

I. INTRODUCTION

A. PURPOSE OF SPECIFIC PLAN

The purpose for filing this Specific Plan document is to ensure an integrated, well planned, high quality environment for the development of industrial, commercial/office and business park uses. This document fulfills the Specific Plan requirements of the City of Ontario Municipal Code and the State of California.

B. AUTHORITY

The Specific Plan for California Commerce Center South has been prepared in accordance with the California Government Code Section 65450 et. al. and applicable ordinances of the City of Ontario, and will constitute the zoning for the project site. Land use standards and regulations contained in this document shall govern all areas within the project. A legal description of the project boundaries is included in the Appendices of this report.

C. DEFINITIONS

Special words and terms used in this document are defined below. All other terms shall be defined per the Ontario Municipal Code. Terms not defined herein or in the Municipal Code shall have the meaning ascribed to them in Webster's Collegiate Dictionary.

1. APPLICANT

Person or entity applying for a Site Plan, Subdivision Map or other land use or development approval submitted pursuant to this Specific Plan.

2. APPROVING AGENT

In order of precedence and succession:

- Ontario Industrial Partners as long as it owns any interest in the Property or a portion thereof or thereafter;
- a Successor to Ontario Industrial Partners, which may include (i) any corporation, association or trust controlled by Ontario Industrial Partners, or with which Ontario Industrial Partners has been merged and consolidated, or by which Ontario Industrial Partners has acquired, so long as it owns any interest in the Property or a portion thereof; or (ii) any Successor Owner of the interest of Ontario Industrial Partners in the Property or a portion thereof, provided any such successor has been designated by the status as "Approving Agent" with the exclusive right to approve plans and grant variances as hereinafter set forth or thereafter;

- the Property Owners' Association, provided Ontario Industrial Partners or Ontario Industrial Partners' Successor has granted to such Association the status as "Approving Agent" with the exclusive right to approve plans and grant variances as hereinafter set forth. Ontario Industrial Partners covenants that such a designation will be made by Ontario Industrial Partners or Ontario Industrial Partners' Successor ceases to own any interest in the Property if a written request for such designations is received from the Owners' "Association Agent" shall be effected by a signed, acknowledged and recorded Certificate to such effect.

3. ARTERIAL

A through road or street constructed as part of the California Commerce Center South project, which has the minimum design characteristics established herein and which conforms to the City of Ontario's standards.

4. CITY

Shall refer to the City of Ontario.

5. FOOD PARK

Two or more restaurant establishments grouped together around an amenity with shared, clustered parking.

6. LOCAL INDUSTRIAL STREETS

Local streets serving internal circulation needs of the project.

7. LOW-RISE BUILDINGS

Buildings one to two stories in height.

8. MID-RISE BUILDINGS

Building three to eight stories in height.

9. PERMITTED

Without the requirement of further discretionary permits, but subject to all other applicable regulations.

10. PROJECT

Shall refer to California Commerce Center South.

11. PROJECT SITE

Shall refer to the area within the designated legal boundaries of the California Commerce Center South.

12. PROJECT SPONSOR

Shall refer to Ontario Industrial Partners.