A. CIRCULATION AND ACCESS

As stated previously, all external roadways have been constructed and dedicated to the City of Ontario. Roadway sections for those streets which include Archibald Avenue and Jurupa Street are shown in Figure V-A-1 on the following page.

No right of way currently exists north of the center line of Jurupa Street for roadway improvements proposed by this project. The project sponsor will endeavor to obtain necessary roadway and slope easements from the adjacent property owners to facilitate the proposed Jurupa Street improvements. There are currently two (2) separate parcels of land north of Jurupa Street that roadway and slope easements will be required of.

Should the project sponsor be unsuccessful in obtaining the necessary roadway and slope easements, the city will exercise the right of condemnation to secure the necessary easements. The costs incurred by the city for condemnation proceedings and land acquisition shall be borne entirely by the project sponsor.

If the necessary roadway and slope easements can not be obtained by the project sponsor and in lieu of acquiring necessary roadway and slope easements by condemnation proceedings for Jurupa Street west of Tower Drive, a knuckle will be constructed to city standards at the intersection of Tower Drive and Jurupa Street, with private driveway access provided westerly within the existing Jurupa Street right of way to the westerly driveway for Building No. 8. SEE FIG. V-B-1a .

The necessary easements must be furnished or adequate surety posted with the city to acquire the necessary easements prior to recordation of any parcel map. The amount of the surety shall be determined by the City Engineer.

The project proponent proposes the construction of private drives also as shown in figure V-A-1 to accommodate the internal circulation needs of Archibald Business Center. The precise alignment of these private drives will be finalized in conjunction with the site plan approval process.

Signal Warrants

Traffic signals will be required at the intersections of Archibald Avenue and Jurupa Street when signal warrants are met. A fair share formula shall be developed by the City Engineer to fund said signal and other intersection improvements. The financial participation in signal construction and intersection improvements by the project sponsor shall be on a fair and equitable share basis in accordance with an agreement made with the City Engineer. This agreement shall be stipulated in the conditions of approval of the parcel map. The fees or other cost-sharing expense shall be paid prior to recordation of the map or approval of street improvements, whichever occurs later.

Street Intersections

The intersection at Archibald Avenue and Jurupa Street will be modified for turn pockets as shown in fig. V-B-1 .

Street intersection will be subject to approval by city traffic engineer.

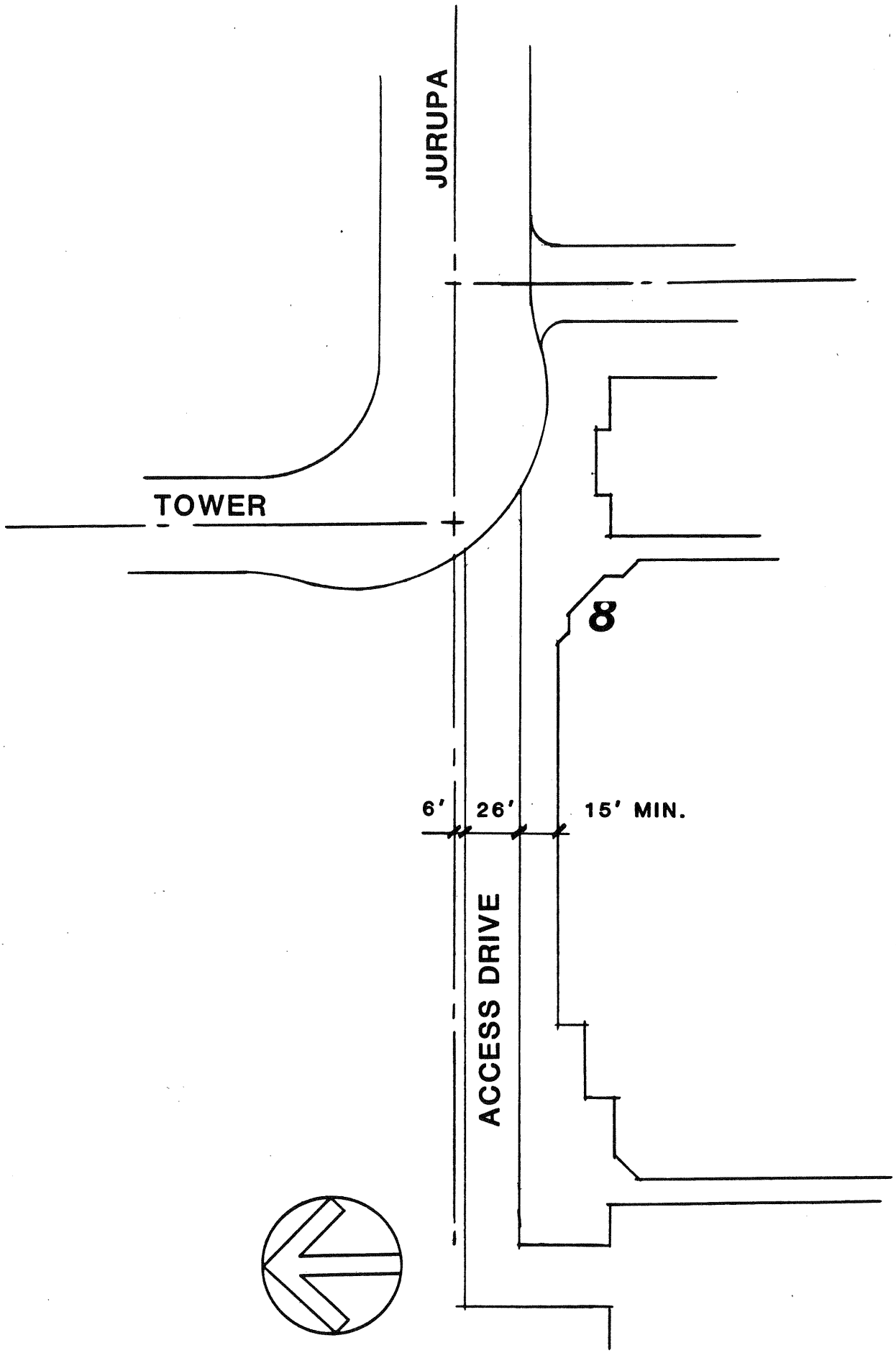


FIGURE V-B-1a

B. INFRASTRUCTURE

1. Storm Drain System

The project sponsor will construct all drainage facilities necessary to provide a 100-year flood protection. For more detailed information regarding drainage facilities see the hydrology study incorporated as Appendix B of this report.

