

SIGN CRITERIA

Includes all Buildings A, B, C, D, E, F, G, H, J, & K **MNMD 15-140-10**

SHOPPING CENTER

LEMON GROVE PLAZA

OXNARD, CA

These criteria have been established for the purpose of assuring an outstanding shopping center located at 2001-2091 N Oxnard Blvd, Oxnard, CA 93036. Conformity will be strictly enforced and any installed non-conforming or unapproved signs must be brought into conformity at the expense of the tenant.

A. GENERAL CRITERIA

1. Each tenant shall submit to *Lemon Grove Plaza, Inc.* four (4) copies of detailed shop drawings of their proposed sign (See Section D, item 2 and Exhibit 1), indicating conformance with the sign criteria herein outlined. Drawings must indicate the building elevation to which the letters are attached, letter size, layout and color, including all lettering and graphics.
2. The tenant shall pay for all signs and their installation and maintenance. The tenant or their sign contractor shall obtain all necessary permits and approvals.
3. Tenants shall be responsible for fulfillment of all requirements of these criteria.
4. Sign contractor shall repair any damage to any surface caused by their work.
5. Tenant shall be fully responsible for the operations of tenant's sign contractor.

B. GENERAL NOTES

1. No animated, flashing or audible signs will be permitted.
2. All signs and their installation must comply with all local building and electrical codes (UL Approved Manufacturing and Installation Methods).
3. No exposed raceway, cross-overs, conduits, neon tube conductors, transformers, etc., shall be permitted.
4. Individual tenants shall be allowed one sign not to exceed 2 square feet of sign space for each linear front foot or lease frontage including one additional sign on the southerly end of Buildings A & J, the easterly end of Buildings A, H, and J, and the north end of Building J.
  - i. Total Square footage allowed by code for shopping center (building and freestanding signs), based on frontage and additional elevations: 2152 sq. ft.
    1. The height of the architectural band along buildings "C" through "H" limits tenants with these building to roughly 50% of their allotted sign area (2 sq. ft. per lineal foot of frontage). This results in approximately 700 sq. ft. of excess sign area. The sign area taken up by all freestanding and monument signs (498 sq. ft.) is derived from this excess square footage.
5. Center line of all signs shall be centered on the lease frontage. Signs shall also be centered horizontally. In the event that all of Building J is occupied by a single tenant, this requirement shall not apply to Building J signage.

6. Temporary signs of any type will not be allowed without the prior written approval of *Lemon Grove Plaza, Inc.* No additional advertisement, i.e., flags, pennants, both signs, banners, or similar devices are permitted, either on the building or on windows unless with the prior written approval of *Lemon Grove Plaza, Inc.*
7. No decals shall be visible except as required by local codes and ordinances- U.L. labels shall be affixed per UL electrical requirements.
8. The sign contractor shall be responsible for: the fulfillment of all requirements and specifications, completing the installation in a workman-like manner, clean-up, patching, and painting all surfaces damaged by them.
9. Signs which are located at the rear of the shops which designate individual shop locations for delivery and emergency purposes only shall be in conformance with the following specifications:
  - i. Size: 4" high
  - ii. Material: Black painted letters
  - iii. Location: On rear door
  - iv. Maximum Number of Signs: One per tenant
10. Tenant will be permitted to place in the upper window panel to the right of each entrance of its demised premises not more than 144 square inches of Roman "stenso" lettering by Dennison or equal, not to exceed 2" in height, indicating hours of business, telephone, etc.
11. Special signs which vary from the sign criteria must be approved by *Lemon Grove Plaza, Inc.*

#### C. BUILDING SIGN DESIGN

1. METAL CHANNEL LETTERS - Internally illuminated LED or fluorescent (to meet state requirement).
2. TENANT COPY – 24" maximum height in letters, limit two (2) rows of copy with maximum letter height of each row 9". Signs mounted on the tower elements of Building J shall be allowed 30" maximum height in letters, limit two (2) rows of copy with maximum overall sign height of 65". See drawing for maximum sign area allowed for each tenant.
3. COLORS - May be picked by tenant and approved by *Lemon Grove Plaza, Inc.*
4. TRIM CAP- All letters will have trim cap as approved by *Lemon Grove Plaza, Inc.*
5. ATTACHMENT- Shall be done as per City requirements and nominal/UL installation practices.

