



**The Abbey Company**

**Trans-Park**

**3002-3072 E. Inland Empire Blvd  
Ontario, CA**



Inland Empire (909)885-4476  
Coachella Valley (760)347-8370 High Desert (760)955-7446  
Fax: (909)888-2239 E-Mail: sales@quielsigns.com

Sign Program PSGP18-004 replaced  
PSGP07-012 for addresses 2890 through  
2990 E. Inland Empire Blvd.  
See PSGP07-012 for addresses 3002-3072  
E. Inland Empire Blvd. Sheets related solely  
to addresses 2890-2990 have been removed  
from this document for clarity.



## **TRANS-PARK COMPREHENSIVE SIGN PROGRAM**

2890-3072 E. Inland Empire Blvd., Ontario, CA

### **Landlord:**

The Abbey Company  
2940 Inland Empire Blvd #125  
Ontario, CA 91764  
(909) 987-8811  
www.theabbeyco.com

### **Designated Sign Company:**

Quiel Bros Sign Company  
272 South I Street  
San Bernardino, CA 92410  
(909) 885-4476  
Sherih@quielsigns.com

### **Index**

2. General Specification
2. Landlord/ Tenant Requirements
3. General Sign Constructions Requirements

### **Exhibits:**

Exhibit A: Sign Type  
Exhibit C: Monument Sign Industrial Park  
Exhibit E: Office Park Signs  
Exhibit G: Business Park Wall Signs & Address  
Exhibit Q: Buildings 3022, 3030

Exhibit B: Site Location Site Plan  
Exhibit D: Monument Sign Office Park  
Exhibit F: Business & Industrial Park Wall Signs  
Exhibit H: Directional  
Exhibit P: Buildings 3002, 3008

## **GENERAL SPECIFICATIONS**

The purpose of this sign criteria is to establish guidelines necessary to achieve a visually coordinated balance and attractive appearance among all lease spaces while maintaining a sign environment, harmonious with the architecture of this project.

This sign criteria shall be rigorously enforced and all nonconforming signs shall be removed by the Tenant at their own expense.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City of Ontario at the Tenants' expense.

The Landlord will retain full rights of approval for any sign used in this center. Signs shall also adhere to the requirements prescribed by the City of Ontario.

No sign shall be installed without the written Landlord approval and city required permits.

## **LANDLORD/TENANT REQUIREMENTS**

1. Each Tenant shall submit to the landlord for written approval; three (3) sets of the detail shop drawings and the proposed sign elevation with location.
2. Tenant shall be responsible to meet all requirements of this criteria.
3. It is the responsibility of the Tenant's sign company to verify all conduit and service access prior to fabrication.
4. Should the sign be removed, it is the Tenant's responsibility to patch all holes and paint surface to match the existing building texture and color.

**GENERAL SIGN CONSTRUCTION REQUIREMENTS:**

1. Fasteners: All exterior signs, bolts, fastenings and clips shall be stainless steel or aluminum. No black iron or other rust prone materials of any type shall be permitted.
2. Penetrations: All penetrations of building exterior surfaces are to be sealed, waterproofed and in colors to match the building exterior.
3. Labels: "U.L." label must be placed on every separate electrical sign element with the Sign Manufactures label placed in a conspicuous location (No other labels are allowed).
4. Concealment: All mechanical equipment, crossovers, conductors, transformers and other equipment shall be concealed.
5. Repair of Damage: The tenant is responsible for assuring that the sign contractor repairs (in a good and workman like manner) any damage caused by the contractor's work within two (2) days after such damage is caused.
6. Responsibility for Work: The tenant shall be fully responsible for the work of its sign contractor.
7. The Tenant acknowledges that the Landlord gives no assurances that a sign approved by the Landlord, which is in accordance with the provisions of this criteria
8. The Tenant shall be solely responsible for bringing its sign into compliance with all local rules and ordinances
9. Insurance: The Tenant's sign fabrication and Installation Company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of (5,000,000.00) or as provided by current ordinance, combined single limit. The Landlord shall be presented with reasonable evidence of such coverage prior to commencement any sign construction work. The Tenant shall indemnify the Landlord and hold the Landlord harmless from all costs, liability, damages and expense including attorney's fees and cost, incurred by the Landlord as a result of any sign construction or installation work by the Tenant or its contractors.

# TRANS-PARK SIGN REQUIREMENTS

# EXHIBIT A

SIGN CLASS	SIGN TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM HEIGHT	REMARKS
<b>INDUSTRIAL PARK "A"</b>					
Ground signs	Monument	1	50 sq. ft.	7'	Illuminated - multi tenant Shall not be located in any required setback, unless authorized by the Planning Commission, 10' setback required, not to be located within the clear site triangle (a)(c)
Tenant Identification	Wall	1	200 sq. ft. Max. total sign area	Max. 36" Min. 18"	Illuminated individual letters (1) per tenant building frontage, (1) additional sign if tenant faces a street or fwy (b) (c) (d) (e) (f)
<b>OFFICE PARK "B"</b>					
Ground signs	Monument	1	50 Sq. Ft. Max. per sign	7'	Illuminated or Non-Illuminated Site Identification Shall not be located in any required setback, unless authorized by the Planning Commission
Site & Multi Tenant Identification	Directory	1	50 Sq. Ft. Max. per sign	5'	Illuminated Shall be located at building entrances(1 per entrance) Tenant shall be limited one panel (a)(c)(d)
Single Tenant Building Identification	Wall	1	200 sq. ft. Max. total sign area	Max.24" Min. 18"	Non-illuminated vinyl copy (c)
<b>BUSINESS PARK "C"</b>					
Tenant Identification Multi-Story Single Tenant	Wall	1	50 Sq. Ft. Max. per sign	Max. 36" Min. 18"	Illuminated or Non-illuminated individual letters One per elevation (b)(d)
Tenant Identification Multi-Story Multi Tenant	Wall	3	50 Sq. Ft. Max. per sign	Max. 24" Min. 9"	Illuminated individual letters One per tenant (b)(c)(d)
Tenant Identification Single Story Multi Tenant	Wall	1	50 Sq. Ft. Max. per sign	Max. 24" Min. 9"	Illuminated or Non-illuminated individual letters One per tenant frontage elevation (b)
<b>CONVENIENCE SIGNS</b>					
Directionals	Monument	Sign type #3 as exists	4 sq. ft.	6'	Illuminated or Non-illuminated Address number directions only EXHIBIT "H"
Incidental Signs	Window / Door	1 per entrance	Max. 2 Sq. Ft.	2"	May include Tenant name, Hours and phone with vinyl copy

