FT. ALLOWED	ALLOCATED
Tenant 1 - Facing Esplanade Dr.	21'-10" L.F.	44 SQ.FT.	44 SQ.FT.
Tenant 2 - Facing Esplanade Dr.	20' L.F.	40 SQ.FT.	40 SQ.FT.
Tenant 3 - Facing Esplanade Dr.	20' L.F.	40 SQ.FT	40 SQ.FT.
Tenant 4 - Facing Esplanade Dr.	20' L.F.	40 SQ.FT	40 SQ.FT.
Tenant 5 - Facing Esplanade Dr.	20' L.F.	40 SQ.FT	40 SQ.FT.
Tenant 6 - Facing Esplanade Dr.	20' L.F.	40 SQ.FT	40 SQ.FT.
Tenant 7 - Facing Esplanade Dr.	29'-8" L.F.	59 SQ.FT.	80 SQ.FT.

BUILDING D - FOOD 4 LESS

PRIMARY FRONTAGE (VINEYARD AVE.) LENGTH	LINEAL FEET	SQ. FT. ALLOWED	ALLOCATED
East Elev. - **Facing Vineyard Ave.** (Set back 310')	313 L.F.	626 SQ.FT.	243.5 SQ.FT.*
* Includes main ID & secondary sign areas.			
North Elev.			68 SQ. FT.
West			38 SQ. FT.
Attached Recycle Center Bldg. @ Rear			50 SQ.FT.
(Balance can be used for Food 4 Less South elevation)			

BUILDING E

PRIMARY FRONTAGE LENGTH	LINEAL FEET	SQ. FT. ALLOWED	ALLOCATED
Facing Esplanade Dr.	192' L.F.	384 SQ.FT.	220 SQ.FT.
(Balance can be used for East and/or West elevations)			

BUILDING F - FUEL STATION

PRIMARY FRONTAGE LENGTH	ALLOCATED
Facing Esplanade Dr.	74.25

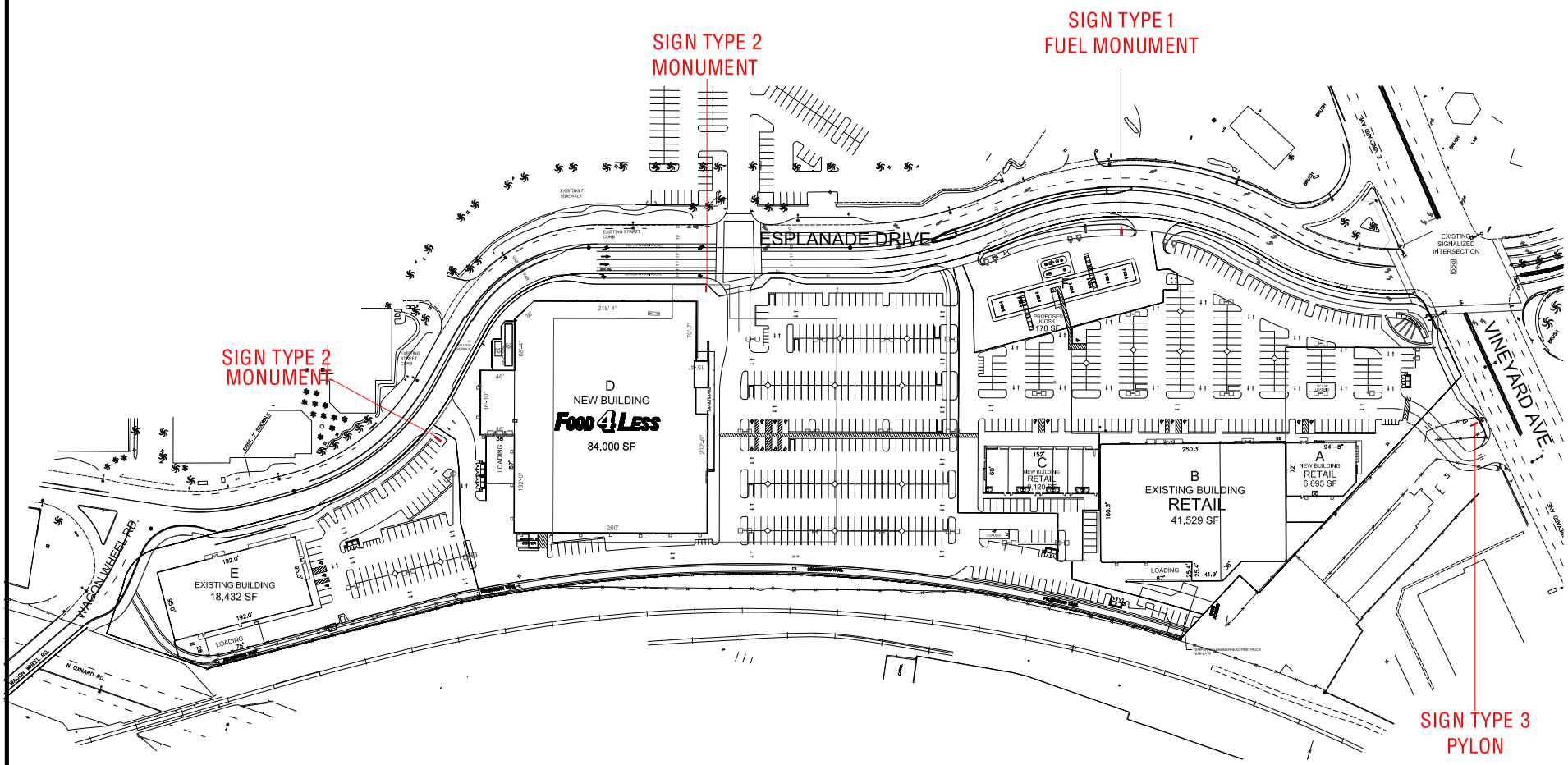
ALLOWABLE GROUND SIGN SQ.FT.