In providing flood protection to the site, the project sponsor will ensure that all drainage facilities within the boundaries of the project shall be designed to handle a 25-year frequency storm within its underground system and a 100-year frequency storm within the combination of storm drain and street and other surface drainage facilities. This should protect future buildings and other like onsite facilities from damage due to flooding.

2. Water System

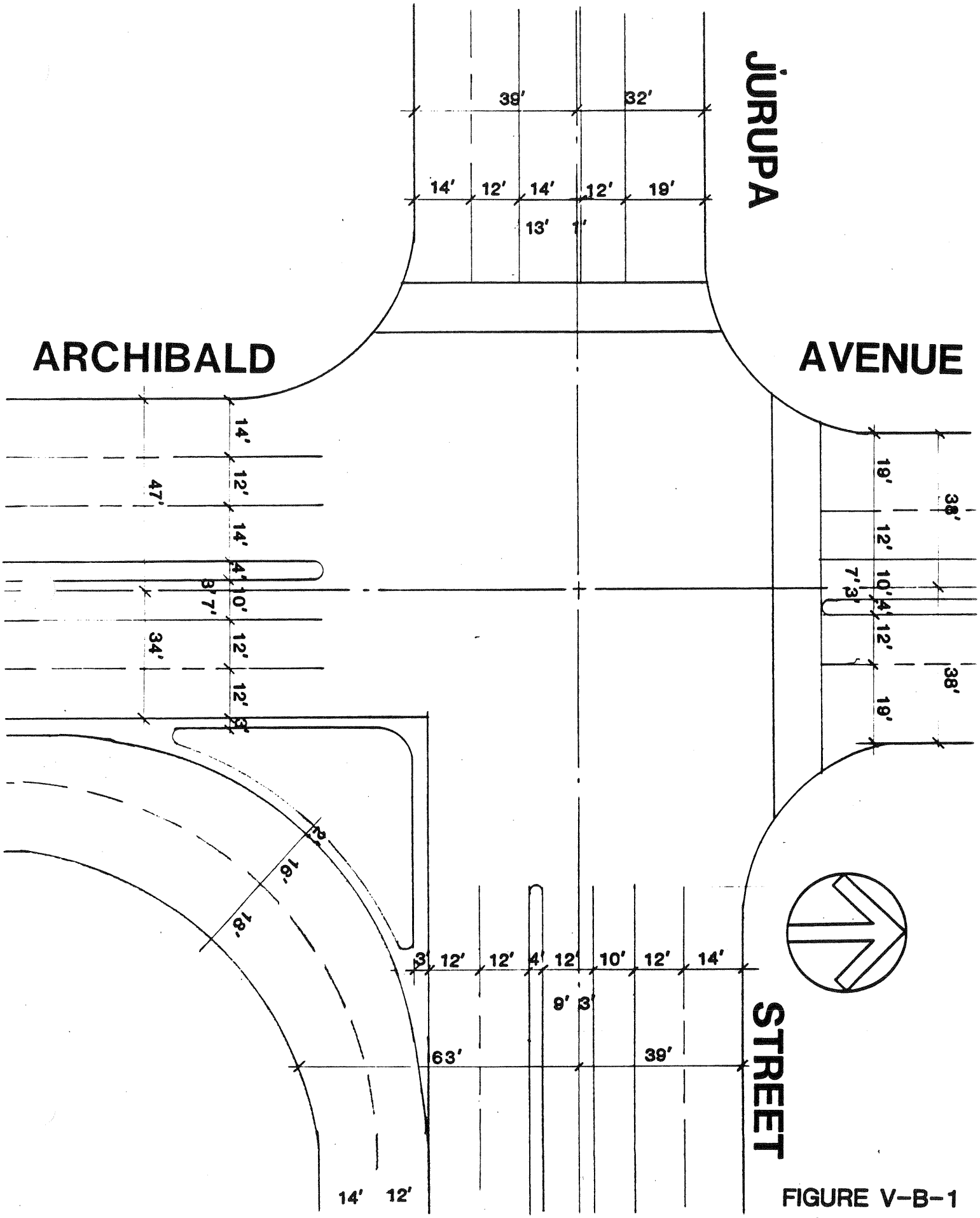
The water required to support development of Archibald Business Center will be provided by the expansion of the City of Ontario's existing water system.

The project water system will be looped through the site between the existing 10" and 12" water main in Jurupa Street and the existing 10" water main in Archibald Avenue (See Figure V-B-2, Water Master Plan). The Archibald Avenue connection will be on the high pressure side of the existing pressure reduction station, which will allow the project to be served from the 8th Street Pressure Zone system.

Private onsite water facilities will be placed in private drives or in other appropriate easements to the satisfaction of the City Engineer.

The City of Ontario Water Master Plan shows M-2 zoning (light industrial uses) for this project site. The water demand for the study area based on industrial/commercial development is 2,300 G/Ac-Day or 0.07 mgd.

All water facility improvements will be designed in accordance with the requirements of the City of Ontario. The minimum pipe diameter used in the network is 8". Minimum residual pressure allowed is 20 psi for fire flow conditions. Fire hydrant spacing will generally be 300-350'. Fire hydrants will be located in accordance with Fire Department recommendations. The existing waterline in Jurupa Street to be relocated within the street R/W under pavement.