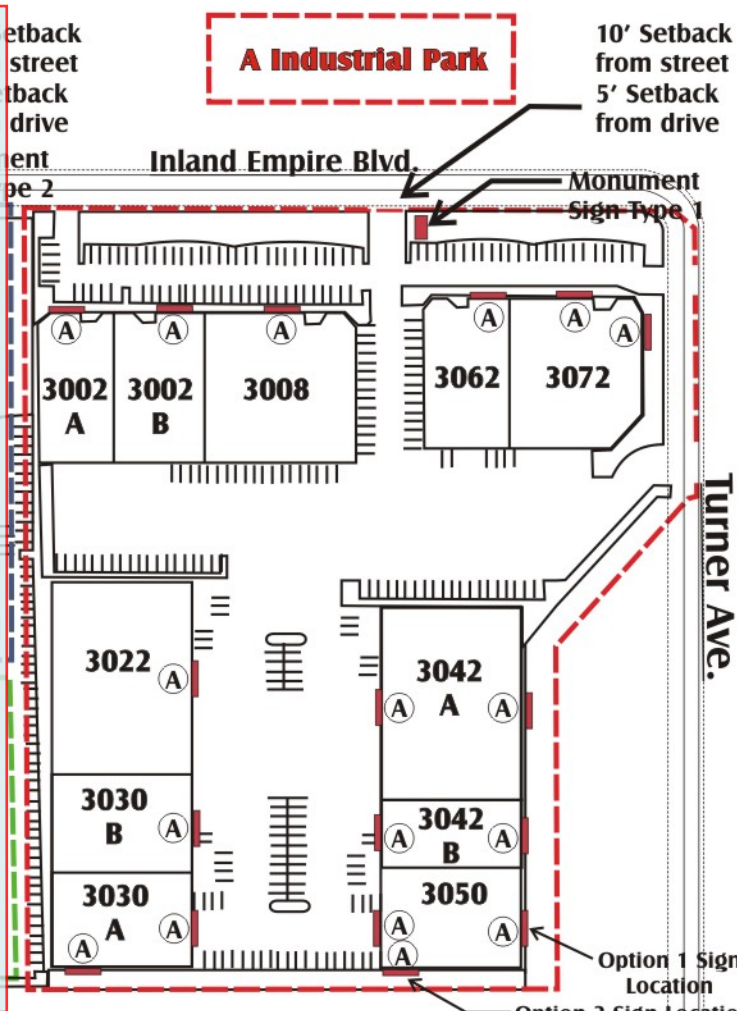
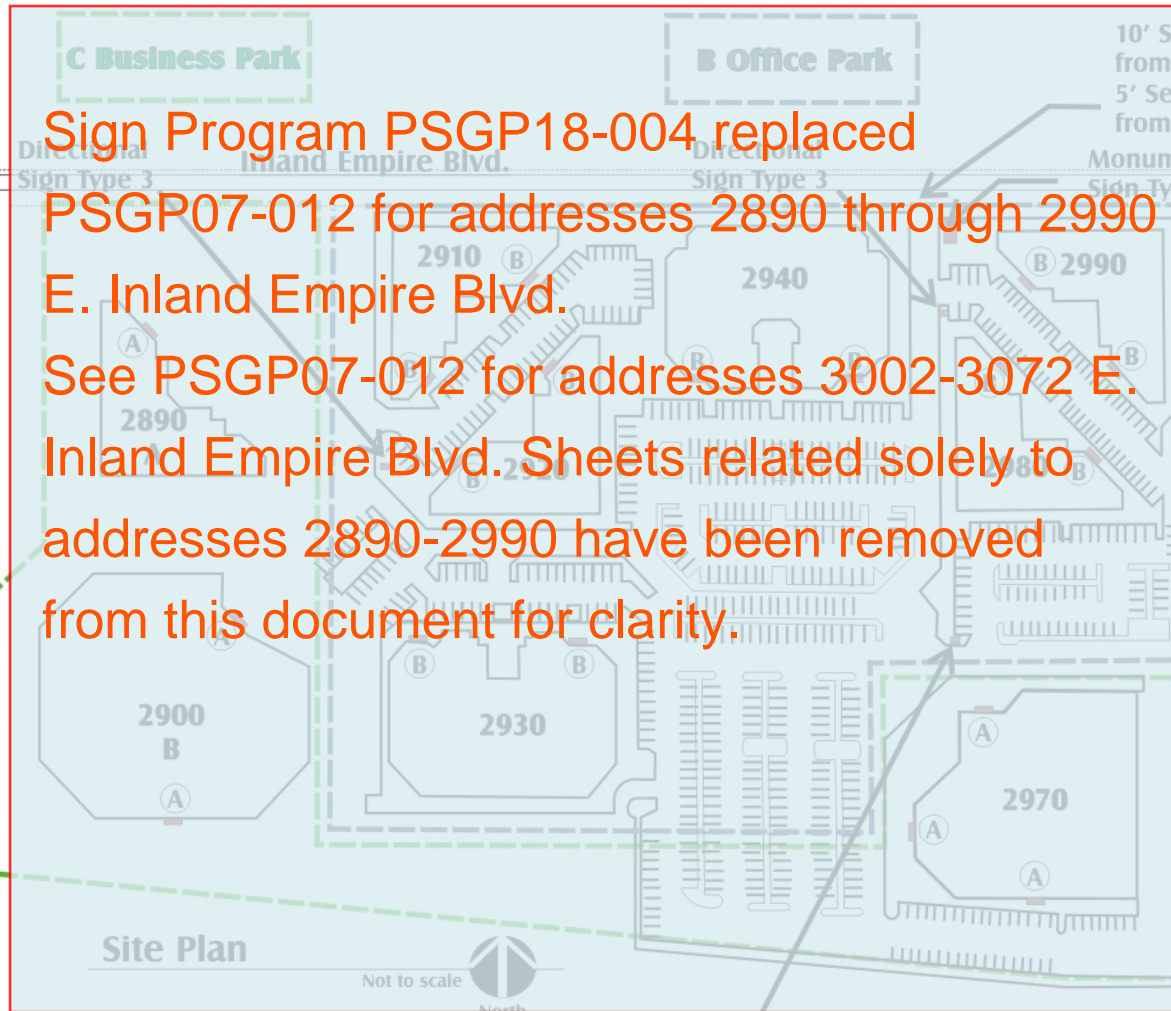
**NOTES**

