

APPENDIX A - LEGAL DESCRIPTION

NO. OF PARCELS: 32
1 REMAINDER PARCEL
GROSS ACREAGE = 119.83
NET ACREAGE = 117.36

PARCEL MAP NO. 17550

SHEET 1 OF 14 SHEETS

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP NO. 16056, AS PER MAP FILED IN BOOK 199, PAGES 96 AND 97 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ALL OF LOTS 1, 4, 5, AND ALL OF THE REMAINDER OF TRACT MAP NO. 16666, AS PER MAP FILED IN BOOK 302, PAGES 55 AND 56 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LENNY GUYETT P.L.S. 7993
FEBRUARY 15, 2006

2/16/07

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY RESERVE FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS A PRIVATE EASEMENT FOR STREET, PRIVATE UTILITY, AND MAINTENANCE PURPOSES IN, OVER, UNDER, AND ACROSS PRIVATE STREETS VIA ASTI, VIA PIEMONTE, VIA ALBA, VIA VILLAGIO, AND VIA TURIN AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE CITY OF ONTARIO FOR PUBLIC STREET AND UTILITY PURPOSES, ONTARIO CENTER PARKWAY AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE CITY OF ONTARIO A 10 FOOT EASEMENT FOR PEDESTRIAN ACCESS PURPOSES, TO BE MAINTAINED BY THE PROPERTY OWNERS, AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE CITY OF ONTARIO A 10.5 FOOT EASEMENT FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, TO BE MAINTAINED BY THE PROPERTY OWNERS, AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE CITY OF ONTARIO A PUBLIC EASEMENT FOR EMERGENCY ACCESS, AND PUBLIC UTILITY PURPOSES IN, OVER, UNDER, AND ACROSS PRIVATE STREETS VIA ASTI, VIA PIEMONTE, VIA ALBA, VIA VILLAGIO, AND VIA TURIN AS SHOWN ON THE ANNEXED MAP.

THE CITY OF ONTARIO, A CALIFORNIA MUNICIPAL CORPORATION

BY: [Signature]

ROBERT HEITZMAN

THE ONTARIO REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITICAL

BY: [Signature]

ROBERT HEITZMAN

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

ON SEPTEMBER 11, 2006, BEFORE ME, Traci R. McGinley Notary, PERSONALLY APPEARED ROBERT HEITZMAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

COMMISSION # 1483449
APRIL 13, 2008

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES
MY PRINCIPAL PLACE OF BUSINESS IS SAN BERNARDINO COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

ON SEPTEMBER 11, 2006, BEFORE ME, Traci R. McGinley Notary, PERSONALLY APPEARED ROBERT HEITZMAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

COMMISSION # 1483449
APRIL 13, 2008

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES
MY PRINCIPAL PLACE OF BUSINESS IS SAN BERNARDINO COUNTY.

ABANDONMENT NOTE

PURSUANT TO SECTION 66499.20-1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF ONTARIO AS SHOWN ON TRACT MAP NO. 16666 IN BOOK 302, PAGES 55 AND 56 OF MAPS.

SIGNATURE OMISSION

THE SIGNATURE OF THE CITY OF ONTARIO, THE OWNER OF AN EASEMENT STORM DRAIN PURPOSES, DISCLOSED BY INSTRUMENT NO. 1989-010122, RECORDS OF SAN BERNARDINO COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66438 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA. ITS INTEREST CANNOT RIPEN INTO A FEE.

SURVEYOR'S STATEMENT

I, LENNY GUYETT, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF FOURTEEN SHEETS, IS A TRUE AND COMPLETE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN MARCH 2005 AT THE REQUEST OF PANATTONI DEVELOPMENT, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE RECORDATION OF THIS MAP, IN COMPLIANCE WITH SECTION 66496 AND 66496 OF THE SUBDIVISION MAP ACT, AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature] 8/24/06
LENNY GUYETT, P.L.S. 7993
REGISTRATION EXPIRES: 12-31-06

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF ONTARIO MUNICIPAL CODE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

[Signature] 9.30.06
JOHN P. SULLIVAN
CITY ENGINEER, R.C.E. 24079
CITY OF ONTARIO, CALIFORNIA
REGISTRATION EXPIRES: 12/31/07

PLANNING COMMISSION'S STATEMENT

I DO HEREBY STATE THAT THE SUBDIVISION SHOWN ON THE ANNEXED MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE TWENTY-EIGHTH DAY OF FEBRUARY, 2006.

DATED: 8-29-06

BY: [Signature]
JERRY L. BLUM
SECRETARY OF THE ONTARIO PLANNING COMMISSION

CITY COUNCIL'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ONTARIO BY A MOTION, BY RESOLUTION, DULY SECONDED, PASSED AND APPROVED THE ANNEXED MAP ON THE 6 DAY OF JUNE, 2006, AND ACCEPTED, SUBJECT TO THEIR IMPROVEMENT IN ACCORDANCE WITH CITY STANDARDS, THE FOLLOWING DEDICATIONS:
THE DEDICATION OF ONTARIO CENTER PARKWAY FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN ON THE ANNEXED MAP;
EASEMENTS FOR EMERGENCY ACCESS, AND PUBLIC UTILITY PURPOSES IN, OVER, UNDER, AND ACROSS PRIVATE STREETS VIA ASTI, VIA PIEMONTE, VIA ALBA, VIA VILLAGIO, AND VIA TURIN AS SHOWN ON THE ANNEXED MAP;
A 10 FOOT EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN ON THE ANNEXED MAP;
A 10.5 FOOT EASEMENT FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES AS SHOWN ON THE ANNEXED MAP;
AND ALSO ACCEPTED THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF ONTARIO AS SHOWN ON TRACT MAP NO. 16666 IN BOOK 302, PAGES 55 AND 56 OF MAPS, AND AS ALSO SHOWN ON THE ANNEXED MAP.

DATED: 08-31-06

BY: [Signature]
TRACI R. MCGINLEY
CITY CLERK ASSISTANT
CITY OF ONTARIO, CALIFORNIA

AUDITOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 0 (ZERO).

LARRY WALKER, COUNTY AUDITOR/CONTROLLER
COUNTY OF SAN BERNARDINO

DATED: 09/15/06

BY: [Signature]
DEPUTY

BOARD OF SUPERVISOR'S STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 0 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS (COUNTY) OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED MAP WITH THE COUNTY RECORDER IS A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND I HEREBY ACCEPTED.

DENA M. SMITH
CLERK OF THE BOARD OF SUPERVISOR'S OF
THE COUNTY OF SAN BERNARDINO

DATED: 09/15/06

BY: [Signature]
DEPUTY

COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 006-01637192 THIS IS THE ONLY COPY OF THIS MAP AT THE COUNTY RECORDER'S OFFICE AT PAGE 3-20 AT THE REQUEST OF LENNY GUYETT TITLE.

IN THE AMOUNT OF \$ 0
9:52 AM
OF PARCEL MAPS

LARRY WALKER, COUNTY AUDITOR
THE COUNTY OF SAN BERNARDINO

DATED: 9/15/06

BY: [Signature]
DEPUTY

2/16/07

6/918

April 2022

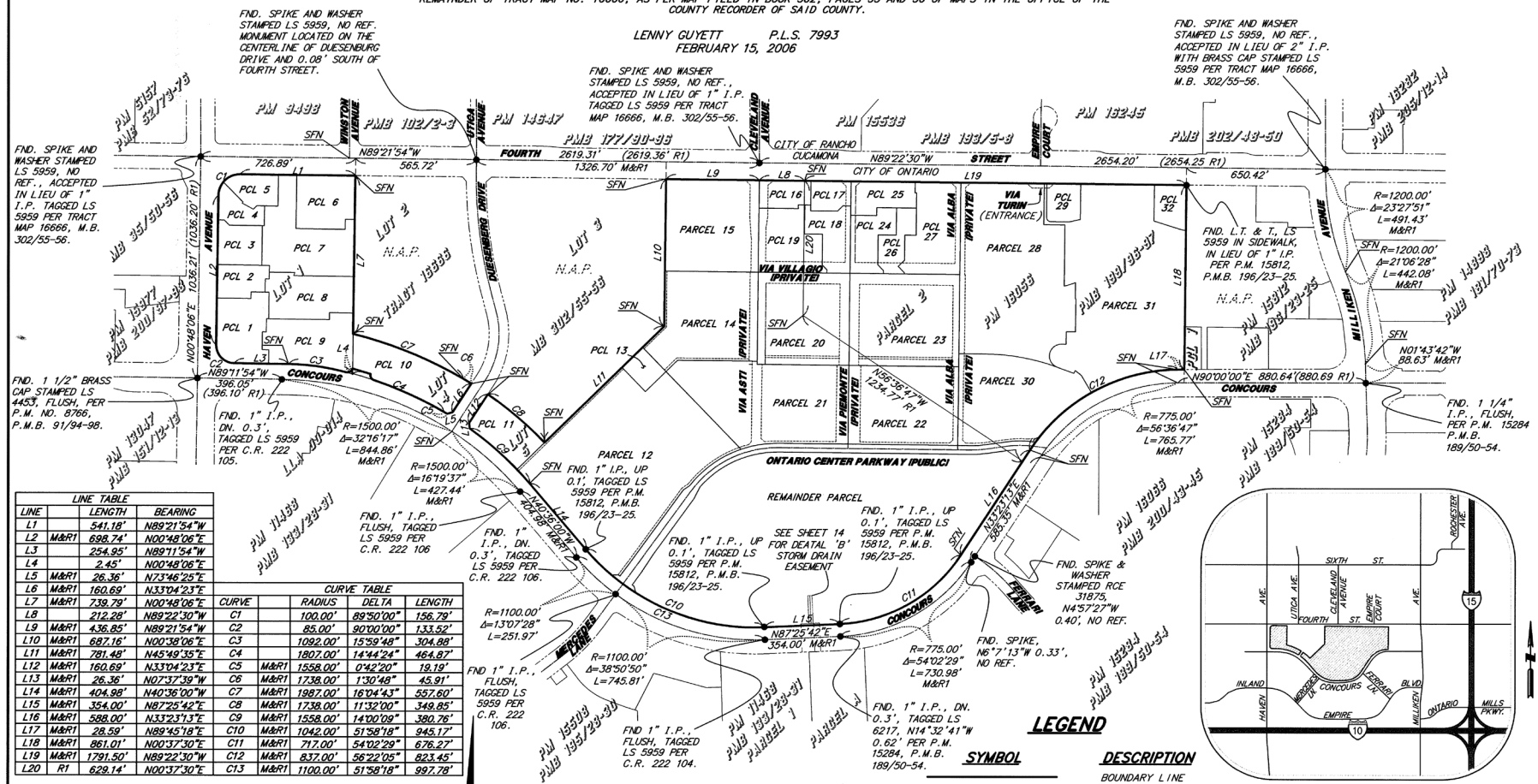
NO. OF PARCELS: 32
 1 REMAINDER PARCEL
 GROSS ACREAGE = 119.83
 NET ACREAGE = 117.36

PARCEL MAP NO. 17550

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA

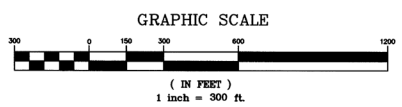
BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP NO. 16086, AS PER MAP FILED IN BOOK 199, PAGES 96 AND 97 OF
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 COUNTY RECORDER OF SAID COUNTY.