#### D. CONSTRUCTION FOR CHANNEL LETTERS

1. The "copy" and "logo" criteria for each sign shall be as follows:
  - i. Tenants shall display only their established trade names or their basic product name including logo if requested: i.e., "John's Liquor", or combination thereof. NO brand names of products allowed. The copy (letter type) and logos for use shall be submitted to *Lemon Grove Plaza, Inc.* for specific approval. Only approved copy and logos shall be incorporated in the signs.

- ii. The copy (letter type) and logos for us shall be submitted to *Lemon Grove Plaza, Inc.* for specific approval. Only approved copy and logos shall be incorporated in the signs.
2. All signs shall consist of individual illuminated letters constructed from 0.040 aluminum pre-painted finishes, 5" deep and illuminated with LED. Letter faces shall be fabricated from 3/16" white acrylic, 1st surface vinyl.

#### E. SHOPPING CENTER BRANDED FREESTANDING SIGNS

1. Pylon sign on Oxnard Blvd main entrance
  - i. Anchor tenant will have top position on pylon sign.
  - ii. Subtenant to have 2<sup>nd</sup> or 3<sup>rd</sup> position on pylon sign at landlord's sole discretion.
  - iii. Branding will be in aluminum channel letters (See Section D, items 1 and 2)
2. Monument sign on Citrus Grove Lane Entrance
  - i. MONUMENT CONSTRUCTION - Aluminum metal construction – LED Illumination required.
  - ii. COLORS – Must match building façade. "Lemon Grove Plaza" 1st surface vinyl "Holly Green" color.
  - iii. FACES – White polycarbonate with 1st surface graphics.
  - iv. CENTER IDENTIFIER – 8" copy "Lemon Grove Plaza" must be visible and illuminated. ½" clear push-through copy.
  - v. Building B granted top tenant panel placement
  - vi. Building E granted second position on monument sign.
  - vii. Building B sub tenant, if applicable, will be granted third position on monument sign.
3. Other freestanding signs
  - i. All other existing freestanding signs are acceptable in their current form
  - ii. Changes to identification for tenant will only require a face replacement

#### F. ANCHOR TENANT EXCLUSIVE SIGN RIGHTS (refer to building B)

1. Main anchor tenant shall be allowed one main brand identifier sign not to exceed two hundred and seventy four (274) square feet of sign space in total (Based on 137 linear feet of lease frontage) and an additional 35 sq. ft. sub-copy. NOTE: Sub-copy square footage derived from excess square footage on building "C" through "H" as discussed on section B.4.i.1 of this sign program).
2. Any sub-leased space in Building B will granted one hundred and thirty square (130) feet of signage per street frontage (Based on 65 linear feet of lease frontage).
3. Sub-copy will be allowed on either side of the main brand identifier for anchor tenant.
  - i. Sub-copy will be allowed per Brand Standards i.e. "Fresh Meat" or "Farm Fresh Produce".
4. ANCHOR TENANT COPY - 48" maximum letter height. Max height of 90" for two rows of copy.
5. ANCHOR TENANT SUB COPY – Limit two (2) rows of linear copy with a maximum height of 14".

6. SUBTENANT TO ANCHOR TENANT – 24” maximum height in letters, limit two (2) rows of copy with maximum letter height of each row 9”.

G. SECONDARY ANCHOR TENANT EXCLUSIVE SIGN RIGHTS (refer to building E)

1. Secondary anchor tenant shall be allowed one main brand identifier not to exceed 150 square feet.
2. SECONDARY ANCHOR TENANT COPY – 42” maximum letter height.

H. FINAL NOTES

1. The colors of all letters and logos to be used on any sign shall be subject to the approval of Lemon Grove Plaza, Inc.
2. Prior to manufacture and installation of signs, four (4) copies of the sign package must be submitted to:  
Lemon Grove Plaza, Inc.  
Attn: James Q Ashton  
1014 South Westlake Blvd., Suite 14-245  
Westlake Village, CA 91361
3. Sign permits will not be considered by the City of Oxnard unless one (1) copy of the approved sign drawings is presented at the time of permit request.

