

4.0 CONCEPT LANDSCAPE PLAN

An integral component of the Archibald Center is the landscape concept. The Concept Landscape Plan is depicted in EXHIBIT 37. The Plan provides landscaping concepts and guidelines designed to:

- 1) Help provide visual coherence for the project site and enhance its visual appeal.
- 2) Soften and break up the mass of structures on the site.
- 3) Provide for continuity of the project site with other developments present in the vicinity.

The Concept Landscape Plan identifies the primary landscaping elements that will visually emphasize the character of the project, and complements the Archibald Center's architectural design theme. This section also provides guidelines for the implementation of the Landscape Concept Plan. Elements include streetscape, buffer and edge treatments, a hierarchy of project entry statements, internal landscaping treatments, and plant palettes.

4.1 STREETScape

The streetscape for the Archibald Center establishes the landscaping concepts along Philadelphia Street, Archibald Avenue and the local streets that provide access to the Business Park portion of the Archibald Center. In addition, landscape treatments are designed for each project entry. Streetscape concepts do not include special landscape treatments such as street lighting, benches, and other street furniture, unless otherwise specified in this document. The landscape concepts along Philadelphia Street and Archibald Avenue are similar to those utilized by other recent developments in the vicinity. This similarity provides for visual continuity along these two streets, and provides for a transition between the Archibald Center and adjacent properties.

2'-0" MAX.
LETTER HEIGHT

24 S.F. MAX. SIGN
AREA, 1 PER ELEVATION,
2 MAX. - CORPORATE LOGO
ON THIRD ELEVATION

BUILDING HEIGHT
VARIES

ALTERNATE SIGN
LOCATION

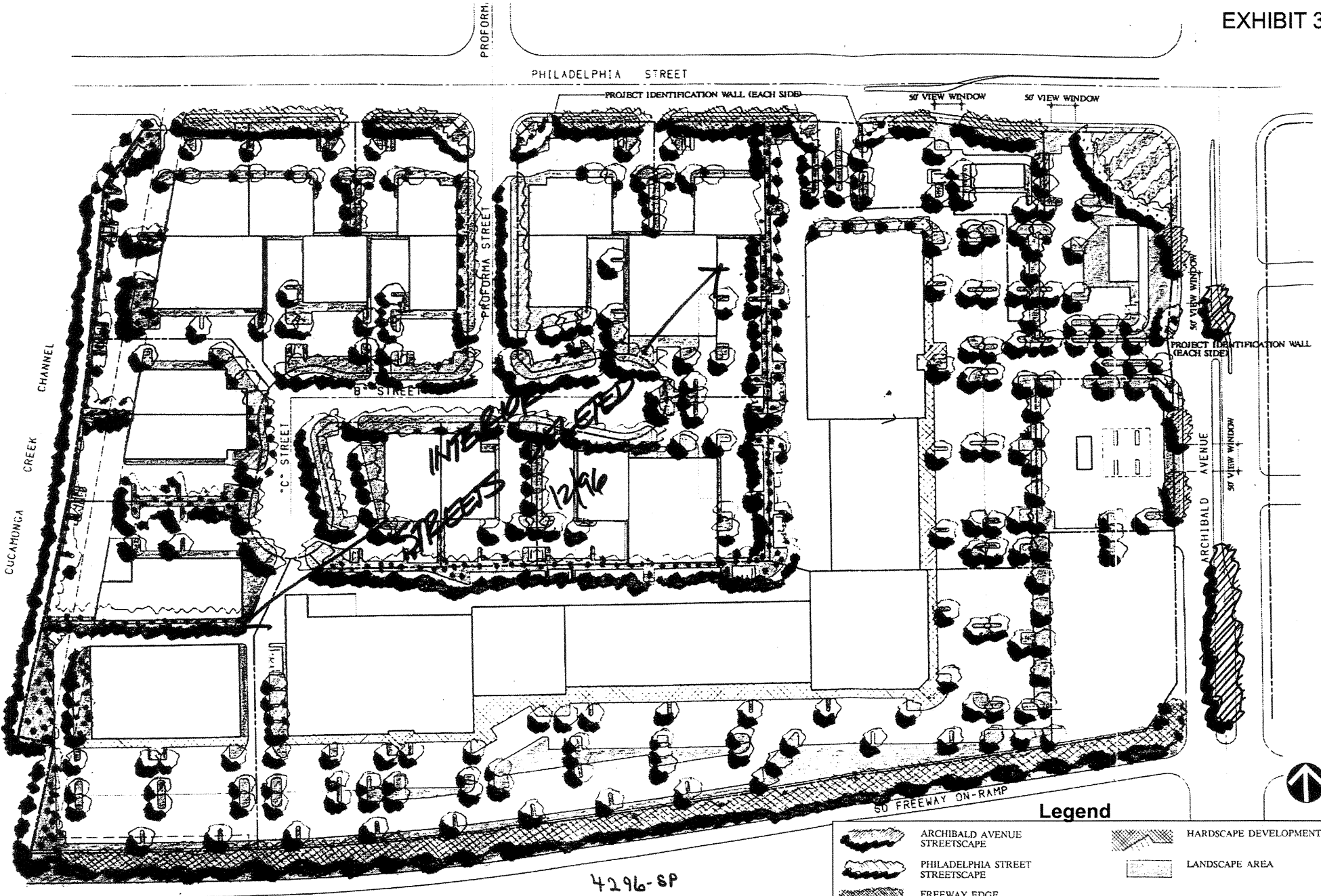
PERMANENT FREESTANDING BUILDING
(WALL) SIGNS

**ARCHIBALD CENTER SPECIFIC PLAN
SUMMARY OF SUPPORT COMMERCIAL SIGN STANDARDS**

PERMITTED SIGN TYPE - SUPPORT COMMERCIAL	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	ILLUMINATION	GENERAL PROVISIONS	SIGN LOCATION MAP REFERENCE
Temporary Ground Signs	N.A.	N.A.	N.A.	N.A.	Signs to be set back a minimum of 5 ft. from project P.L. To remain no longer than 12 months or when initial leasing is 95% complete, whichever comes first.	N.A.
Temporary Construction Signs	One per bldg.	24 sq. ft.	6 ft. above highest adjacent grade.	N.A.	Purpose to identify future bldg. construction.	N.A.
Temporary Special Signs	N.A.	N.A.	N.A.	N.A.	Provides for special temporary signs such as flags, banners, balloons. May be permitted up to 24 days per year, per occupancy.	N.A.
Permanent Freestanding Bldg. Identification Signs	One sign per parcel, except parcels that front on both Archibald Ave. and Philadelphia St. may have a sign for each street frontage.	40 sq. ft. per face	4'6" above highest adjacent grade. (6'6" for Auto Service Stations).	Internal or halo illuminated	Purpose to identify freestanding establishments. Signs shall be double faced.	Reference Sign 6
Permanent Vehicular Directional Signs	As needed for each driveway into parking lots.	7 sq. ft.	4 ft. from highest adjacent grade.	Non-illuminated	Purpose to facilitate internal traffic circulation.	N.A.
Permanent Auto Service Station Signs	Signs permitted on two elevations of bldg. Corporate Logo may be permitted on third elevation.	24 sq. ft. per bldg. face.	Not to exceed height of bldg. roofline or architecturally integrated parapet walls.	Internal or halo illumination	Sign letters max. of 2 ft. in height. Up to 3 canopy mounted signs are also permitted. Price signs are permitted as specified by chapter 2 of the Business and Professions Code, State of Ca.	N.A.
Permanent Freestanding Bldg. (Wall) Signs	Signage Permitted on two elevations for each bldg. Corporate logo may be permitted on third elevation.	24 sq. ft. per bldg. face.	Not to exceed height of bldg. roofline or architecturally integrated parapet walls.	Internal or halo illumination	Purpose to establish wall sign standards for freestanding bldgs. located on separate pads. Maximum sign letter height is 2 feet.	N.A.

86

66



4296-SP

60 FREEWAY

10/10/00
 AM 10:00 PM
 10/10/00 11:29:45

Legend

	ARCHIBALD AVENUE STREETSCAPE		HARDSCAPE DEVELOPMENT
	PHILADELPHIA STREET STREETSCAPE		LANDSCAPE AREA
	FREEWAY EDGE		EDGE TREATMENT
	COLLECTOR STREET STREETSCAPE		FICUS SPECIOSA, SYZYGIA, ROSEA 1/2 C.C. MAXIMUM
	MAJOR ENTRANCE STATEMENT		PARKING AREA TREES
	PRIMARY PROJECT ENTRY		<ul style="list-style-type: none"> • CHORISIA SPECIOSA • CINNAMOMUM CAMPHORA • LAGERSTROMIA INDICA • ULMUS PARVIFLORA

REFER TO COMPLETE PLANT PALETTE IN APPENDIX A OF THIS PLAN.