LENNY GUYETT P.L.S. 7993
 FEBRUARY 15, 2006



LINE	LENGTH	BEARING
L1	541.18'	N89°21'54"W
L2	698.74'	N00°48'06"E
L3	254.95'	N89°11'54"W
L4	2.45'	N00°48'06"E
L5	26.36'	N73°46'23"E
L6	160.69'	N33°04'23"E
L7	739.79'	N00°48'06"E
L8	212.28'	N89°22'30"W
L9	436.85'	N89°21'54"W
L10	687.16'	N00°38'06"E
L11	781.49'	N45°49'39"E
L12	160.69'	N33°04'23"E
L13	26.36'	N07°37'39"W
L14	404.98'	N40°36'00"W
L15	354.00'	N87°25'42"E
L16	598.00'	N33°23'13"E
L17	28.59'	N89°45'18"E
L18	861.01'	N00°37'30"E
L19	1791.50'	N89°22'30"W
L20	629.14'	N00°37'30"E

CURVE	RADIUS	DELTA	LENGTH
C1	100.00'	89°50'00"	156.79'
C2	85.00'	90°00'00"	133.52'
C3	1092.00'	15°59'48"	304.88'
C4	1807.00'	14°44'24"	464.87'
C5	1558.00'	0°42'20"	78.19'
C6	1738.00'	1°30'49"	45.91'
C7	1887.00'	16°04'43"	557.60'
C8	1738.00'	11°32'00"	348.85'
C9	1558.00'	14°00'09"	380.76'
C10	1042.00'	51°58'18"	945.17'
C11	717.00'	54°02'29"	676.27'
C12	837.00'	56°22'05"	823.45'
C13	1100.00'	51°58'18"	997.78'

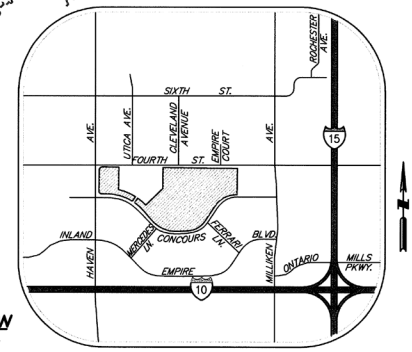


BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTERLINE OF HAVEN AVENUE AS BEING N00°48'06"E PER TRACT MAP 16666, RECORDED IN MB 302, PAGES 55 AND 56, SAN BERNARDINO COUNTY RECORDS.

LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| --- | BOUNDARY LINE |
| --- | ROAD CENTERLINE |
| --- | RIGHT-OF-WAY |
| --- | PROPOSED EASEMENT |
| ○ | INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56 |
| ○ | INDICATES MEASURED DISTANCE |
| ○ | INDICATES SEARCH FOUND NOTHING |
| ○ | INDICATES FOUND MONUMENT AS NOTED. ALL FOUND MONUMENTS LOCATED WITHIN 0.02'+/- OF RECORD POSITION HAVE BEEN ACCEPTED AS RECORD POSITION HEREON. |
| ○ | INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET. |
| ○ | INDICATES 2" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET. |



216/9

NO. OF PARCELS: 32
 1 REMAINDER PARCEL
 GROSS ACREAGE = 119.83
 NET ACREAGE = 117.38

PARCEL MAP NO. 17550

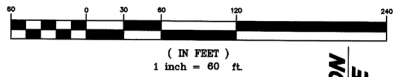
SHEET 4 OF 14 SHEETS

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA

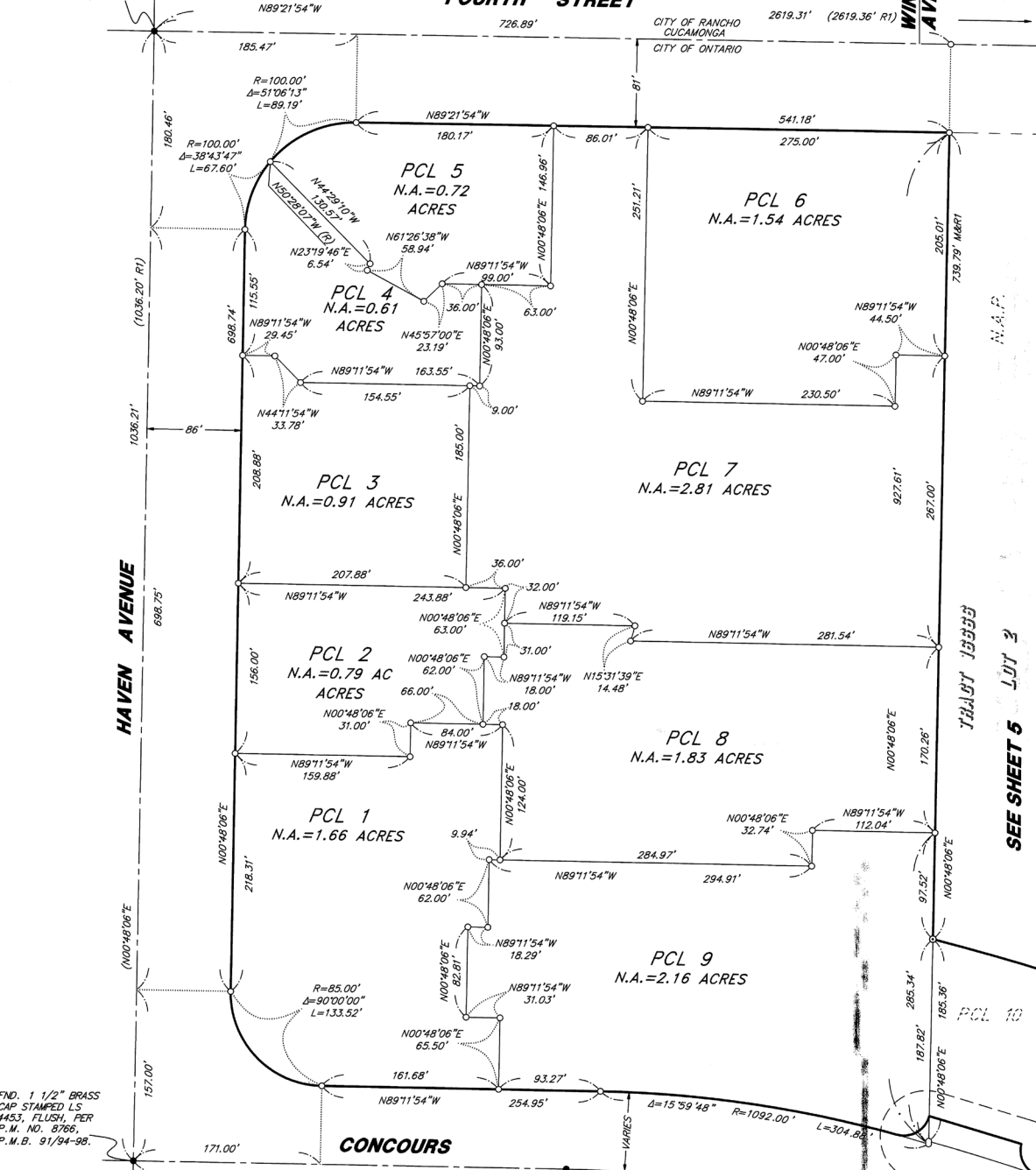
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 COUNTY RECORDER OF SAID COUNTY.

LENNY GUYETT P.L.S. 7993
 FEBRUARY 15, 2006

GRAPHIC SCALE



FND. SPIKE AND WASHER
 STAMPED LS 5959, NO
 REF., ACCEPTED IN LIEU
 OF 1" I.P. TAGGED LS
 5959 PER TRACT MAP
 16666, M.B. 302/55-56.



MONUMENT NOTES

R1 INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56
 M INDICATES MEASURED DISTANCE
 ● INDICATES FOUND MONUMENT AS NOTED.
 ○ INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.
 ⊙ INDICATES 2" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.
 ALL FOUND MONUMENTS LOCATED WITHIN 0.02' +/- OF RECORD
 POSITION HAVE BEEN ACCEPTED AS RECORD POSITION HEREON.

FND. 1" I.P.,
 DN. 0.3", TAGGED
 LS 5959 PER C.R.
 222 105.

216/110

216/110

SEE SHEET 5 LOT 3

SEE DETAIL W/ SHEET 5

11/9/10

April 2022

Page A-6

NO. OF PARCELS: 32
1 REMAINDER PARCEL
GROSS ACREAGE = 119.83
NET ACREAGE = 117.36

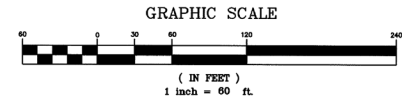
PARCEL MAP NO. 17550

SHEET 5 OF 14 SHEETS

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

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LENNY GUYETT P.L.S. 7993
FEBRUARY 15, 2006



SEE SHEET 4

PARCEL 9

N.A.P.