	QUANTITY	ALLOCATED
Sign Type 1 - Fuel Monument Sign	(1) ONE	80.5 SQ.FT.
Sign Type 2 - Multi-tenant Monument Sign	(2) TWO	59.50 SQ.FT.
Sign Type 3 - Multi-tenant Pylon Sign w/Fuel Pricing	(1) ONE	172 SQ.FT.

TOTAL ALLOCATED: 1949.25 SQ. FT.

NOTE: SQ. FT. BALANCE CAN BE ALLOCATED FOR WINDOW SIGNS, NOT TO EXCEED 50 SQ.FT. OR 20% OF WINDOW AREA, WHICHEVER IS LESS.
BALANCE CANNOT BE TRANSFERRED FROM ONE TENANT TO ANOTHER.

SITE PLAN

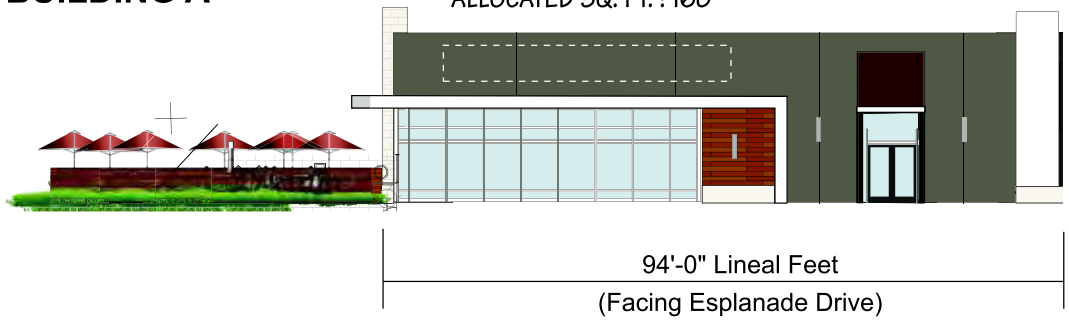

SIGN TYPE 2
MONUMENT
SIGN TYPE 1
FUEL MONUMENT
SIGN TYPE 2
MONUMENT
SIGN TYPE 3
PYLON
ESPLANADE DRIVE
VINEYARD AVE.
WAGON WHEEL RD.
D
NEW BUILDING
FOOD 4 LESS
84,000 SF
E
EXISTING BUILDING
18,432 SF
B
EXISTING BUILDING
RETAIL
41,529 SF
A
NEW BUILDING
RETAIL
6,695 SF
C
NEW BUILDING
RETAIL
PROPOSED
KIOSK
178 SF
EXISTING
SIGNALIZED
INTERSECTION
LOADING

MULTI-TENANT

CONNECTED BUILDINGS A, B, C

BUILDING A

ALLOCATED SQ. FT. : 160

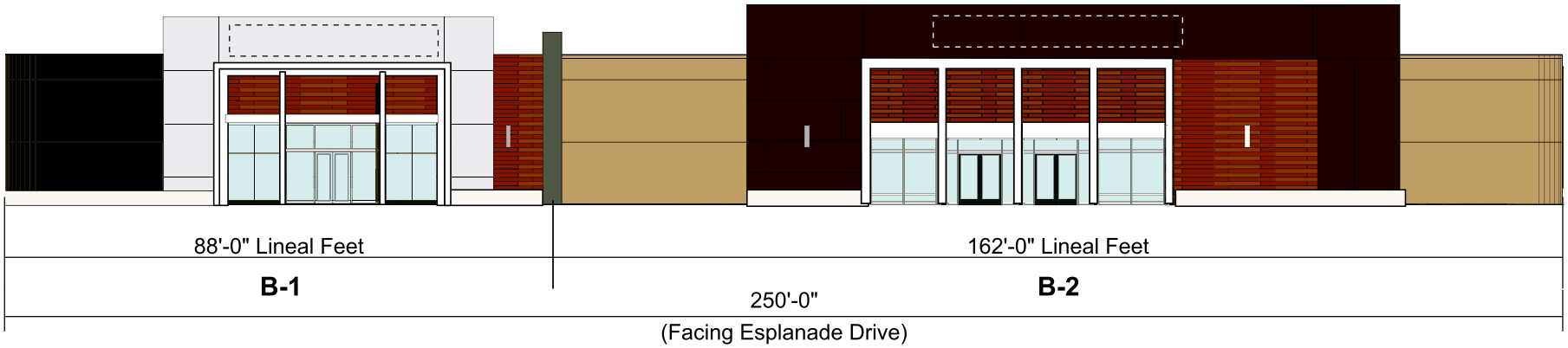


BLDG. A - TOTAL ALLOCATED SQ. FT. : 160
BLDG. B-1 - TOTAL ALLOCATED SQ. FT. : 160 BLDG. B-2 - TOTAL ALLOCATED SQ. FT. : 240
BLDG. C-1 - TOTAL ALLOCATED SQ. FT. : 44 BLDG. C-2 - TOTAL ALLOCATED SQ. FT. : 40 BLDG. C-3 - TOTAL ALLOCATED SQ. FT. : 40 BLDG. C-4 - TOTAL ALLOCATED SQ. FT. : 40 BLDG. C-5 - TOTAL ALLOCATED SQ. FT. : 40 BLDG. C-6 - TOTAL ALLOCATED SQ. FT. : 40 BLDG. C-7 - TOTAL ALLOCATED SQ. FT. : 80