CONCEPT LANDSCAPE PLAN

4.1.1 ARCHIBALD AVENUE

Archibald Avenue provides the north-south access to the site. Archibald Avenue is a divided arterial which includes a variable width raised median, and a 13 foot parkway, and an additional 13 feet of landscaped area outside of the right-of-way.

Landscaping along the median will consist of informal plantings of Canary Island Pine Trees and a combination of groundcover consisting of low-growing, woody shrubs and decorative hardscape. No more than 50 percent of the median will be hardscape.

The parkway will have a 5 foot sidewalk adjacent to the roadway. Landscaping will include alternating clusters of Ginkgo trees and London Plane trees. Trees shall have an average spacing of thirty feet (30') on center with a maximum spacing of fifty feet (50') to permit view windows. The proposed location of the view windows is illustrated on EXHIBIT 37. Berming will be utilized to provide topographical variety and to visually frame the streetscape. Shrub panels of Natal Plum and Dwarf Mock Orange will provide a hedge along the interior portion of the berm with groundcover for the remainder of the unpaved area.

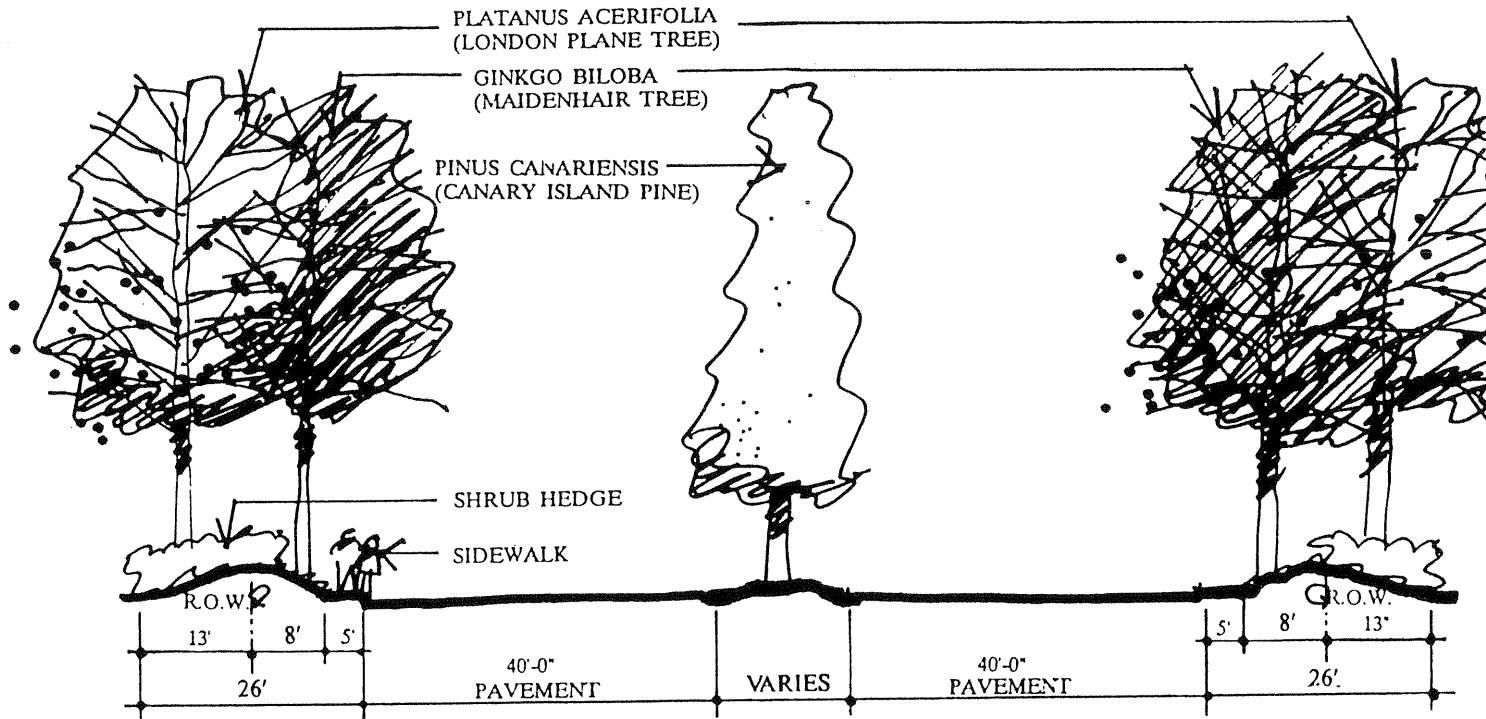
The City of Ontario will enter into a reimbursement agreement to reimburse the project sponsor for the costs of providing landscaping improvements in the median along the Archibald Avenue street frontage of the parcel immediately to the south of the site.

4.1.2 PHILADELPHIA STREET

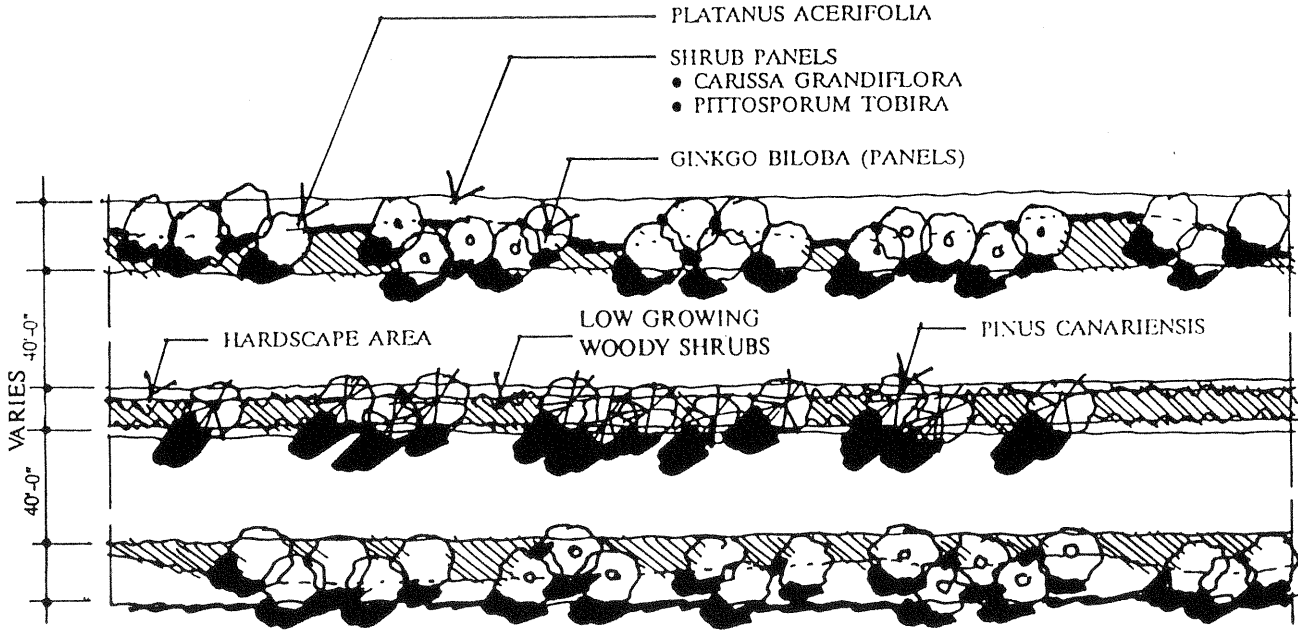
Philadelphia Street is an undivided arterial that provides east-west access to the site. Landscaping will include a five foot sidewalk abutting the roadway, and 6 feet of landscaping in the right-of-way, with an additional 20 feet of landscaping outside of the right-of-way. Tree plantings will consist of informal groves of randomly mixed Japanese Zelkovas and Majestic Beauty Magnolias. Trees shall have an average spacing of thirty feet (30') on center with a maximum spacing of fifty feet (50') to permit view windows. The proposed location of the view windows is illustrated on EXHIBIT 37. Berms will be utilized, and a mixture of African Boxwood and Natal Plum shrubs will be planted to the rear of the tree groves with flowering groundcover used around the trees. The landscaping concept for Philadelphia Street is illustrated in EXHIBITS 41 and 42.