JURUPA
ARCHIBALD
AVENUE
STREET
39'
32'
14'
12'
14'
12'
19'
13'
1"
47'
34'
14'
12'
14'
4'
10'
12'
12'
3'
8'
7'
19'
38'
12'
10'
4'
12'
7'
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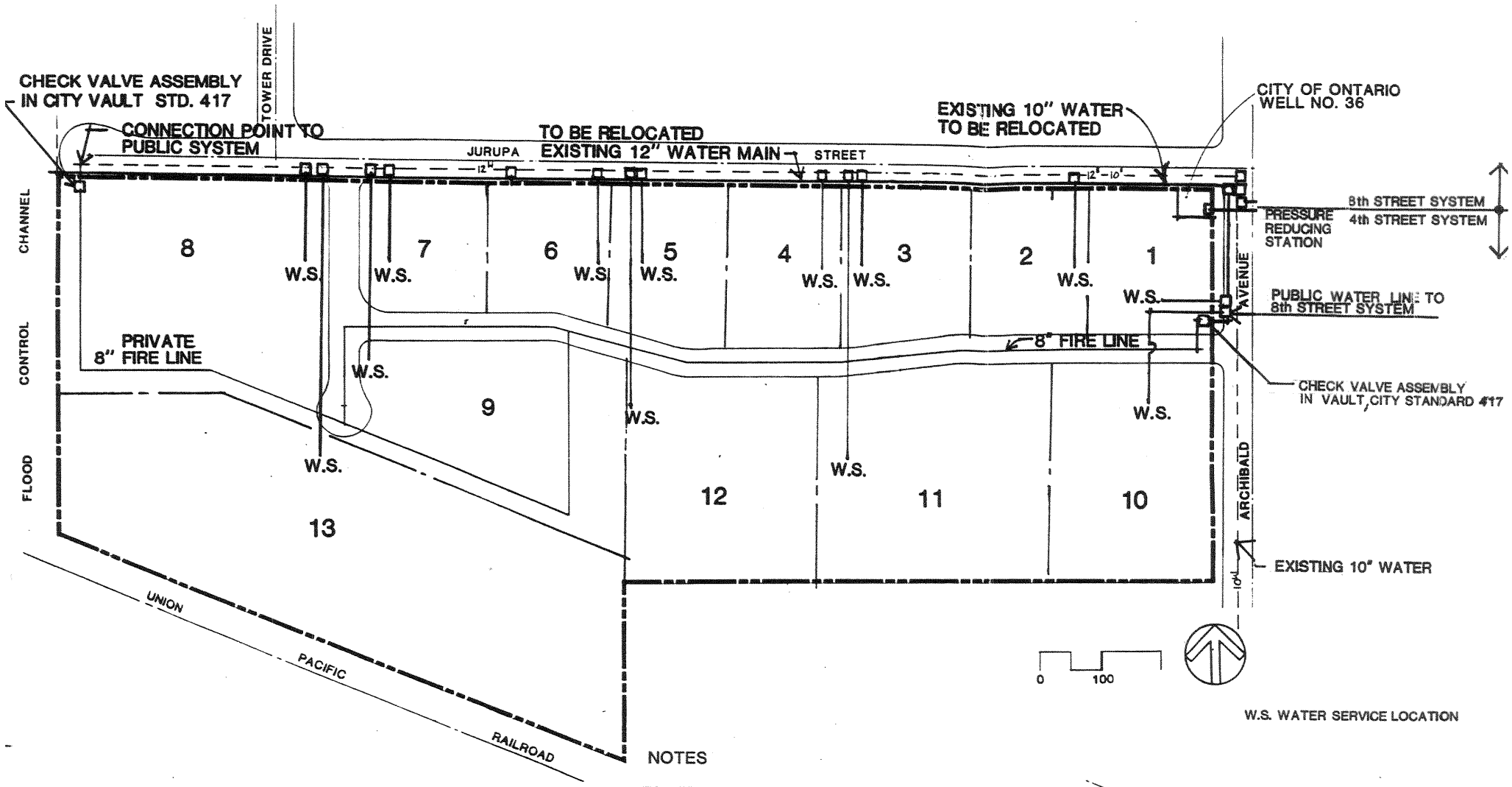
19'
38'
3'
12'
12'
4'
12'
10'
12'
14'
9'
3'
63'
39'
16'
16'
14'
12'

FIGURE V-B-1



NOTES

FIRE PROTECTION LINE TO BE CONNECTED TO 8th STREET SYSTEM.
FIRE HYDRANTS TO BE SPACED PER REQUIREMENTS OF CITY OF ONTARIO FIRE DEPT.
PROPOSED WATER SERVICE WITHIN PRIVATE DRIVE SHALL BE PRIVATE.

WATER MASTER PLAN FIGURE V - B - 2

The waterlines will be designed to provide 4,500 gallons per minute (gpm.) fire flow in addition to peak day demand. Approximately 100 gpm. will be provided for industrial domestic use, and 4,500 gpm. for fire flow, as required by the city of Ontario.

3. Wastewater

The Archibald Business Center sewer system has been designed as a private system to accomodate industrial buildings. The Master Plan for sewer service identifies flows based on generation factors pursuant to proposed land use. (See Figure V-B-3, Sewer Master Plan). The Master Plan for sewer service also specifices the size and capacities of the system to be constructed by the project sponsor.