TRACT 16666
MB 302/55-56
LOT 2

PARCEL 10
N.A.=2.28 ACRES

DUESENBERG DRIVE

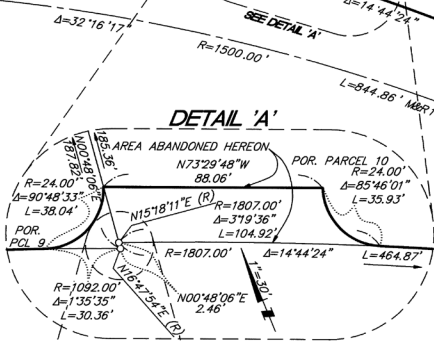
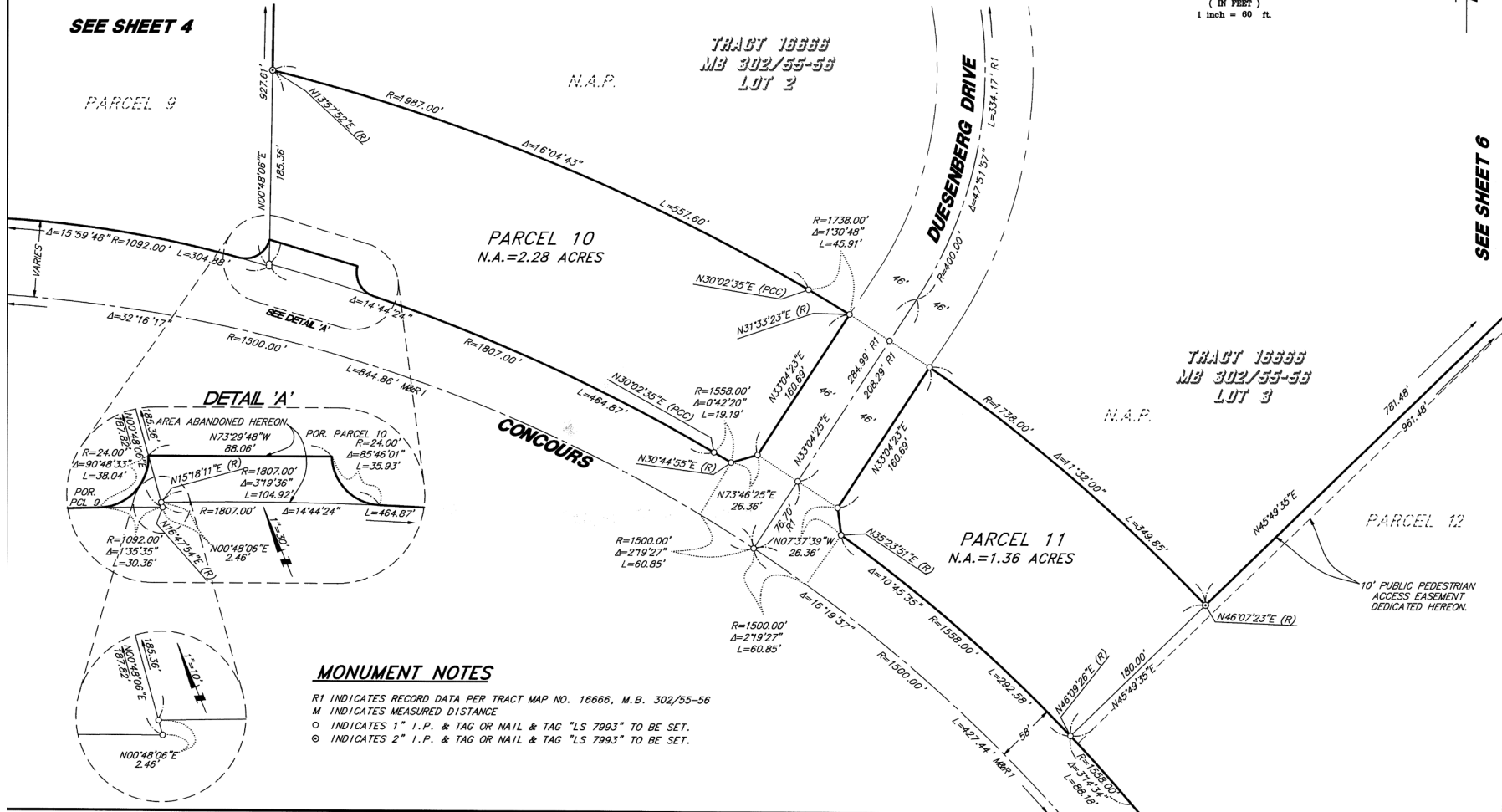
TRACT 16666
MB 302/55-56
LOT 3

N.A.P.

PARCEL 11
N.A.=1.36 ACRES

PARCEL 12

10' PUBLIC PEDESTRIAN
ACCESS EASEMENT
DEDICATED HEREON.



MONUMENT NOTES

- R1 INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56
- M INDICATES MEASURED DISTANCE
- INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.
- ⊙ INDICATES 2" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.

SEE SHEET 6

216/11

216/13

April 2022

Page A-8

NO. OF PARCELS: 32
1 REMAINDER PARCEL
GROSS ACREAGE = 119.83
NET ACREAGE = 117.36

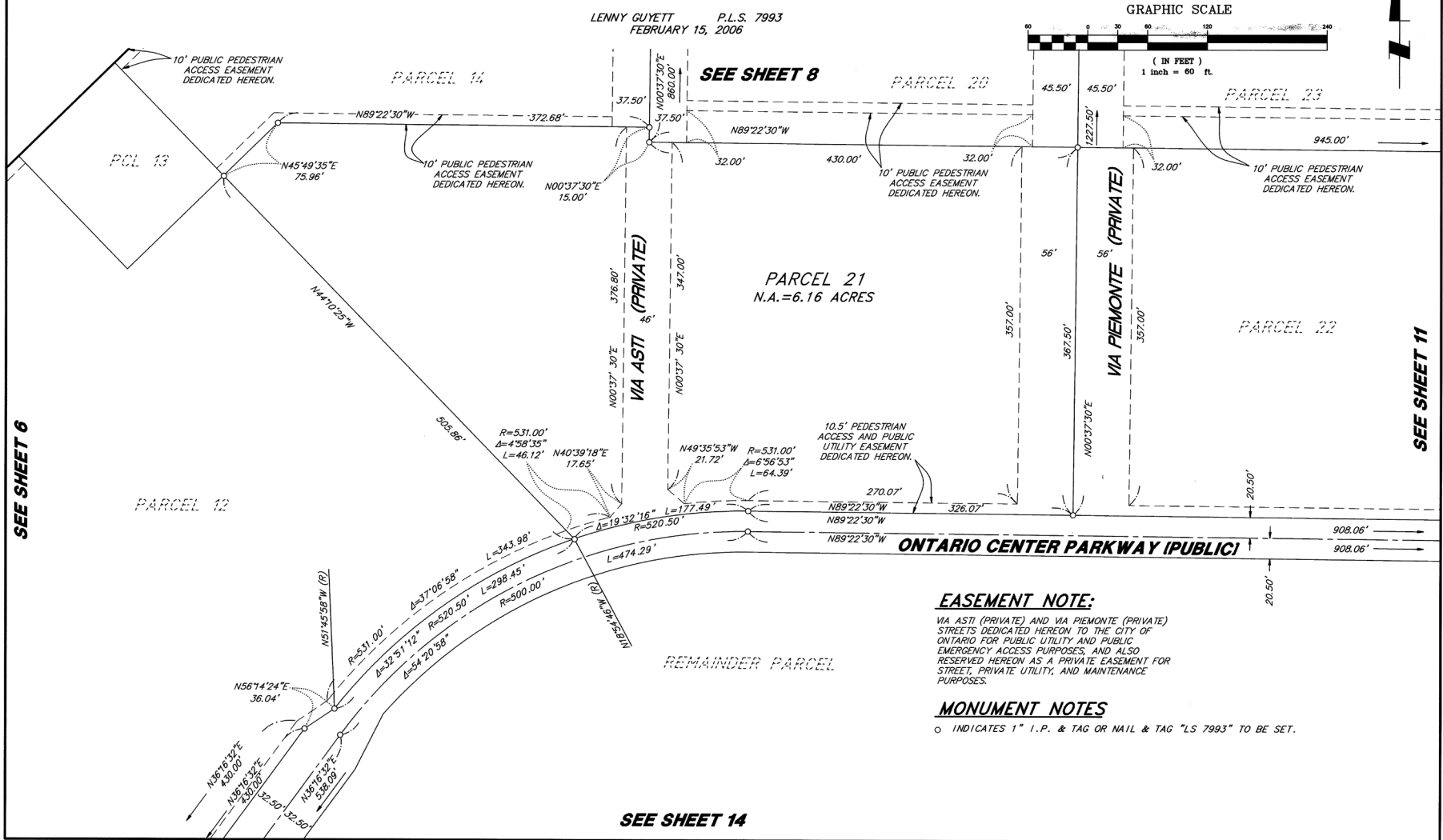
PARCEL MAP NO. 17550

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COUNTY RECORDER OF SAID COUNTY.

LENNY GUYETT P.L.S. 7993
FEBRUARY 15, 2006

SHEET 7 OF 14 SHEETS



EASEMENT NOTE:

VIA ASTI (PRIVATE) AND VIA PIEMONTE (PRIVATE) STREETS DEDICATED HEREON TO THE CITY OF ONTARIO FOR PUBLIC UTILITY AND PUBLIC EMERGENCY ACCESS PURPOSES, AND ALSO RESERVED HEREON AS A PRIVATE EASEMENT FOR STREET, PRIVATE UTILITY, AND MAINTENANCE PURPOSES.

MONUMENT NOTES

○ INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.

SEE SHEET 14

216/13

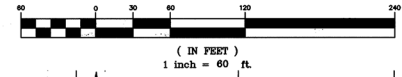
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LENNY GUYETT P.L.S. 7993
FEBRUARY 15, 2006