BUILDING B

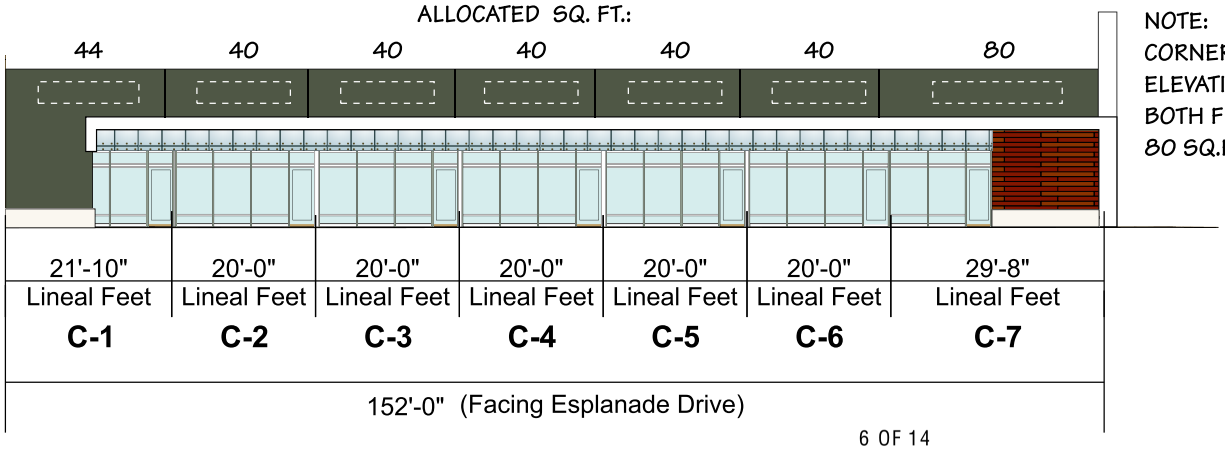
ALLOCATED SQ. FT. : 160

ALLOCATED SQ. FT. : 240



BUILDING C

ALLOCATED SQ. FT.:



NOTE:
CORNER TENANT (C-7) MAY HAVE ADDITIONAL WEST ELEVATION SIGN FACING FOOD 4 LESS PARKING LOT. BOTH FRONT AND SIDE SIGNS SHALL NOT EXCEED 80 SQ.FT. TOTAL.

SIGNAGE AREA SHOWN FOR LOCATION PURPOSES ONLY. ALLOWABLE SIGN AREA AND DESIGN MUST COMPLY WITH ALL ASPECTS OF THE SIGN PROGRAM

FOOD 4 LESS

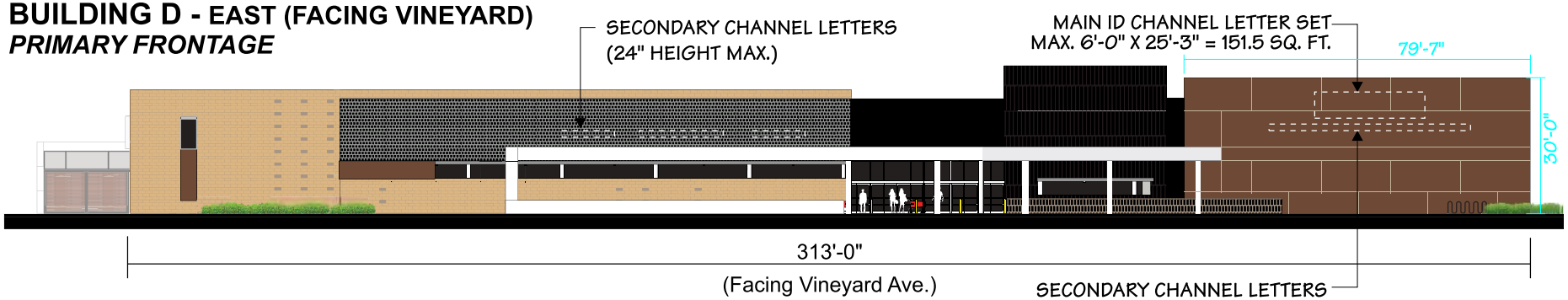
BUILDING D

SIGNAGE AREA SHOWN FOR LOCATION PURPOSES ONLY.
ALLOWABLE SIGN AREA AND DESIGN MUST COMPLY
WITH ALL ASPECTS OF THE SIGN PROGRAM