- (a) Multi Tenant Sign Panels
- (b) One sq. ft. sign area per foot of width of tenant lease space, Max. length shall be 70% of lease space
- (c) Tenant Business Name placement shall be approved by Landlord (see exhibits)
- (d) Tenant sign location shall be located per Site Sign Plan Exhibit
- (e) Buildings # 3030A, 3050 shall be allowed signage facing freeway
- (f) Frontage is defined as public entrance or exit
  1. All existing signage shall remain as permitted
  2. All existing signage removed shall meet this sign program standards
  3. Sign colors shall be open and approved by Landlord
  4. Buildings #2890, 2910, 2920, 2940, 2980 or 2990 which become single tenant shall be allowed one (1) vinyl building sign Exhibit #G
- 5. No raceways allowed
- 6. Revert to the City of Ontario Sign Ordinance for items not within this program

# SIGN SITE PLAN

# EXHIBIT B

Sign Program PSGP18-004 replaced PSGP07-012 for addresses 2890 through 2990 E. Inland Empire Blvd. See PSGP07-012 for addresses 3002-3072 E. Inland Empire Blvd. Sheets related solely to addresses 2890-2990 have been removed from this document for clarity.



- (A) Sign Type (A)**
- (B) Sign Type (B)**
- Directional Sign Type 3**
- Interstate 10**

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 Inland Empire (909)885-4476  
 Coachella Valley (760)347-8370 • High Desert (760)955-7446  
 Fax: (909)888-2239 • Sales@quielsigns.com

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Client & Location	
PURCHASER: Michelle Branwalden	PHONE NO.: 909-987-8811
NAME: <b>Ontario TransPark</b>	
ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA	
COMPUTER FILE: <b>The Abbey Company 07056-14F</b>	
DATE DRAWN: 10/18/7	SERVICE NO.:
DRAWN BY: JEV	JOB NO.:
SALESPERSON: Sheri	DRAWING NO.: 07056-14F

Original Drawing & Revisions				
Number	Revision Description	Time	Sales	Date
	Original	1.0	Sheri	10/18/07
A	Revised for sign program -JEV	.30	Sheri	10/18/07
B	Revised for sign program -JEV	.10	Sheri	3/27/08
C	Revised for sign program -JEV	.25	Nancy	4/23/08
D	Revised building detail -JEV	.25	Nancy	5/14/08
E	Revised details -JEV	1.0	Nancy	6/12/08
F	Revision -JEV	.25	Nancy	6/18/08

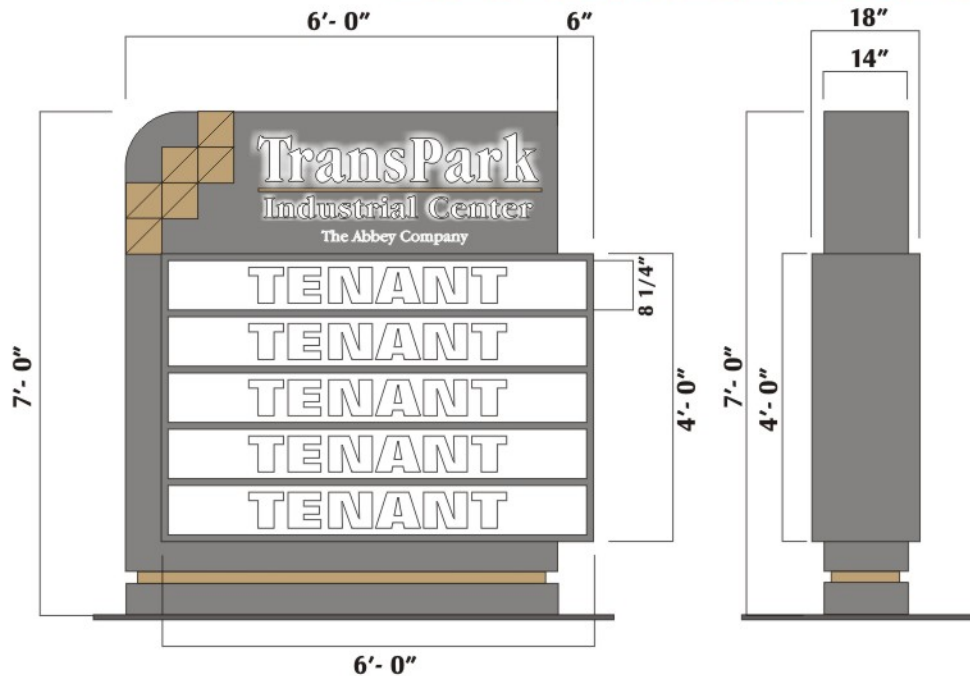
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Approval for Size, Design & Colors
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<b>SALES APPROVAL</b>