**Calculating total sign area for shopping center'**  
per Sec. 16-608 (A) (1-3)

**TOTAL SIGN AREA ALLOWED:**

- MONUMENT #1 - 38 SF
- MONUMENT #2 - 50 SF
- MONUMENT #3 - 90 SF
- FREESTANDING #1 - 320 SF

TOTAL SIGN AREA TO BE DIVIDED AMONG ALL TENANTS = 498 SF

- BUILDING 'A' - 100 SF
- BUILDING 'B' - 424 SF
- BUILDING 'C' - 128 SF
- BUILDING 'D' - 180 SF
- BUILDING 'E' - 290 SF
- BUILDING 'F' - 74 SF
- BUILDING 'G' - 292 SF
- BUILDING 'H' - 334 SF
- BUILDING 'J' - 210 SF
- BUILDING 'K' - 120 SF



1 COMMERCIAL CENTER SITE PLAN  
1"=60'

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual colors in an and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Material's paint color formula will minimize the difference.

17050 Star Road, Nampa, ID 83851 | Tel: (208) 822-8058 | Fax: (208) 346-3020 | Text: (208) 336-2834 | [www.image-nationalsigns.com](http://www.image-nationalsigns.com)

		<b>OWNER:</b> SITE #731 2021 N Oxnard Blvd Oxnard, CA 93036	<b>REQUESTED BY:</b> Aaron Mann <b>DESIGNER:</b> SJVL <b>COMPUTER FILE (INCLUDE DATE):</b> S&F-731 OxnardCA-MSP EXHIBIT	
		<b>REVISIONS:</b>	<b>DATE:</b>	
		<b>SCALE:</b>	<b>PROJECT:</b>	
		<b>DATE:</b>	<b>PROJECT:</b>	

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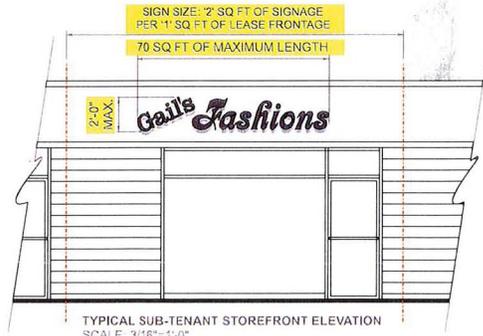


STOREFRONT ELEVATION  
SCALE: 1/16"=1'-0"



TENANT STOREFRONT ELEVATION  
SCALE: 1/8"=1'-0"