4.1.2 PHILADELPHIA STREET

Philadelphia Street is an undivided arterial that provides east-west access to the site. Landscaping will include a five foot sidewalk abutting the roadway, and 6 feet of landscaping in the right-of-way, with an additional 20 feet of landscaping outside of the right-of-way. Tree plantings will consist of informal groves of randomly mixed Japanese Zelkovas and Majestic Beauty Magnolias. Trees shall have an average spacing of thirty feet (30') on center with a maximum spacing of fifty feet (50') to permit view windows. The proposed location of the view windows is illustrated on EXHIBIT 37. Berms will be utilized, and a mixture of African Boxwood and Natal Plum shrubs will be planted to the rear of the tree groves with flowering groundcover used around the trees. The landscaping concept for Philadelphia Street is illustrated in EXHIBITS 41 and 42.

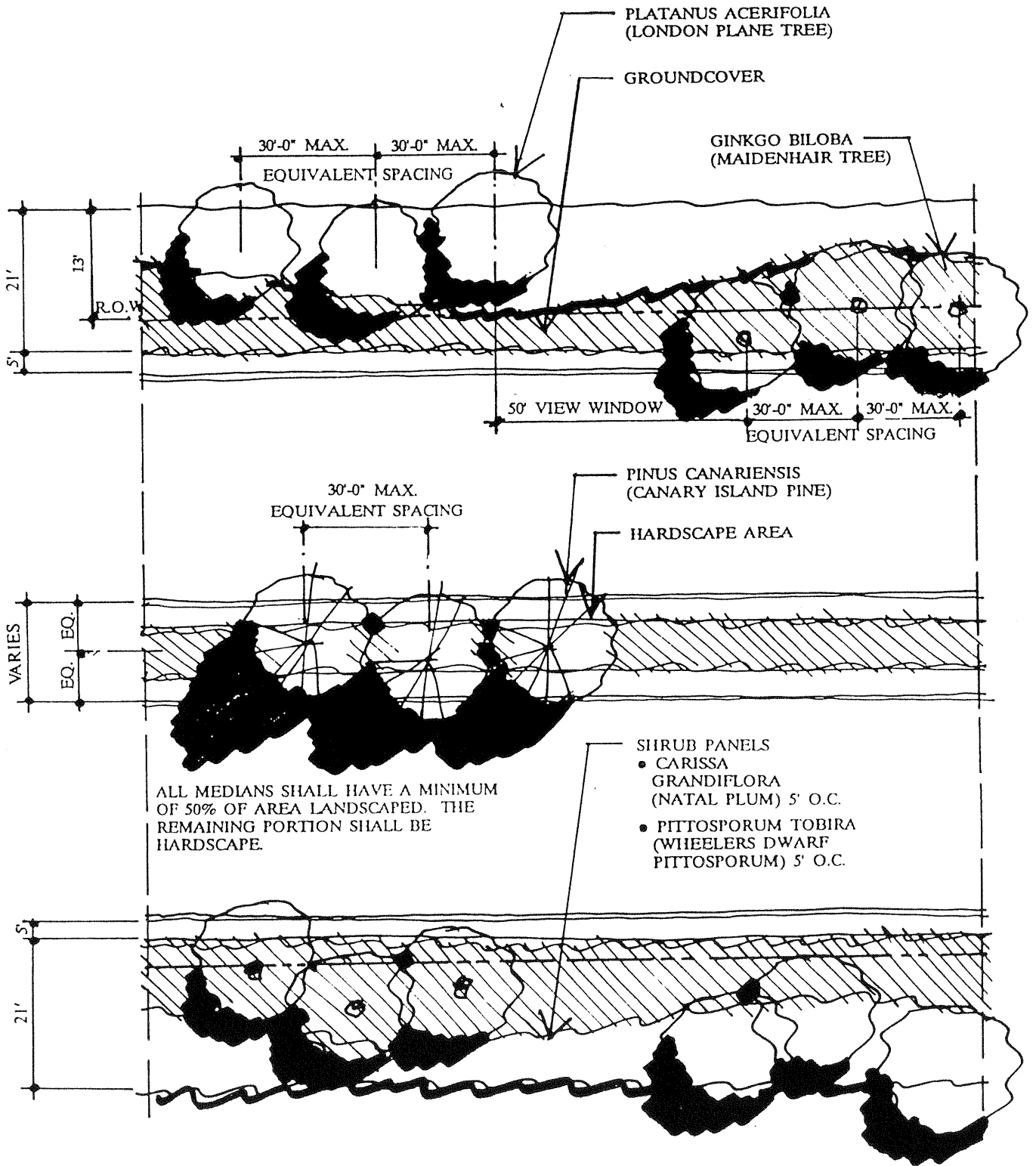


SECTION
(NOT TO SCALE)



CONCEPTUAL PLAN
(NOT TO SCALE)

ARCHIBALD AVENUE
STREETSCAPE
EXHIBIT 38



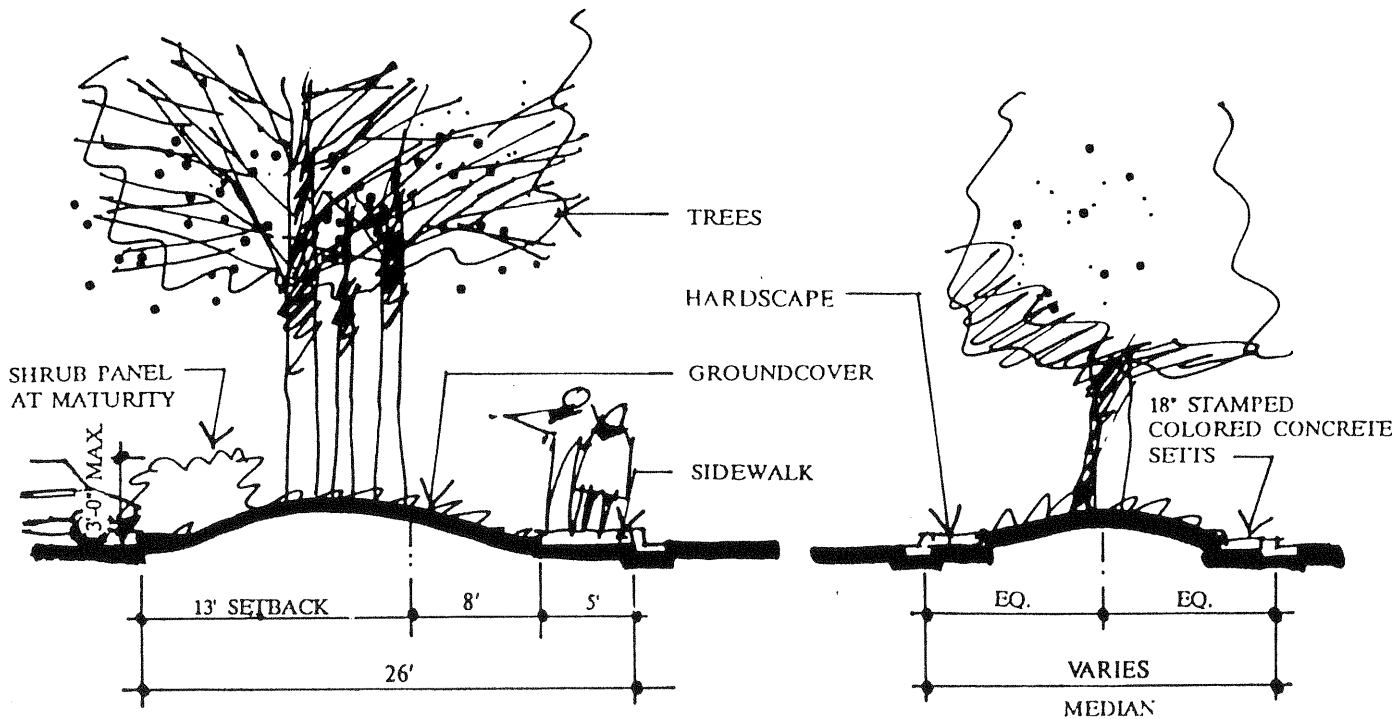
ALL MEDIANS SHALL HAVE A MINIMUM OF 50% OF AREA LANDSCAPED. THE REMAINING PORTION SHALL BE HARDSCAPE.