# MONUMENT SIGN TYPE (1)

# A Industrial Park

# EXHIBIT C



**Concept of New Signage**  
Scale 3/8" = 1'-0"

**End View**

## COLORS

<b>Letters</b>	<b>Letters Vinyl</b>	<b>Letters Acrylic</b>	<b>Sign Face</b>
1/2" Clear acrylic	230-20 White vinyl	7328 White acrylic	7328 White acrylic
<b>Sign Cabinet</b>	<b>Main Cabinet</b>	<b>Trim</b>	<b>Accents</b>
FLNA7207 Gray enamel	FLNA7207 Gray enamel	FLNA9756 Gold enamel	FLNA9756 Gold enamel

## Monument Sign : Furnish and Install

One (1) 7'- 0" x 6'- 6" Double face internally illuminated sign as shown.

**Main Cabinet :** Electrolyte zinc coated sheet metal primed and painted two part polyurethane FLNA7207 Gray

**Header :** (12 Square feet)

(TransPark Industrial Center) : Internally illuminated, aluminum routed out for 1/2" clear push-thru acrylic with 230-20 White vinyl face

**Stripe underline :** 1/4" aluminum stripe primed and painted two part polyurethane AN FLNA9756 Gold Metallic

(The Abbey Company) : Non-illuminated cut-out 7328 white acrylic letters

**Square Accents :** 1/2" thick aluminum painted AN FLNA9756 Gold Metallic

**Sign Cabinet (24 square feet) :** Electrolyte zinc coated sheet metal primed and painted two part polyurethane FLNA7207 Gray

**Tenant sign Face :** 7328 White acrylic sign panel background

**Tenant copy :** Color: #230-22 Black 3M vinyl, by others. Font: Helvetica. Maximum letter height: 6" Max.

**Reveal :** Electrolyte zinc coated sheet metal primed and painted two part polyurethane AN FLNA9756 Gold Metallic

**Base Cover :** Electrolyte zinc coated sheet metal primed and painted two part polyurethane FLNA7207 Gray enamel.

**Install :** Sign display to be installed in landscape planter area ,on concrete mow pad at bottom base cover 3 1/2" high

**Electrical :** Sign display to be connected to existing electrical outlet



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### Client & Location

PURCHASER: Michelle Branwalden PHONE NO.: 909-987-8811

NAME: Ontario TransPark

ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA

COMPUTER FILE: The Abbey Company 0-77056-26F

DATE DRAWN: 10/17/7 SERVICE NO.:

DRAWN BY: JEV JOB NO.:

SALESPERSON: Sheri DRAWING NO.: 07056-26F

### Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	1.0	Sheri	10/17/07
A	Made 8.5 x 11 sheet new design	2.0	Sheri	10/17/07
B	New details for Sign Program-JEV	.25	Sheri	10/18/07
C	Revised monument & wall sign colors -JEV	.50	Sheri	11/20/07
D	Revised for sign program -JEV	.10	Sheri	3/27/08
E	Revised for sign program -JEV	1.0	Nancy	4/23/08
F	Revised details for sign program -JEV	.25	Nancy	6/10/08

### NOTES

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# SIGN TYPE (A)

