

Patriot



COMMERCE CENTER

North & South Side
of Patriot Drive
Moorpark, California

Prepared By:

POLIQVIN KELLOGG
DESIGN GROUP

ARCHITECTURE PLANNING
INTERIOR DESIGN

6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818 313 6813 [F] 818 313 6817

City of Moorpark
Community Development Department

APPROVED

CASE NUMBER: SP2016-22

APPROVAL DATE: 09/12/2016

APPROVAL AUTHORITY: CVP

RESOLUTION NUMBER: n/a

CASE PLANNER: JK

Sign Criteria

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Patriot

COMMERCE CENTER

SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

January 5, 2009

Graphic Exhibits

Site Plan	A
Building Elevations	B
 Tenant Wall Signs	C
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 Building Address Numbers	E
 Suite Identification	F

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SIGN GUIDELINES AND DIRECTORY



SIGN PROGRAM

A. SIGN GUIDELINES

MANUFACTURER: All signs must be U.L. Approved and conform to the electrical code and any municipal building codes.

COLORS & FINISHES: Colors and finishes must be of the highest quality over properly primed surfaces and are subject to owner approval.

REQUIRED SIGNS: Tenant is required to provide and maintain in good condition at least one wall sign and suite identification sign in conformance with this program during the term of tenant's lease.

LOCATION:

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of Patriot Drive
Moorpark, California

Date:

January 5, 2009

B. DIRECTORY

ARCHITECT

POLIQUIN KELLOGG DESIGN GROUP
6400 Canoga Ave.
Suite 215
Woodland Hills, CA. 91367
(P) 818-313-6813
(F) 818-313-6817

**POLIQUIN KELLOGG
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A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at the Patriot Commerce Center reflects the integrity and overall aesthetic values of the Landlord and the City of Moorpark. Conformity with this program will be strictly enforced and any non-conforming signs will be removed by the Landlord at the expense of the tenant.

B. GENERAL LANDLORD / TENANT REQUIREMENTS

1. Prior to manufacture of any sign in the Patriot Commerce Center, the Tenant shall submit to the Landlord for written approval, two copies of the detailed sign drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors and method of attachment. This approval by the Landlord must be obtained prior to submittal to the City of Moorpark.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
3. Prior to the manufacturing and installation of any sign, the Tenant shall obtain a sign permit from the City of Moorpark.
4. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
5. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
6. In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surfaces to match existing color. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.
7. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's expense, to inspect the installation of all Tenant's signs. Tenant's will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
8. All Tenant signs shall be installed after City permits are secured, within 30 days of permitting.
9. Cooperative Tenant advertising, signing or seasonal event signing will require a specialty event sign permit from the City of Moorpark.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on Tenant's elevation and also shall not exceed the general sizes outlined.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
5. Sign company to be fully licensed with the City and State and shall full workmans' compensation and 1 million dollar general liability insurance.
6. All penetrations of exterior walls are to be sealed airtight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and opening's in building structure surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices. No exposed raceways will be allowed.
8. Signs shall be placed in locations as shown on elevations with Landlord approval.
9. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.
10. Any Tenant sign left thirty (30) days after vacating premises shall become the property of the Landlord unless previous arrangements have been agreed upon by the Landlord and Tenant.



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Sign Criteria

PAGE 2

D. PROHIBITED SIGNS

1. Signs Constituting a Traffic Hazard
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
3. Painted letters will not be permitted.
4. Cabinet/fluorescent illumination signs will not be allowed.
5. Metal faced cabinet signs (except as part of a logo) are prohibited.
6. Externally illuminated signs are prohibited.
7. There shall be no rooftop signs.
8. There shall be no flashing, moving or audible signs.
9. Signs must be architecturally compatible with the entire center and receive approval from the Landlord and the City zoning, planning and building departments.
10. No sign shall project above the approved sign envelope.
11. Vehicle Signs
Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity not related to its lawful activity are prohibited.
12. Light Bulb Strings
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An extension hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
13. Billboard Signs are not permitted.
14. The use of a permanent sale sign is prohibited.
The temporary use of these signs is limited to a thirty (30) day period and is restricted to signs (affixed to the interior of windows) which do not occupy more than twenty (20) percent of their respective window area. Each business is permitted a total of not more than ninety (90) days of temporary signs per calendar year.



SIGN PROGRAM

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SITE PLAN
PHASE I & II

SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

June 27, 2016

VOGUE SIGN
COMPANY
SINCE 1962
715 Commercial Ave. Oxnard, CA 93030 • (805) 487-7222



City of Moorpark
Community Development Department

APPROVED

CASE NUMBER: SP 2016 - 22

APPROVAL DATE: 09/12/2016

APPROVAL AUTHORITY: CDP

RESOLUTION NUMBER: n/a

CASE PLANNER: [Signature]



Patriot

COMMERCE CENTER

SIGN PROGRAM

LOCATION:

North & South Side
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Moorpark, California

Date:

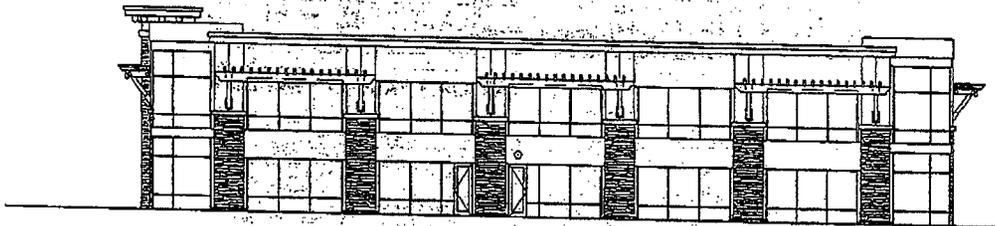
January 5, 2009

POLIQVIN KELLOGG
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INTERIOR DESIGN

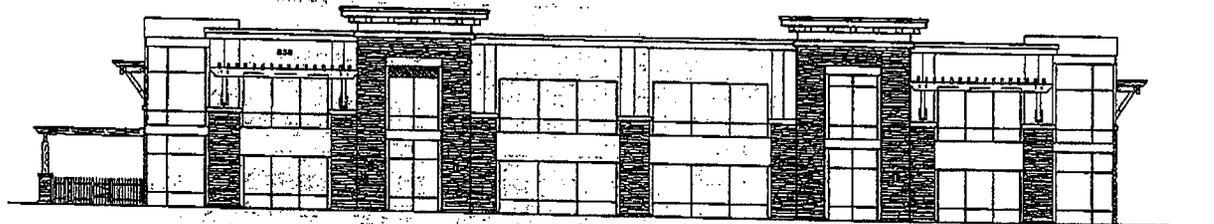
6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
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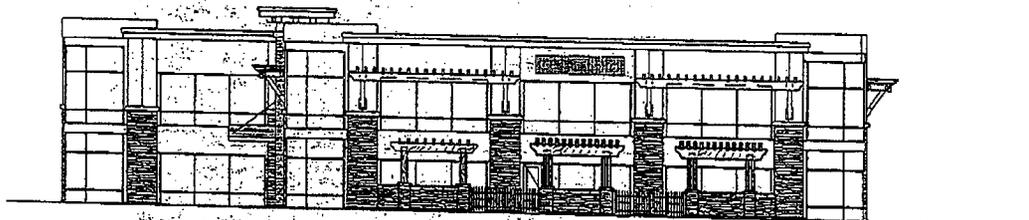
BUILDING 'A' - SOUTH ELEVATION