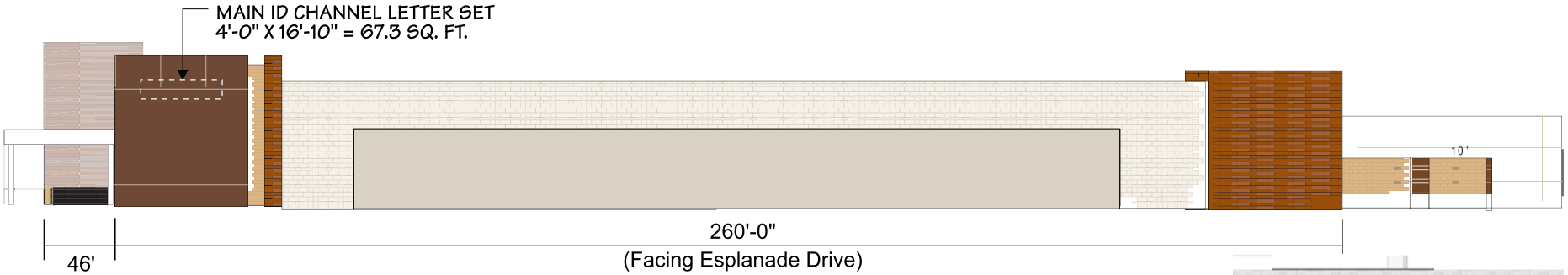
TOTAL ALLOCATED SQ. FT. : 349.5
TOTAL MAIN ID SIGN SQ. FT. : 256.5
TOTAL SECONDARY SIGN SQ. FT. : 69.25

MAIN ID & SECONDARY LETTER SETS TOTAL: 220.75 SQ. FT.
SHALL NOT EXCEED 10% OF SIGNABLE AREA: 238.75 SQ. FT..

BUILDING D - EAST (FACING VINEYARD)
PRIMARY FRONTAGE



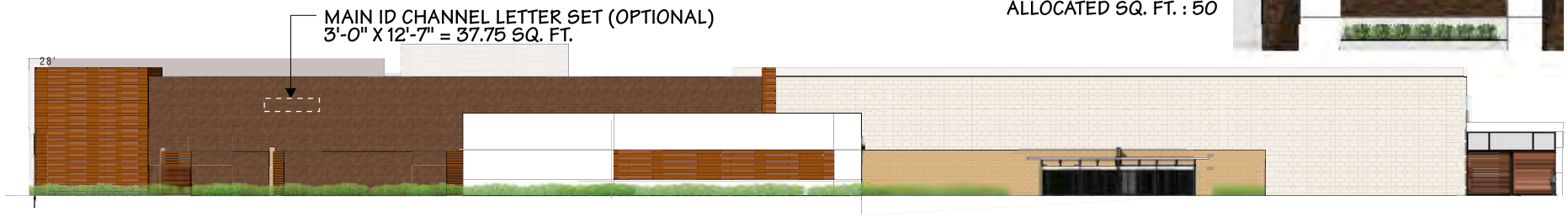
BUILDING D - NORTH (FACING ESPLANADE)



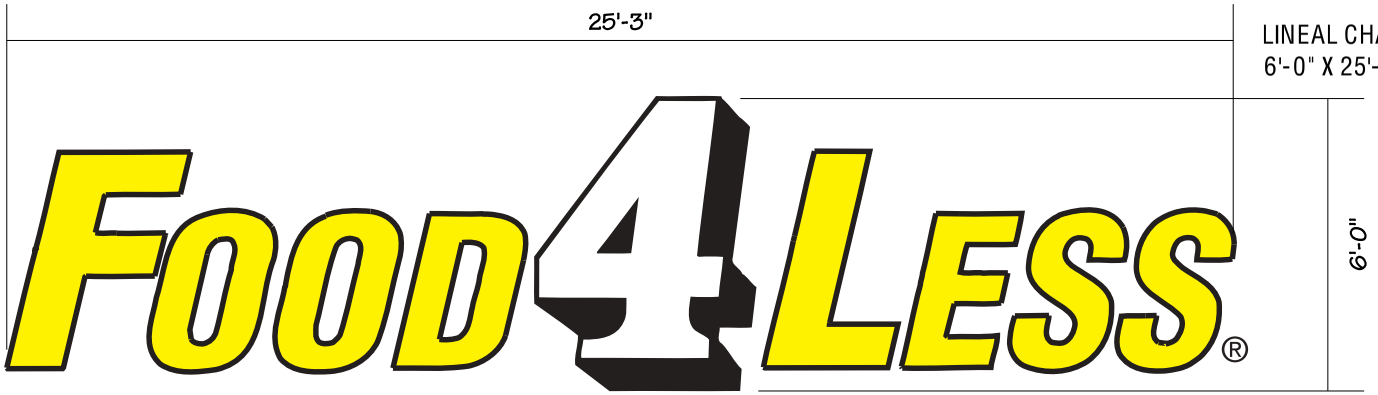
ATTACHED RECYCLE CENTER @ SOUTH (REAR)