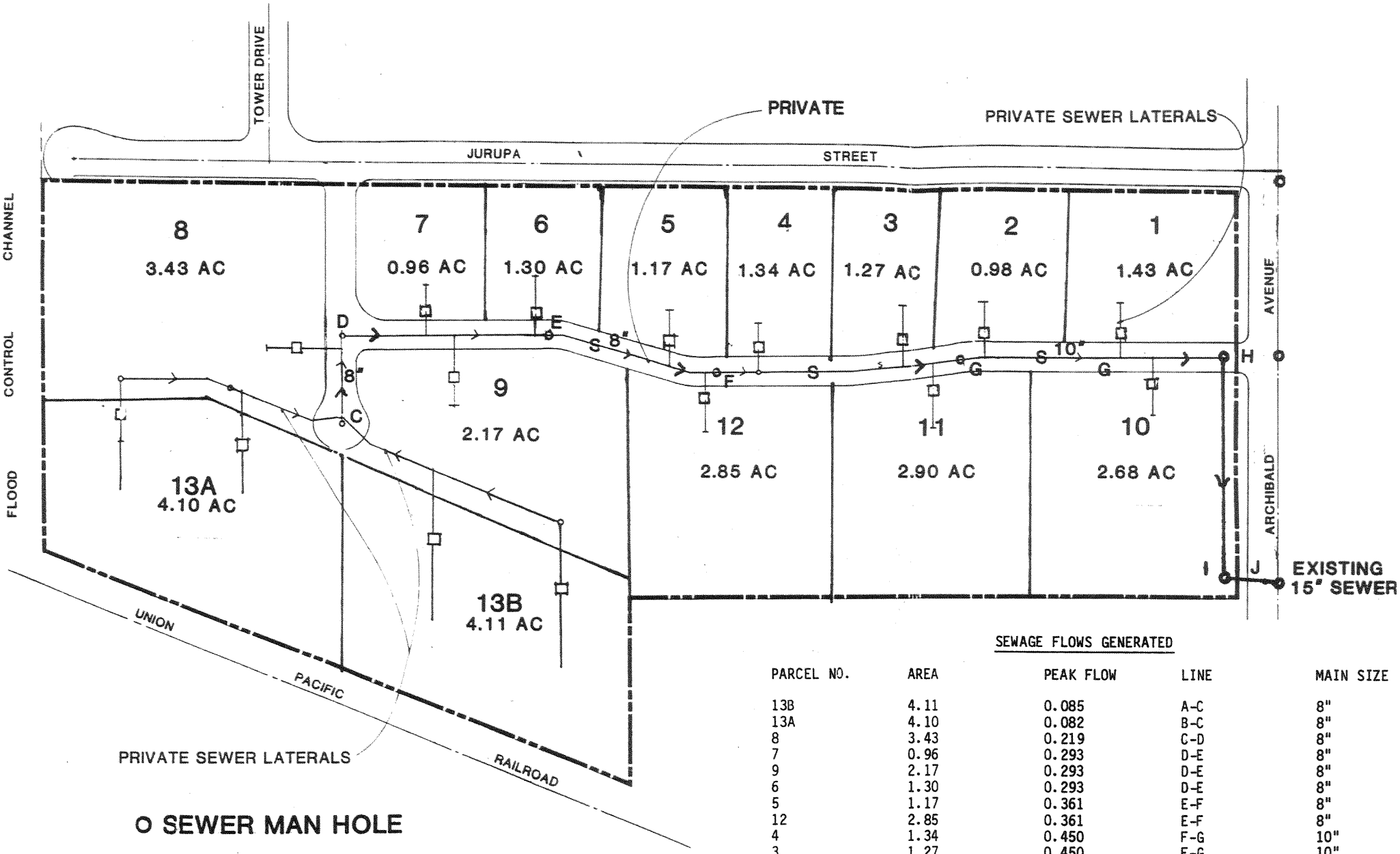
The average wastewater flow based on the City of Ontario Master Plan is 0.12 mgd for this project, using 4,000 G/Ac-Day for industrial land, which is consistent with the City Master Plan.

Peak sewer discharge is used in the design of the sewer system. The peaking curve used in the Ontario Sewer Master Plan was used in sizing of the project system.

Design and construction of the sewer system will be completed in accordance with the standards and specifications of the City of Ontario.

Sewer main sizing is based on the wastewater generation factor of 4,000 G/Ac-Day for Industrial land use. Line sizes are designed for peak flow, using a peak factor of 2.42 - .235 Ln (Q) where Q is in CFS. The sewer lines will be sized using maximum 50 percent full for 8-inch diameter and maximum 75 percent full for sizes greater than 8-inch.

Minimum depth of sewer is assumed to be six to seven feet below finished grade. Manholes will be spaced at 300 to 400 feet. Each site will have a monitoring sewer manhole on the sewer lateral. Flow from each site will be collected in a private main flowing base to Archibald Avenue. kThe private main will connect to the existing public 16" main in archibald ave, at the south east corner of the project.



SEWAGE FLOWS GENERATED

PARCEL NO.	AREA	PEAK FLOW	LINE	MAIN SIZE
13B	4.11	0.085	A-C	8"
13A	4.10	0.082	B-C	8"
8	3.43	0.219	C-D	8"
7	0.96	0.293	D-E	8"
9	2.17	0.293	D-E	8"
6	1.30	0.293	D-E	8"
5	1.17	0.361	E-F	8"
12	2.85	0.361	E-F	8"
4	1.34	0.450	F-G	10"
3	1.27	0.450	F-G	10"
11	2.90	0.450	F-G	10"
2	0.98	0.534	G-H	10"
1	1.43	0.534	G-H	10"
10	2.68	0.534	G-H	10"
--	----	0.534	H-I	10"
--	----	0.534	I-J	10"

PRIVATE SEWER SYSTEM

FIGURE V - B - 3

C. PUBLIC UTILITIES

1. Electricity

Electrical service within Archibald Business Center will be provided by the Southern California Edison Company (SCE). To provide adequate electrical service to uses within the project site, the existing 12 kilovolt (kv) overhead feeder system along Archibald Avenue and will be extended through the site.

All electrical lines within the site (including the existing overhead lines along Archibald Avenue) will be placed underground within dedicated public streets, dedicated public utility easements along streets, or in dedicated easements within private drives, as approved by the City Engineer and SCE.

The ultimate configuration of electrical facilities shall be as approved by SCE. The phasing of electrical facilities will be consistent with the phased development of land within the site such that adequate electrical service is available to developed uses within the site at all times.

2. Natural Gas

Natural gas service within Archibald Business Center will be provided by the Southern California Gas Company. To provide adequate natural gas service to uses within Archibald Commerce Center, an onsite system of gas lines will be connected to the existing four-inch gas line in Archibald Avenue, and possibly the existing two-inch line in Mission Blvd.

All natural gas lines within the site will be placed underground within dedicated public utility easements along streets, or in dedicated easements within private drives, as approved by the City Engineer and the Southern California Gas Company.

The ultimate configuration of natural gas facilities shall be as approved by the Southern California Gas Company. The phasing of natural gas facilities shall be consistent with the phased development of land within the site such that adequate natural gas service is available to developed uses within the site at all times.