**C Business Park**

**A Industrial Park**

# EXHIBIT F

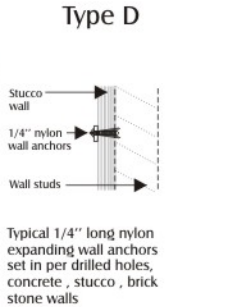
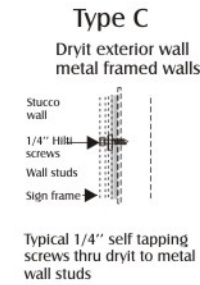
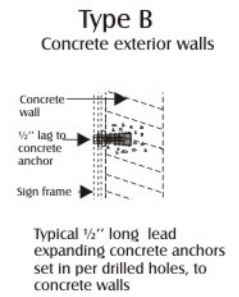
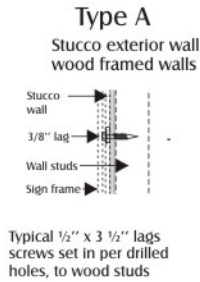
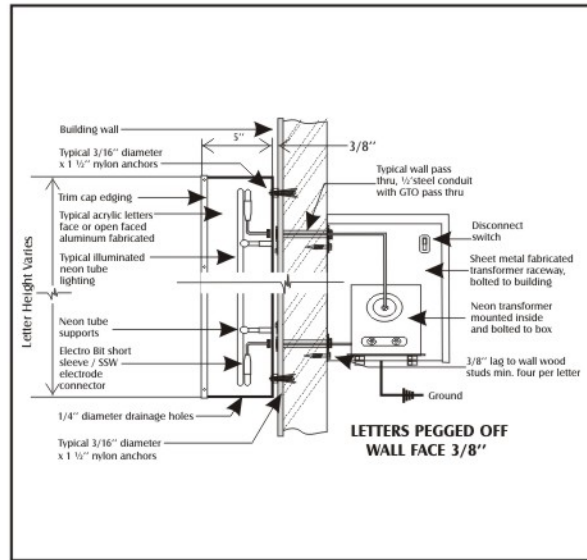
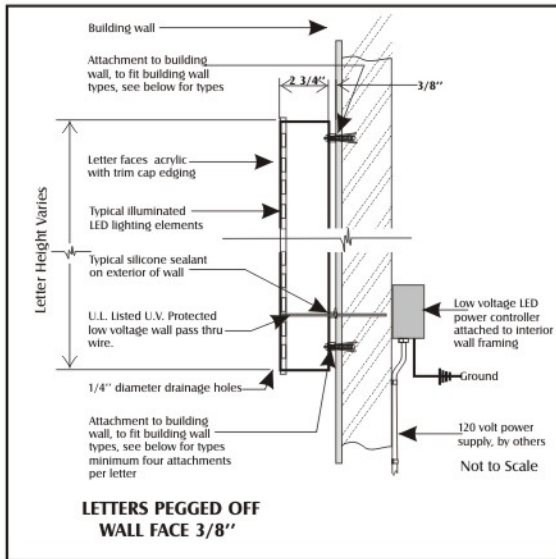
## EXAMPLE: SIGN TYPE (A)

50 SQ. FT. MAXIMUM SIGN AREA

36" MAX.

# FLOORING

SEE EXHIBIT "A" FOR REQUIREMENTS



**Note ! Minimum attachments- four per letter**

**U.L. LISTED**

All electrical to conform to National Electrical Code ( C.C.R. ), Part 3 , Title 24 C.C.R. Electrical requirements



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Client & Location

PURCHASER: Michelle Branwalden PHONE NO.: 909-987-8811

NAME: Ontario TransPark

ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA

COMPUTER FILE: The Abbey Company 07056-16C

DATE DRAWN: 10/18/7 SERVICE NO.:

DRAWN BY: JEV JOB NO.:

SALESPERSON: Sheri DRAWING NO.: 07056-16C

Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	1.0	Sheri	10/18/07
A	Revised details a page size for sign program -JEV	.50	Sheri	10/18/07
B	Revised details for sign program -JEV	.10	Sheri	3/27/08
C	Revised details for sign program -JEV	.50	Nancy	6/12/08

NOTES

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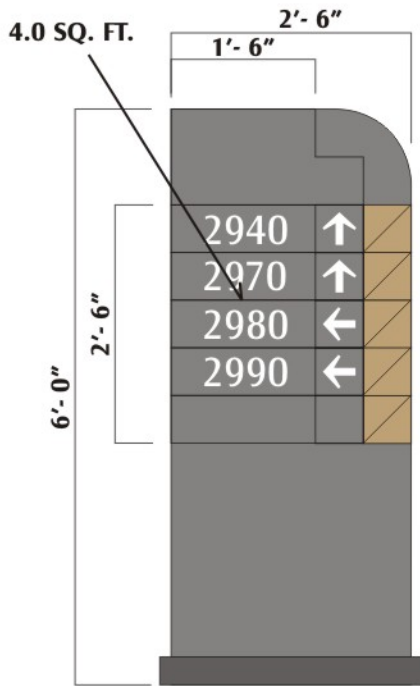
# DIRECTIONAL SIGN TYPE (3)

# EXHIBIT H

**C Business Park**

**B Office Park**

**A Industrial Park**



**Existing Signage**  
Scale 1/2" = 1'-0"



**End View**

**Directional Sign Type 1: Existing. Max. Sign Area: 4 SQ. FT.**

One (1) 6'-0" x 2'-6" Double face non-illuminated sign as shown.

**Main Cabinet : Electrolyte zinc coated sheet metal primed and painted two part polyurethane FLNA7207 Gray**

**Accents : 1/2" thick aluminum accents painted AN FLNA9756 Gold**

**COLORS**

Letters Vinyl	Sign Cabinet	Main Cabinet	Accents
230-20 White vinyl	FLNA7207 Gray enamel	FLNA7207 Gray enamel	AN FLNA9756 Gold metallic

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**Client & Location**  
 PURCHASER: **Michelle Branwalden** PHONE NO.: **909-987-8811**  
 NAME: **Ontario TransPark**  
 ADDRESS: **2890-3072 E. Inland Empire Blvd. Ontario, CA**  
 COMPUTER FILE: **The Abbey Company 0-77056-29A**  
 DATE DRAWN: **5/21/8** SERVICE NO.:  
 DRAWN BY: **JEV** JOB NO.:  
 SALESPERSON: **Sheri** DRAWING NO.: **07056-29A**