ALLOCATED SQ. FT. : 50

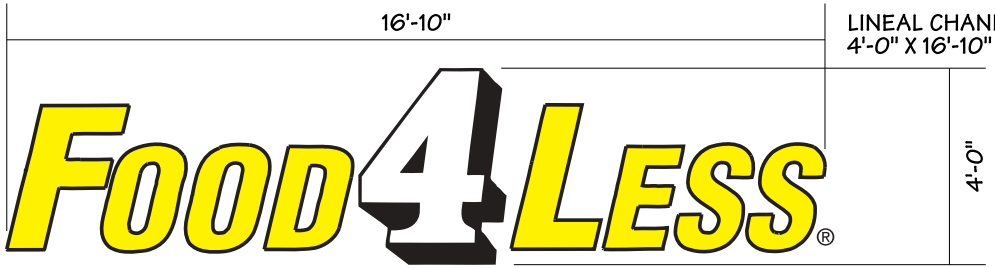
BUILDING D - WEST (FACING BLDG. E)



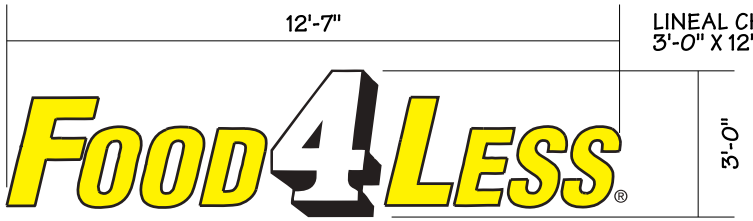
CHANNEL LETTER SETS



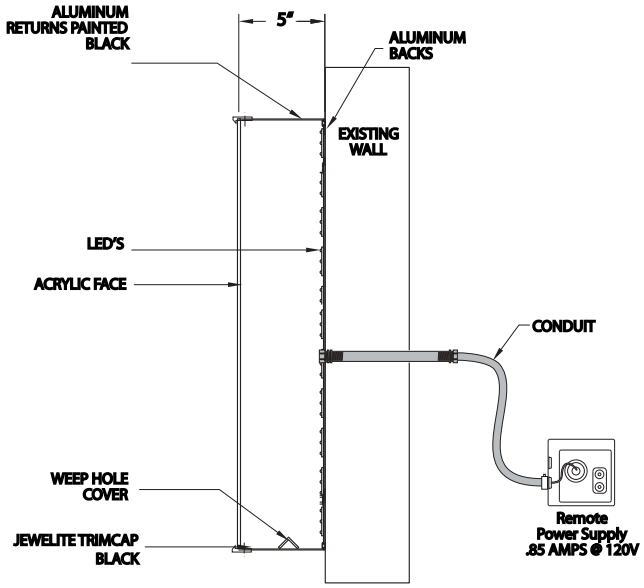
LINEAL CHANNEL LETTER SET
6'-0" X 25'-3" = 151.5 SQ. FT.



LINEAL CHANNEL LETTER SET
4'-0" X 16'-10" = 67.3 SQ. FT.



LINEAL CHANNEL LETTER SET (OPTIONAL)
3'-0" X 12'-7" = 37.75 SQ. FT.



LETTER DETAIL

- 2465 YELLOW ACRYLIC
- BLACK ALUMINUM RETURNS & BACKS
- BLACK TRIM CAP

- WHITE ACRYLIC WITH BLACK DROP SHADOW
- BLACK ALUMINUM RETURNS & BACKS
- BLACK TRIM CAP

TOTAL ALLOCATED SQ. FT. : 220

BUILDING E - North

192'-0" Lineal Feet
(Facing Esplanade Drive)

BUILDING E - East

95'-0" Lineal Feet
(Facing Parking Lot & Bldg. D)

BUILDING E - West Facing Wagon Wheel (elevation not shown)

SIGNAGE AREA SHOWN FOR LOCATION PURPOSES ONLY. ALLOWABLE SIGN AREA AND DESIGN MUST COMPLY WITH ALL ASPECTS OF THE SIGN PROGRAM

FUEL STATION CANOPY & KIOSK

Fuel Station

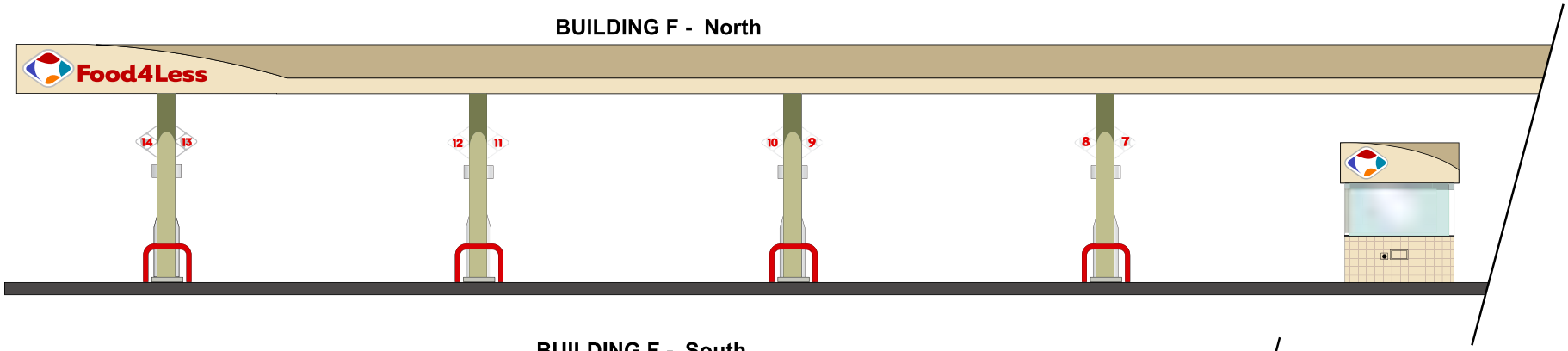
a. Tenant identification, kiosk & canopy frontage