3. Telephone

Telephone service within Archibald Business Center will be provided by the General Telephone Company (GTE). To provide adequate telephone service to uses within Archibald Commerce Center , an onsite system of telephone lines will be connected to the existing cable system in Archibald avenue right-of-way.

All telephone lines within the site will be placed underground (including existing overhead lines) within dedicated public streets, dedicated public utility easements along streets, or in dedicated easements within private drives, as approved by the City Engineer and GTE.

In addition to regular telephone service lines, a "High Digital" service will be made available through GTE to uses within Archibald Business Center. This service consists of "fiber-optic" cable used for computer systems. According to GTE, a 1.54 megabyte "high cap" will be offered. A separate ducting system will be provided within the project site for this service.

The ultimate configuration of telephone facilities may be designed by the project sponsor or directly by GTE. The actual construction of the telephone cabling system involves the laying of conduit through which actual lines will be run to the specifications of GTE.

The phasing of construction of telephone facilities shall be consistent with the phased development of land within the site such that adequate telephone service is available to developed uses within the site at all times.

4. Solid Waste

Solid waste collection services will be performed by the City of Ontario. The Solid Waste Superintendent shall determine the type, size, quantity, and location of all solid waste receptacles. All refuse enclosures shall be constructed to City specifications. Refuse compaction shall be required of all multiple story development.

D. COMMUNITY FACILITIES

1. Fire Protection

The City of Ontario currently provides fire protection service to the project area. However, development of Archibald Business Center, combined with envisioned surrounding development, necessitates the construction of an additional fire station. The new fire station (Station No. 7) will be built on a 3.14-acre site located on the south side of Jurupa Street, approximately 4,000 feet east of the Day Creek Channel/Wineville Avenue. Archibald Business Center will participate in a Mello-Roos Assessment District which will finance the maintenance of the fire station.

2. Police Protection

Police protection to the project will be provided by the City of Ontario through their existing police services. If necessary, these services will be expanded when the project is complete.

A minimum of two beats will be required in the project vicinity. The main reason is the adjoining planned development sites in and around the Ontario Airport. Two beats would provide a 24-hour coverage, seven days per week, to an area covering roughly 8-10 square miles. Each beat consists of five officers.

It is anticipated that police services required for the specific plan area will be primarily related to traffic enforcement. Based on an average police beat size of 4.2 square miles, it is anticipated that Archibald Business Center will utilize approximately 0.2 percent of the resources of one police beat.

3. Open Space

Open space within Archibald Business Center will be provided in building setbacks along streets, streetscape treatments including landscaped medians, and by the standards set for onsite landscaping.

E. GRADING

Grading will occur throughout the project site. The general intent of the grading program is to provide suitable building pad areas and adequate site drainage which will require imported fill material. In general, the site will be generally sloped toward a low point near the center of the site with provisions for drainage overflow southerly to the existing drainage channel at the southeasterly corner of the site at the Union Pacific Railroad.

As part of the construction of this project, Jurupa Street will be reconstructed to remove the sag condition. A crown will be graded 500 ft. west of Archibald Avenue. Jurupa Street will slope from this crown east to Archibald Avenue and west to Tower Drive. Jurupa Street will be fully improved to half-width, plus 14' on the north half with this project.

F. LANDSCAPE CONCEPT

The high quality environment envisioned for Archibald Business Center will be established, in part, by the landscape treatment. The landscape is intended to give structure and identity to the overall project, (see Figure V-F-1, Landscape Concept Plan).

The conceptual landscape plan recognizes the need to conserve water and energy, and to use plants which do well in the hot, dry climate of Ontario. The plan therefore proposes the use of drought tolerant plants, as well as other plants that may be native or naturalized to the area.

The plan identifies primary landscape elements that will visually emphasize the character of this project. These elements include streetscape, buffer planting, entries and intersections, and onsite landscaping for individual projects within Archibald Business Center. The plant palettes included in the landscape concept may be substituted by the City of Ontario with equivalent plant materials.

1. Streetscape

The conceptual streetscape plan establishes structure, hierarchy, coherence, continuity, and visual identity for the project. The plant palette and the landscape treatment for each of the streets serve to reinforce the overall concept.

The plants reflect the hierarchy of the street system with taller, imposing trees defining the major arterials, and medium-sized trees denoting the more local street network.

