

The Exchange in Ontario, California

1.0 INTRODUCTION

1.1 Purpose of the Specific Plan

This Specific Plan document and the associated “SP” – Specific Plan Zoning District is intended to assure the systematic implementation of the City of Ontario General Plan in a logical, comprehensive manner to the specific plan area. The plan fulfills provisions of the Ontario Municipal Code and state law relating to the adoption and administration of Specific Plans. Land use standards, regulations and criteria contained within this document, Planning Area Plans and site plans to follow shall govern all territory known as **The Exchange** and other properties, described in the attached Appendix.

1.2 Content of the Specific Plan

This document provides a framework for development within **The Exchange**. Development standards for each classification of land use within the plan are presented in both written and graphic form. Major components of the development plan, including transportation, streetscapes, sewer and water systems, drainage, energy conservation, and air quality are documented herein. Administrative and procedural requirements are also addressed.

1.3. Project Description

The Exchange is an approximately 23.60 acre commercial and industrial development area which is designed as a destination location for customers and visitors traversing through the City traveling north and south on Interstate 15 or traveling across town on 4th Street and Ontario Mills Parkway. The project offers several integrated commercial and retail services, specialty shops and light industrial uses. **The Exchange** has a stimulating architectural concept designed to attract local and regional trade including resident and traveling shoppers, employees and visitors.

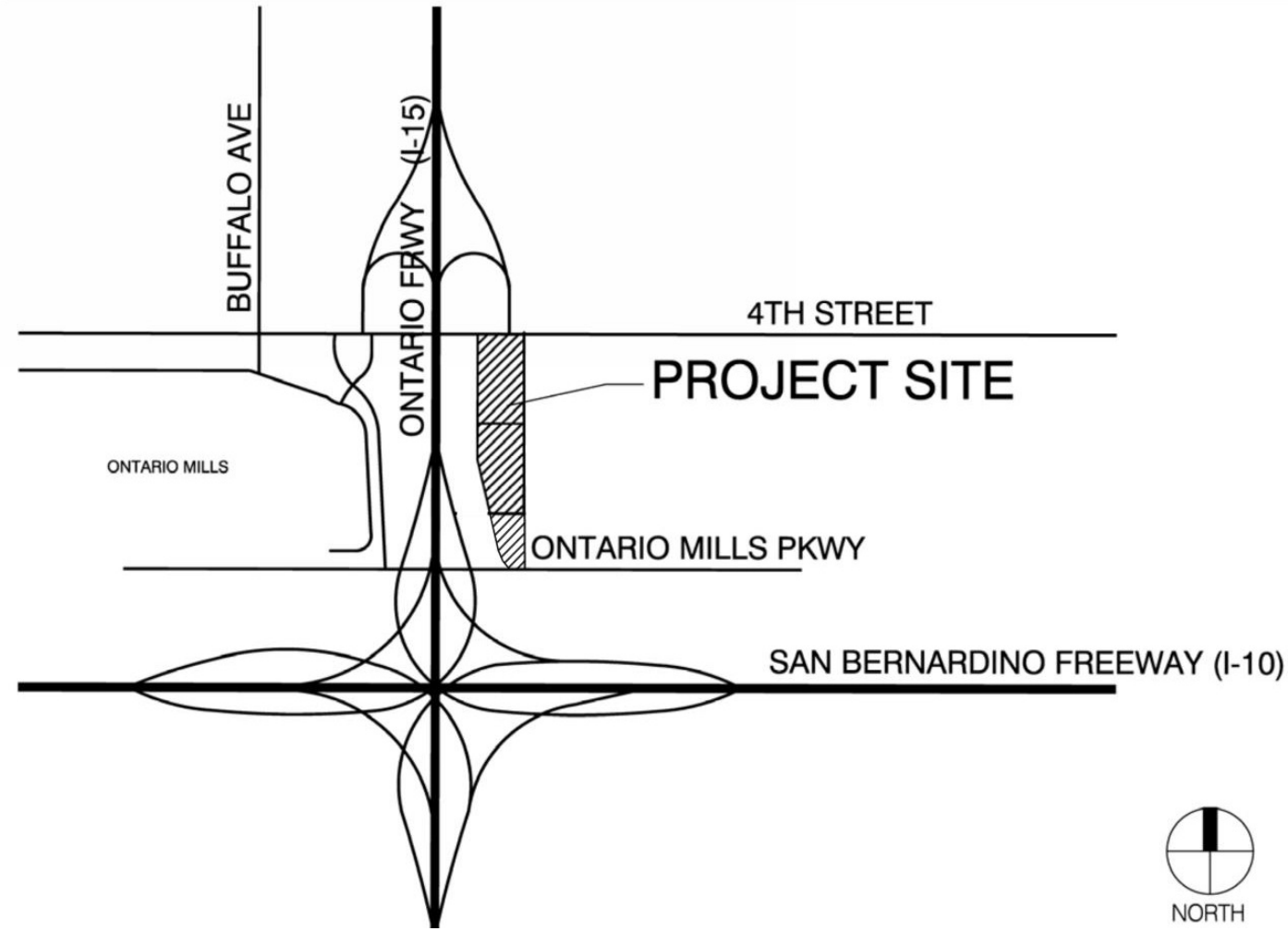
1.4 Location

Comprising approximately 23.60 acres and bounded by Interstate 15 to the west, Fourth Street to the north, The Southern California Edison Right of Way to the east and Ontario Mills Parkway (formerly Inland Empire Boulevard) to the south.

Refer to Exhibit 1.4-A

The Exchange in Ontario, California

EXHIBIT 1.4-A
VICINITY MAP



The Exchange in Ontario, California

1.5 Legal Description

Lots 73 to 80, inclusive, Map of Rochester in the City of Ontario, County of San Bernardino, State of California, as per Plat recorded in Book 9 of Maps, Page 20, records of said County.

Also excepting there from that portion conveyed to the county of Sand Bernardino by Deed Recorded February 6, 1970 in Book 7385, Page 259, Official Records.

Also excepting there from that portion conveyed to the State of California by Deed Recorded September 17, 1971 in Book 7754, Page 912, and Official Records.

Also excepting there from that portion conveyed to Southern California Edison Company by Deed Recorded June 14, 1974 in Book 8452, Page 33, Official Records.

Also excepting therefrom that portion conveyed to the Ontario Development, L.L.C., by Grant Deeds recorded April 8, 1996, Instrument No. 96-120640 and 96-120641, Official Records.

Also excepting therefrom that portion conveyed by Grant Deed Recorded October 29, 1993, Instrument No. 93-468427, Official Records, being described therein as follows:

Lots 78, 79, and 80, Map of Rochester, in the City of Ontario, County of San Bernardino, State of California, as per Plat Recorded in Book 9 of Maps, Page 20, Records of said County, and the East 60 Feet of Orange Avenue adjoining on the west which was closed, vacated and abandoned by Ordinance of Board of Supervisors on December 18, 1936, Recorded December 18, 1936, in book 1177, Page 320, Official Records.

Excepting therefrom that portion conveyed to the County of San Bernardino by Deed Recorded February 6, 1971 in Book 7385, Page 259, Official Records.

Also excepting therefrom that portion lying Easterly of the Westerly Line of the Portion conveyed to the State of California for Highway purposed by Deed Recorded September 17, 1971 in Book 7754. Page 912, Official Records.

Together with the East 60 feet of Orange Avenue, adjoining said property on the West, as such Strip was closed, Vacated and Abandoned by Ordinance of Board of Supervisors on December 18, 1936, Recorded December 18, 1936, in Book 1177, Page 320, Official Records.