I. Kiosk flush mount

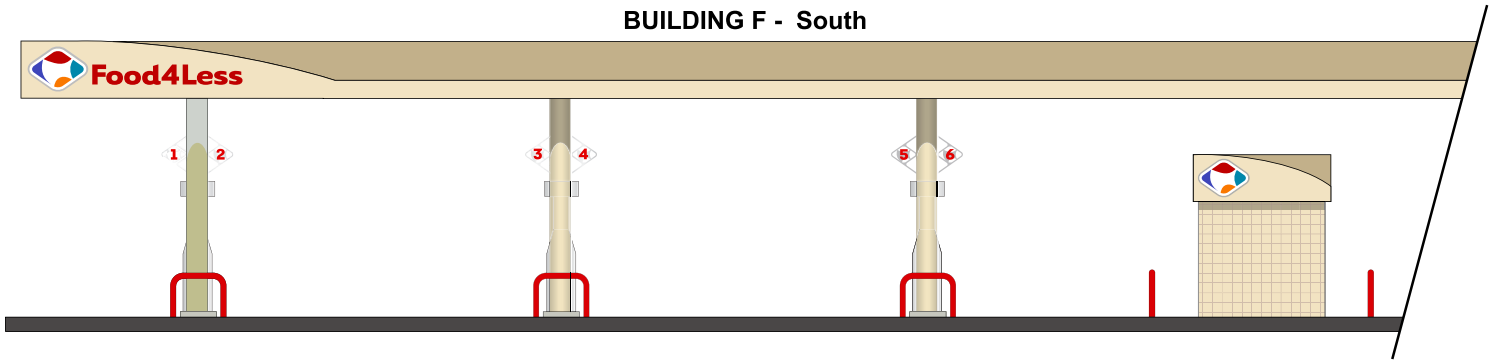
ii. Canopy flush mount

TOTAL ALLOCATED SQ. FT. : 74.25
TOTAL PROPOSED SQ. FT. : 74.2

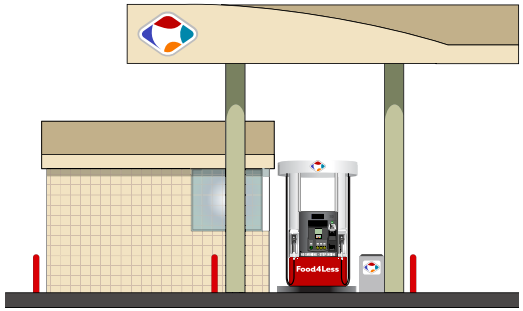
BUILDING F - North



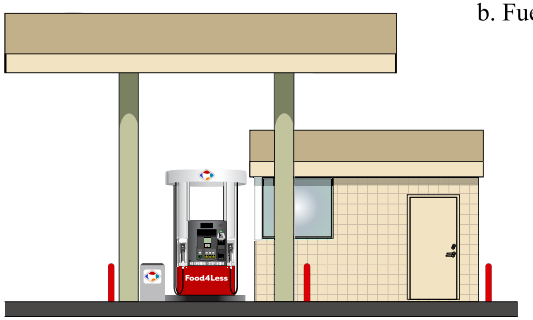
BUILDING F - South



BUILDING F - East



BUILDING F - West



b. Fuel Center Signs on Canopy and Kiosk

a. Channel letters and logo to be centered on canopy fascia and shall not exceed 3' in height (existing canopy fascia height 42").
b. Signs shall be LED internally illuminated.
c. Faces may be vacuum formed or flat retained with 1” trim cap.
d. Signs must be fabricated using non-rusting /non-ferrous materials.
e. No more than one logo per elevation.
f. Placement of canopy signage to be approved by landlord.
g. Kiosk to allow (2) two channel constructed logos, either illuminated or non-illuminated.
h. Kiosk logos are not to exceed sizes of logos on canopy.