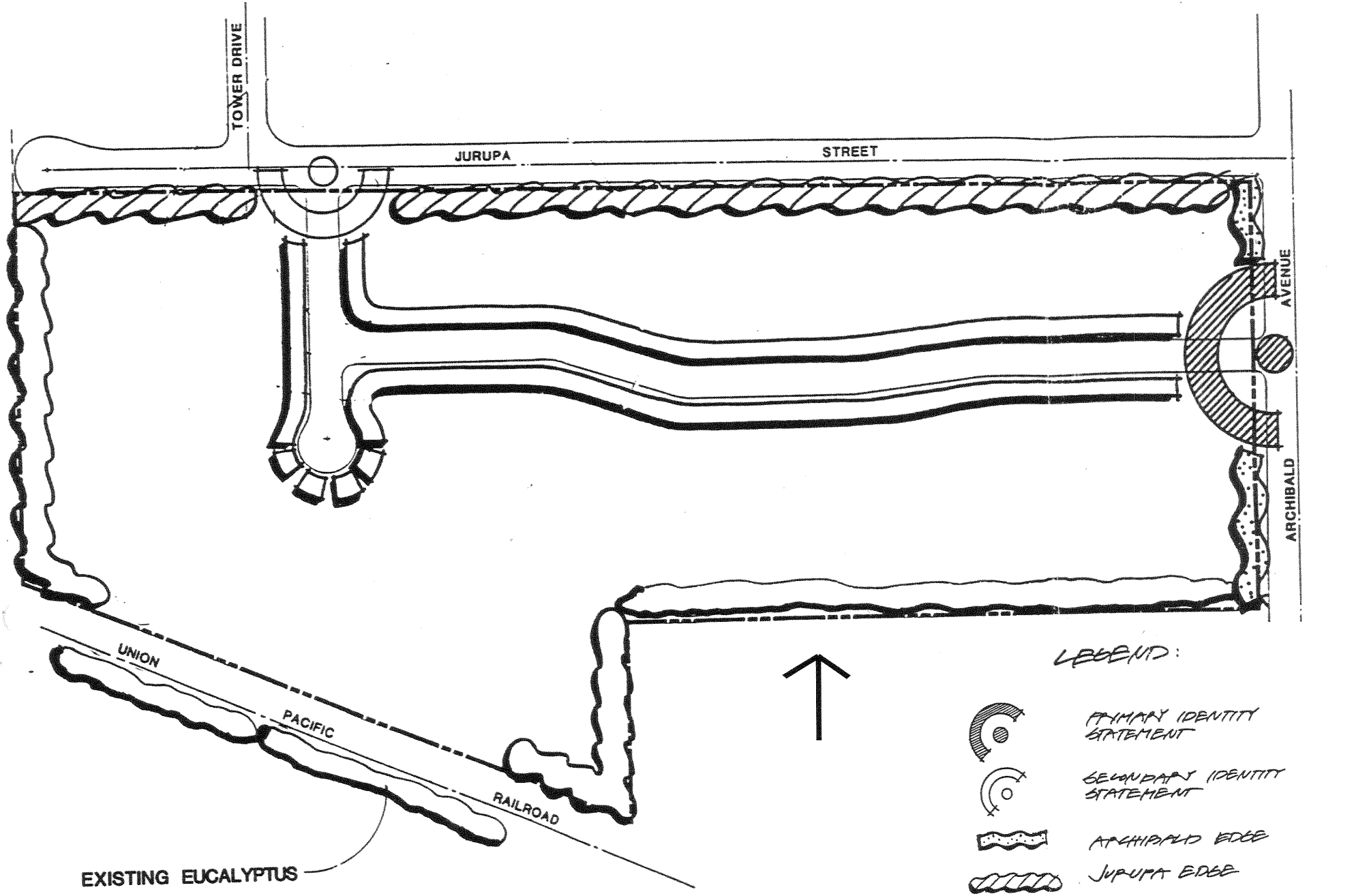
Linear berms are proposed throughout the project area within designated landscape easements. These berms are intended to further enhance the landscape character of Archibald Business Center and are designed to create topographic variation and interest on an otherwise flat site. Shrubs, groundcover, and turf areas will articulate the ground plane.

a. Archibald Avenue

Archibald Avenue functions as a major north/south arterial which defines the area's east edge. These circulation features are designed as divided arterials which include a 14 foot raised center median and 13 foot parkways (in addition, 13 foot landscaped setback will be established outside the roadway alignment). Landscape themes include

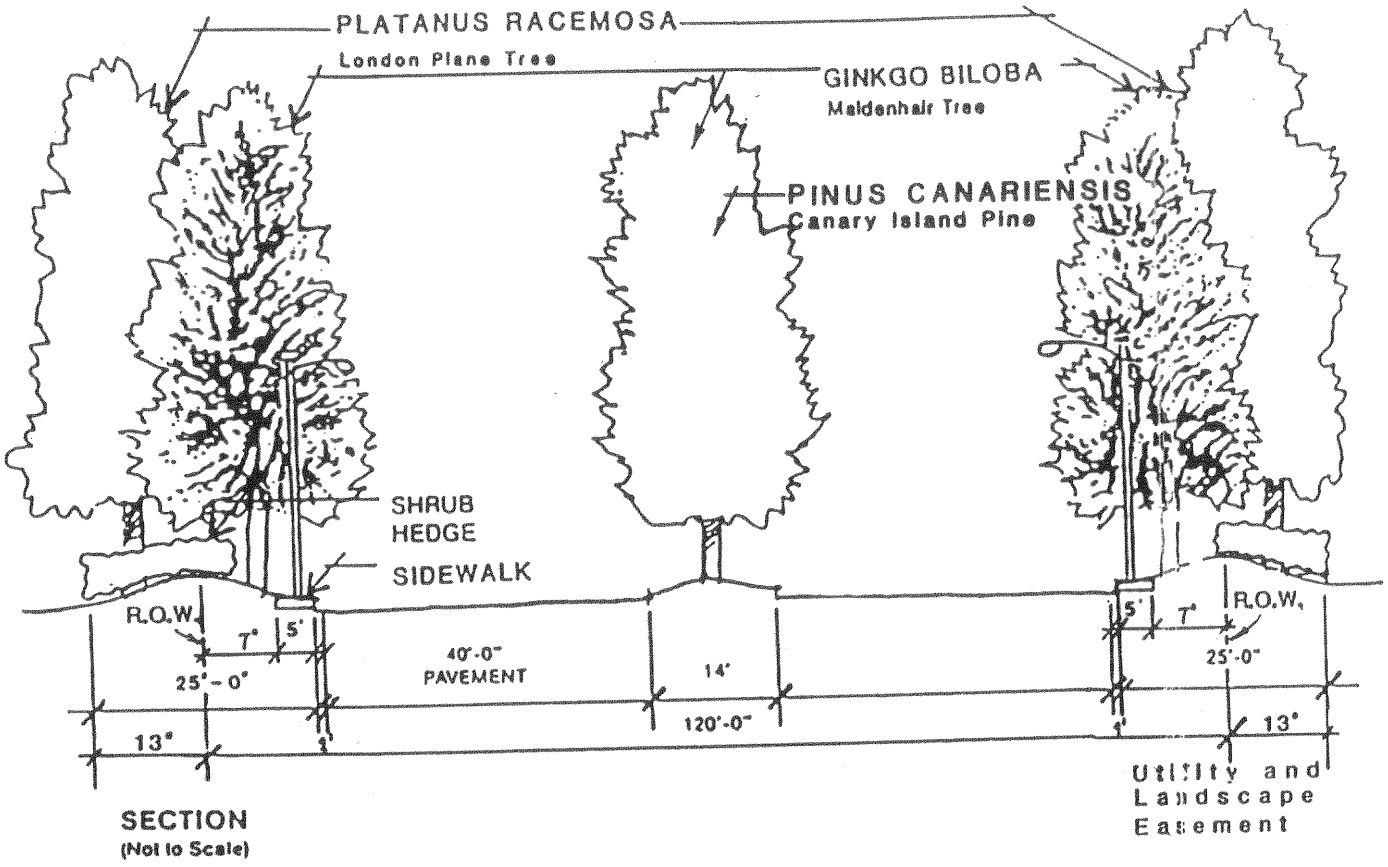
formal planting of Carnary Island Pines and Maidenhair Trees within center medians, with parkways dominated by plantings of London Pine Trees, Maidenhair Trees, and Carnary Island Pines (please refer to Figures V-F-2 through V-F-4 for illustration of planting concepts).