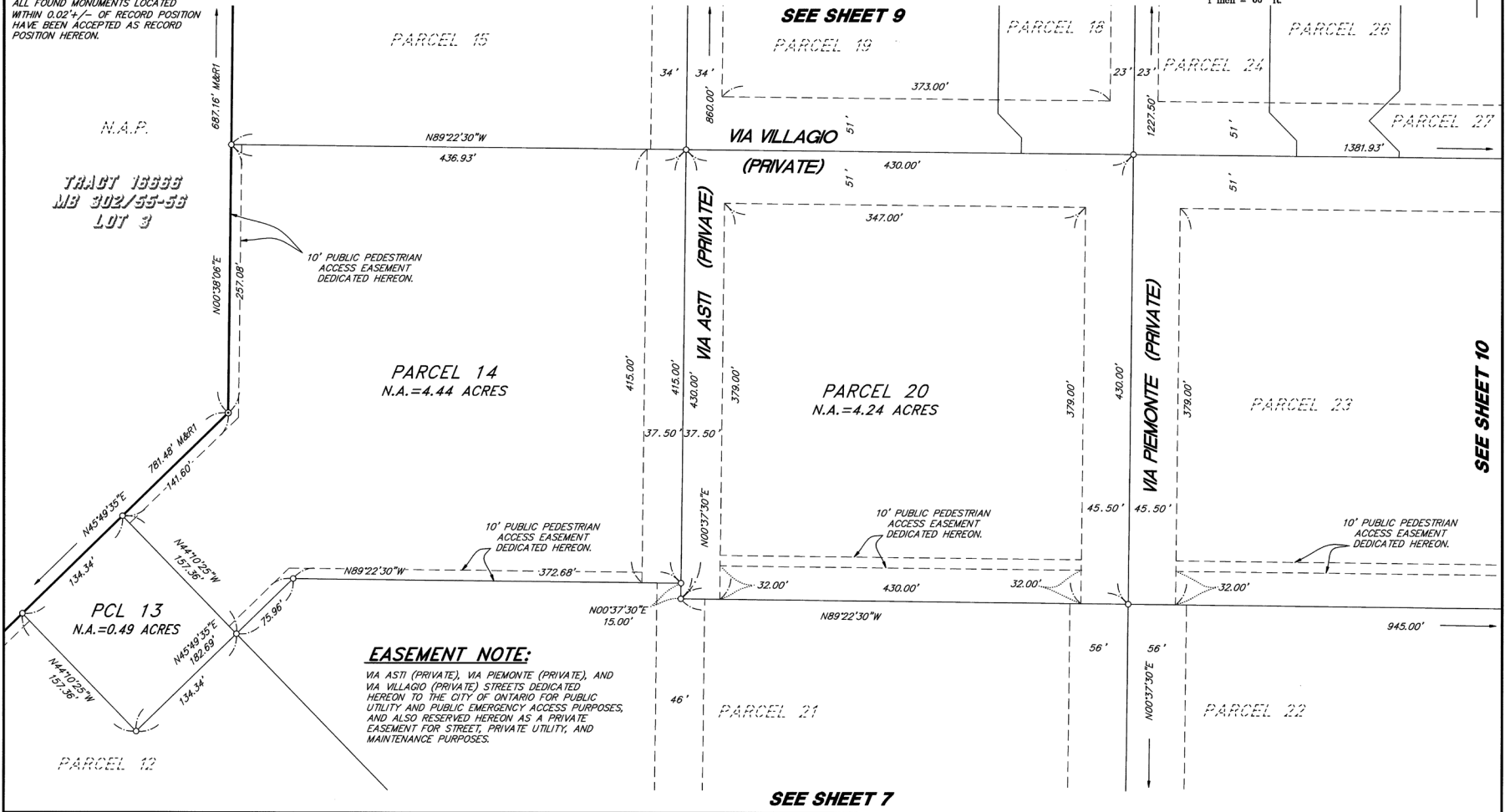
GRAPHIC SCALE



NO. OF PARCELS: 32
1 REMAINDER PARCEL
GROSS ACREAGE = 119.83
NET ACREAGE = 117.36

MONUMENT NOTES

- RT INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56
 - M INDICATES MEASURED DISTANCE
 - INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.
 - ⊙ INDICATES 2" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.
- ALL FOUND MONUMENTS LOCATED
WITHIN 0.02 +/- OF RECORD POSITION
HAVE BEEN ACCEPTED AS RECORD
POSITION HEREON.



h1/910

216/14

5/1/07c

April 2022

Page A-10

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NET ACREAGE = 117.36

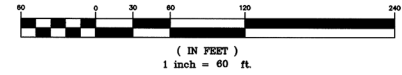
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LENNY GUYETT P.L.S. 7993
FEBRUARY 15, 2006

GRAPHIC SCALE



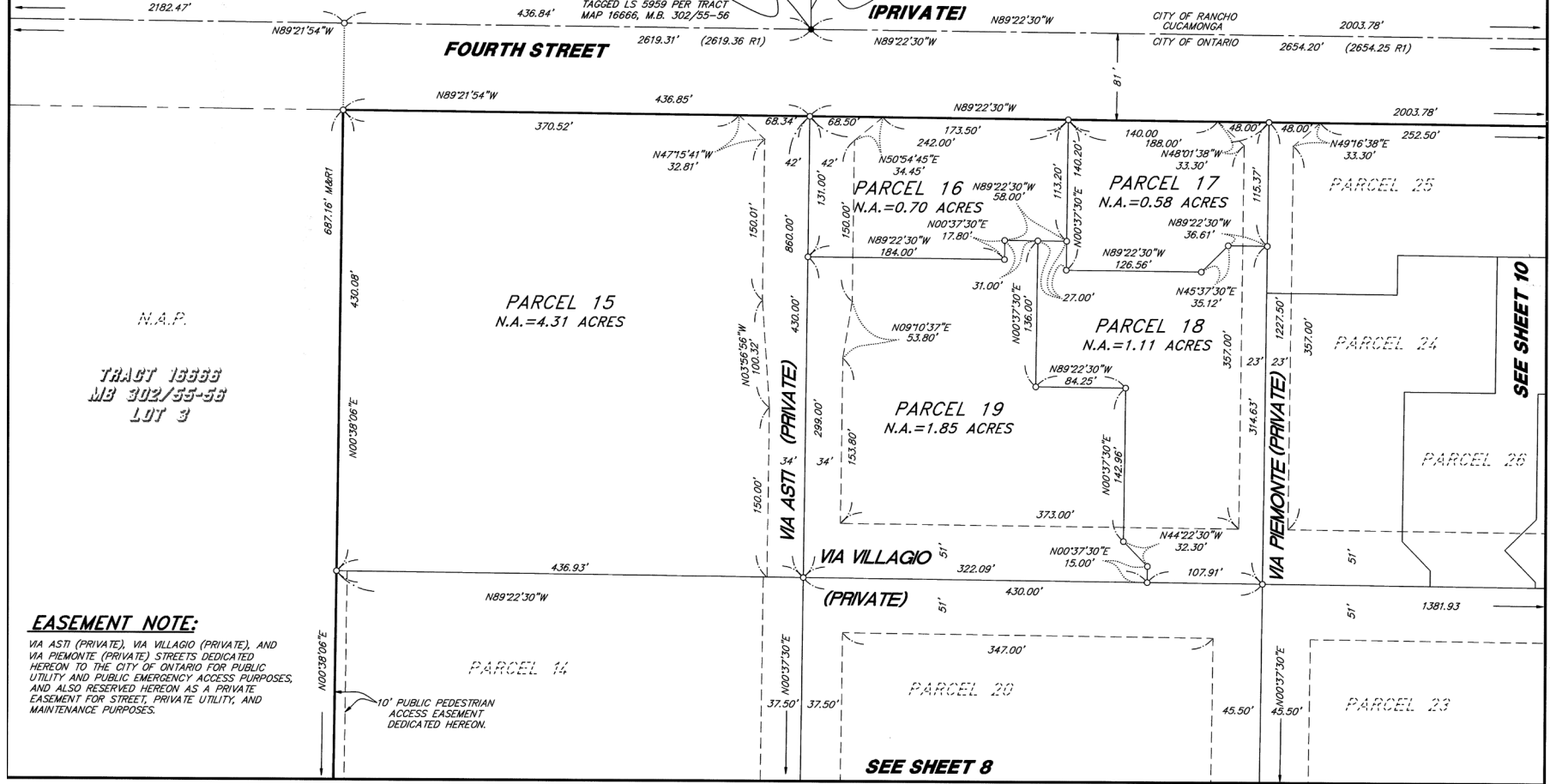
SHEET 9 OF 14 SHEETS

MONUMENT NOTES

- R1 INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56
 - INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.
 - INDICATES FOUND MONUMENT AS NOTED.
- ALL FOUND MONUMENTS LOCATED WITHIN 0.02'+/- OF RECORD POSITION HAVE BEEN ACCEPTED AS RECORD POSITION HEREON.

FND. SPIKE AND WASHER
STAMPED LS 5959, NO REF
ACCEPTED IN LIEU OF 1" I.P.
TAGGED LS 5959 PER TRACT
MAP 16666, M.B. 302/55-56

CLEVELAND AVENUE (PRIVATE)



EASEMENT NOTE:

VIA ASTI (PRIVATE), VIA VILLAGGIO (PRIVATE), AND VIA PIEMONTE (PRIVATE) STREETS DEDICATED HEREON TO THE CITY OF ONTARIO FOR PUBLIC UTILITY AND PUBLIC EMERGENCY ACCESS PURPOSES, AND ALSO RESERVED HEREON AS A PRIVATE EASEMENT FOR STREET, PRIVATE UTILITY, AND MAINTENANCE PURPOSES.

10' PUBLIC PEDESTRIAN ACCESS EASEMENT DEDICATED HEREON.

SEE SHEET 10

SEE SHEET 8

2/6/15

NO. OF PARCELS: 32
 1 REMAINDER PARCEL
 GROSS ACREAGE = 119.83
 NET ACREAGE = 117.36

SHEET 10 OF 14 SHEETS

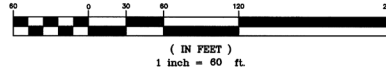
PARCEL MAP NO. 17550

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP NO. 18056, AS PER MAP FILED IN BOOK 199, PAGES 96 AND 97 OF
 PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ALL OF LOTS 1, 4, 5, AND ALL OF THE
 REMAINDER OF TRACT MAP NO. 16666, AS PER MAP FILED IN BOOK 302, PAGES 55 AND 56 OF MAPS IN THE OFFICE OF THE
 COUNTY RECORDER OF SAID COUNTY.

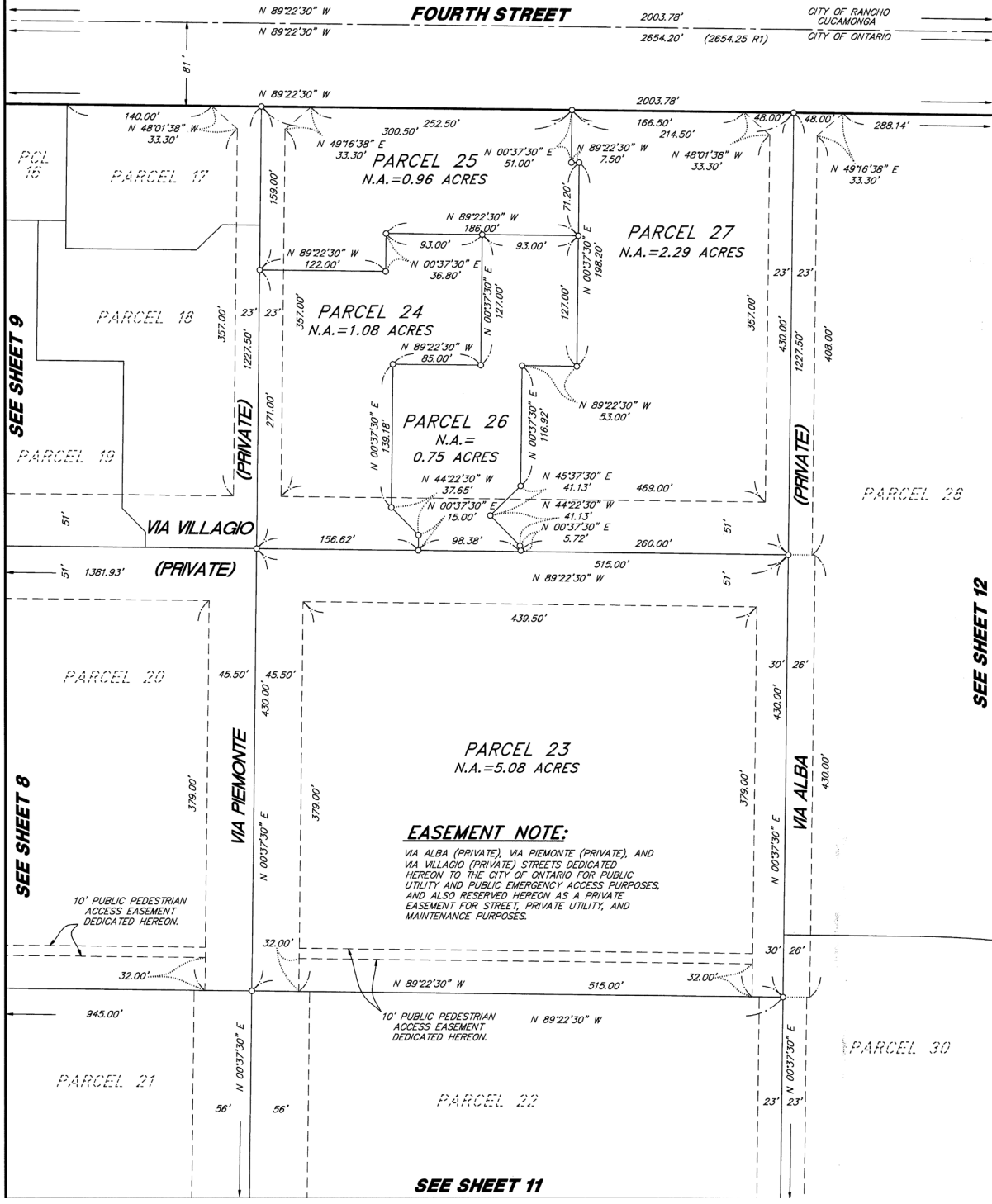
LENNY GUYETT P.L.S. 7993
 FEBRUARY 15, 2006

GRAPHIC SCALE



MONUMENT NOTES

R1 INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56
 O INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.