**Original Drawing & Revisions**

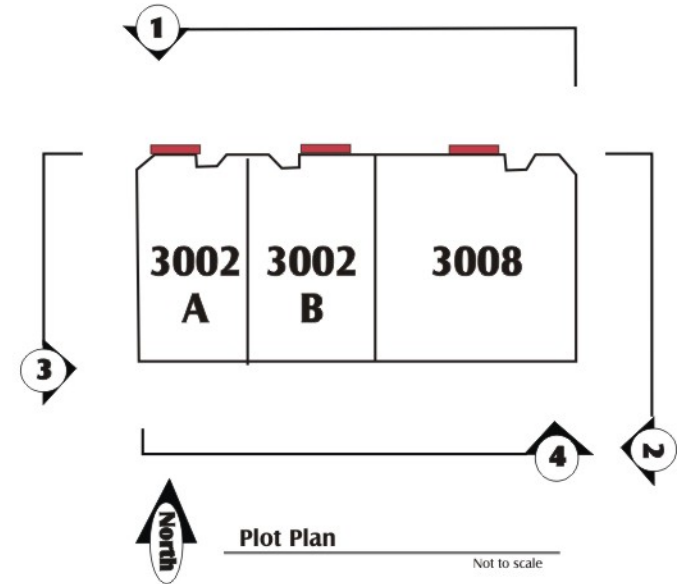
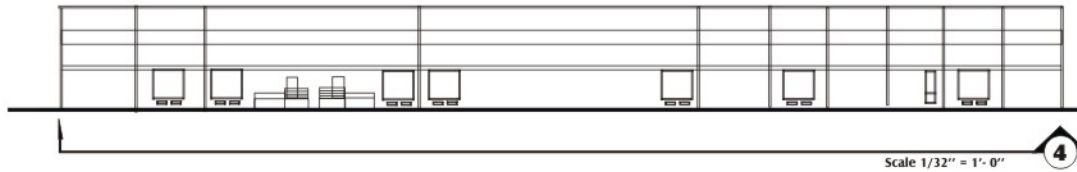
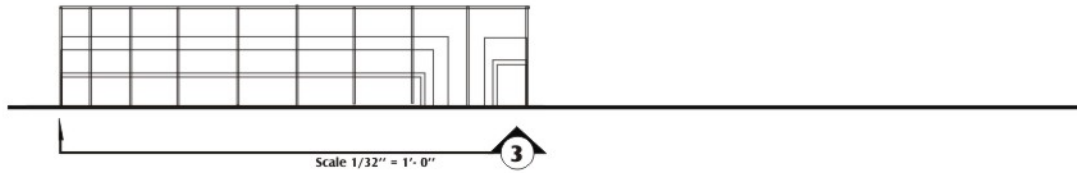
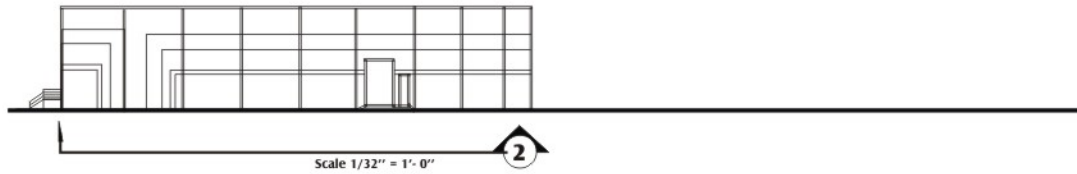
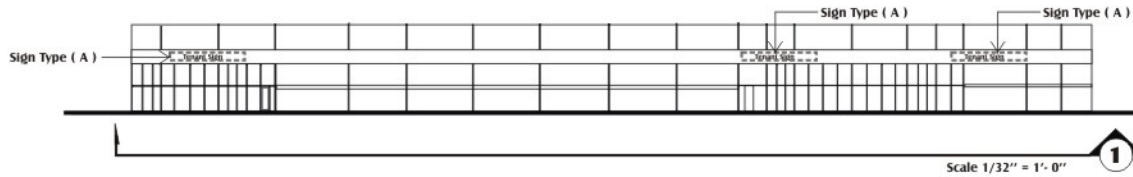
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	<b>Original</b>	1.0	Sheri	5/21/08
A	Added details, changed logo to tile-JEV	.25	Sheri	6/10/08

**NOTES**

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# EXHIBIT P



## 3002-3008 Elevations



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 NAME: The Abbey Company

ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA

COMPUTER FILE: The Abbey Company 0-77056-22B

DATE DRAWN: 2/1/7 SERVICE NO.:

DRAWN BY: JEV JOB NO.:

SALESPERSON: Sheri DRAWING NO.: 07056-22B

### Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	2.0	Sheri	2/1/7
A	Revised signs	.25	Sheri	5/15/08
B	Revised details and page size-JEV	.25	Nancy	6/18/08