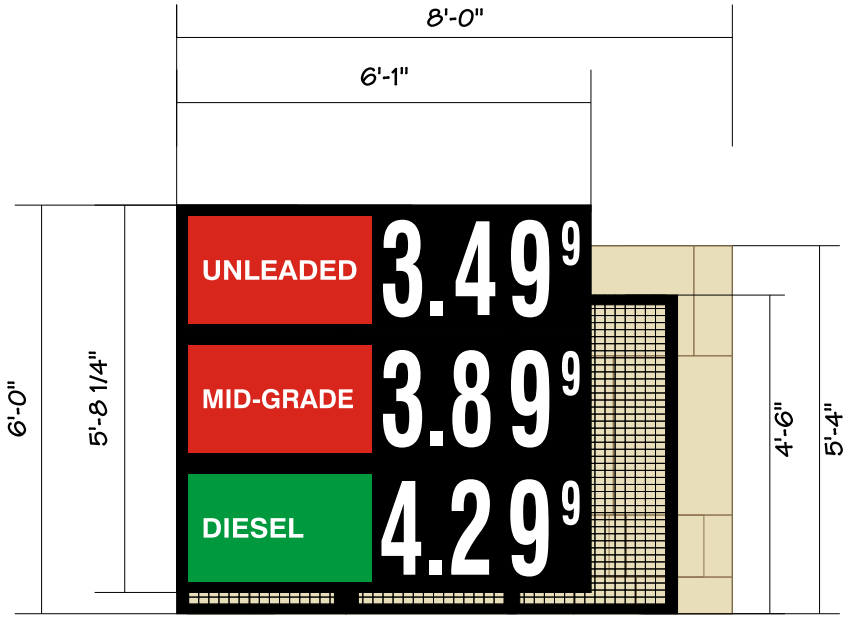
CHANNEL LOGO & LETTERS

FUEL STATION MAIN ID

MONUMENT SIGN 1

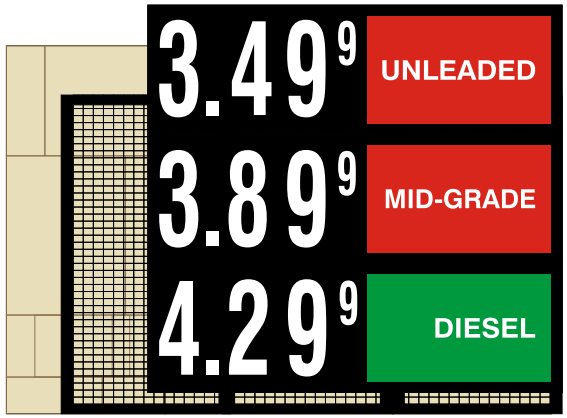
TOTAL ALLOCATED SQ. FT. : 80.5
TOTAL PROPOSED SQ. FT. : 73

SIGN 1 - Fuel Station Main ID, fuel grade & pricer, freestanding on site monument



SIDE A

Standard Kroger Item# 060-00013355



SIDE B

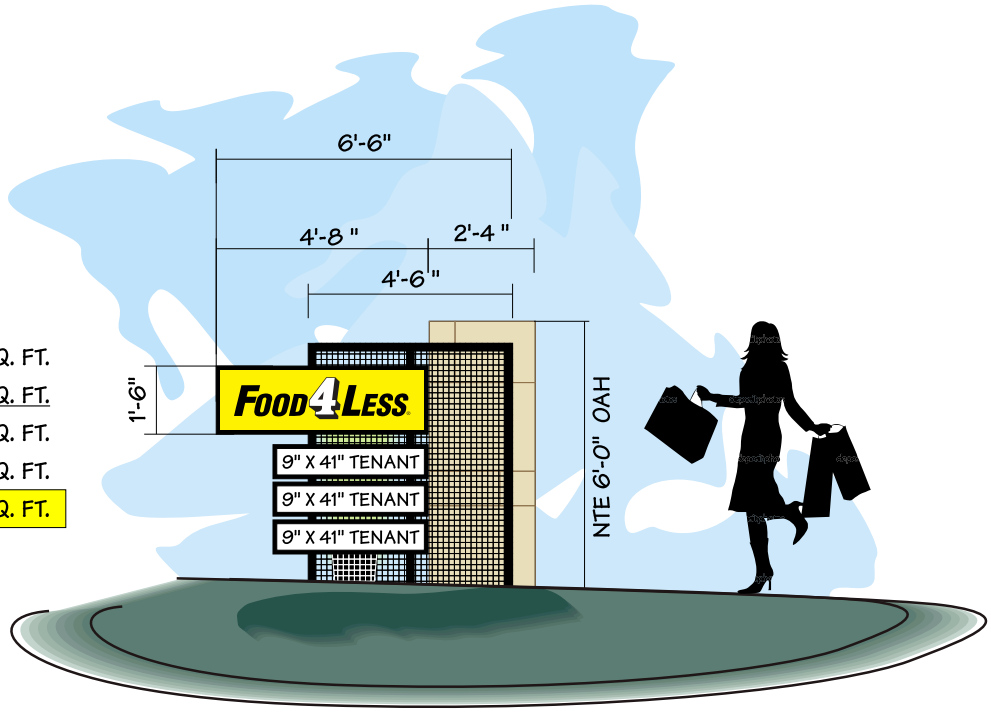
NOTE: "UNLEADED" TO BE STREET SIDE ON BOTH PANELS

SPECIFICATION – SIGN TYPE 1
(1) One internally illuminated 6'-0"(h) x 6'-1" '(w) monument display to be constructed using non-rusting/non-ferrous materials. Tenant panel/brand identification to be separate from electric led pricing. Food 4 Less faces to be decorated polycarbonate.