EASEMENT NOTE:

VIA ALBA (PRIVATE), VIA PIEMONTE (PRIVATE), AND
 VIA VILLAGIO (PRIVATE) STREETS DEDICATED
 HEREON TO THE CITY OF ONTARIO FOR PUBLIC
 UTILITY AND PUBLIC EMERGENCY ACCESS PURPOSES,
 AND ALSO RESERVED HEREON AS A PRIVATE
 EASEMENT FOR STREET, PRIVATE UTILITY, AND
 MAINTENANCE PURPOSES.

01/01/16

2/16/16

NO. OF PARCELS: 32
 1 REMAINDER PARCEL
 GROSS ACREAGE = 119.83
 NET ACREAGE = 117.36

PARCEL MAP NO. 17550

SHEET 12 OF 14 SHEETS

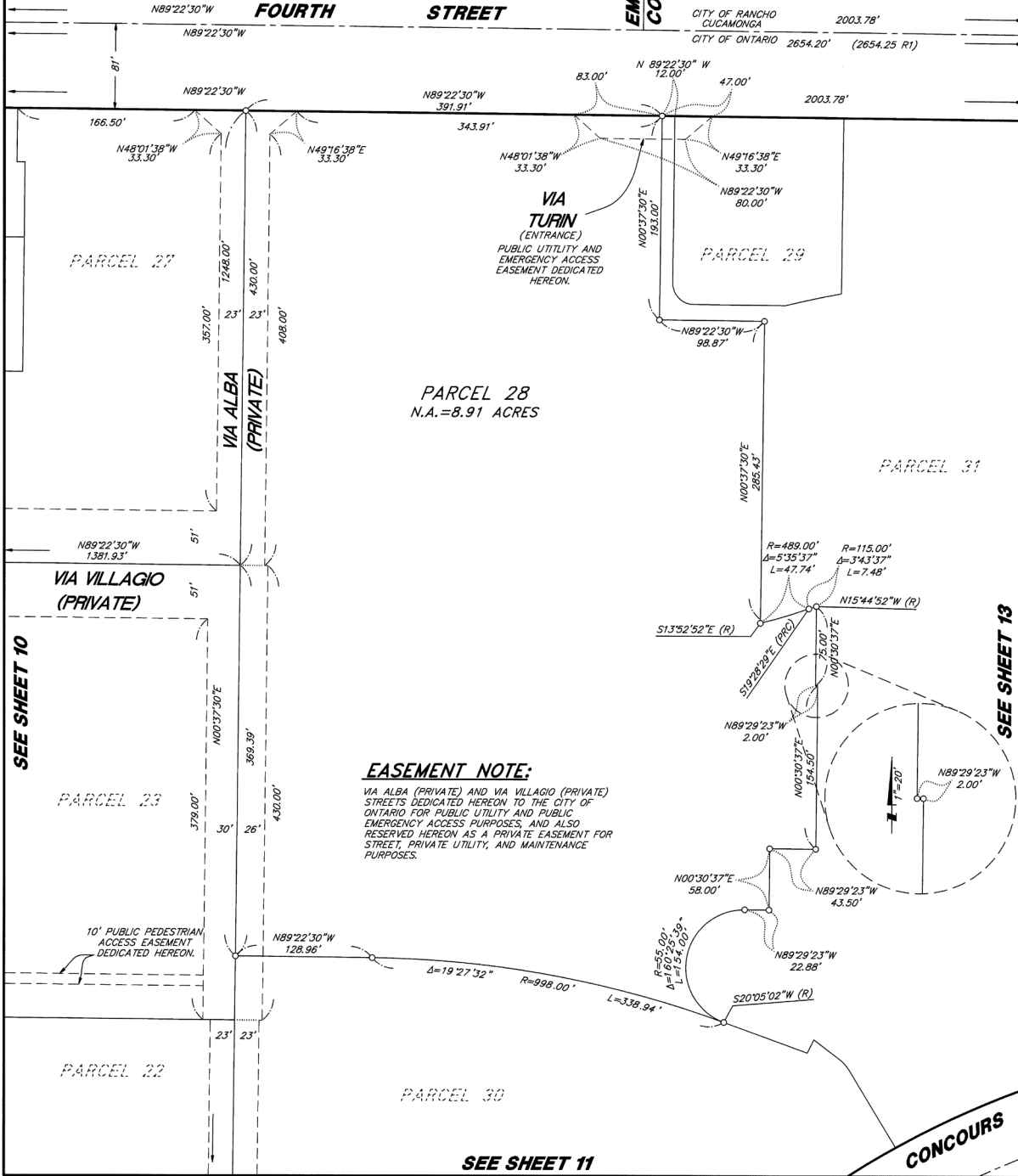
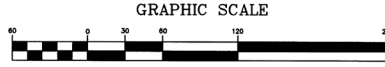
IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP NO. 16056, AS PER MAP FILED IN BOOK 199, PAGES 96 AND 97 OF
 PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ALL OF LOTS 1, 4, 5, AND ALL OF THE
 REMAINDER OF TRACT MAP NO. 16666, AS PER MAP FILED IN BOOK 302, PAGES 55 AND 56 OF MAPS IN THE OFFICE OF THE
 COUNTY RECORDER OF SAID COUNTY.

LENNY GUYETT P.L.S. 7993
 FEBRUARY 15, 2006

MONUMENT NOTES

R1 INDICATES RECORD DATA PER TRACT MAP NO. 16666, M.B. 302/55-56
 O INDICATES 1" I.P. & TAG OR NAIL & TAG "LS 7993" TO BE SET.



216/18

216/18

NO. OF PARCELS: 32
 1 REMAINDER PARCEL
 GROSS ACREAGE = 119.83
 NET ACREAGE = 117.36

PARCEL MAP NO. 17550

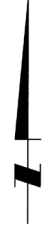
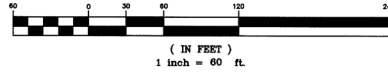
SHEET 13 OF 14 SHEETS

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA

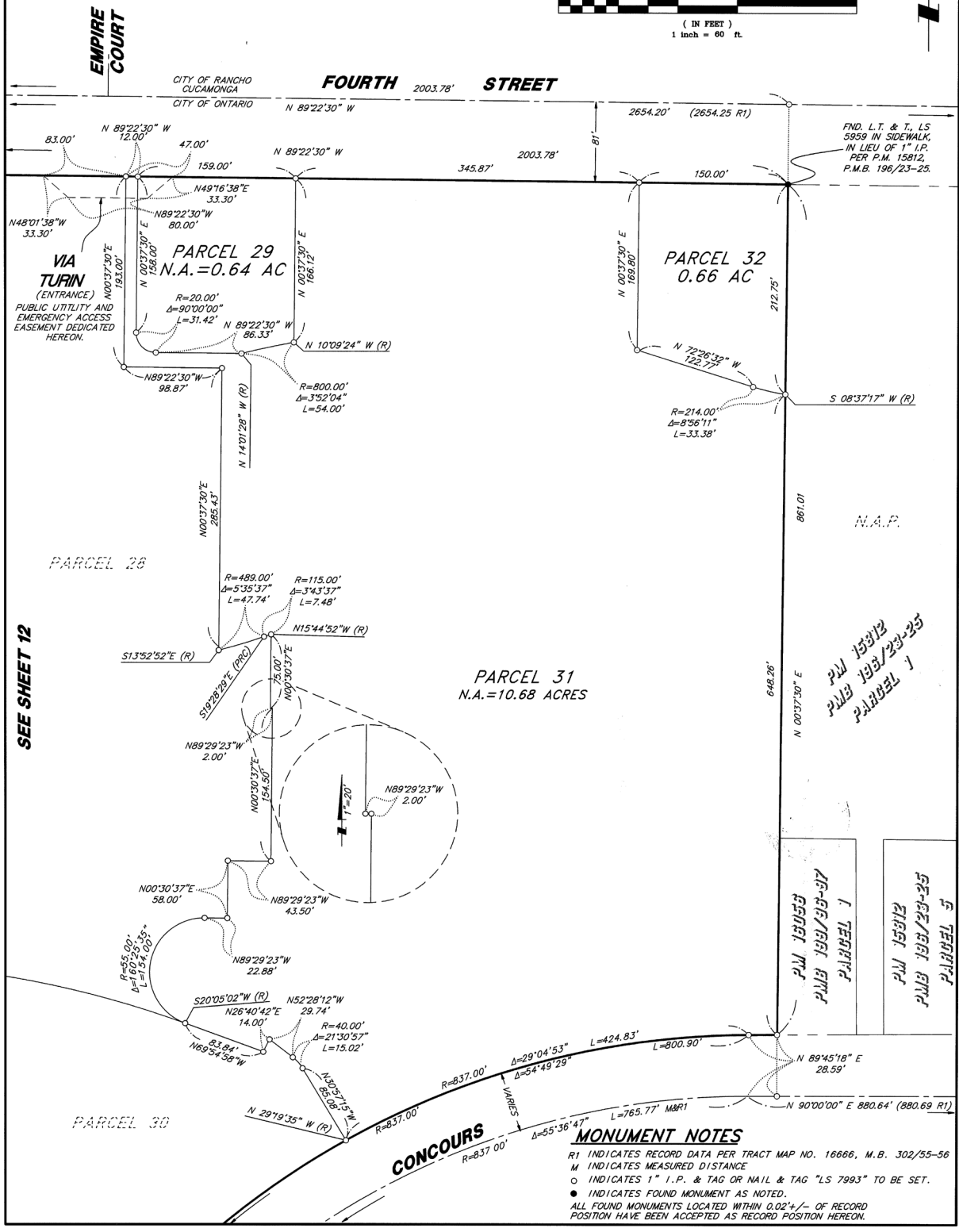
BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP NO. 16056, AS PER MAP FILED IN BOOK 199, PAGES 96 AND 97 OF
 PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ALL OF LOTS 1, 4, 5, AND ALL OF THE
 REMAINDER OF TRACT MAP NO. 16666, AS PER MAP FILED IN BOOK 302, PAGES 55 AND 56 OF MAPS IN THE OFFICE OF THE
 COUNTY RECORDER OF SAID COUNTY.