CONCEPTUAL PLANTING PLAN (NOT TO SCALE)

ARCHIBALD AVENUE
STREETSCAPE
TYPICAL PLAN DETAIL
EXHIBIT 39

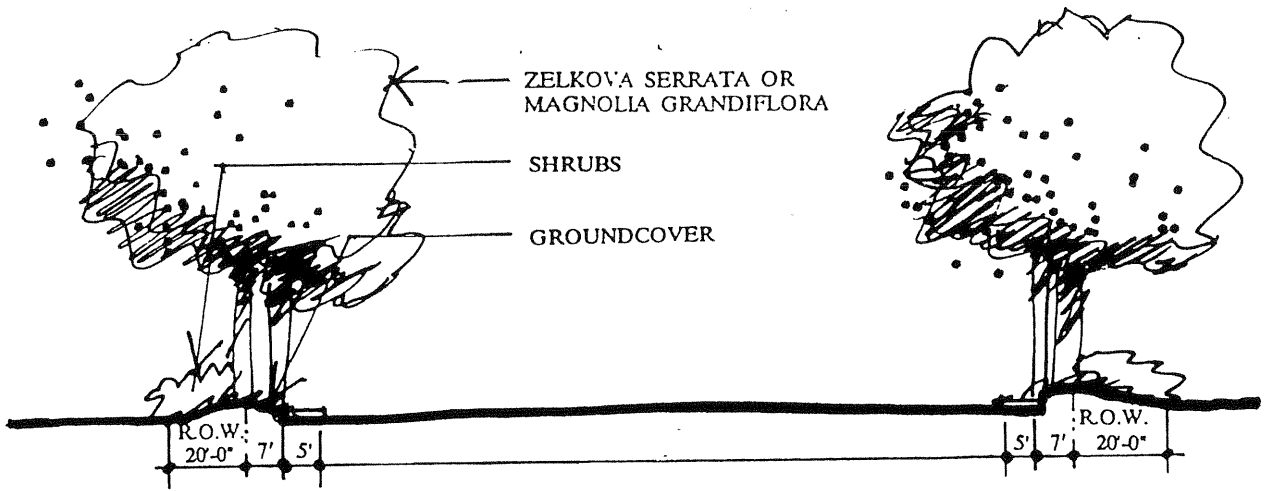
PLANT PALETTE

STREET	TREE	SHRUB	GROUNDCOVER
ARCHIBALD AVENUE	● PLATANUS ACERIFOLIA (LONDON PLANE TREE)	● CARISSA GRANDIFLORA (NATAL PLUM)	● GAZANIA
	● GINKGO BILOBA (MAIDENHAIR TREE)	● PITTOSPORUM TOBIRA 'WHEELER'S DWARF' (TOBIRA)	● LONICERA JAPONICA
	● PINUS CANARIENSIS (CANARY ISLAND PINE)	● CISTUS PURPUREUS	

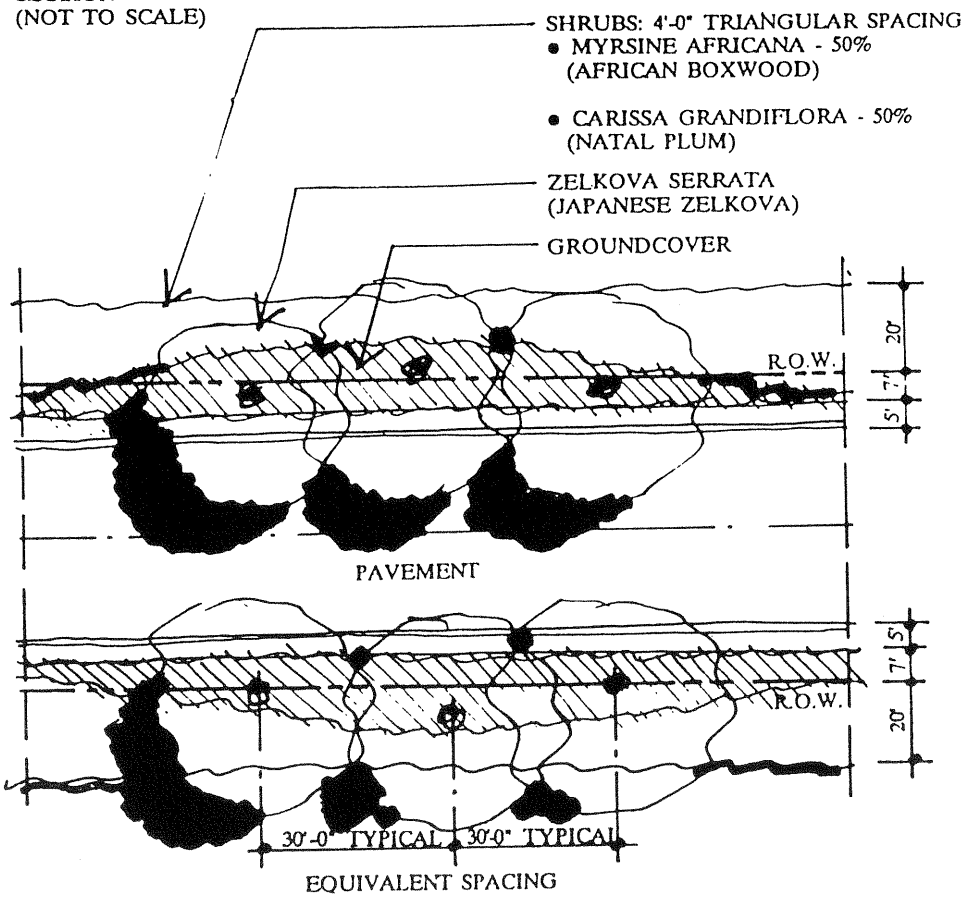


CONCEPTUAL PLANTING SECTION
(NOT TO SCALE)

ARCHIBALD AVENUE STREETSCAPE
TYPICAL CROSS SECTION
AND PLANT PALETTE
EXHIBIT 40



SECTION
(NOT TO SCALE)



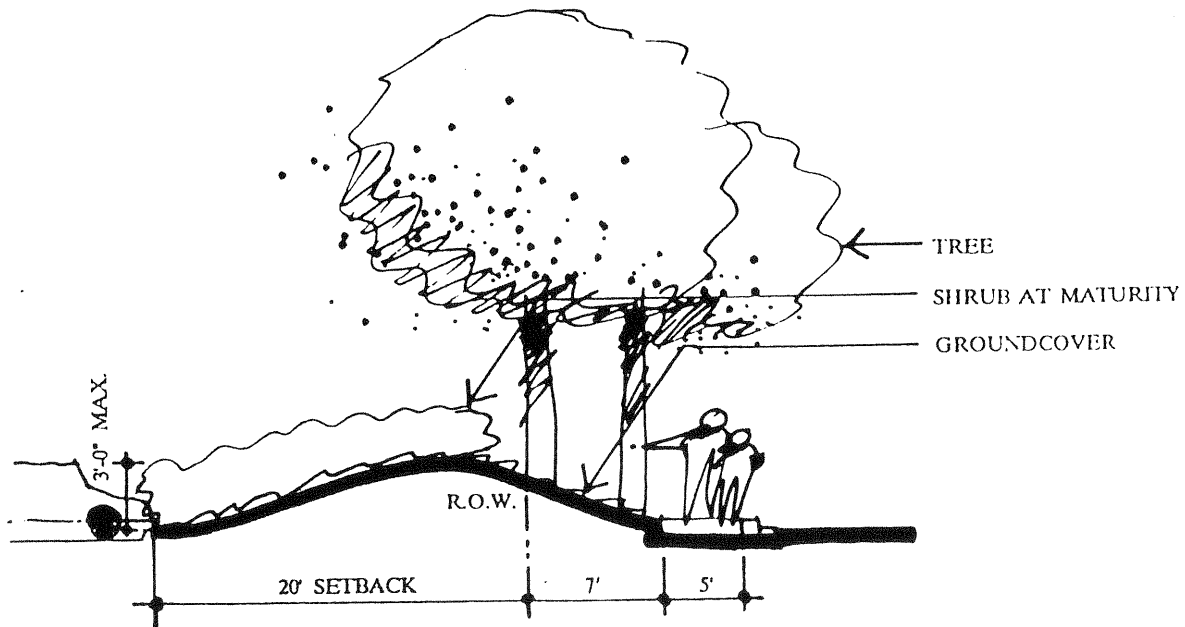
CONCEPTUAL PLANTING PLAN
(NOT TO SCALE)

PHILADELPHIA STRE
STREETSCAPE
EXHIBIT 41

ARCHIBALD CENTER SPECIFIC PLAN

PLANT PALETTE

STREET	TREE (RANDOM MIX)	SHRUB (4' O.C. SPACING)	GROUND COVER
PHILADELPHIA STREET	<ul style="list-style-type: none"> • ZELKOVA SERRATA (JAPANESE ZELKOVA) • MAGNOLIA GRANDIFLORA (MAJESTIC BEAUTY) 	<ul style="list-style-type: none"> • MYRSINE AFRICANA (AFRICAN BOXWOOD) • CARISSA GRANDIFLORA (NATAL PLUM) 	<ul style="list-style-type: none"> • ACACIA REDOLENS (TRAILING ACACIA) • GAZANIA (TRAILING GAZANIA) • ALYSSUM (ALYSSUM)



CONCEPTUAL PLANTING SECTION
(NOT TO SCALE)