Landscaped berms and hedges are proposed for each side of the parkway designed to visually frame the streetscape.



CONCEPTUAL LANDSCAPE PLAN

FIGURE V - F 1



SECTION
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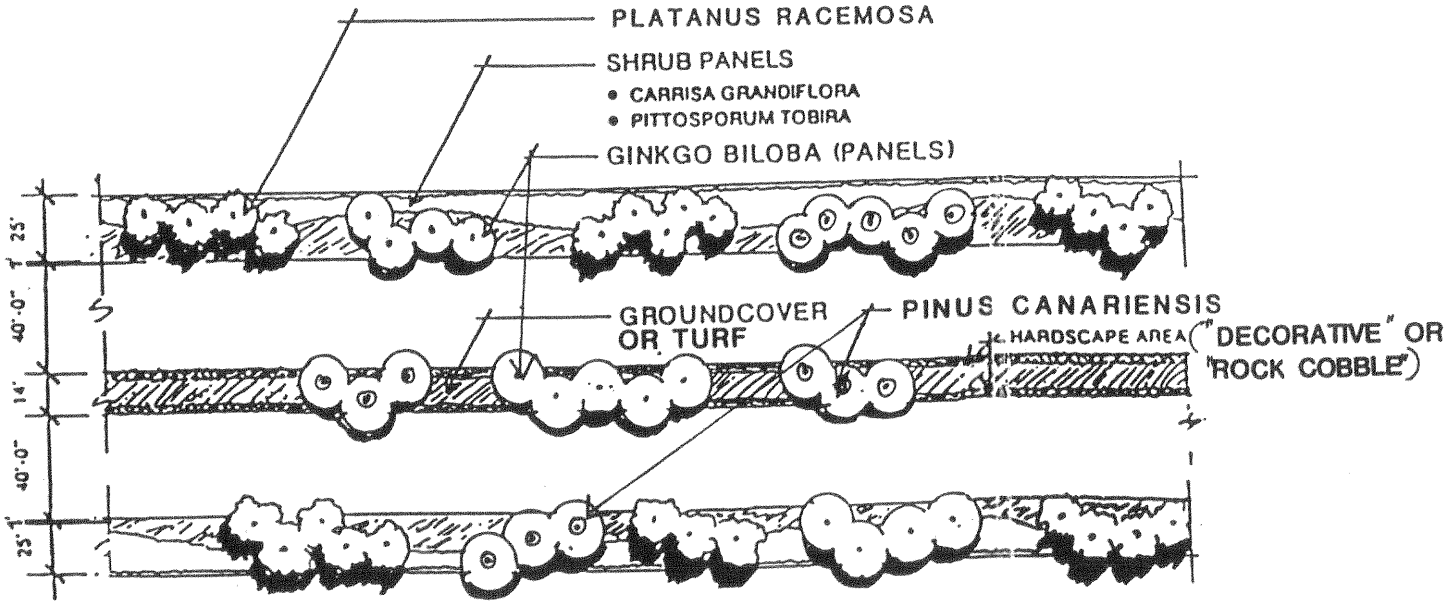
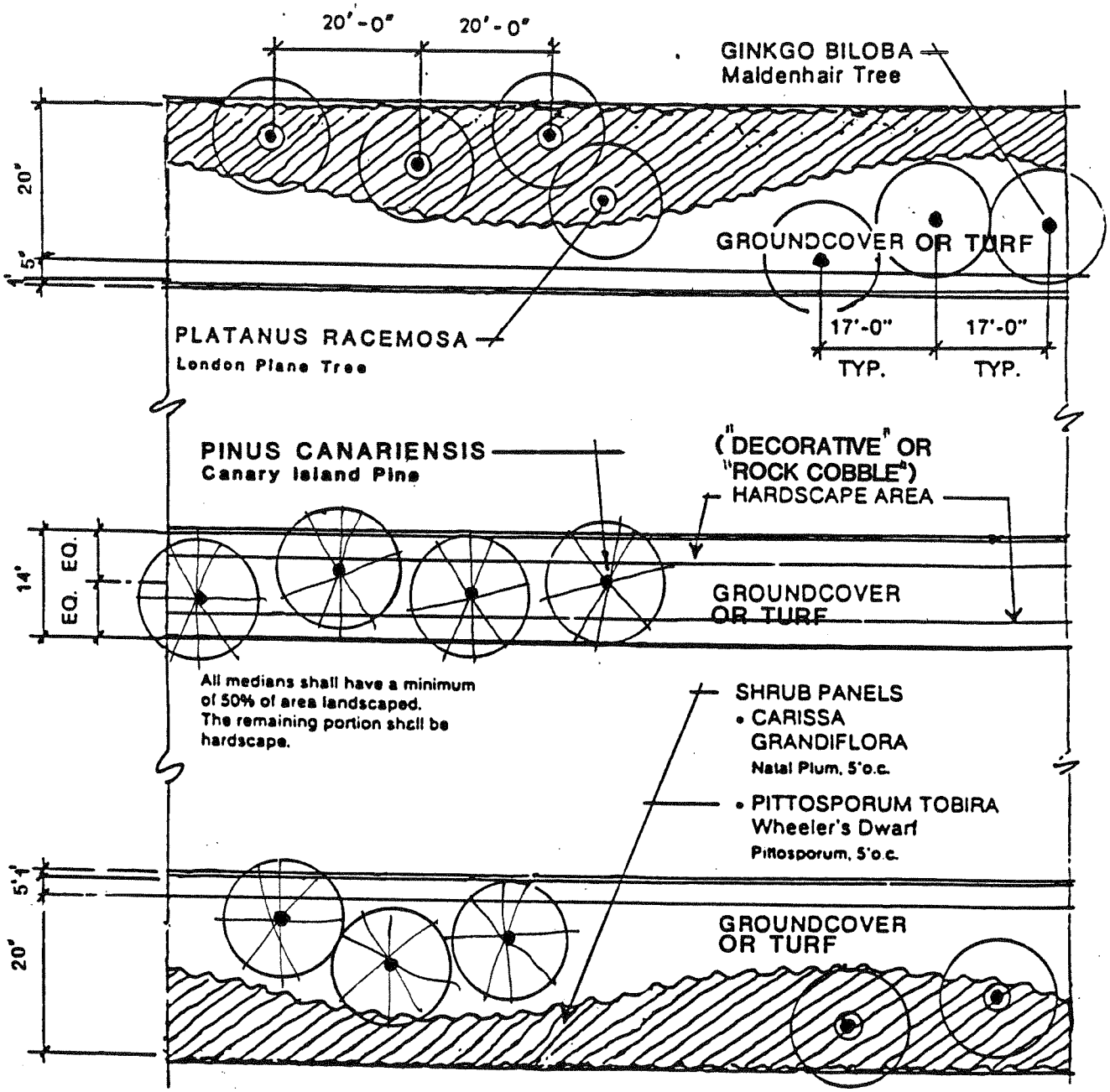