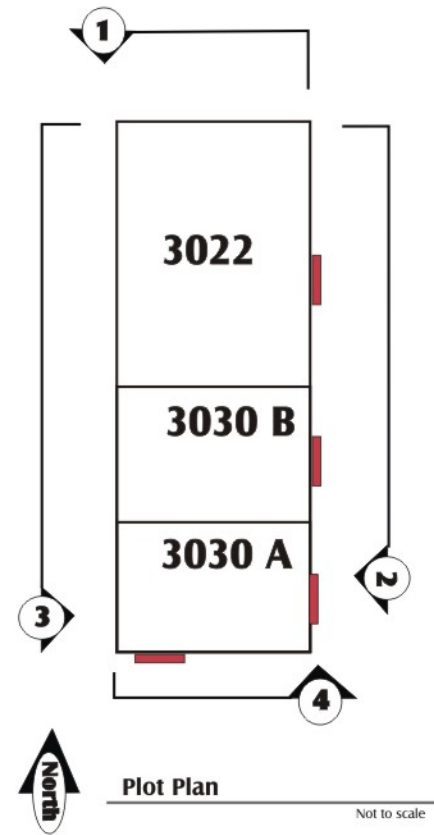
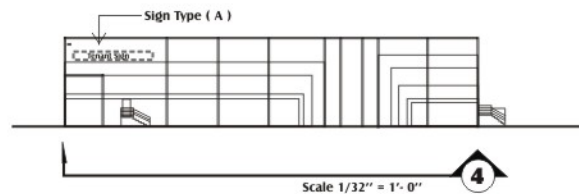
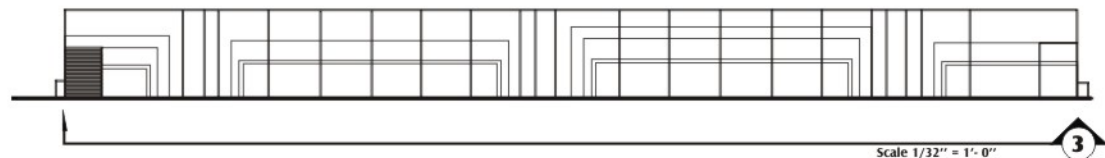
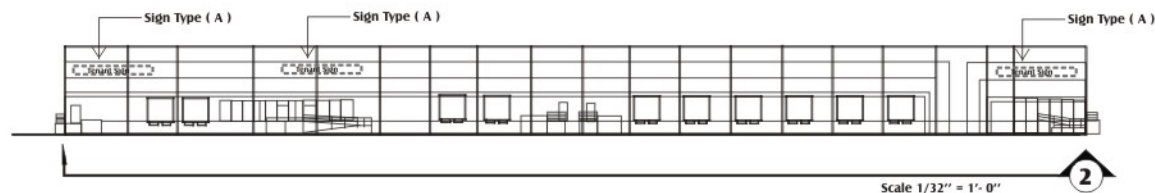
### NOTES

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# EXHIBIT Q



## 3022-3030A-3030B Elevations



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 ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA  
 COMPUTER FILE: The Abbey Company 0-77056-21B  
 DATE DRAWN: 2/1/7 SERVICE NO.:  
 DRAWN BY: JEV JOB NO.:  
 SALESPERSON: Sheri DRAWING NO.: 07056-21B

### Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	2.0	Sheri	2/1/7
A	Revised signs	.25	Sheri	5/15/08
B	Revised details and page size-JEV	.25	Nancy	6/18/08

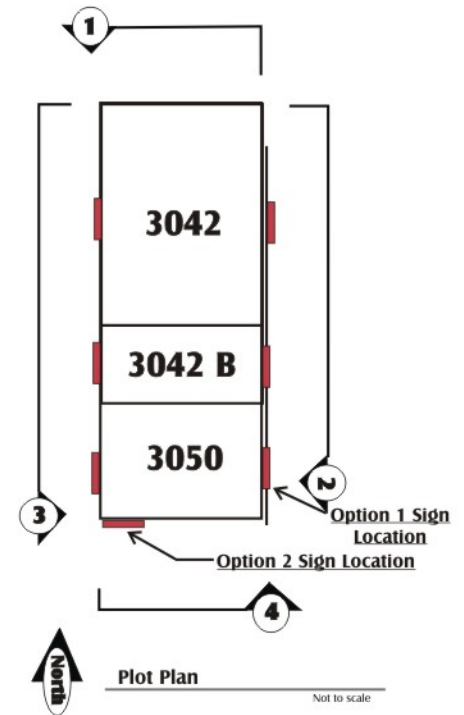
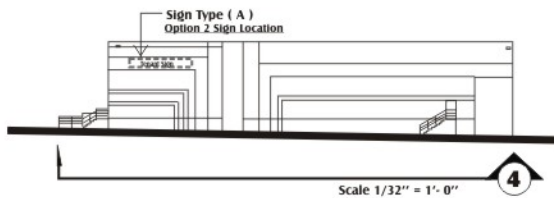
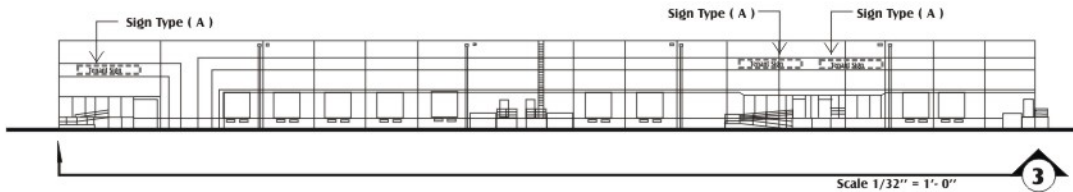
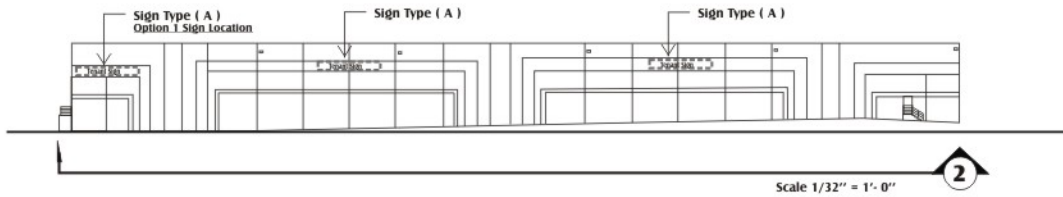
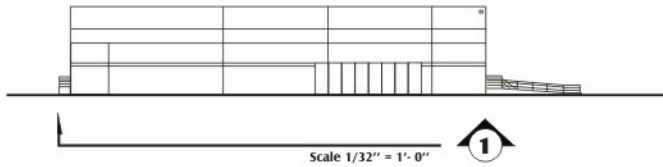
### NOTES