**TYPICAL BUILDING TENANT SIGN SIZE REQUIREMENTS**

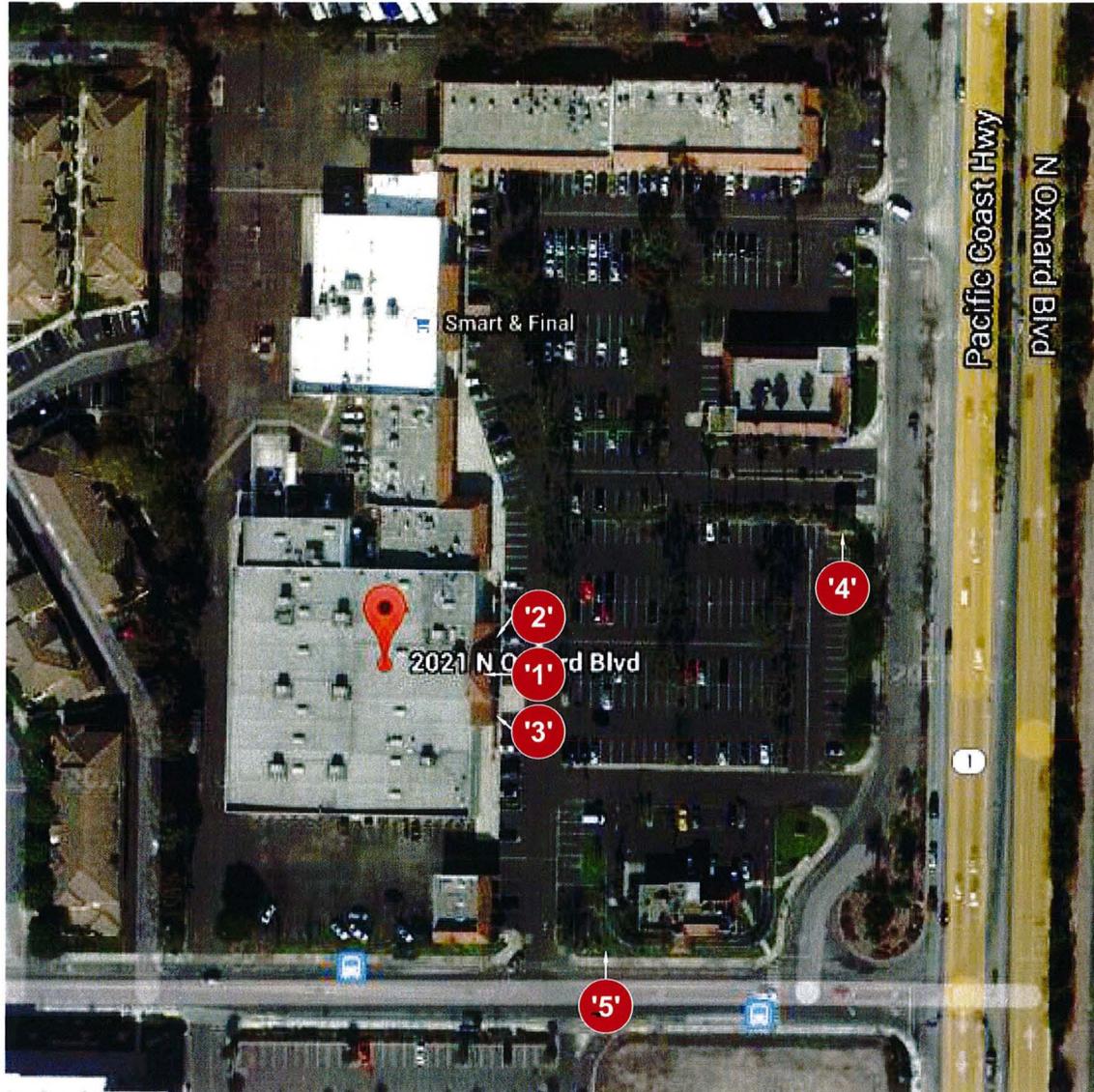


TYPICAL SUB-TENANT STOREFRONT ELEVATION  
SCALE: 3/16"=1'-0"

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		<b>PROJECT TITLE</b> SITE #731 2021 N Oxnard Blvd Oxnard, CA 93036	<b>LOCATION</b> Oxnard	<b>REQUESTED BY</b> Aaron Mann			<b>DATE</b> 04/11/2024

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'1' 48" SET - S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 3/32"=1'-0"



'2' 14" S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 1/8"=1'-0"

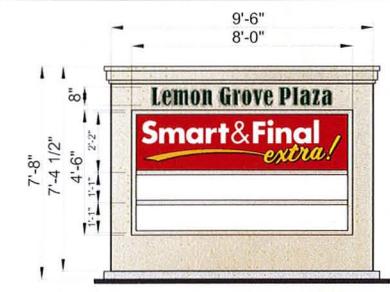


'3' 14" S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 1/8"=1'-0"



'4' CUSTOM SET - S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 3/32"=1'-0"

**APPROVED**  
 BY: PLANNING MGR.  
 DATE: 07/13/2015  
 CITY OF OXNARD  
 PLANNING  
 NMAPD 15-140-10



'5' MFR NEW D/F MONUMENT FREESTANDING SIGN  
SCALE: 3/16"=1'-0"



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PROJECT TITLE: **Smart & Final extra!**  
 LOCATION: SITE #731  
 2021 N Oxnard Blvd  
 Oxnard, CA 93036