LENNY GUYETT P.L.S. 7993
 FEBRUARY 15, 2006

GRAPHIC SCALE



216/19



61/019

P.W. 15812
 P.M.B. 1987/23-25
 PARCEL 1

P.W. 15812
 P.M.B. 1987/23-25
 PARCEL 5

NO. OF PARCELS: 1
24.93 ACRES GROSS
24.93 ACRES NET

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 17978

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA
ALL OF THE REMAINDER PARCEL OF PARCEL MAP NO. 17550, AS PER MAP FILED IN BOOK 216,
PAGES 7 THROUGH 20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MARISSA CROWTHER P.L.S. 6152
FEBRUARY 15, 2006

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY DEDICATE TO THE CITY OF ONTARIO A 10.5 FOOT EASEMENT FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, TO BE MAINTAINED BY THE PROPERTY OWNERS, AS SHOWN ON THE ANNEXED MAP.

THE CITY OF ONTARIO, A CALIFORNIA MUNICIPAL CORPORATION

BY: Gregory C. Desjardais

THE ONTARIO REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITICAL

BY: Gregory C. Desjardais

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

ON SEPTEMBER 27, 2006, BEFORE ME, TRACI R. MCGINLEY PUBLIC NOTARY PUBLIC, PERSONALLY APPEARED GREGORY C. DESJARDAIS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Traci R. McGinley TRACI R. MCGINLEY

COMMISSION # 1483449 APRIL 13, 2008
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

ON SEPTEMBER 27, 2006, BEFORE ME, TRACI R. MCGINLEY PUBLIC NOTARY PUBLIC, PERSONALLY APPEARED GREGORY C. DESJARDAIS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Traci R. McGinley TRACI R. MCGINLEY

COMMISSION # 1483449 APRIL 13, 2008
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES

ABANDONMENT NOTE

PURSUANT TO SECTION 66499.20-1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF THAT CERTAIN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF ONTARIO RECORDED JANUARY 11, 1989 PER INSTRUMENT NO. 1989-010122 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

SURVEYOR'S STATEMENT

I, MARISSA CROWTHER, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF TWO SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN MARCH 2005 AT THE REQUEST OF PANATTONI DEVELOPMENT, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, IN COMPLIANCE WITH SECTION 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS WITH THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Marissa Crowther
MARISSA CROWTHER, P.L.S. 6152
REGISTRATION EXPIRES: 3-31-08

Mar 15 2006
DATED:



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF ONTARIO MUNICIPAL CODE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

John P. Sullivan
JOHN P. SULLIVAN
CITY ENGINEER, R.C.E. 24079
CITY OF ONTARIO, CALIFORNIA
REGISTRATION EXPIRES: 12/31/07

9-25-06
DATED:



PLANNING COMMISSION'S STATEMENT

I DO HEREBY STATE THAT THE SUBDIVISION SHOWN ON THE ANNEXED MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE TWENTY-FIFTH DAY OF APRIL, 2006.

9-21-06
DATED:

Jerry L. Blum
JERRY L. BLUM
SECRETARY OF THE ONTARIO PLANNING COMMISSION

CITY COUNCIL'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ONTARIO BY RESOLUTION NO. 2006-028, DULY SECONDED, PASSED AND APPROVED THE ANNEXED MAP ON THE 26th DAY OF SEPTEMBER, 2006, AND ACCEPTED THE DEDICATION TO THE CITY OF ONTARIO OF A 10.5 FOOT EASEMENT FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, SUBJECT TO THEIR IMPROVEMENT IN ACCORDANCE WITH CITY STANDARDS, AS SHOWN ON THE ANNEXED MAP, AND ALSO ACCEPTED THE ABANDONMENT OF THAT CERTAIN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF ONTARIO RECORDED JANUARY 11, 1989 PER INSTRUMENT NO. 1989-010122 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

09-26-06
DATED:

Debra Thomson
DEBRA THOMPSON
CITY CLERK DEPUTY
CITY OF ONTARIO, CALIFORNIA



AUDITOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE 0.

LARRY WALKER, COUNTY AUDITOR/CONTROLLER
COUNTY OF SAN BERNARDINO

10/2/06
DATED:

Stew Mooney
DEPUTY

BOARD OF SUPERVISOR'S STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 0 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED MAP WITH THE COUNTY RECORDER IS A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND I HEREBY ACCEPTED.

DEBRA M. SMITH
CLERK OF THE BOARD OF SUPERVISOR'S OF
THE COUNTY OF SAN BERNARDINO

10/2/06
DATED:

Stew Mooney
DEPUTY

COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2006-0073115, THIS 26th DAY OF SEPTEMBER, 2006, AT 11:00 AM IN BOOK 216, AT PAGE 44-45, IN THE AMOUNT OF \$ 0.

* 10/2/06

LARRY WALKER, COUNTY AUDITOR
THE COUNTY OF SAN BERNARDINO

Recorded in Official Records,
County of San Bernardino
Book 2006-0073115
10/02/2006 1:08 PM

Diana T. Hernandez
DEPUTY RECORDER

NO. OF PARCELS: 1
24.93 ACRES GROSS
24.93 ACRES NET

PARCEL MAP NO. 17978

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

ALL OF THE REMAINDER PARCEL OF PARCEL MAP NO. 17550, AS PER MAP FILED IN BOOK 216,
PAGES 7 THROUGH 20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

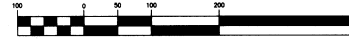
MARISSA CROWTHER P.L.S. 6152
FEBRUARY 15, 2006

SHEET 2 OF 2 SHEETS

MONUMENT LEGEND

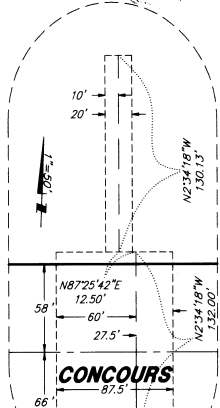
- FOUND MONUMENT AS NOTED
- INDICATES, TO BE SET PER PM 17550, 1" IRON PIPE IN DIRT, OR NAIL AND TAG IN CONCRETE, OR SPIKE AND WASHER IN ASPHALT, ALL TAGGED "LS 7993."

GRAPHIC SCALE



DETAIL 'A'

20' AND 87.50' STORM DRAIN EASEMENT TO THE CITY OF ONTARIO RECORDED JANUARY 11, 1989 AS INST. NO. 1989-010122, D.M. TO BE ABANDONED HEREON.



FND 1" I.P., FLUSH, TAGGED LS 5959 PER C.R. 222 106.

LEGEND

SYMBOL	DESCRIPTION
—	BOUNDARY LINE
- - -	ROAD CENTERLINE
- · - · -	RIGHT-OF-WAY
- - - - -	EXISTING/PROPOSED EASEMENT

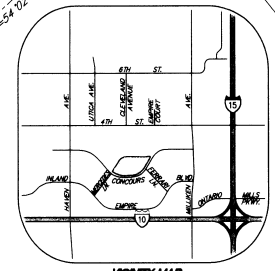
ALL DATA SHOWN IS RECORD AND MEASURED PER PARCEL MAP 17550, P.M.B. 216/7-20.

PARCEL 1
N.A. = 24.93 ACRES

ONTARIO CENTER PARKWAY (PUBLIC)

LINE	LENGTH	BEARING
L1	100.00'	N82°09'29"E
L2	100.00'	N82°09'29"E
L3	10.50'	N02°49'48"W
L4	57.11'	N27°54'22"W
L5	66.30'	N82°35'58"W
L6	71.35'	N33°23'13"E

CURVE	RADIUS	DELTA	LENGTH
C1	450.00'	8°28'01"	66.50'
C2	450.00'	15°14'33"	119.71'
C3	470.50'	8°28'01"	69.53'
C4	429.50'	5°00'43"	37.57'
C5	837.00'	3°52'54"	56.71'
C6	837.00'	1°32'36"	22.55'



APPENDIX B - SUBAREAS

Table B.1: 2021 Piemonte Overlay OCSP Parcels/Subarea Correlation

OCSP PARCEL NUMBERS OR PORTIONS THEREOF	SUBAREAS
1, 2, 3, 4, 5, 6, 7, 8, 9	1
10	2
11	3
12, 13	4
14, 15	5
16, 17, 18, 19	6
20	7, 8
21	9
22	10
23	11, 12
24, 25, 26, 27	13
28, 29, 31, 32	14
30	15
Remainder Parcel	16, 17, 18, 19

APPENDIX C - ONTARIO CENTER SPECIFIC PLAN STATISTICAL SUMMARY

Table C.1: Statistical Areas D & E / Planning Areas 7, 8, 9, 10, 12 & 15

DEVELOPMENT	MAXIMUM GFA (IN SF)	MAXIMUM No. DUs
EXISTING OR ENTITLED DEVELOPMENT		
955 N Duesenberg Dr (Vintage Apartments) - 300 DUs		309
950 N Duesenberg Dr (Camden Landmark Apartments) - 472 DUs		491
4000 E Ontario Center Parkway (Arena)	200,020	
1051 N Milliken Ave (Kohl's)	96,736	
1041 N Milliken Ave (Starbucks)	1,500	
1021 N Milliken Ave (Applebee's)	4,603	
4290 E Fourth St (El Pollo Loco)	2,406	
4275 E Concours St (Home Thai/Professional Nail/Sunrise Optometry)	8,528	
4295 E Concours St (Comerica Bank)	3,262	
901 N Via Piemonte (5-story Office)	125,685	
4150 E Fourth St (Spa/Wax Center/Weight Watchers)	8,385	
4190 E Fourth St (Jeweler/Hair Salon/Dentist)	7,320	
4240 E Fourth St (Wells Fargo)	4,845	
4120 E Fourth St (Big Al's/Petsmart/DSW Shoes)	91,280	
4200 E Fourth St (Target = 140,941 SF + 10,800 SF garden center)	151,742	
900 N Via Piemonte (Marriott - Element Ontario Hotel, 131 rooms)	92,823	
901 N Via Piemonte (Office)	125,685	
Southwest Corner of N Via Alba & E Via Villagio - 72 DUs		72
Northeast Corner of Ontario Center Pkwy & N Via Alba - 110 DUs		110
TOTAL	924,823	982
REMAINING ALLOCATION		
Office/Commercial	608,488	
Hotel 1 - 131 Rooms	87,177	
Hotel 2 - 100 Rooms	110,400	
Residential Units	483,600	**1,500
TOTAL	1,382,488	
GRAND TOTAL	2,840,000	2,300

Note: ** Residential units replace office/retail gross floor area (GFA) at the rate of one dwelling unit for each 600 SF of office/commercial GFA (based on equivalent traffic generation, water demand, and wastewater generation rates).

