SIGN CRITERIA

Includes all Buildings A, B, C, D, E, F, G, H, J, & K

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 2nd or 3rd 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. ¼” 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

45 x 2 = 90 SF

11" x 17"

Smart & Final
25 x 2 = 50 SF

N. Oxnard Boulevard

Commercial Center Site Plan

image national signs
Smart & Final
2021 N. Oxnard Blvd
Oxnard, CA 93036

S. L. M. P.

16-608-173

Eddies Signs

Eddies Signs

SAE

S. L. M. P.

16-608-173

Eddies Signs

SAE

Eddies Signs
Typical Building Tenant Sign Size Requirements

- Tenant Sign: 70 sq ft of maximum length

Typical Sub-Tenant Storefront Elevation

Image National Signs
Smart & Final

2009

SITE #73
2021 N. Oxnard Blvd
Oxnard, CA 93036

Materials:
- Sign

Matrix:
- 24" x 24"
**Smart & Final**

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

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

3. **FARM FRESH PRODUCE**
   - 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"

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

---

**SITE #731**

2021 N Oxnard Blvd
Oxnard, CA 93036

**DATE: 03/18/2015**

**PLANNING CITY:** Oxnard

**PH. APPROVED:**

**DRAWN BY:** Aaron Mann

**S & F-731 OxnardCA-R2-023715**

---

**LAST REV. DETAILS**

**R2**

**BOARD D & Z TO 14" TO 17.5" TO 5" TO NEW MONUMENT**

**NAMPA PLANT**

**UL #433195-001**

---

**16265 Star Road**
**Nampa, ID 83687**
**toll free: 800.592.8058**
**tele: 208.345.4020**
**fax: 208.336.9886**

**www.imagennational.com**

---

**Image national signs**

**brings your image to life!**

---

© 2015 Image National Signs. This design is exclusive and is protected by the copyright law of the United States. Any copying, transfer or other use of this design without the express permission of Image National Signs is a violation of federal law. All rights are reserved and will be enforced to the fullest extent of the law. This design is for personal and not for commercial use. We reserve the right to modify this design at any time without notice. Please contact us for more information.
EXISTING PYLON CONDITION

PROPOSED PYLON CONDITION

NOTE: LETTERS 'LEMON GROVE PLAZA' WILL BE GREEN

NOTE: NATURAL STONE AT COLUMNS

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

CUSTOM SET - S/F INTERNALLY LED ILLUM'D CHANNEL LETTER WALL SIGN
SCALE: 3/16"=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)

TYPICAL SECTION DETAIL
NOT TO SCALE

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

PROPOSED MONUMENT CONDITION (CONVERT TO FREESTANDING)

15" 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
**BUILDING SIGNAGE SPECIFICATION INFORMATION**

**ATTACHMENT DETAIL**

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

---

**TYPICAL SECTION DETAIL**

NOT TO SCALE

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

---

**VINYL SCHEDULE**

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

---

**NOTE**

- The image and purpose of the color rendering is to provide a basic color representation of your sign finish and colors. Please refer to the vinyl schedule and printed colors for actual finish and color. Color may vary slightly from actual production. Vinyl substrates 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 Mathews paint color formula will minimize this difference.

---

**VINYL SCHEDULE**

- 3M CARDINAL RED #3630-53 - PMS 200C
- 3M GOLDEN YELLOW #3630-125 - PMS 1235C
- 3M BLACK #3630-22 - PMS BLACKX
Legend:

1. Dunn Edwards Paint DE 6179 Boutque Beige
2. Dunn Edwards Paint DE 6222 Weather Board
3. Dunn Edwards Paint DEA 164 Autumn Bark
4. Boral - Cultured Stone Country Ledge Stone Caramel

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