PHILADELPHIA STREET
SECTION AND PLANT PALETTE
EXHIBIT 42

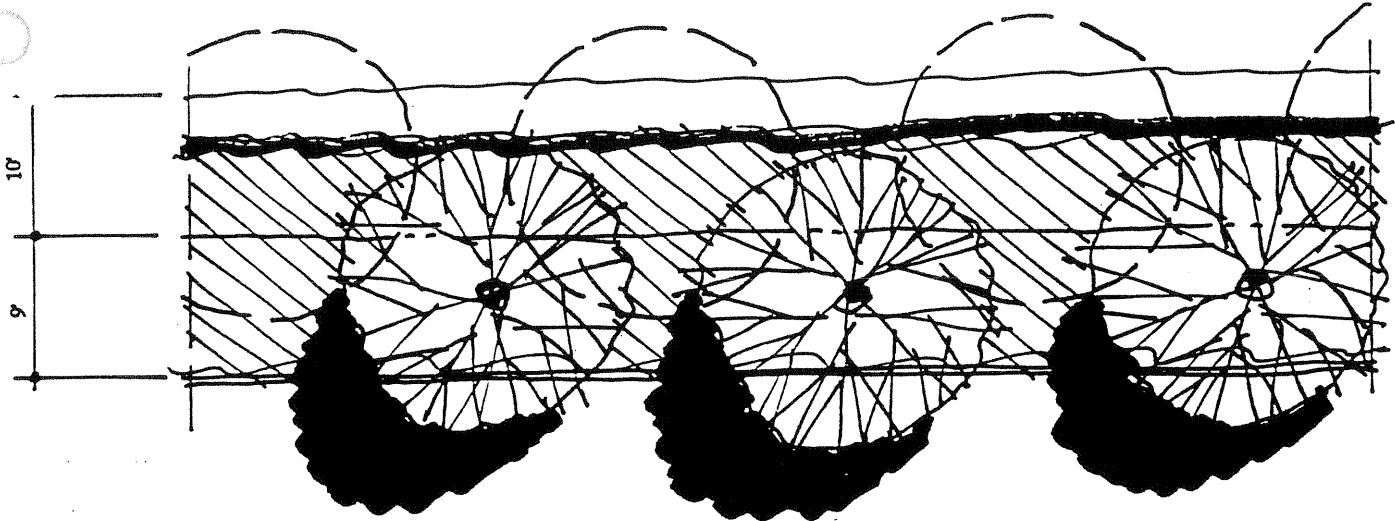
4.1.3 INTERIOR STREETS

Three local/collector streets provide interior access to the Business Park portion of the project site. Nine feet of landscaping will be provided within the right-of-way, including required street trees, and an additional 10 feet of landscaping will be provided outside of the right-of-way. There will be a three-to-one slope on the middle portion of the setback, flattening out toward the rear of the setback. A single row of trees will be located on the slope, with London Plane Trees along Street "A", and Camphor Trees along Streets "B" and "C". Trees shall have an average spacing of thirty feet (30') on center with a maximum spacing of fifty feet (50') to permit view windows. Groundcover will be provided within the slope area. The landscaping concept for Interior Streets is illustrated in EXHIBITS 43 and 44.

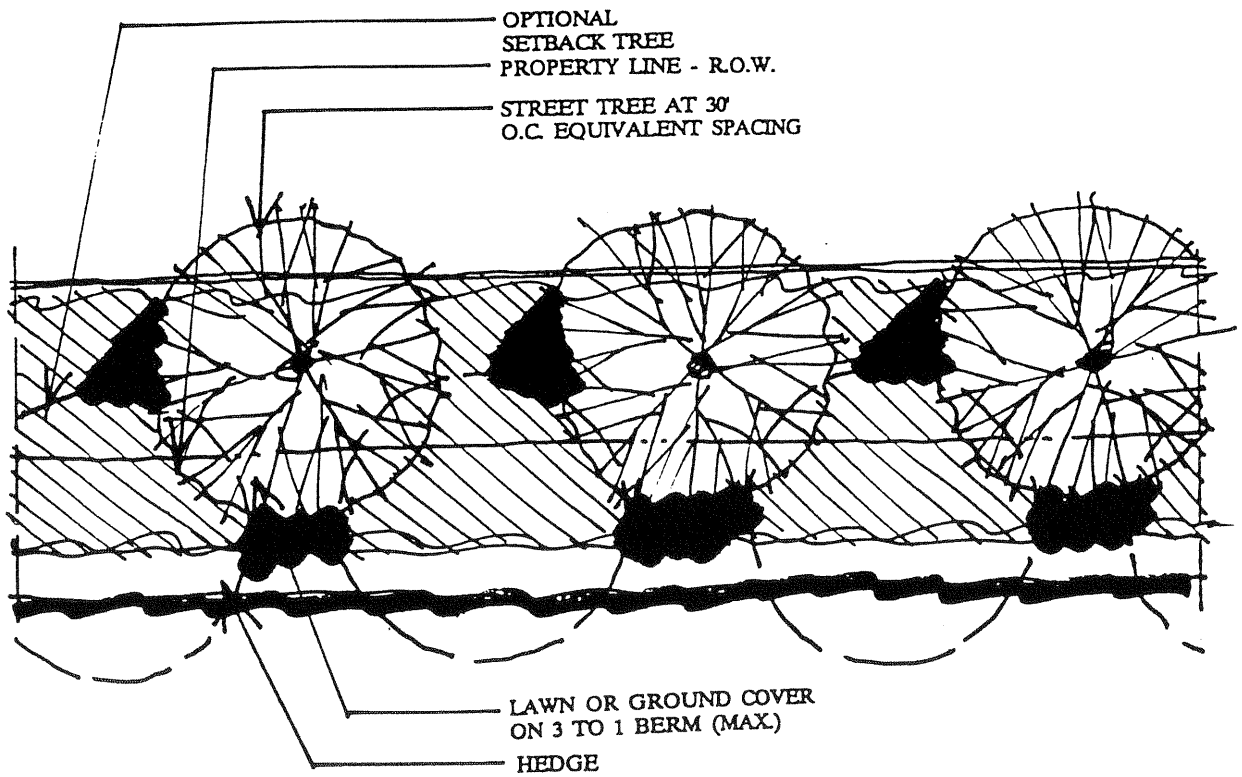
4.1.4 PROJECT ENTRY TREATMENTS

4.1.4.1 Major Entrance Statement

A conceptual Major Entrance Statement is provided at the southwest corner of Archibald Avenue and Philadelphia Street. The design of the Major Entrance Statement is similar to those planned on the other three corners of the intersection. A low, curved identification wall identifying the name of the center related to this specific plan will be backed by a double row of Canary Island Pines. In front of the identification wall annual and/or perennial color will be planted. Behind and to the sides of the wall a variety of shrubs will be planted. The landscaping concept for the Major Entrance Statement is illustrated in EXHIBIT 45.