BUILDING 'A' - WEST ELEVATION

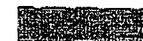


BUILDING 'A' - NORTH ELEVATION



BUILDING 'A' - EAST ELEVATION

WALL SIGN LEGEND



SYMBOL INDICATES POSSIBLE
SIGN LOCATION

All frontage widths to be verified

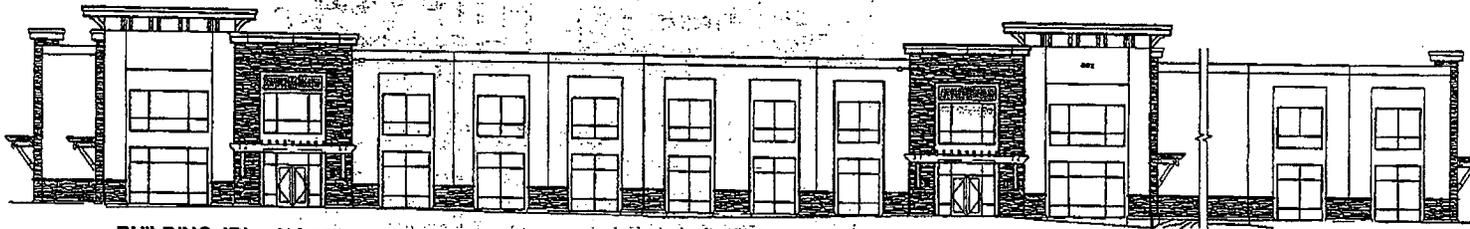
ELEVATIONS
BUILDING A

EXHIBIT B-1

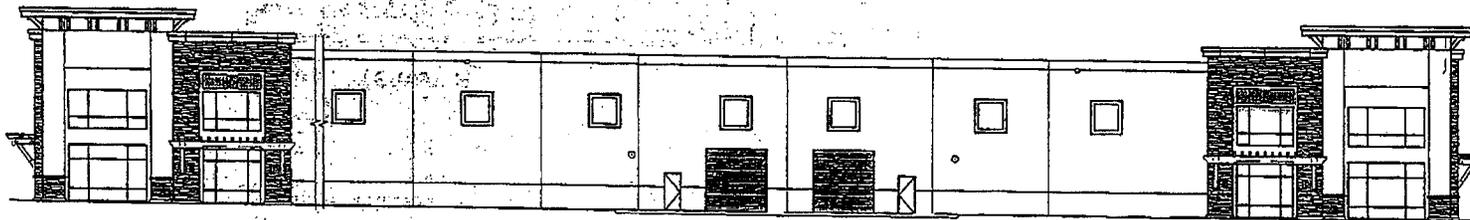
Patriot

COMMERCE CENTER

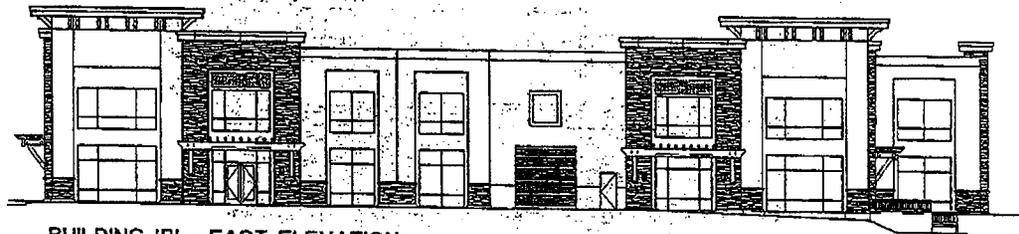
SIGN PROGRAM



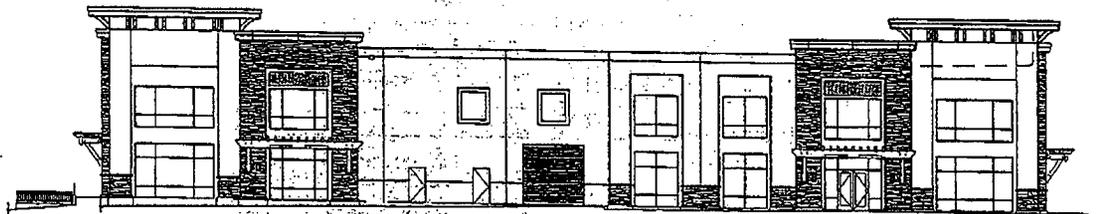
BUILDING 'B' - NORTH ELEVATION



BUILDING 'B' - SOUTH ELEVATION



BUILDING 'B' - EAST ELEVATION



BUILDING 'B' - WEST ELEVATION

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WALL SIGN LEGEND


SYMBOL INDICATES POSSIBLE
SIGN LOCATION

All frontage widths to be verified

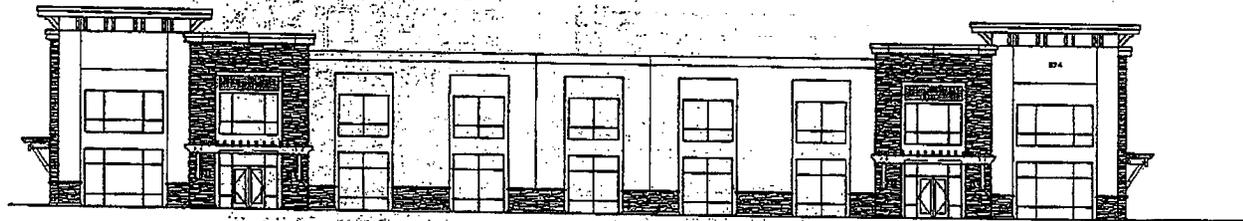
ELEVATIONS
BUILDING B

EXHIBIT B-2

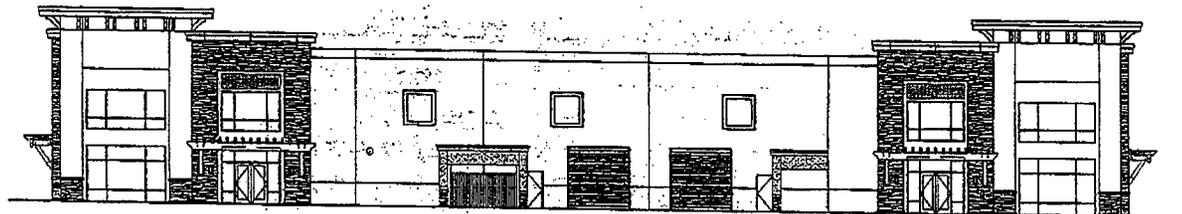
Patriot

COMMERCE CENTER

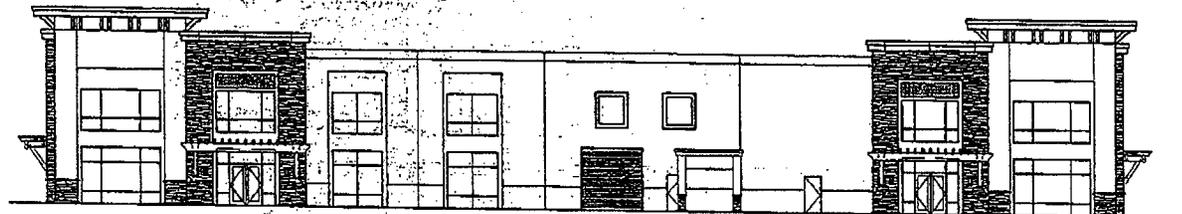
SIGN PROGRAM



BUILDING 'C' - NORTH ELEVATION



BUILDING 'C' - SOUTH ELEVATION



BUILDING 'C' - EAST ELEVATION



BUILDING 'C' - WEST ELEVATION

WALL SIGN LEGEND

 SYMBOL INDICATES POSSIBLE SIGN LOCATION

All frontage widths to be verified

LOCATION:

North & South Side
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Moorpark, California

Date:

January 5, 2009

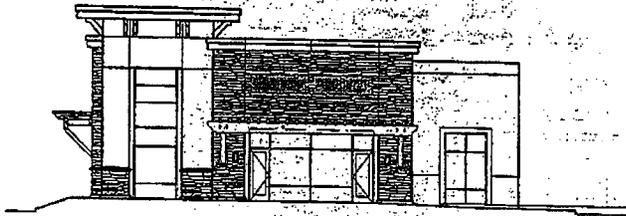
**POLIQVIN KELLOGG
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**ELEVATIONS
BUILDING C**

EXHIBIT B-3



BUILDING 'D' - SOUTH ELEVATION

WALL SIGN LEGEND

SYMBOL INDICATES POSSIBLE SIGN LOCATION

All frontage widths to be verified

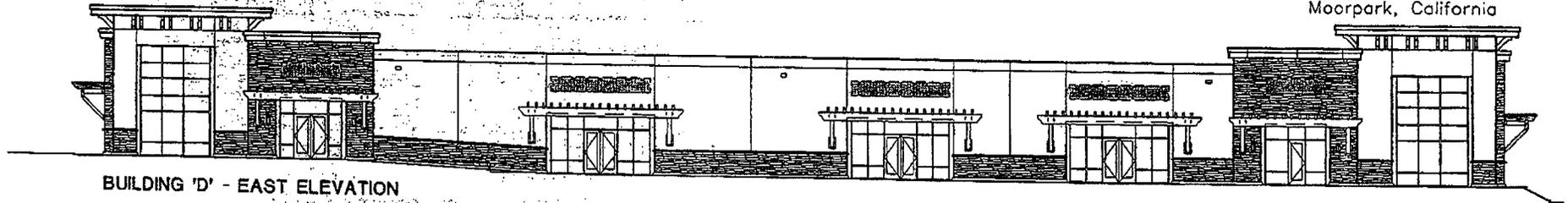
Patriot

COMMERCE CENTER

SIGN PROGRAM

LOCATION:

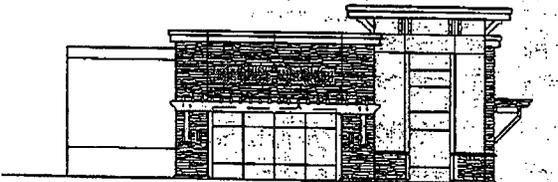
North & South Side
of Patriot Drive
Moorpark, California



BUILDING 'D' - EAST ELEVATION

Date:

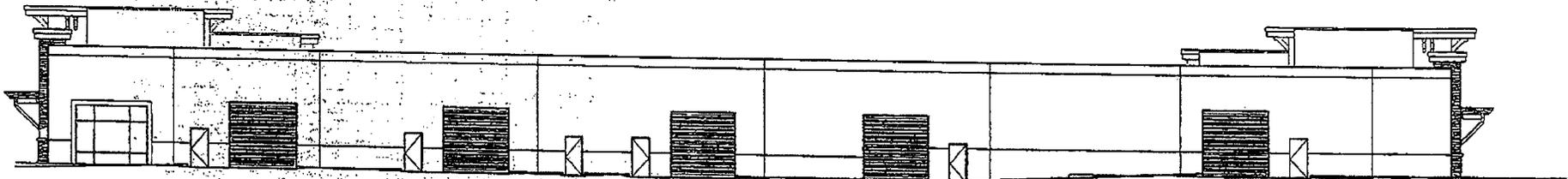
January 5, 2009



BUILDING 'D' - NORTH ELEVATION

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INTERIOR DESIGN

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BUILDING 'D' - WEST ELEVATION

ELEVATIONS
BUILDING D

EXHIBIT B-4

Patriot

COMMERCE CENTER

SIGN PROGRAM

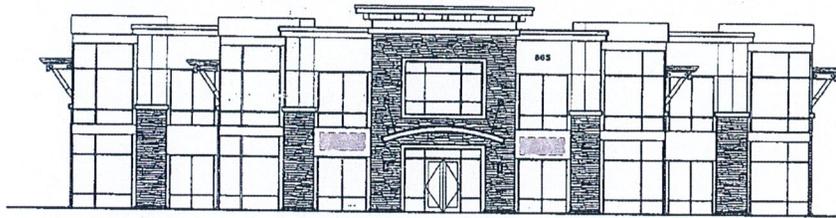
LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

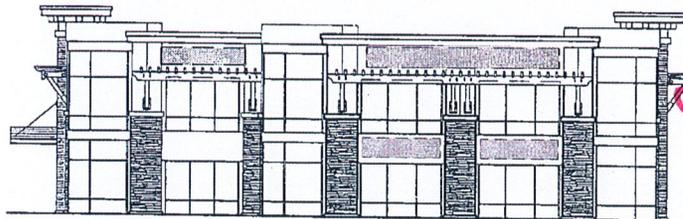
Date:

April 10, 2012

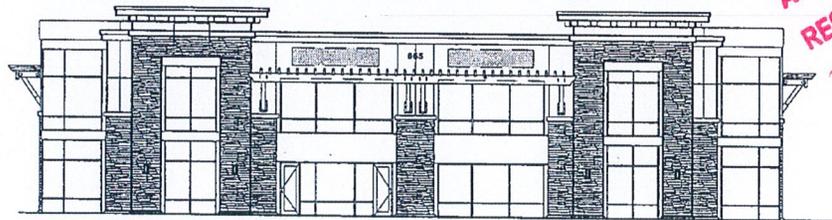
Signs Pacific
311 Hearst Drive
Oxnard, California 93030
p. 805.983.7446
f. 805.983.2057
www.SignsPacific.com



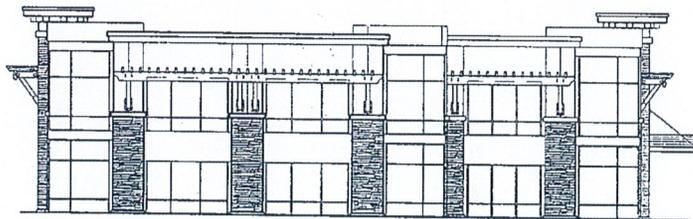
BUILDING 'B' - NORTH ELEVATION



BUILDING 'B' - WEST ELEVATION



BUILDING 'B' - SOUTH ELEVATION



BUILDING 'B' - EAST ELEVATION

City of Moorpark
Community Development Department
APPROVED

CASE NUMBER: SIGN PROGRAM

APPROVAL DATE: 4/13/12

APPROVAL AUTHORITY: CDD

RESOLUTION NUMBER: NA

CASE PLANNER: [Signature]