Table C.2: Statistical Area D / Planning Area 7

DEVELOPMENT	MAXIMUM GFA (IN SF)
EXISTING DEVELOPMENT	
Vintage Apartments - 300 DUs	290,151
TOTAL	290,151
REMAINING ALLOCATION	
Office/Commercial	239,449
Hotel - 100 Rooms	110,400
TOTAL	349,849
GRAND TOTAL	640,000

Table C.3: Statistical Area E / Planning Areas 8, 9 & 10

DEVELOPMENT	MAXIMUM GFA (IN SF)
EXISTING OR ENTITLED DEVELOPMENT	
Camden Apartments - 472 DUs	461,049
Arena	200,020
Kohl's	96,736
Starbucks	1,500
Applebee's	4,603
El Pollo Loco	2,406
Home Thai/Nails/Optometry	8,528
Comerica Bank	3,262
5-Story Office	125,685
Spa/Waxing/Weight Watchers	8,385
Jeweler/Hair Salon/Dentist	7,320
Wells Fargo	4,845
Big Al's/Petsmart/DSW Shoes	91,280
Target	151,742
Marriott - Element Ontario Hotel (131 rooms)	92,823
901 N Via Piemonte (Office)	125,685
Southwest Corner of N Via Alba & E Via Villagio (72 units)	
Northeast Corner of Ontario Center Pkwy & N Via Alba (110 units)	
TOTAL	1,385,859
REMAINING ALLOCATION	
Office/Commercial	243,354
Hotel - 105 Rooms	87,177
Residential - 806 DUs	483,600
TOTAL	1,032,639
GRAND TOTAL	2,200,000

APPENDIX D - 2006 OVERLAY LAND USE ALLOCATION & MAXIMUM DEVELOPMENT INTENSITY ANALYZED FOR TRAFFIC GENERATION

The 2006 traffic analysis for the Piemonte at Ontario Center Project Addendum to the Ontario Center EIR (Applied Planning Inc., February 2006) used the anticipated development shown in Table D.1: 2006 Piemonte Overlay Intensity Allocation by Subarea for Traffic Analysis to determine the remaining traffic capacity for the Overlay area. That traffic analysis used lower numbers that were permitted by the 2006 Overlay. However, it also concluded that the 2006 Piemonte Overlay only used 28% of the daily trips, 29% of the peak daily evening trips and 92% of the peak morning trips.

Table D.1: 2006 Piemonte Overlay Intensity Allocation by Subarea for Traffic Analysis

SUB-AREAS	NET ACRES	LAND USE					MAXIMUM FLOOR AREA	MAXIMUM DWELLING UNITS
		Commercial	Entertainment/Retail	Special Use (Hotel)	Offices	Residential		
1	13.02	•	•	100 Rooms	•		220,713	
2	2.28				•		24,800	
3	1.36	•			•		18,000	
4	12.35				•		251,370	
5	8.29					•		403
6	3.20	•	•		•		43,300	
7	2.68	•	•			•	25,300	170
8	0.76							
9*	5.16				•		125,685	
10	3.24			236 Rooms			180,000	
11	0.91		•			•	32,300	218
12	2.49							
13	4.07		•				49,200	
14*	20.35	•			•		228,400	
15	4.27				•		93,000	
TOTALS	84.43						1,292,068	791

* Built-out Subarea

APPENDIX E - PIEMONTE TRIP GENERATION COMPARISON AND THE PIEMONTE/EMPIRE LAKES 4TH STREET ACCESS CONFIGURATION - FEHR & PEERS MEMORANDUM (DATED JUNE 8, 2016)

Fehr & Peers completed a draft Transportation Impact Study (TIS) for the proposed Empire Lakes project in the City of Rancho Cucamonga. That study documented potential transportation impacts associated with the proposed project.

Since completing that study, we have completed a trip generation estimate for the Piemonte Site based on their most recent site plan that will be submitted to the City of Ontario. We also completed additional work in support of designing the 4th Street access to both the Piemonte Site and the Empire Lakes site. The purpose of this memorandum is to document the methodology, recommendations, and results of the project access assessment.

Piemonte Trip Generation Estimates

Piemonte Trip Generation As Approved

As part of the Empire Lakes traffic study, the portion of the Piemonte Site that has not yet been developed was estimated using information from the Piemonte at Ontario Center Project Addendum to the Ontario Center EIR (Applied Planning Inc., February 2006). Table E-1: Piemonte Trip Generation – As Currently Approved summarizes the trip generation estimate used in the Empire Lakes traffic study:

Table E-1: Piemonte Trip Generation – As Approved in 2006

USE	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Total Net Piemonte (From Study)	29,800	1,284	812	2,096	1,124	1,471	2,595
Parcel 1 (Constructed)	4,990	71	46	117	150	162	312
Parcel 2 (Constructed)	3,182	69	54	123	99	104	203
Parcel 10 (Constructed)	1,107	154	21	175	29	140	169
UNDEVELOPED PIEMONTE	20,521	990	691	1,681	846	1,065	1,911

Source: Piemonte at Ontario Center Project Addendum to the Ontario Center EIR (Applied Planning Inc., February 2006).

As shown in Table E-1: Piemonte Trip Generation – As Currently Approved, the portion of Piemonte that is not yet developed is estimated to generate 20,521 daily trips, 1,681 AM peak hour trips, and 1,911 PM peak hour trips. These trips were utilized in the Empire Lakes traffic study.

Piemonte Trip Generation As Currently Proposed

The site concept for the Piemonte site provided by Lewis Operating Companies (dated March 11, 2016) is attached. Using this site plan, Fehr & Peers estimated the trip generation for the project site as shown in Table E-2: Piemonte Trip Generation – As Proposed in 2016 on the following page.

As shown in Table E-2: Piemonte Trip Generation – As Proposed in 2016, with the proposed site plan the undeveloped portion of Piemonte would be projected to generate 13,905 daily trips, 957 AM peak hour trips, and 1,357 PM peak hour trips.

Table E-3: Piemonte Trip Generation Comparison of 2006 and 2016 Data compares the as-approved trip generation to the currently proposed trip generation. As shown in the table, the undeveloped portion of Piemonte, as currently proposed, is anticipated to generate 6,616 fewer daily trips, 724 fewer AM peak hour trips, and 554 fewer PM peak hour trips.

Given that the currently proposed development in Piemonte is less than what was approved, the assumptions in the Empire Lakes traffic study is considered conservative as part of this effort.

Table E-2: Piemonte Trip Generation – As Proposed in 2016

USE	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
LEWIS AND LINCOLN PROPOSED USES							
Zone 1 - Retail	3,822	53	33	86	159	173	332
Zone 2 - Office	552	69	9	78	13	62	75
Zone 3 - Residential	1,915	29	118	147	116	63	179
Zone 4 - Residential	1,144	18	70	88	69	38	107
Zone 4 - Retail	3,565	50	30	80	149	161	310
Zone 5 - Residential	765	12	47	59	46	25	71
TOTAL GROSS TRIP GENERATION PROPOSED	11,763	231	307	538	552	522	1,074
INTERNALIZATION (CONSISTENT WITH PREVIOUS STUDY) 17% DAILY, 12% AM PEAK HOUR, 18% PM PEAK HOUR	-2,000	-28	-37	-65	-99	-94	-193
TOTAL TRIP GENERATION	9,763	203	270	473	453	428	881
Parcel 6 Trip Generation (from previous study)	1,928	81	52	133	74	65	139
Parcel 13 Trip Generation (from previous study)	2,214	309	42	351	57	280	337
TOTAL NEW TRIPS IN PIEMONTE	13,905	593	364	957	584	773	1,357

Source: Fehr & Peers, 2016. Site Plan provided by Lewis Operating Companies (March 2016). Note: Parcel 6 and Parcel 13 are not included in the Lewis Site Plan and trip generation from the previous Applied Planning dated February 2006 study is used.

Table E-3: Piemonte Trip Generation Comparison of 2006 and 2016 Data

USE	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Undeveloped Piemonte (as approved)	20,521	990	691	1,681	846	1,065	1,911
Undeveloped Piemonte (as proposed)	13,905	593	364	957	584	773	1,357
NET DIFFERENCE	-6,616	-397	-327	-724	-262	-292	-554

Source: Fehr & Peers, 2016

4Th Street Access Methodology

Given the proximity of up-stream and down-stream intersections to the proposed site access, micro-simulation was utilized to evaluate traffic operations. Micro-simulation utilizes driver behavior parameters to simulate how driver decisions affect traffic operations. Additionally, micro-simulation has the ability to evaluate how vehicles queues can extend over space and time and account for the operational effects associated with those queues.

To evaluate the network, Fehr & Peers utilized the SimTraffic 8.0 software which is consistent with the Highway Capacity Manual methodology (Transportation Research Board, 2010). Assumptions utilized in this assessment specific to this software are documented below:

- Lane configurations utilized are based on the proposed design shown in Attachment A
- Signal timing information began with existing timing data provided by the City and were optimized for the corridor related to signal timing splits and timing offsets
- A base saturation flow rate of 1,900 vehicles per hour per lane
- A peak hour factor of 0.95 was applied
- A total of 20 simulations were completed with different random seeds
- The results are based on the average of all 20 runs as there were no “outliers” in the simulation results
- The simulation results were utilized to assist in designing the intersection for both level of service and to accommodate expected queues
- Fehr & Peers updated the trip assignment information to/from the Piemonte to reflect the trip generation information noted above based on the locations of land use provided on the attached site plan.

Please note that the analysis for site access focused on the forecasts developed for the cumulative scenario. This provides the highest volume of traffic and is considered the most appropriate scenario for sizing infrastructure.

4Th Street Access Analysis Results

The level of service (LOS) was calculated for both the 4th Street/Cleveland Avenue and 4th Street/The Vine study intersections to evaluate traffic operations. LOS is a qualitative measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. Table E-4: Intersection HCM LOS Criteria describes the LOS thresholds for signalized intersections identified in the HCM. Table E-5: Cumulative Plus Project Conditions Intersection LOS (2016) summarizes the AM and PM peak hour level of service results for the two study intersections. Table E-6: Cumulative Plus Project Left-Turn Queues (2016) summarizes the queues at the intersections.

Table E-4: Intersection HCM LOS Criteria

LOS	DESCRIPTION	SIGNALIZED DELAY (SECONDS)
A	Operations with very low delay occurring with favorable progression and/or short cycle length.	< 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	> 10.0 to 20.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	> 20.0 to 35.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	> 35.0 to 55.0
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.	> 55.0 to 80.0
F	Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	> 80.0

Source: Highway Capacity Manual (Transportation Research Board, 2010).