REQUESTED BY: Aaron Mann  
 DRAWN BY: SJvL  
 COMPUTER FILE INCLUDING DATE: S&F-731 OxnardCA-R2-032715

LATEST REVISION DETAIL:  
 R2 sjvl 2 & 3 TO 14" - 4 TO LTRS - 5 TO NEW MONUMENT

NAMPA PLANT - UL #433195-001

U.S. & FC - All signs conform to UL-102 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CUS compliant. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

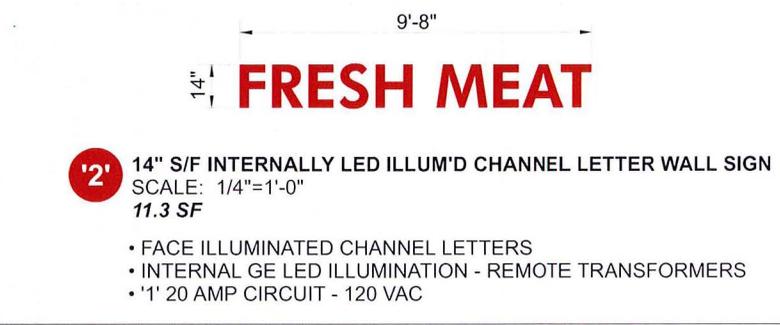
page # 1 of 5

137'-0" LEASE SPACE



**'1'** 48" SET - S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
 SCALE: 3/16"=1'-0"  
 232.5 SF

- FACE ILLUMINATED CHANNEL LETTERS
- INTERNAL GE LED ILLUMINATION - REMOTE TRANSFORMERS
- '1' 20 AMP CIRCUIT - 120 VAC



**'2'** 14" S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
 SCALE: 1/4"=1'-0"  
 11.3 SF

- FACE ILLUMINATED CHANNEL LETTERS
- INTERNAL GE LED ILLUMINATION - REMOTE TRANSFORMERS
- '1' 20 AMP CIRCUIT - 120 VAC



**'3'** 14" S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
 SCALE: 1/4"=1'-0"  
 21 SF

- FACE ILLUMINATED CHANNEL LETTERS
- INTERNAL GE LED ILLUMINATION - REMOTE TRANSFORMERS
- '1' 20 AMP CIRCUIT - 120 VAC

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 Oxnard, CA 93036

REQUESTED BY: Aaron Mann  
 DRAWN BY: SJvL  
 COMPUTER FILE INCLUDING DATE: S&F-731 OxnardCA-R2-032715



NAMPA PLANT -  
 UL #433195-001

U.S. & CAN. - All signs conform to UL-48/761 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

EXISTING PYLON CONDITION



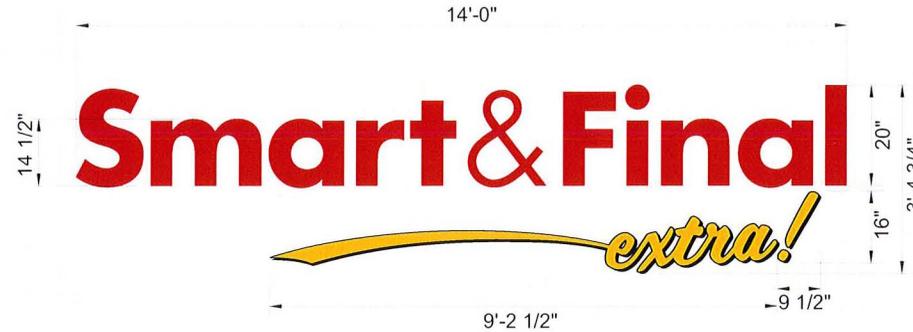
PROPOSED PYLON CONDITION



NOTE: LETTERS 'LEMON GROVE PLAZA' WILL BE GREEN

NOTE: NATURAL STONE AT COLUMNS

OPTION '1'



**'4'** CUSTOM SET - S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 3/8"=1'-0"  
46.6 SF

- FACE ILLUMINATED CHANNEL LETTERS
- INTERNAL GE LED ILLUMINATION - REMOTE TRANSFORMERS
- '1' 20 AMP CIRCUIT - 120 VAC

NOTE: REMOVE EXISTING SMART & FINAL LETTERS & TAGLINE CABINET AND PATCH / PAINT BEFORE INSTALLATION OF NEW SMART & FINAL EXTRA CHANNEL LETTERS (BOTH SIDES)