WALL SIGN LEGEND



SYMBOL INDICATES POSSIBLE
SIGN LOCATION

All frontage widths to be verified

ELEVATIONS
BUILDING B

EXHIBIT B-5

Patriot

COMMERCE CENTER

SIGN PROGRAM

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WALL SIGN LEGEND

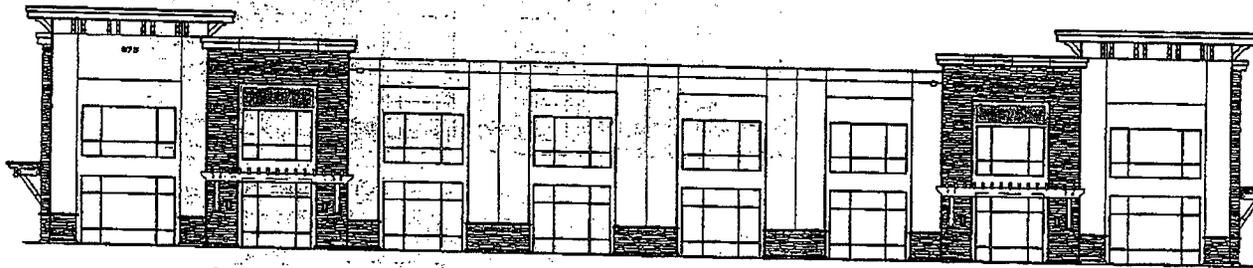


SYMBOL INDICATES POSSIBLE
SIGN LOCATION

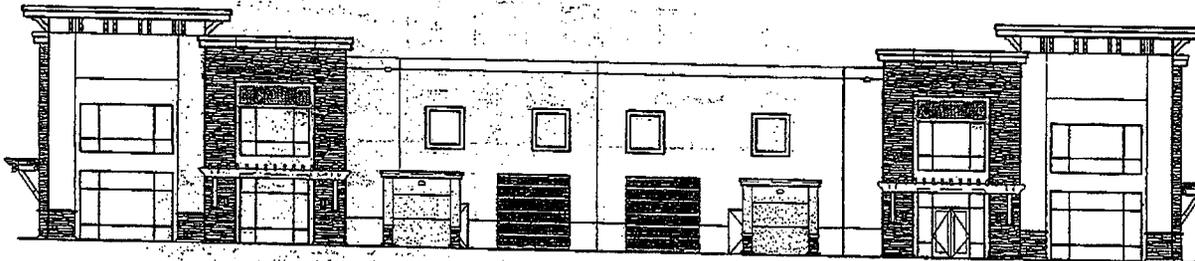
All frontage widths to be verified

ELEVATIONS
BUILDING F

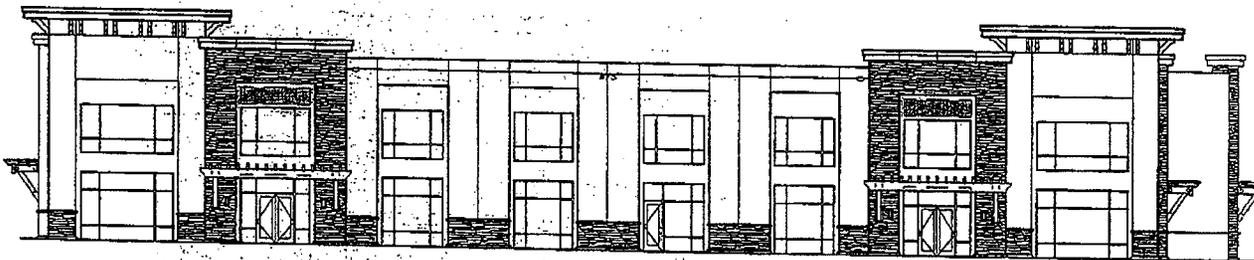
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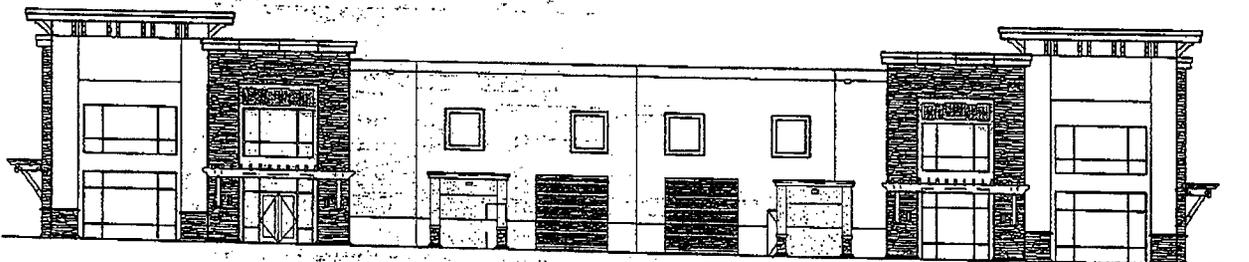
BUILDING 'F' - SOUTH ELEVATION



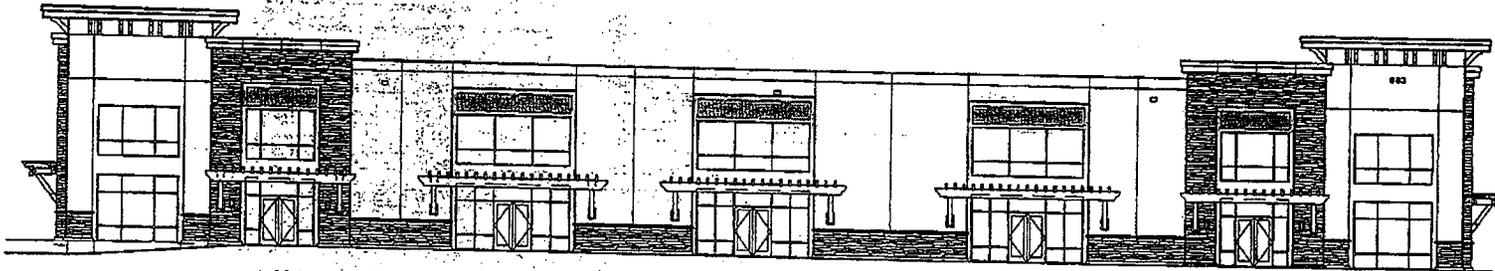
BUILDING 'F' - WEST ELEVATION



BUILDING 'F' - NORTH ELEVATION



BUILDING 'F' - EAST ELEVATION

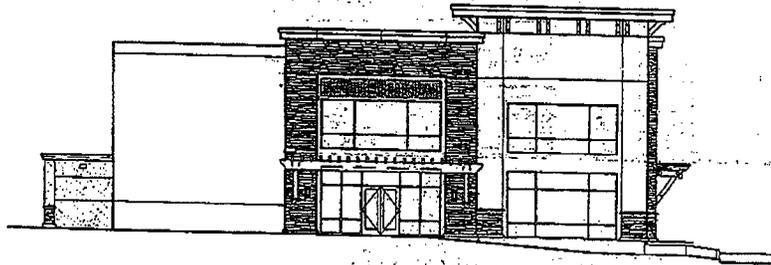


BUILDING 'G' - WEST ELEVATION

Patriot

COMMERCE CENTER

SIGN PROGRAM



BUILDING 'G' - NORTH ELEVATION

WALL SIGN LEGEND



SYMBOL INDICATES POSSIBLE SIGN LOCATION

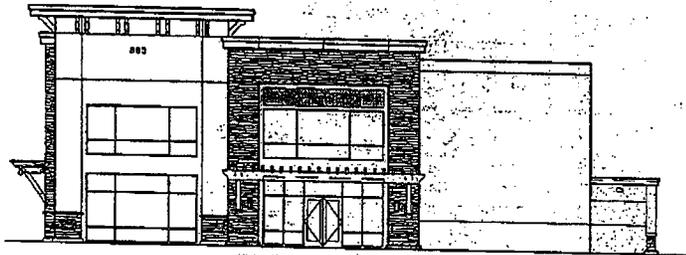
All frontage widths to be verified

LOCATION:

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Date:

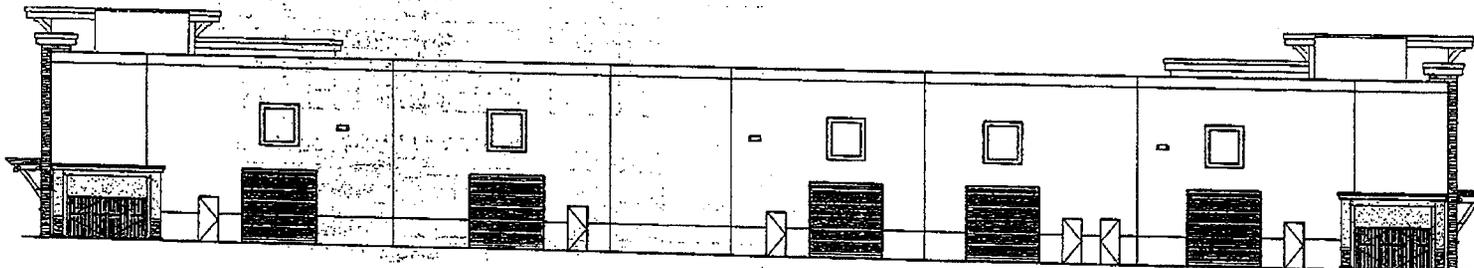
January 5, 2009



BUILDING 'G' - SOUTH ELEVATION

**POLIQVIN KELLOGG
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INTERIOR DESIGN

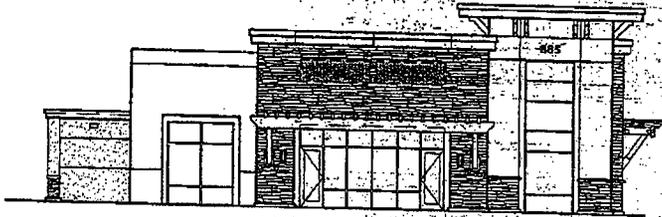
6400 Conoga Avenue, Suite 215
Woodland Hills, CA 91367
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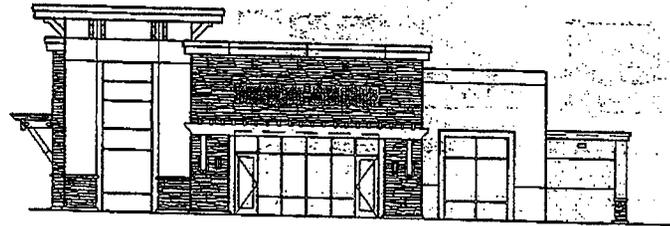
BUILDING 'G' - EAST ELEVATION

ELEVATIONS
BUILDING G

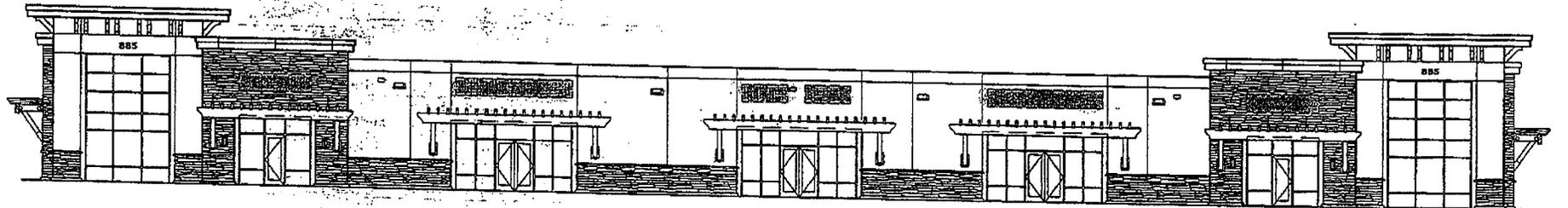
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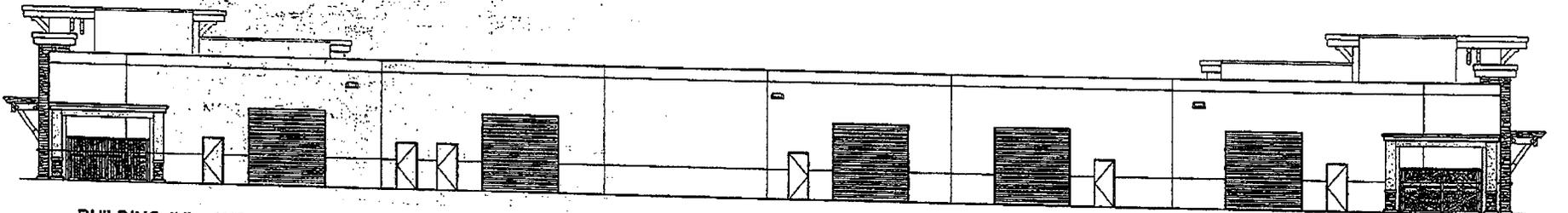
BUILDING 'H' - SOUTH ELEVATION



BUILDING 'H' - NORTH ELEVATION



BUILDING 'H' - EAST ELEVATION



BUILDING 'H' - WEST ELEVATION

POLIVIN KELLOGG
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Patriot
 COMMERCE CENTER

ELEVATIONS
 BUILDING H
 EXHIBIT B-8

SIGN PROGRAM

LOCATION:

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Date:

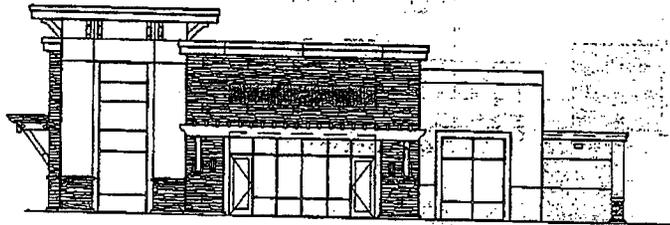
January 5, 2009

WALL SIGN LEGEND

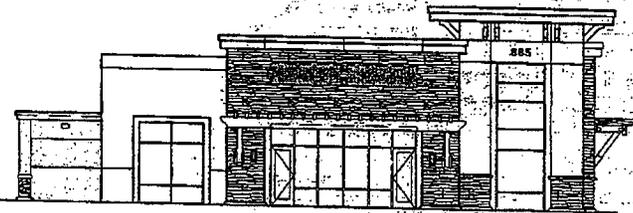


SYMBOL INDICATES POSSIBLE
 SIGN LOCATION

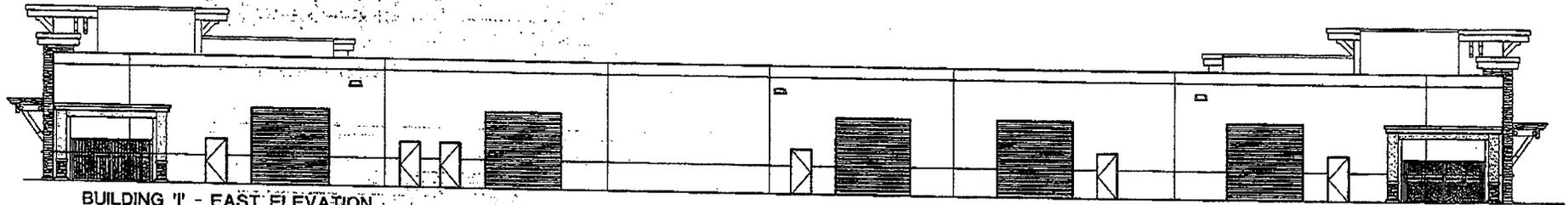
All frontage widths to be verified



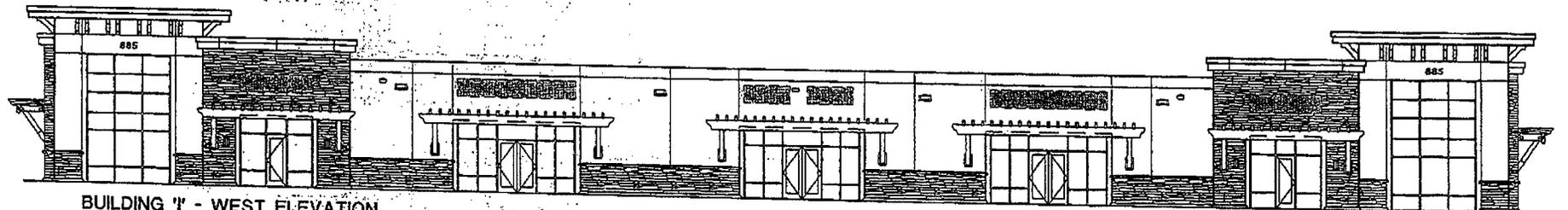
BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 1 - EAST ELEVATION



BUILDING 1 - WEST ELEVATION

POLIQVIN KELLOGG
 DESIGN GROUP
 ARCHITECTURE PLANNING
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ELEVATIONS
 BUILDING 1
 EXHIBIT B-9

Patriot
 COMMERCE CENTER

SIGN PROGRAM

LOCATION:

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 Moorpark, California

Date:

January 5, 2009

WALL SIGN LEGEND



SYMBOL INDICATES POSSIBLE
 SIGN LOCATION

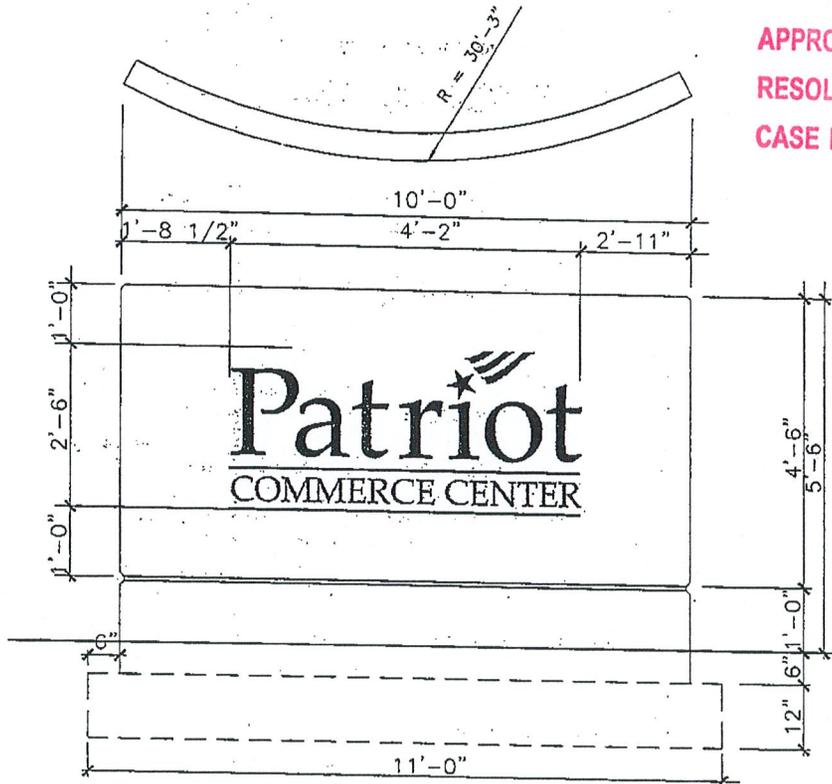
All frontage widths to be verified

Sign Type P

PROJECT PYLON SIGN (Location shown on sign plan)

Quantity: T.B.D.

Height: 4'-0"



FRONT ELEVATION

DESIGN, FONT AND COLOR TO REFLECT OWNERS DESIGN CONCEPT.

City of Moorpark
Community Development Department

APPROVED

CASE NUMBER: SP2016-22

APPROVAL DATE: 09/12/2016

APPROVAL AUTHORITY: CDD

RESOLUTION NUMBER: n/a

CASE PLANNER: JC

Patriot
COMMERCE CENTER

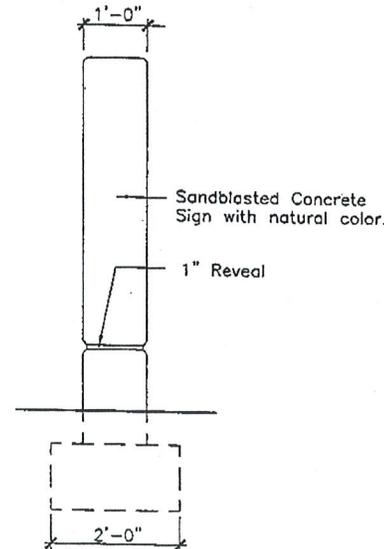
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PROJECT
PYLON SIGN

EXHIBIT E

City of Moorpark
Community Development Department

APPROVED

CASE NUMBER: SP2016-22

APPROVAL DATE: 09/12/2016

APPROVAL AUTHORITY: CVB

RESOLUTION NUMBER: 2016-19

CASE PLANNER: [Signature]

Patriot
COMMERCE CENTER

SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

June 27, 2016

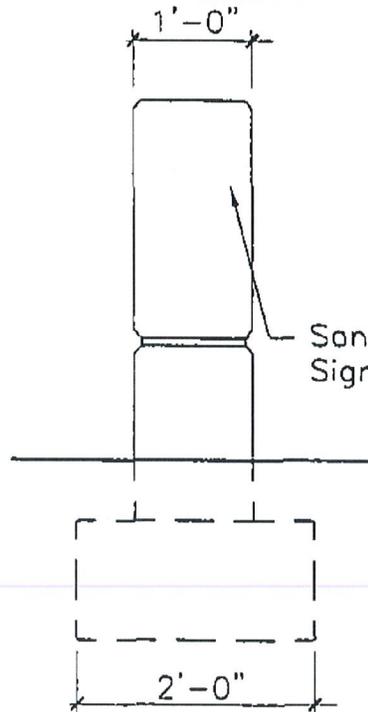
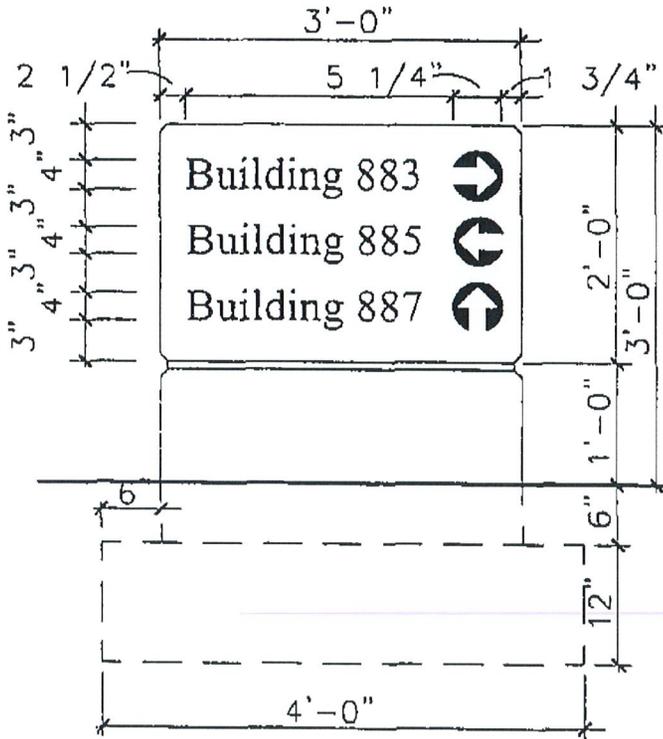
VOGUE SIGN
COMPANY
SINCE 1962
715 Commercial Ave, Oxnard, CA 93030 • (805) 487-7222

Sign Type

DIRECTIONAL SIGN (Locations shown on sign plan)

Quantity: T.B.D.