ESTIMATORS COPY

### CUSTOMER APPROVAL

Approval for Size, Design & Colors  
 X  
 Date:  
 Do to limitations of the printing process color will vary on finished product  
 SALES APPROVAL

# EXHIBIT R



## 3042-3040B-3050 Elevations



Inland Empire (909)885-4476  
 Coachella Valley (760)347-8370 • High Desert (760)955-7446  
 Fax: (909)888-2239 • Sales@quielsigns.com

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### Client & Location

PURCHASER: Michelle Branwalden PHONE NO. 909-987-8811  
 NAME: The Abbey Company  
 ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA  
 COMPUTER FILE: The Abbey Company 0-77056-20B  
 DATE DRAWN: 2/1/7 SERVICE NO.:  
 DRAWN BY: JEV JOB NO.:  
 SALESPERSON: Sheri DRAWING NO.: 07056-20B

### Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	2.0	Sheri	2/1/7
A	Revised signs	.25	Sheri	5/15/08
B	Revised details and page size- JEV	.25	Nancy	6/18/08

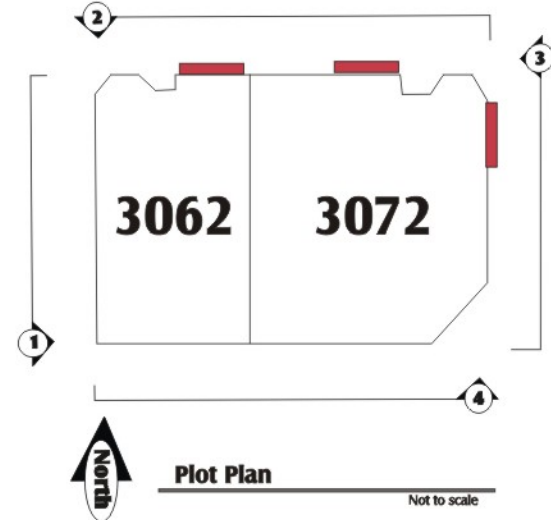
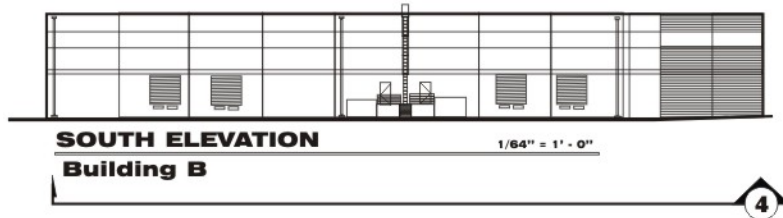
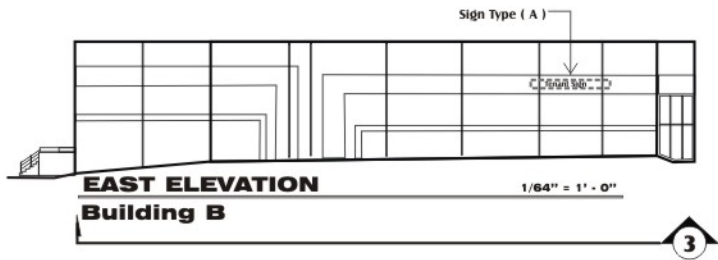
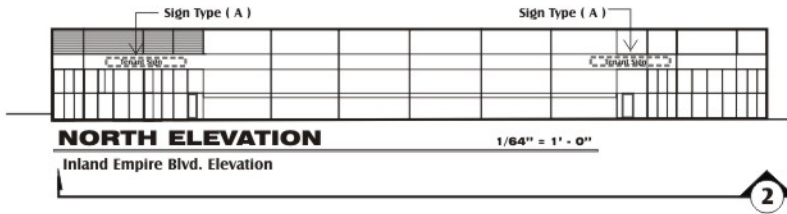
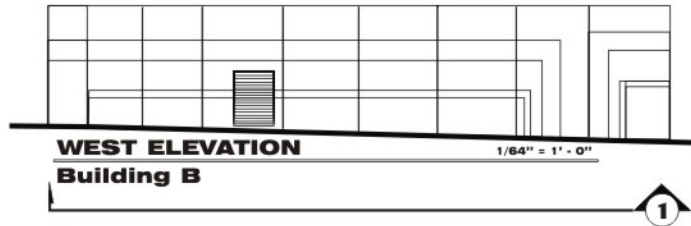
### NOTES

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### CUSTOMER APPROVAL

Approval for Size, Design & Colors  
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 Date: \_\_\_\_\_  
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 SALES APPROVAL

# EXHIBIT S



## 3062-3072 Elevations



Inland Empire (909)885-4476  
Coachella Valley (760)347-8370 • High Desert (760)955-7446  
Fax: (909)888-2239 • Sales@quielsigns.com

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### Client & Location

PURCHASER: Michelle Branwalden PHONE NO. 909-987-8811  
NAME: The Abbey Company  
ADDRESS: 2890-3072 E. Inland Empire Blvd. Ontario, CA  
COMPUTER FILE: The Abbey Company 0-77056-3B  
DATE DRAWN: 2/8/7 SERVICE NO.:  
DRAWN BY: JEV JOB NO.:  
SALESPERSON: Sheri DRAWING NO.: 07056-3B

### Original Drawing & Revisions

Number	Revision Description	Time	Sales	Date
	Original	1.0	Sheri	2/8/7
A	Revised signs	.25	Sheri	5/15/08
B	Revised details and page size-JEV	.25	Nancy	6/18/08

### NOTES

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### CUSTOMER APPROVAL

Approval for Size, Design & Colors  
X  
Date:  
Do to limitations of the printing process color will vary on finished product  
SALES APPROVAL