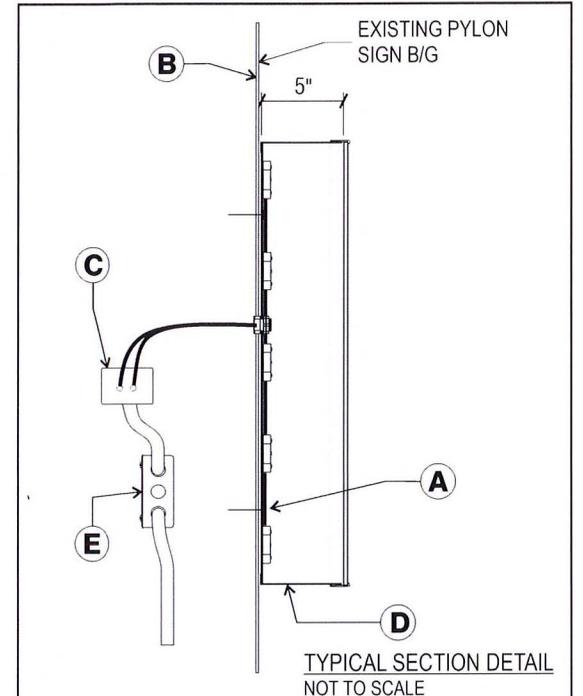
PYLON FACE TENANT AREA DETAIL  
SCALE: 3/16"=1'-0"

NOTE: VERIFY MEASUREMENTS WITH SURVEY - DIMENSIONS SHOWN ARE PHOTO ESTIMATED

VINYL SCHEDULE	
	3M CARDINAL RED #3630-53 - PMS 200C
	3M GOLDEN YELLOW #3630-125 - PMS 1235C
	3M BLACK #3630-22 - PMS BLACKC

PYLON PAINT SCHEDULE	
	DUNN EDWARDS AUTUMN BARK DEA164
	DUNN EDWARDS BOUTIQUE BEIGE DE6178



I N S T A L L

- .190 Hole in Letter Back for Non-Corrosive Securement Using Appropriate Mounting Hardware
- Existing Pylon Sign Face
- Transformers Located Inside Sign
- 1/4" Drain Holes as Required
- 20 amp 120 V. Circuits Required (Hook Up to Existing Electrical)

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16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:  
**Smart & Final**  
extra!

LOCATION:  
SITE #731  
2021 N Oxnard Blvd  
Oxnard, CA 93036

REQUESTED BY: Aaron Mann  
DRAWN BY: SJVL  
COMPUTER FILE INCLUDING DATE: S&F-731 OxnardCA-R2-032715



NAMPA PLANT -  
UL #43195-001

U.S. & CAN. - All signs conform to UL-48/200 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

3 of 5

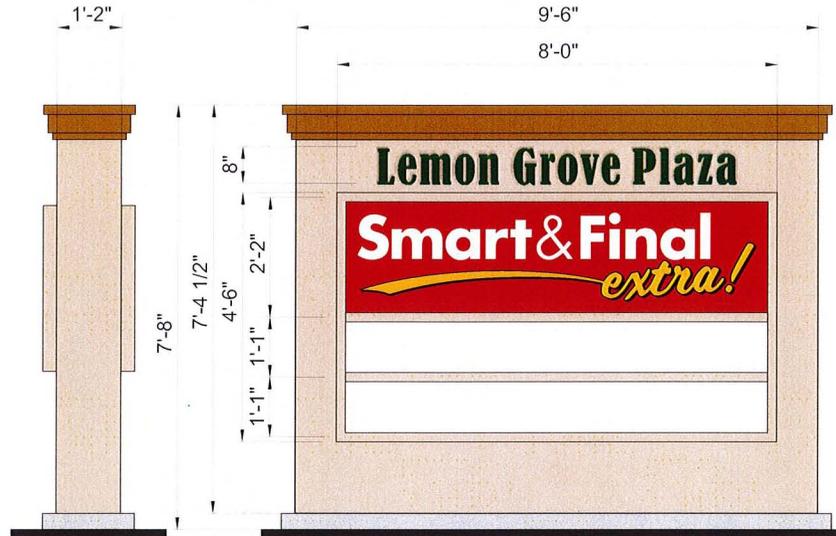
EXISTING MONUMENT CONDITION



PROPOSED MONUMENT CONDITION (CONVERT TO FREESTANDING)