Height: 4'-0"



Sandblasted Concrete
Sign with natural color.

DIRECTIONAL SIGN

GENERAL SPECIFICATIONS

- ALL LETTERING MUST BE:

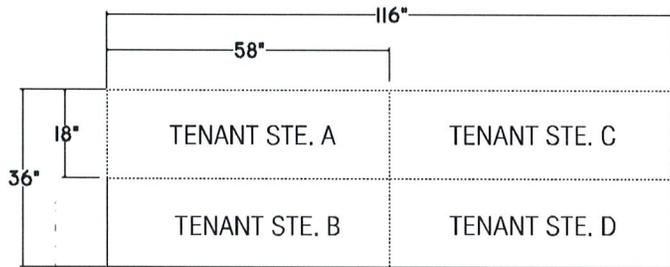
- 4" TALL WITH 3" SPACE BETWEEN COPY
- ALL LETTERING TO BE SATIN BLACK IN COLOR
- 1/4" FCO ALUMINUM, FLUSH MOUNTED
- GLUED (**NOT STUD MOUNTED**) ONTO SANDBLASTED CONCRETE MONUMENT

Sign Type

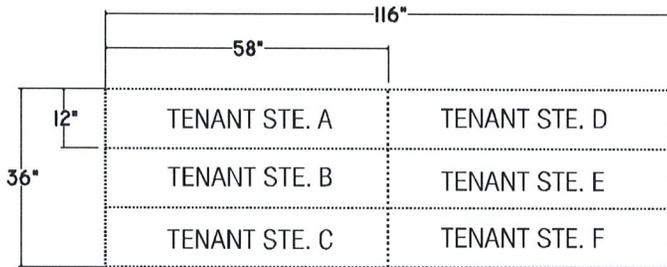
MONUMENT SIGN (Locations shown on sign plan)

Quantity: T.B.D.

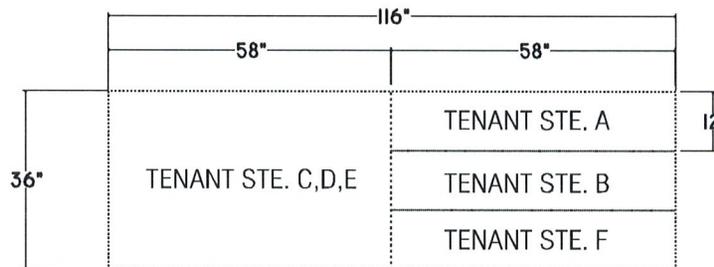
Height: 4'-0"



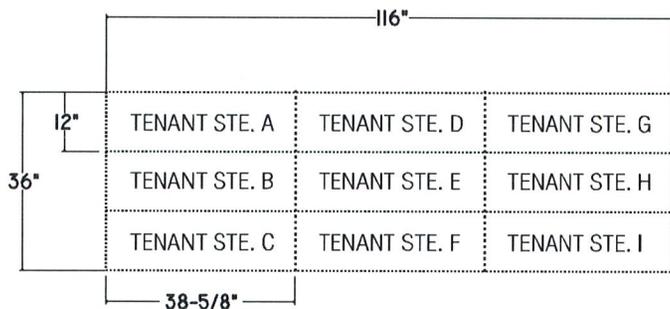
A 4 UNITS - BUILDING 875



B 5 or 6 UNIT BUILDINGS



B 883 BUILDING ONLY



D 7-9 UNIT BUILDINGS

City of Moorpark
Community Development Department

APPROVED

CASE NUMBER: SP 2016-22

APPROVAL DATE: 09/12/2016

APPROVAL AUTHORITY: CDD

RESOLUTION NUMBER: n/a

CASE PLANNER: [Signature]



SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

June 27, 2016



MONUMENT SIGN LETTERING DETAILS

GENERAL SPECIFICATIONS

- EACH TENANT WILL BE ALLOWED ONE SIGN ON THE MONUMENT STRUCTURE THAT CORRESPONDS TO THEIR TENANT SUITE LETTER
- ALL LETTERING/LOGOS MUST BE:
 - 1/4" FCO ALUMINUM, FLUSH MOUNTED
 - GLUED (**NOT STUD MOUNTED**) ONTO SANDBLASTED CONCRETE MONUMENT
 - ALL SIGN ELEMENTS MUST FIT WITHIN 75% OF THE SIGN AREA
 - ALL SIGN ELEMENTS MUST BE CENTERED WITHIN ALLOCATED SIGN AREA
 - FONTS TO BE BRANDED LETTER STYLES, CORPORATE LOGO STYLES OR CUSTOM FONT AS APPROVED BY THE ASSOCIATION
- LOGO IS ALLOWED AS LONG AS IT FITS WITHIN THE ALLOCATED SPACE
- IF DIVIDING LINES ARE ADDED, THEY MUST BE MADE OF 1/4" THICK BY 1" TALL FCO ALUMINUM PAINTED SATIN BLACK, AND ALL LINES MAY OPTIONALLY BE INSTALLED AT THE TIME OF THE FIRST LETTERING/LOGO BEING ADDED TO THE SIGN.
- IF A BUILDING HAS MORE THAN 9 SUITES, THEN THE LARGEST 9 SUITES BASED ON SQUARE FOOTAGE WILL RECEIVE SPACE ON THE MONUMENT SIGN.
- THEY WILL BE ARRANGED TOP TO BOTTOM, LEFT TO RIGHT IN ALPHANUMERICAL ORDER BASED ON THEIR SUITE NUMBER

Patriot

COMMERCE CENTER

SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

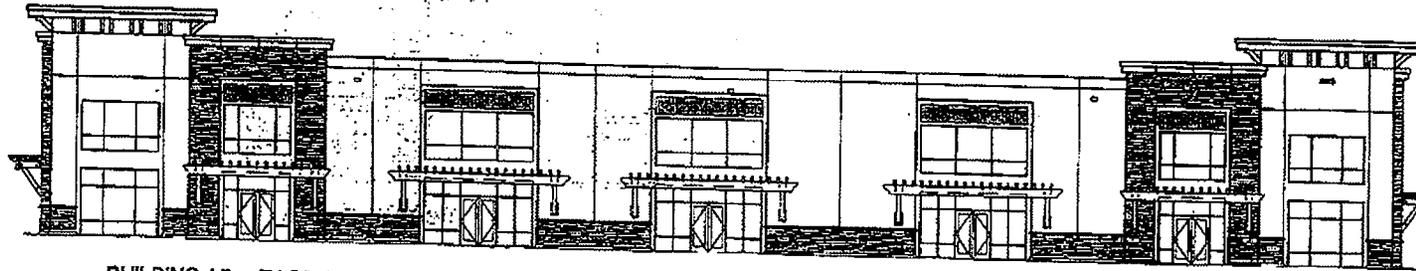
Date:

January 5, 2009

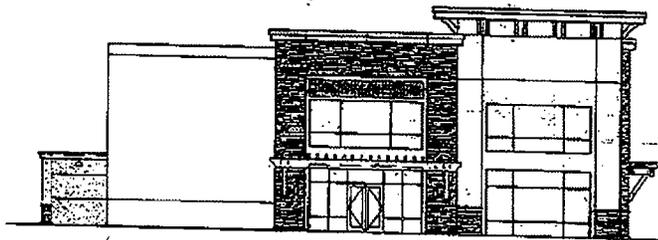
**POLIQUIN KELLOGG
DESIGN GROUP**

ARCHITECTURE PLANNING
INTERIOR DESIGN

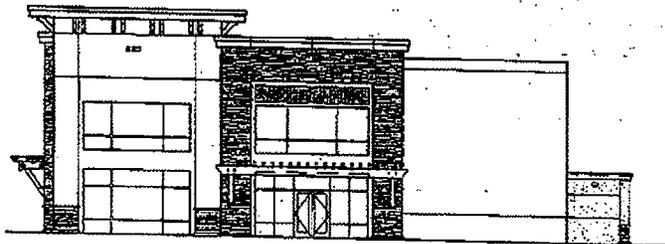
6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818 313 6813 [F] 818 313 6817



BUILDING 'J' - EAST ELEVATION



BUILDING 'J' - SOUTH ELEVATION



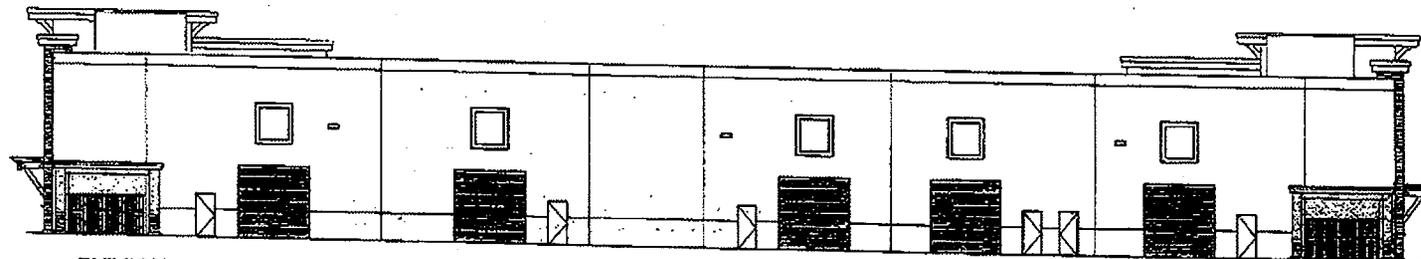
BUILDING 'J' - NORTH ELEVATION

WALL SIGN LEGEND



SYMBOL INDICATES POSSIBLE
SIGN LOCATION

All frontage widths to be verified



BUILDING 'J' - WEST ELEVATION

ELEVATIONS
BUILDING J

EXHIBIT B-10

Sign Type W1 Uniquely for Building "B"

TENANT WALL SIGNS (Locations shown on exterior elevations)



Quantity: Each tenant may display one sign per elevation up to a maximum of two (2) per building. Building may have a naming area, but the sign is considered one of the two signs.

Content: Tenant business name and / or logo. For emergency services, wording consistent with their services is allowable subject to city approval.

Maximum Sign Area: Signage per tenant elevation may not exceed one square foot per lineal foot of leased elevation width.

Maximum Letter Height: 25 inches (6 inch minimum height).

Maximum Length: Seventy Five (75) percent of tenants' leasehold width. Must fit within one panel.

Maximum Logo height and overall sign height: 40 inches, or 80% of sign fascia height, whichever is less. A maximum of 3 lines stacked copy are permitted. Logos can be up to 40% of overall sign size.

Sign Type: Individual reverse pan channel letters or internally illuminated channel letters fabricated from aluminum, with .063 aluminum returns and .090 aluminum faces. Return depth to be three (3) inches. Back of channel to be clear Lexan. Logos to be fabricated identically as letters, with any graphics and / or copy detail on face routed and blocked with translucent acrylic. Aluminum face to be fully welded to returns. Logo face and returns to be painted the same color as building surface. Acrylic face colors subject to city approval.

Illumination: Internal 30ma neon or LED to create illumination.

Installation: To be installed pin-mounted 1" - 1 1/2" off building fascia, with remote or self contained transformer.

Letter Style: Nationally recognized Corporate logo style or custom design as approved by Landlord

Colors: Nationally recognized Corporate colors or custom design as approved by Landlord.

S I G N P R O G R A M

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

April 10, 2012

Signs Pacific
311 Hearst Drive
Oxnard, California 93030
p. 805.983.7446
f. 805.983.2057
www.SignsPacific.com

TENANT WALL SIGNS

E X H I B I T C

Sign Type S

TENANT SUITE IDENTIFICATION

Minimum Quantity: One (1) set per front.

Sizes: As indicated below.

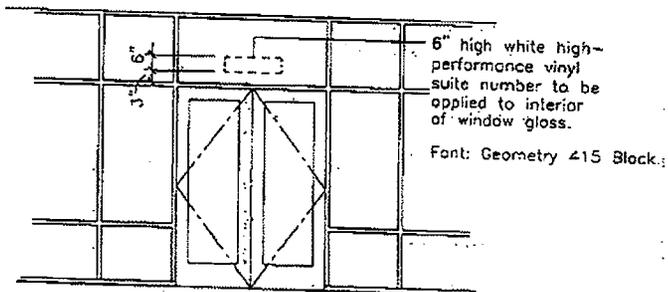
Materials: As indicated below.

Illumination: Non-illuminated

Installation: Vinyl to be applied to interior side of window.

Colors: As indicated below.

Note: Actual address(es) to be determined.



TYPICAL FRONT ENTRANCE ELEVATION

Patriot

COMMERCE CENTER

SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

January 5, 2009

POLIUIN KELLOGG
DESIGN GROUP

ARCHITECTURE PLANNING
INTERIOR DESIGN

6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818 313 6813 [F] 818 313 6817

SUITE
IDENTIFICATION

EXHIBIT G

Sign Type BA

BUILDING ADDRESS NUMBERS

Minimum Quantity: One (1) set per address per street frontage or as instructed by the local Fire Inspector

Numerical Height: Twelve (12) inches or as directed by the Fire Inspector.

Material: One (1) inch thick painted foam block or as directed by the Fire Inspector.

Illumination: Non-illuminated

Installation: Geometry 415 Medium or as directed by the Fire Inspector.



SIGN PROGRAM

LOCATION:

North & South Side
of Patriot Drive
Moorpark, California

Date:

January 5, 2009



Note: Actual address(es) to be determined.

POLYQUIN KELLOGG
DESIGN GROUP
ARCHITECTURE PLANNING
INTERIOR DESIGN
5400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818 313 6813 [F] 818 313 6617

**BUILDING ADDRESS
NUMBERS**

EXHIBIT F