Table E-5: Cumulative Plus Project Conditions Intersection LOS (2016)

	INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	DELAY	LOS
19	4th Street/Cleveland Avenue	Signal	AM	16.0	B
			PM	20.8	C
20	4th Street/The Vine (Project Access)	Signal	AM	14.8	B
			PM	16.7	B

Notes:

1. Delay is calculated using SimTraffic Micro-Simulation using HCM 2010 Methodology

Source: Fehr & Peers, 2016

Table E-6: Cumulative Plus Project Left-Turn Queues (2016)

LOCATION	AM	PM
4TH STREET/CLEVELAND AVENUE INTERSECTION		
Eastbound Left-Turn (225')	225'	77'
Westbound Left-Turn (142' Storage)	140'	133'
4TH STREET/THE VINE INTERSECTION		
Eastbound Left-Turn ¹ (310' Storage)	106'	257'
Westbound Left-Turn ¹ (250' Storage)	191'	206'

Notes:

Queues reported from Synchro and represent the 95th-percentile queue.

BOLD indicates where queue exceeds available storage.

1. Proposed Configuration has dual lanes. Total queue in both lanes reported

Source: Fehr & Peers, 2016

As shown in Table E-5: Cumulative Plus Project Conditions Intersection LOS (2016), both study intersections are projected to operate at acceptable levels of service during both peak hours. Additionally, as shown in Table E-6: Cumulative Plus Project Left-Turn Queues (2016), the queues are accommodated in the proposed turn pockets.

APPENDIX F - TOYOTA ARENA MIXED-USE DEVELOPMENT TRAFFIC IMPACT ANALYSIS - RK Engineering Group (September 17, 2021)

RK Engineering Group, Inc. completed a draft Transportation Impact Analysis (TIA) for the proposed mixed-use development . That study documented potential transportation impacts associated with the proposed project.

The purpose of this memorandum is to document the methodology, recommendations, and results of the project access assessment.

Mixed-Use Trip Generation Estimates

The mixed-use development capacity and trip generation associated with the 2022 Piemonte Overlay Specific Plan Amendment has been analyzed. Table F-1: OCSP Trip Generation Comparison with Proposed Mixed-Use Land Uses (SA 8, 11, 16 & 17) summarizes the trip generation estimate used in the traffic analysis:

Table F-1: OCSP Trip Generation Comparison with Proposed Mixed-use Land Uses (SA 8, 11, 16 & 17)

	DAILY	AM PEAK HOUR	PM PEAK HOUR
Allowable trips per OCSP	98,837	1,961	7,556
Total Net Adept-Piemonte Trips	5,691	300	458
Trip Generation Difference Between OCSP and proposed Overlay Amendment	93,146	1,661	7,098
Percent of Trips Use by proposed Overlay Amendment	6.1%	18%	6.4%

The Traffic Impact Analysis compared the proposed Mixed-use Land use trip generation to the available trip counts allowed under the Ontario Center Specific Plan. In summary, the OCSP has a remaining trip capacity of 98,837 daily trips, and the proposed Mixed-use is anticipated to generate a net trip count of 5,691, which is well within the remaining capacity established for the OCSP area. In addition, the peak hour trip counts for the proposed Mixed-use land uses, 300

trips in the AM and 458 trips in the PM, are also within the peak hour Allowable trips per OCSP.

CEQA Vehicle Miles Traveled Analysis

Development projects within the Piemonte Overlay are subject to a Vehicle Miles Traveled (VMT) analysis, pursuant to the recommendations and practices described in Planning Commission Resolution No. PC20-021.

According to City guidelines, land use projects located within a Transit Priority Area (TPA) and have the following project characteristics are presumed to have a less than significant impact absent substantial evidence to the contrary:

- Has a Floor Area Ratio of 0.75 or higher;
- Includes no more parking for residents, customers or employees than the City Development Code mandates;
- Is consistent with the Sustainable Community Strategy (SCS) as determined by the City with input from SCAG or SBCTA; and
- If there are existing affordable residential units, replaces those residential units with at least as many similarly affordable units and not with a smaller number of moderate or high-income residential units.

Certain areas within the Piemonte Overlay are within the TPA and may qualify to be presumed to have a less than significant impact.

APPENDIX G - OCSP PLANTING MATRIX

Table G.1: Applicable OCSP Planting Matrix

SPECIES (LATIN NAME - COMMON NAME)	CONCOURS STREET	FOURTH STREET	HAVEN AVENUE	PRIMARY ENTRANCE STATEMENT	SECONDARY ENTRANCE STATEMENT
TREES (P = Primary Tree, S = Secondary Tree)					
<i>Acacia saligna</i> – Willow Acacia		S			
<i>Arbutus unedo</i> – Strawberry Tree					X
<i>Bauhinia variegata</i> – Orchid Tree					X
<i>Brachychiton acerfolius</i> – Flame Tree		S			
<i>Brachychiton populneum</i> – Bottle Tree	S	S			
<i>Celtis australis</i> – European Hackberry					X
<i>Chorisia speciosa</i> – Floss-silk Tree	P	P		X	X
<i>Cinnamomum camphora</i> – Camphor Tree		P		X	X
<i>Cupaniopsis anacardioides</i> – Carrotwood				X	X
<i>Eriobotrya deflexa</i> – Loquat					X
<i>Ficus nitida</i> – Ficus	S		P	X	
<i>Ficus religiosa</i> – Bo Tree				X	
<i>Ficus rubiginosa</i> – Rusty Leaf Fig				X	X
<i>Fraxinus velutina</i> ‘Modesto’ – Modesto Ash				X	
<i>Geijera parvifolia</i> – Australian Willow					X
<i>Quercus kelloggii</i> – California Black Oak					X
<i>Quercus rubra</i> – Red Oak	S				
<i>Quercus suber</i> – Cork Oak	P				
<i>Schinus Molle</i> – California Pepper *			S		
<i>Sophora japonica</i> – Japanese Pagoda Tree				X	X
<i>Ulmus parvifolia</i> – Chinese Evergreen Elm	S				X
<i>Washingtonia robusta</i> – Mexican Fan Palm				X	X
<i>Washingtonia filifera</i> – California Fan Palm		S	S	X	X
SHRUBS					
<i>Acacia spp.</i> – Wattle					X
<i>Abelia grandiflora</i> – Glossy Abelia				X	X
<i>Abelia grandiflora</i> ‘Edward Goucher’ – Dwarf Glossy Abelia				X	
<i>Agapanthus spp.</i> – Lily of the Nile				X	X
<i>Callistemon spp.</i> – Bottlebrush					X
<i>Carissa spp.</i> – Natal Plum				X	X

Table G.1: Applicable OCSP Planting Matrix (Continued)

SPECIES (LATIN NAME - COMMON NAME)	CONCOURS STREET	FOURTH STREET	HAVEN AVENUE	PRIMARY ENTRANCE	
<i>Carissa grandiflora</i> 'Tuttlei' – Dwarf Natal Plum				X	
<i>Cercis occidentalis</i> – Western Redbud					X
<i>Clivia Miniata</i> – Clivia				X	X
<i>Cotoneaster</i> spp. – Cotoneaster					X
<i>Dietes vegeta</i> – Fortnight Lily				X	X
<i>Grevillea noellii</i> – NCN				X	X
<i>Hemerocallis</i> spp. – Daylily				X	X
<i>Hypericum Calycinum</i> – Aaron's Beard					X
<i>Ilex</i> spp. – Holly				X	X
<i>Iris</i> spp. – Iris					X
<i>Juniperus</i> spp. – Juniper				X	X
<i>Kniphofia uvaria</i> – Red Hot Poker					X
<i>Lantana camara</i>				X	X
<i>Nandina domestica</i> – Heavenly Bamboo				X	X
<i>Nandina</i> 'Harbor Dwarf' – Dwarf Bamboo				X	X
<i>Nerium oleander</i> – Oleander				X	X
<i>Pennisetum setaceum</i> – Fountain Grass					
<i>Photinia</i> spp. – Photinia				X	X
<i>Pittosporum</i> spp. – Pittosporum				X	X
<i>Pittosporum tobira</i> 'Wheeleri' – Dwarf Pittosporum				X	X
<i>Plumbago auriculata</i> – Cape Plumbago					X
<i>Podocarpus macrocarpa</i> – Yew Pine				X	X
<i>Potentilla fruticosa</i> – Cinquefoil				X	X
<i>Prunus Caroliniana</i> – Carolina Laurel Cherry					X
<i>Pyracantha</i> spp. – Pyracantha					X
<i>Raphiolepis</i> spp – Indian Hawthorn				X	X
<i>Viburnum</i> spp. – Viburnum					
<i>Xylosma congestum</i> – Shiny Xylosma				X	X
<i>Yucca schottii</i>					

Table G.1: Applicable OCSP Planting Matrix (Continued)

SPECIES (LATIN NAME - COMMON NAME)	CONCOURS STREET	FOURTH STREET	HAVEN AVENUE	PRIMARY ENTRANCE	
GROUND COVER					
<i>Ajuga reptans</i> – Bronze Ajuga				X	X
<i>Anigozanthos</i> spp. – Kangaroo Paw					X
<i>Bougainvillea</i> spp.				X	X
<i>Carissa grandiflora</i>				X	X
<i>Carpobrotus edulis</i> – Hottentot Fig				X	X
<i>Cerastium tomentosum</i> – Snow-in-Summer				X	
<i>Delosperma alba</i> – White Iceplant				X	X
<i>Drosanthemum hispidum</i> – Rosea Iceplant				X	X
<i>Fragaria chiloensis</i> – Wild Strawberry					X
<i>Gazania splendens</i> – Clumping Gazania				X	X
<i>Hedera helix</i> ‘Needlepoint’ – Needlepoint Ivy					X
<i>Jasminum humile</i> – Italian Jasmine				X	X
<i>Lantana</i> spp.				X	X
<i>Oenothera berlandieri</i> – Mexican Evening Primrose					X
<i>Pelargonium peitatum</i> – Ivy Geranium				X	X
<i>Potentilla verna</i> – Spring Cinquefoil					X
<i>Rosmarinus officinalis</i> – Rosemary				X	X
<i>Santolina</i> spp. – Lavender Cotton				X	X
<i>Sedum</i> spp. – Sedum				X	X
<i>Tracheospenium jasminoides</i> – Star Jasmine				X	X
<i>Verbena peruviana</i> – Verbena					X
<i>Vinca minor</i> – Dwarf Periwinkle				X	X
<i>Vinca rosea</i> – Madagascar Periwinkle				X	X
VINES					
<i>Anemopaigma chamberlaynii</i> – Yellow Trumpet Vine					X
<i>Bougainvillea</i> – NCN				X	X
<i>Clytostoma callistegiodes</i> – Violet Trumpet Vine					X
<i>Gelsemium</i> – Carolina Jessamine				X	X
<i>Macfadyena unguis-cati</i> – Cat’s Claw					X
<i>Parthenocissus tricuspidata</i> – Boston Ivy				X	X
<i>Tecomaria capensis</i> – Cape Honeysuckle				X	X

Source: The Ontario Center Specific Plan (P&D Technologies) Updated April 2005.