MONUMENT SIGN 2

TOTAL ALLOCATED SQ. FT. : 59.50
TOTAL PROPOSED SQ. FT. : 58.72

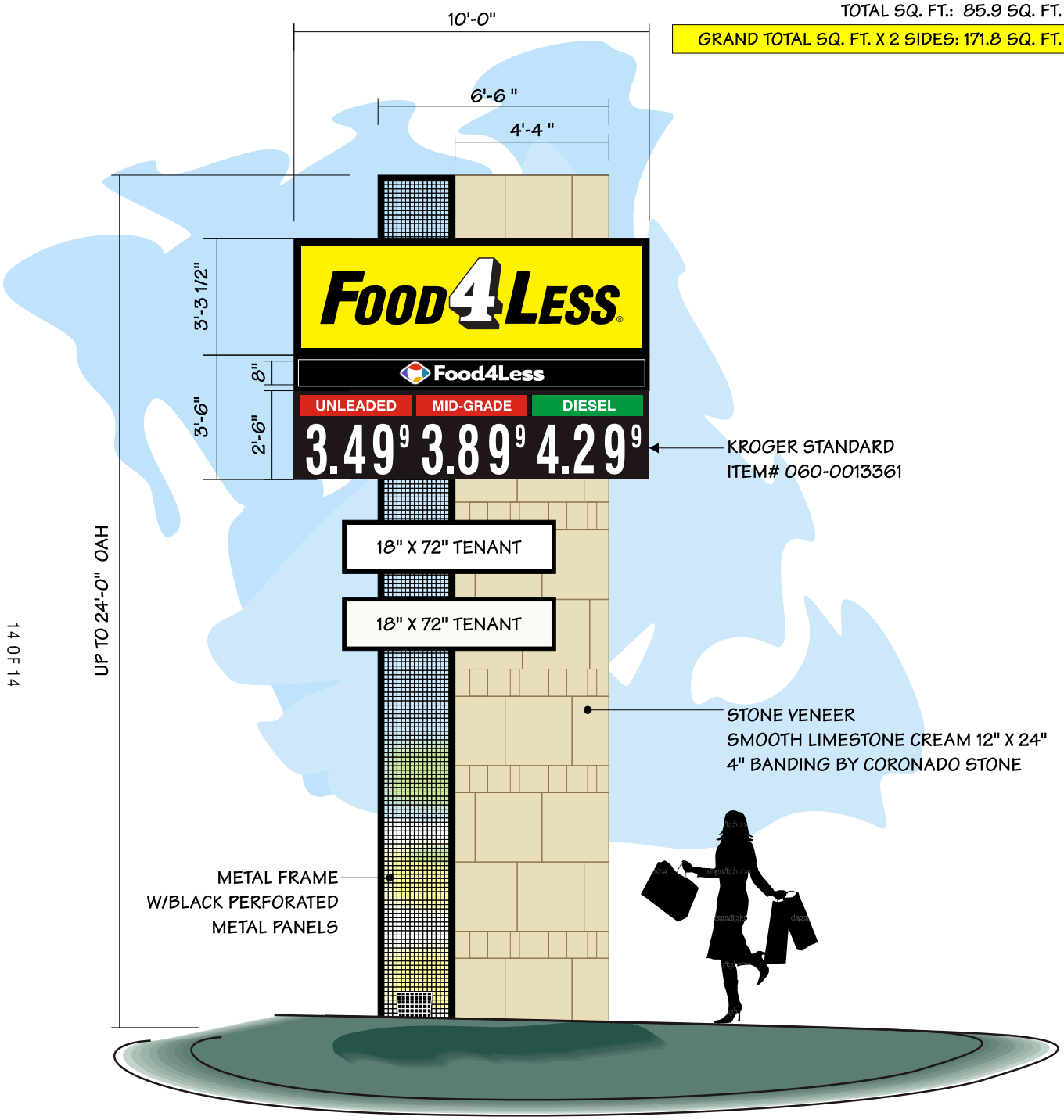
MAIN ID CABINET 1'-8" X 4'-8" = 7 SQ. FT.
TENANT PANELS 9" X 41" = 2.56 X 3 = 7.68 SQ. FT.
TOTAL SQ. FT.: 14.68 SQ. FT.
TOTAL SQ. FT. X 2 SIDES: 29.36 SQ. FT.
GRAND TOTAL SQ. FT. X 2 SIGNS: 58.72 SQ. FT.



SPECIFICATION – SIGN TYPE 2 - (2) TWO DF SIGNS
NTE 6'-0" OAH x 6'-6" maximum width, freestanding monument sign with internally illuminated architectural elements. Anchor tenant signs to be a maximum of 1'-6"(h) x 4'-8"(w). (3) Three additional tenant panels to be a max. 9"(h) x 41"(w). All tenant cabinets are internally illuminated, single face (SF) displays with decorated flat polycarbonate faces. All single face cabinets to be shrouded on open end to appear as one double face (DF) singular cabinet.

TOTAL ALLOCATED SQ. FT. : 172
TOTAL PROPOSED SQ. FT. : 171.8

MAIN ID CABINET 3'-3 1/2" X 10'-0" = 32.9 SQ. FT.
FUEL SIGN 3'-6" X 10'-0" = 35 SQ. FT.
TENANT PANELS 18" X 72" = 2.56 X 2 = 18 SQ. FT.
TOTAL SQ. FT.: 85.9 SQ. FT.
GRAND TOTAL SQ. FT. X 2 SIDES: 171.8 SQ. FT.



SPECIFICATION – SIGN TYPE 3 - (1) ONE DF SIGN
Up to 24' OAH x 10'-0" maximum width, freestanding pylon sign with internally illuminated architectural elements. Anchor tenant signs to be a maximum of 3'-4"(h) x 10'(w). (2) Three additional tenant panels to be a max. 18"(h) x 72"(w). All tenant cabinets are internally illuminated, single face (SF) displays with decorated flat polycarbonate faces. All single face cabinets to be shrouded on open end to appear as one double face (DF) singular cabinet. Construction of display cabinets and shrouds to be non-rusting/non-ferrous metal painted black.

MULTI-TENANT

PYLON SIGN 3