VINYL SCHEDULE	
<span style="background-color: red; width: 15px; height: 10px; display: inline-block;"></span>	3M CARDINAL RED #3630-53 - PMS 200C
<span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span>	3M GOLDEN YELLOW #3630-125 - PMS 1235C
<span style="background-color: black; width: 15px; height: 10px; display: inline-block;"></span>	3M BLACK #3630-22 - PMS BLACKC
PYLON PAINT SCHEDULE	
<span style="background-color: #c08040; width: 15px; height: 10px; display: inline-block;"></span>	DUNN EDWARDS AUTUMN BARK DEA164
<span style="background-color: #e0d0c0; width: 15px; height: 10px; display: inline-block;"></span>	DUNN EDWARDS BOUTIQUE BEIGE DE6178



**5'** MFR NEW D/F MONUMENT FREESTANDING SIGN  
SCALE: 3/8"=1'-0"

- ALL NEW ALUMINUM FABRICATION - PAINTED AS REQ'D W/ TEXTURED FINISH
- INTERNAL LED ILLUMINATION
- LETTERS 'LEMON GROVE PLAZA' - 1/2" CLEAR PUSH-THRU ACRYLIC W/ GREEN VINYL AT 1ST SURFACE (HOLLY GREEN)
- TENANT PANEL FACE SUBSTRATE: WHITE POLYCARBONATE
- GRAPHICS: 1ST SURFACE VINYL
- UTILIZE EXISTING J-BOLT SUPPORT, FOOTING AND PAD

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PROJECT TITLE:  
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LOCATION:  
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REQUESTED BY:  
Aaron Mann

DRAWN BY:  
SJVL

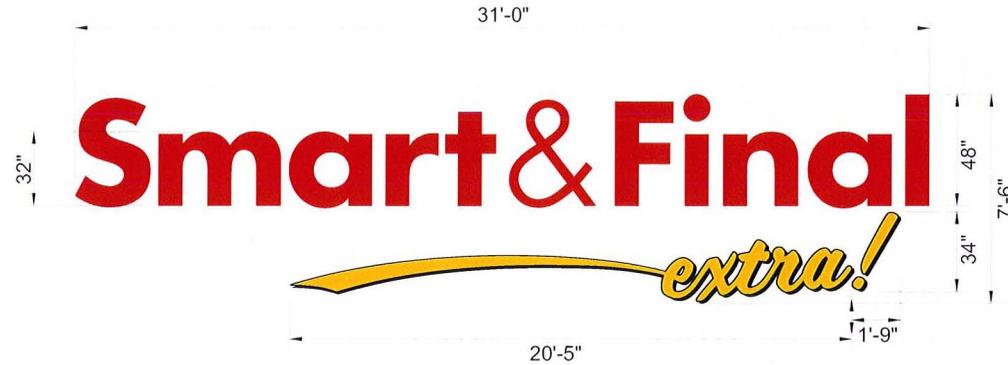
COMPUTER FILE INCLUDING DATE:  
S&F-731 OxnardCA-R2-032715



NAMPA PLANT -  
UL #433195-001

U.S. & CAN. - All signs conform to UL-9240 (labeled accordingly) & must comply with UL-410 install procedures. Canada - all signs must be CUL compliant. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

VINYL SCHEDULE	
	3M CARDINAL RED #3630-53 - PMS 200C
	3M GOLDEN YELLOW #3630-125 - PMS 1235C
	3M BLACK #3630-22 - PMS BLACKC