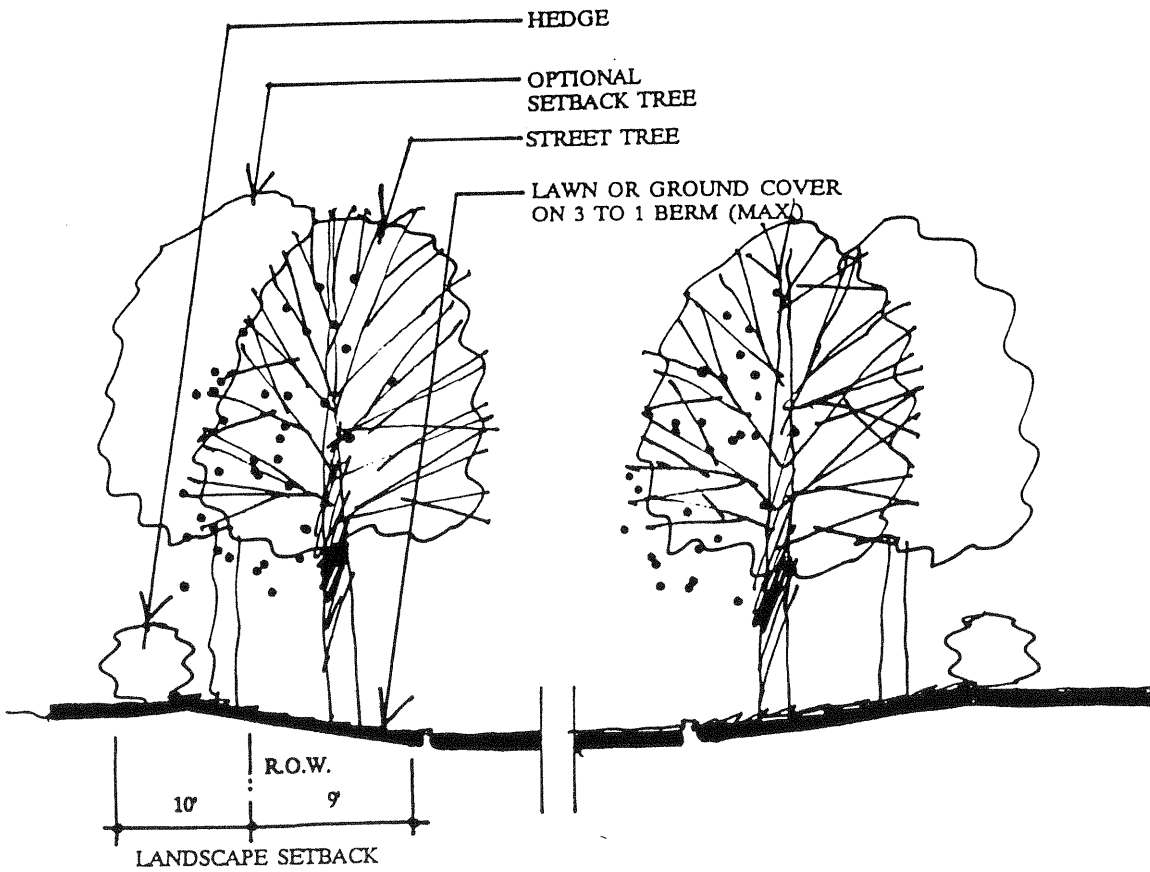
C O L L E C T O R S T R E E T



COLLECTOR STREET
STREETScape
EXHIBIT 43

PLANT PALETTE

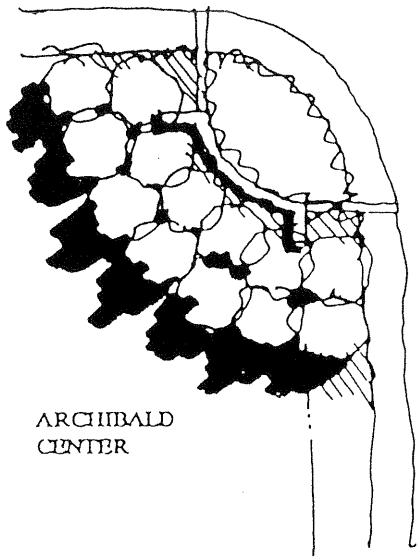
STREET	TREE	HEDGE	GROUND COVER
COLLECTOR STREETS A, B AND C	COLLECTOR A	MYRSINE AFRICANA (AFRICAN BOXWOOD)	HYPERICUM CALYGINUM (ST. JOHNSWORT)
	PLATANUS ACERIFOLIA (LONDON PLANE TREE)	VIBURNUM TINUS 'COMPACTA' (LAURESTINUS)	LONICERA; 'HALLIANA' (JAPANESE HONEYSUCKLE)
	COLLECTOR B AND C	XYLOSMA CONGESTUM (SHINY XYLOSMA)	ROSMARINUS O. 'HUNTINGTON CARPET' (TRAILING ROSEMARY)
	CINNAMOMUM CAMPHORA (CAMPHOR TREE)		LAWN



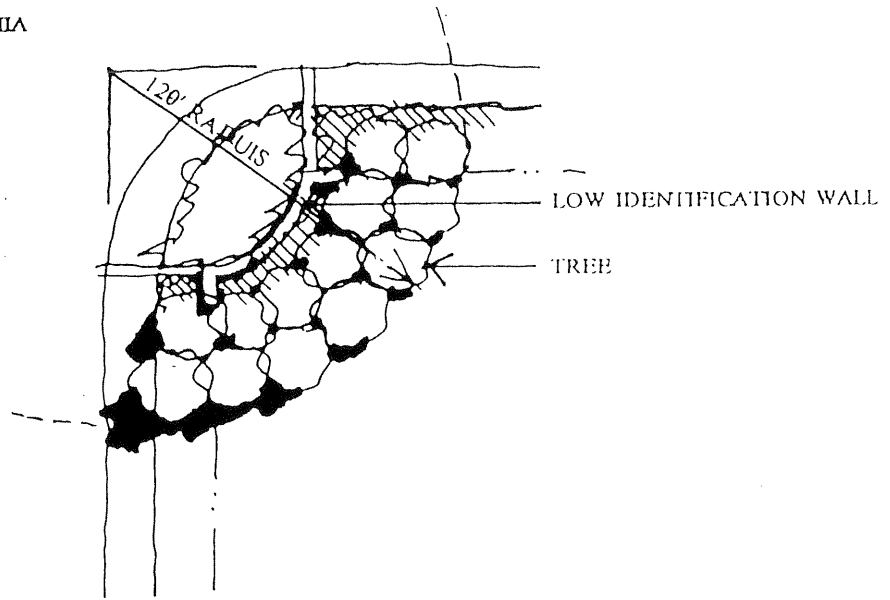
SECTION
(NOT TO SCALE)

COLLECTOR STREET
SECTION AND PLANT PALETTE
EXHIBIT 44

PHILADELPHIA



ARCHIBALD CENTER



ARCHIBALD

PLAN
(NOT TO SCALE)

PLANT PALETTE

TREES

PINUS CANARIENSIS
(CANARY ISLAND PINE)

GROUNDCOVER/SHRUB

JUNIPERUS HORIZONTALIS BLUE CHIP
(BLUE CHIP JUNIPER)

ESCALLONIA
(ESCALLONIA)

GRASS

EURYOPS PECTINATUS

ANNUAL OR PERENNIAL COLOR

MYRSINE AFRICANA
(AFRICAN BOXWOOD)

PITTOSPORUM TOBIRA 'WHEELER'
(MOCK ORANGE)

OSMANIUS ILICIFOLIUS
(HOLLY-LEAF OSMANIUS)

CONCEPTUAL MAJOR
ENTRANCE STATEMENT
EXHIBIT 45

ARCHIBALD CENTER SPECIFIC PLAN

4.1.4.2 Primary Project Entry

The Archibald Center will have 3 Primary Project Entries. One of these will be the entry into the Business Park portion of the site at the intersection of Philadelphia and Street "A". The other two entries will be into the Bulk Warehouse Retail portion of the site with one entry off of Philadelphia Avenue and one off of Archibald Street. The Primary Project Entries repeat the theme of the Major Entrance Statement. A low curved, identification wall is provided, backed by a shrub hedge, which is then backed by a single row of Camphor Trees. Annuals and groundcovers are located in front of the wall. The landscaping concept for the Primary Project Entries is illustrated in EXHIBIT 46.

4.2 EDGE TREATMENTS

Edge Treatments are located along the Pomona Freeway, the Cucamonga Creek Channel and along the boundary between the Business Park and the Bulk Warehouse Retail Categories. The purpose of the Edge Treatments is to provide an appropriate buffer between various uses and to provide an area of transition between the uses. All of the edges utilize Red Ironbark Eucalyptus trees as their primary landscaping material, with the exception of the edge treatment along the Pomona Freeway which also uses additional landscaping materials.

4.2.1 POMONA FREEWAY

The Pomona Freeway Edge consists of two components. The first, a five (5) foot wide landscape strip for the Support Commercial and a ten (10) foot wide landscape strip for the Bulk Warehouse Retail, is outside of the Caltrans right-of-way. It will be planted with groundcover and required trees. The second component is the supplemental planting of the Caltrans right-of-way. This consists of pruning and thinning the existing eucalyptus trees, planting a shrub hedge row adjacent to the Caltrans fence, and planting Sea Fig Ice Plant as a groundcover. Appropriate clear areas and planting areas as specified by Caltrans will be provided per Caltrans standards, and maintained for a 20 year period per terms and conditions contained in a Landscape and Maintenance Agreement to be provided between Caltrans and the project sponsor, in accordance with the City of Ontario Community Development Department. Existing trees shall be pruned only as specified by the maintenance agreement.

Twenty (20) feet of landscaping would normally be required by the City of Ontario along the Pomona Freeway right-of-way. However, since the Archibald Center is providing landscaping within the Caltrans right-of-way, the 20 foot landscaping requirement may be reduced by one foot for every foot of landscaping provided within the Caltrans right-of-way, up to a maximum of 10 feet. The landscape concept for the Pomona Freeway is depicted in EXHIBIT 47. The plant palette for the Caltrans right-of-way is listed below.

The landscaping within the Pomona Freeway Right-of-Way will be provided by the Archibald Center under an agreement with Caltrans requiring maintenance of the right-of-way by the project sponsor for a period of twenty years. Archibald Center will obtain an annual encroachment permit from Caltrans during this period for the purpose of landscape maintenance. After the twenty year period expires, maintenance responsibilities will revert back to Caltrans. The maintenance agreement with Caltrans shall be completed prior to the issuance of building permits for the Archibald Center Specific Plan.