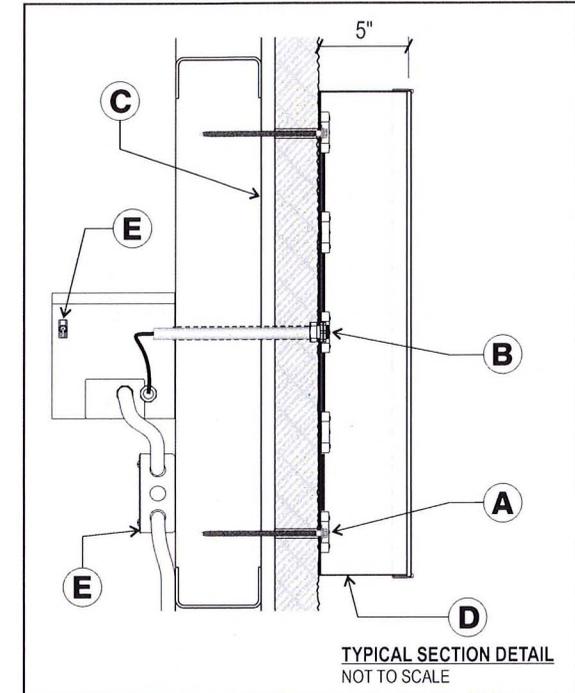


- '1'** 48" SET - S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 3/16"=1'-0"
- FACE ILLUMINATED CHANNEL LETTERS
  - INTERNAL GE LED ILLUMINATION - REMOTE TRANSFORMERS
  - FACE SUBSTRATE - 3/16" WHITE ACRYLIC W/ 1ST SURFACE TRANS. VINYL
  - VINYL - SEE VINYL SCHEDULE
  - TRIMCAP - 1" BLACK
  - RETURNS - 0.040 ALUMINUM PRE-PAINTED BLACK OUTSIDE/WHITE INSIDE
  - '1' 20 AMP CIRCUIT - 120 VAC



- '2'** **'3'** 14" S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN  
SCALE: 1/4"=1'-0"
- FACE ILLUMINATED CHANNEL LETTERS
  - INTERNAL GE LED ILLUMINATION - REMOTE TRANSFORMERS
  - FACE SUBSTRATE - 3/16" WHITE ACRYLIC W/ 1ST SURFACE TRANS. VINYL
  - VINYL - SEE VINYL SCHEDULE
  - TRIMCAP - 1" BLACK
  - RETURNS - 0.040 ALUMINUM PRE-PAINTED BLACK OUTSIDE/WHITE INSIDE
  - '1' 20 AMP CIRCUIT - 120 VAC

ATTACHMENT DETAIL



I N S T A L L

- A. Hole in Back of Letter for Non-Corrosive Securement Using Appropriate Mounting Hardware
- B. 1/2" (MFG) Plastic Pass-Through
- C. Blocking as Required per Location
- D. 1/4" Drain Holes as Required
- E. 20 amp 120 V. Circuits Required (Supplied by Others Than Image National)
- F. Disconnect Switch Required at Transformer Box

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	PROJECT TITLE: <b>Smart &amp; Final extra!</b>	LOCATION: SITE #731 2021 N Oxnard Blvd Oxnard, CA 93036	REQUESTED BY: Aaron Mann DRAWN BY: SJvL COMPUTER FILE INCLUDING DATE: S&F-731 OxnardCA-R2-032715	 NAMPAL PLANT - UL #433195-001	page # 5 of 5
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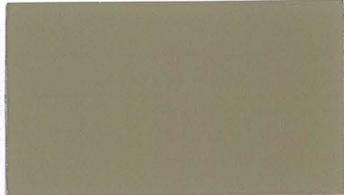
LEGEND :

1



DUNN EDWARDS PAINT  
DE 6178  
BOUTIQUE BEIGE

2



DUNN EDWARDS PAINT  
DE 6222  
WEATHER BOARD

3



DUNN EDWARDS PAINT  
DEA 164  
AUTUMN BARK

4



BORAL - CULTURED STONE  
COUNTRY LEDGESTONE  
CAMEL

# Color & Materials Board

S&F#731 Oxnard - CA  
2021 N. Oxnard Boulevard, Oxnard CA 93036