Caltrans Right-of-Way Plant Palette

EUCALYPTUS SPECIES

Gum

HEDGE ROW

(100' Max Lengths Per Species)

NERIUM "Mrs. Roeding"

Oleander

VIBURNUM TINUS "Spring Bouquet"

Laurustinus

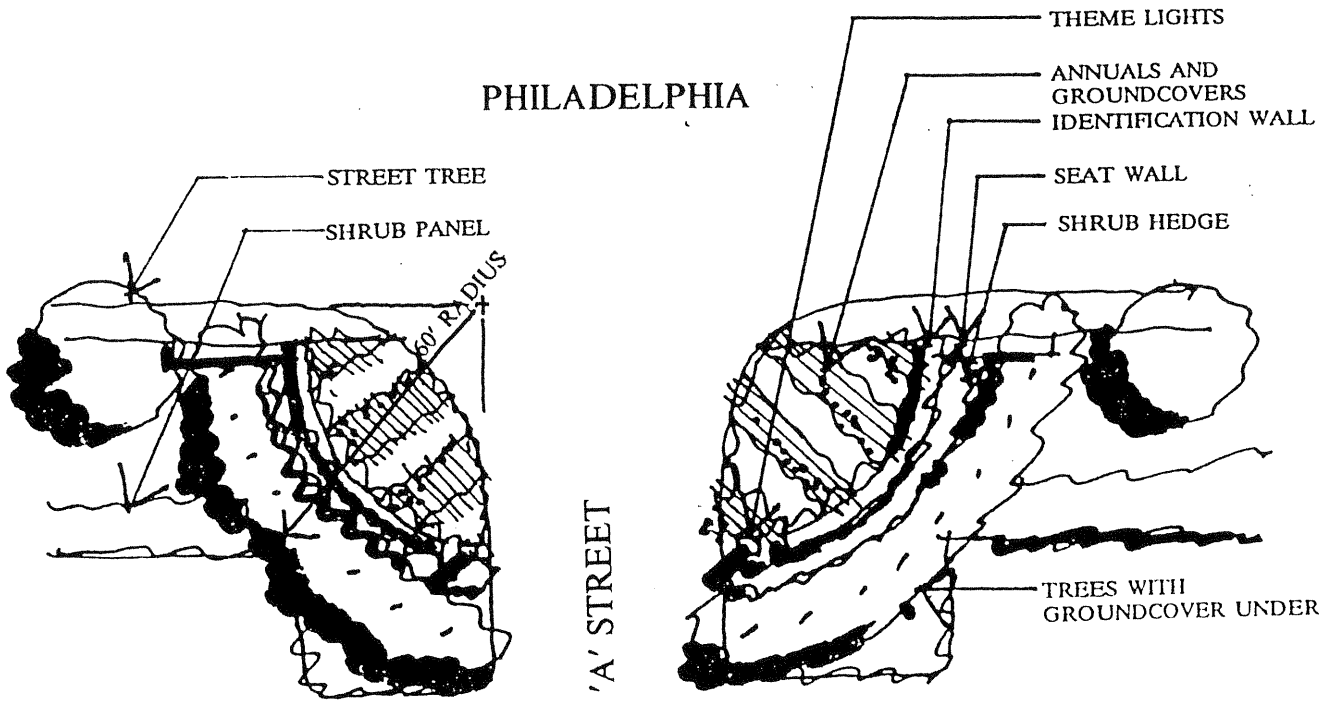
CARPOBROTUS EDULIS

Seafig

LONICERA JAPONICA "Halliana"

Japanese Honeysuckle

PHILADELPHIA



PLAN

PLANT PALETTE

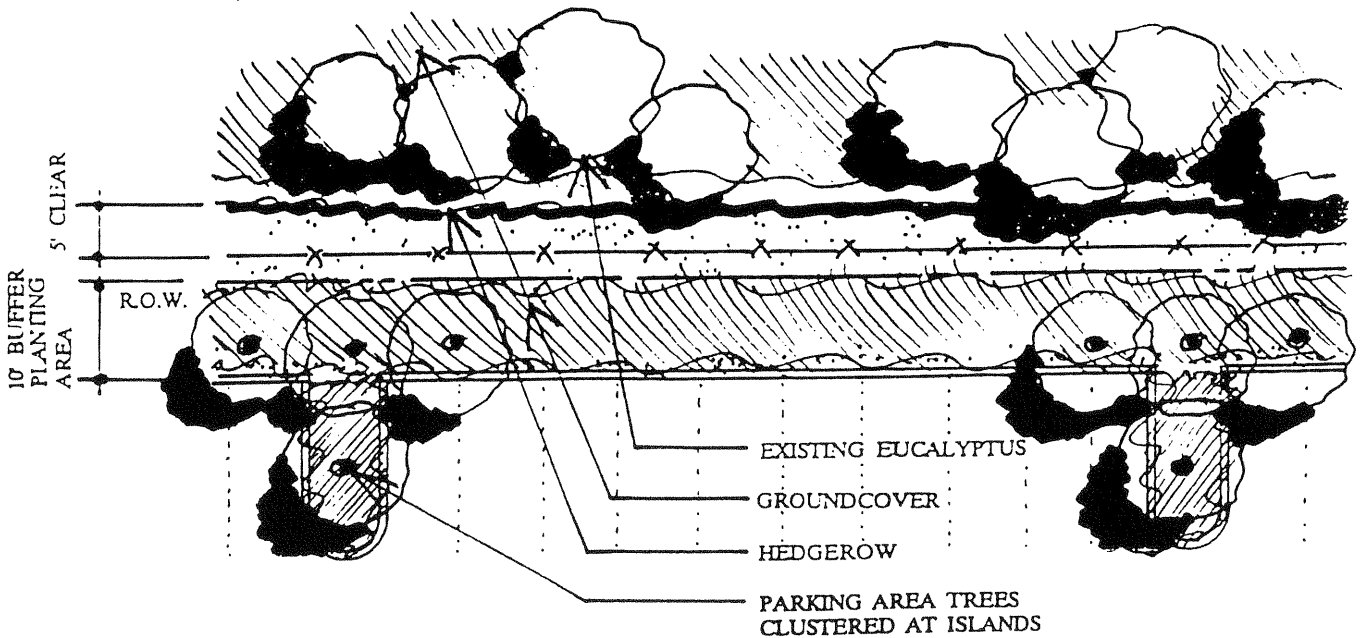
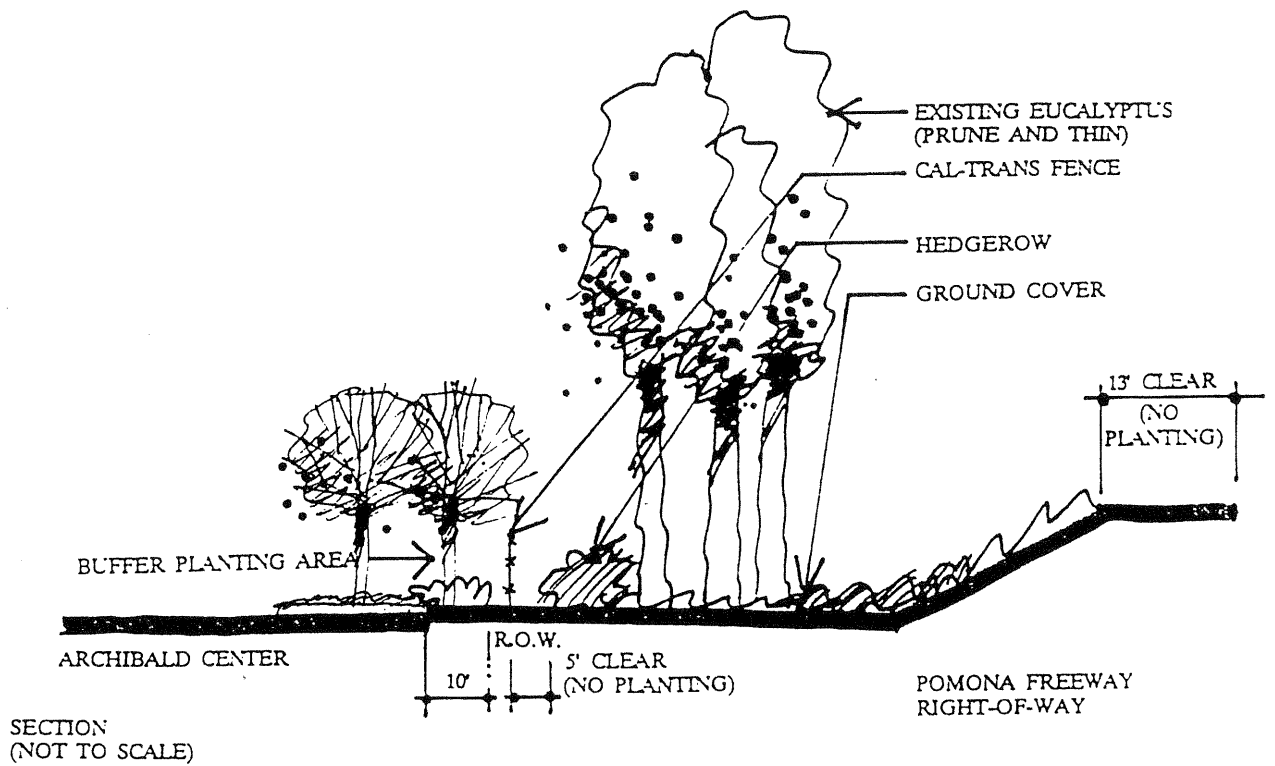
TREES

CINNAMOMUM CAMPHORA
(CAMPHOR TREE)

GROUNDCOVER/SHRUB

JUNIPERUS HORIZONTALIS BLUE CHIP
(BLUE CHIP JUNIPER)
 ESCALLONIA
(ESCALLONIA HEDGE)
 EURYOPS PECTINATUS
 ANNUAL OR PERENNIAL COLOR
 MYRSINE AFRICANA
(AFRICAN BOXWOOD)
 PITOSPORUM TOBIRA 'WHEELER'
(MOCK ORANGE)
 LONICERA; 'HALLIANA'
(HALL'S HONEYSUCKLE)

CONCEPTUAL PRIMA
PROJECT ENTRY
EXHIBIT 46



PLAN
(NOT TO SCALE)

REFER TO APPENDIX FOR
FREEWAY EDGE PLANT PALETTE

POMONA FREEWAY EDGE
TYPICAL SECTION AND PLAN
EXHIBIT 47

ARCHIBALD CENTER SPECIFIC PLAN

4.2.2 CUCAMONGA CREEK CHANNEL

The Cucamonga Creek Channel is directly to the west of the Archibald Center. The edge treatment provided generally consists of a single row of eucalyptus trees running along the western edge of the project site.

4.2.3 BULK WAREHOUSE RETAIL/BUSINESS PARK BOUNDARY

The boundary that separates the Bulk Warehouse Retail Category and the Business Park Category is provided with an edge treatment, consisting of a an informal row of Eucalyptus trees. Small groupings of Eucalyptus are also provided at selected locations.

4.3 ON-SITE LANDSCAPING GUIDELINES

4.3.1 GENERAL GUIDELINES

Landscaping is required on-site for individual parcels and for parking areas.

These landscaped areas will included building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings. The landscape for these areas will provide a mixtures of trees, shrubs, vines, groundcover and turf, as appropriate.

A plant palette has been provided offering a variety of plant materials which do well in this climate. However, since the water requirements of plant materials may vary extensively, attention should be given to selecting plants with similar water requirements in particular planting areas. Attention should also be given to installing irrigation systems that can modify water distribution based on seasonal changes in weather.

Minimum sizes for tree plant material shall be 15 gallons; minimum sizes for shrub plant material must be 5 gallons. Smaller container-size plant material must be approved by the City of Ontario. In order to conserve water, xeriscape landscaping will be encouraged, utilizing non-living landscape features and drought tolerant plants.

To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible: use of drought tolerant plants, extensive use of mulch in landscaped areas, installation of drip irrigation systems where appropriate and minimization of impervious areas.

The quantity and actual placement of trees, shrubs, groundcover and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets. Such landscaping shall be designed with consideration given to parcel size and the intended building use.

The Individual Property Developer(s) shall not be limited to only the plant materials shown on the plant palette and will be subject to review by the City of Ontario's Public Facilities plan check section.

4.3.2 MINIMUM ON-SITE LANDSCAPING CRITERIA

A minimum of 15% of a parcel area shall be landscaped; required landscaping may include setback areas, but may not include any public rights-of-way.

A maximum of ten (10) parking spaces shall be permitted between finger type planters within parking areas. The planter areas shall have a minimum width of five feet (5'), measured from curb face to curb face.

Parking areas adjacent to Archibald Avenue and Philadelphia Street shall be shielded by any combination of berming, low decorative walls or hedges a minimum of 3 feet in height.

All landscaped areas are to be delineated with concrete curbs a minimum of six inches in height from the adjacent asphalt or paving.

A minimum of ten feet (10') of landscape buffer is to be provided for industrial buildings fronting road rights-of-way. A minimum of five feet (5') of landscape buffer is to be provided for industrial buildings fronting parking or drive aisles, only.

4.3.3 ON-SITE LANDSCAPING PALETTE

A. Medium to Large Trees

CHORISIA SPECIOSA "Majestic Beauty"
Floss-Silk Tree

GINKGO BILOBA "Autumn Gold" - Male Only
Maidenhair Tree

EUCALYPTUS SIDEROXYLON "Rosea"
Red Ironbark

PLATANUS ACERIFOLIA
London Plane Tree

B. Small Trees

ULMUS PARVIFLORA
Chinese Elm

ZELKOVA SERRATA
Japanese Zelkova

C. Specimen/Accent

CINNAMOMUM CAMPHORA
Camphor Tree

CLORISIA SPECIOSA "Majestic Beauty"
Floss-Silk Tree

LAGERSTROEMIA INDICA
Crape Myrtle

MAGNOLIA GRANDIFLORA "Samuel Sommer"
Samuel Sommer Magnolia

PHOENIX DAOTYLIFERA
Date Palm

WASHINGTONIA ROBUSTA
Mexican Fan Palm

D. Columnar Trees

PINUS CANARIENSIS
Canary Island Pine

H. Shrubs

CARISSA GRANDIFLORA
Natal Plum

CISTUS PURPUREUS
Orchid-Spot Rock Rosa

ESCALLONIA FRADESI
Escallonia

EURYOPS PECTINATUS
Euryops

NERIUM OLEANDER
Oleander

OSMANTHUS ILICIFOLIUS
Holly-Leaf Osmanthus

LIGUSTRUM JAPONICUM "Texanum"
Japanese Privet

MYRSINE AFRICANA
African Boxwood

PITTOSPORUM TOBIRA
Mock Orange

RAPHIOLEPIS INDICA
Indian Hawthorn

XYLOSMA CONGESTUM
Shiny Xylosma

ROSA BANKSIAE "Lutea"
Lady Bank's Rose

WISTERIA SINENSIS
Chinese Wisteria

I. Vines

CLYTOSTOMA CALLISTEGIODES
Violet Trumpet Vine

FICUS PUMILA
Creeping Fig

JASMINUM GRANDIFLORUM
Spanish Jasmine

J. Groundcover Accents

AGAPANTHUS AFRICANUS
Lily-of-the-Nile

HEMEROCALUS
Day Lily

MORAEA IRIDIODES
African Iris

K. Groundcovers

ACACIA REDOLENS
Acacia

GAZANIA RIGENS LEUCOLAENA
Gazania

HYPERICUM CALYGINUM
St. Johnswort

JUNIPERUS HORIZONTALIS "Blue Chip"
Blue Chip Juniper

LOBULARIA MARITIMA
Sweet Alyssum

BERMUDA
Santa Ana Tiffgreen

TALL FESCUE
Rebel, Hounddog, Olympic

4.3.4 PUBLIC LIGHTING

Public lighting refers primarily to street lights. Street lights shall conform, both in type and location, to the Standards of the City of Ontario at the time of installation.

4.4 LANDSCAPE MAINTENANCE RESPONSIBILITIES

The project sponsor will be responsible for construction and maintenance of all landscape improvements within the parkway portion of street rights-of-way immediately adjacent to the project site, and for the median in Archibald Avenue.

On-site landscaping for individual building sites will be the responsibility of each individual parcel owners, and will be reviewed and approved by the project sponsor as part of the development site plan approval process.

The landscaping within the Pomona Freeway Right-of-Way will be provided by the Archibald Center under an agreement with Caltrans requiring maintenance of the right-of-way by the project sponsor for a period of twenty years. Archibald Center will obtain an annual encroachment permit from Caltrans during this period for the purpose of landscape maintenance. After the twenty year period expires, maintenance responsibilities will revert back to Caltrans. The maintenance agreement with Caltrans shall be completed prior to the issuance of building permits for the Archibald Center Specific Plan.

Covenants, condition, and restrictions will be prepared prior to the recordation of a subdivision within the Archibald Center Specific Plan in order to guarantee maintenance of landscaping within the specific plan.