CONCEPTUAL PLAN
(Not to Scale)

STREETSCAPE - DIVIDED ARTERIAL; ARCHIBALD AVE

ARCHIBALD AVE

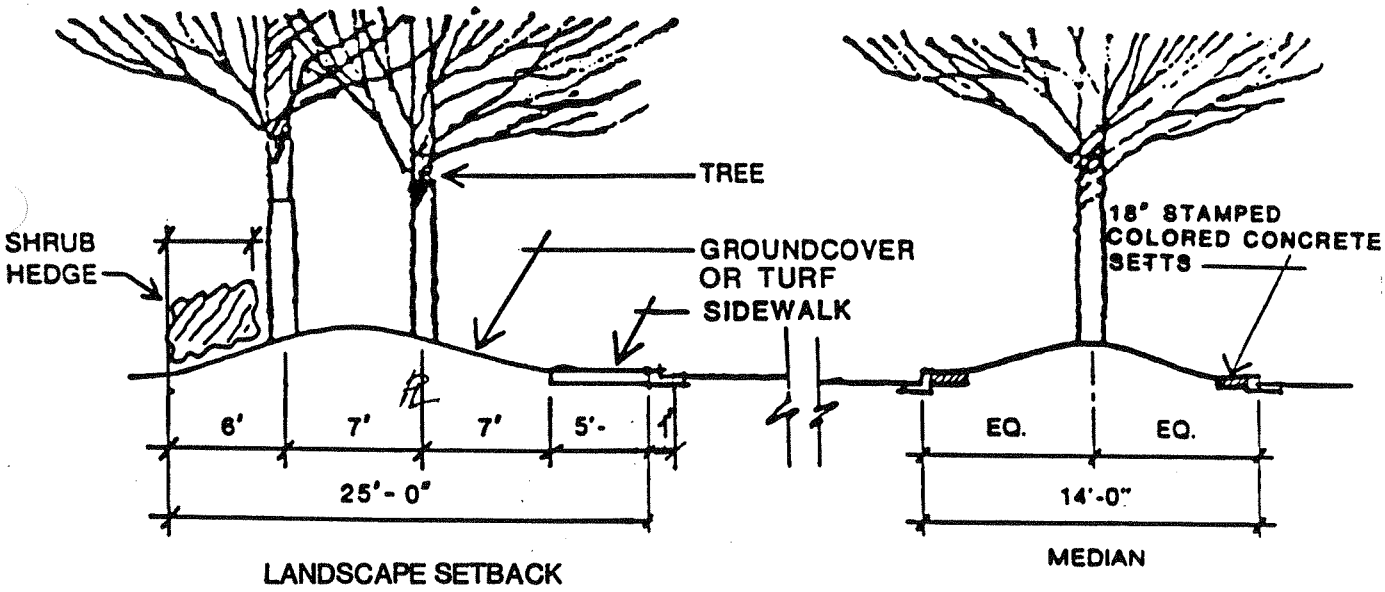


CONCEPTUAL PLANTING PLAN
(Not to Scale)

ARCHIBALD AVE

PLANT PALETTE

STREET	TREE	SHRUB	GROUNDCOVER
ARCHIBALD AVENUE	• PLATANUS RACEMOSA London Plane Tree • GINKGO BILOBA Maidenhair Tree • PINUS CANARIENSIS Canary Island Pine	• CARISSA GRANDIFLORA Natal Plum • PITTOSPORUM TOBIRA 'WHEELER'S DWARF' Tobira • CISTUS PURPUREUS	• GAZANIA • LONICERA JACONICA



CONCEPTUAL PLANTING SECTION
½"=1'-0"

b. Jurupa Street

Jurupa Street is designated as a local street which traverses the project edge in an east/west direction. Jurupa consists of informal plantings of larger canopy trees (Zelkovas) located within 15 foot parkways, (See Figures V-F-5 thru V-F-7). Landscaped berms and hedges located within the parkways are proposed to further define the streetscape.

c. Internal Private Drives

Internal private drives will be characterized by informal rows of Liquidambar trees (see Figures V-A-8 through V-F-9.) The plant palette for these streets is designed to provide an overall, cohesive image, which will define the project spine. Formal berms will also be provided in order to further identify the internal planning area.

2. Identity Statements

The landscape identity statements proposed for the project site are based on a hierarchical concept. Two levels of identity statements are: Major, and Secondary. The location of these identity statements is illustrated in Figure V-F-1.

Major identity statements occur at the gateways to the project. The landscape features are shown in (see Figures V-F-10 and V-F-11). Grading, planting of columnar-vertical trees, and creation of terraces of seasonal color groundcover in a circular pattern will be used to delineate and highlight these intersections.

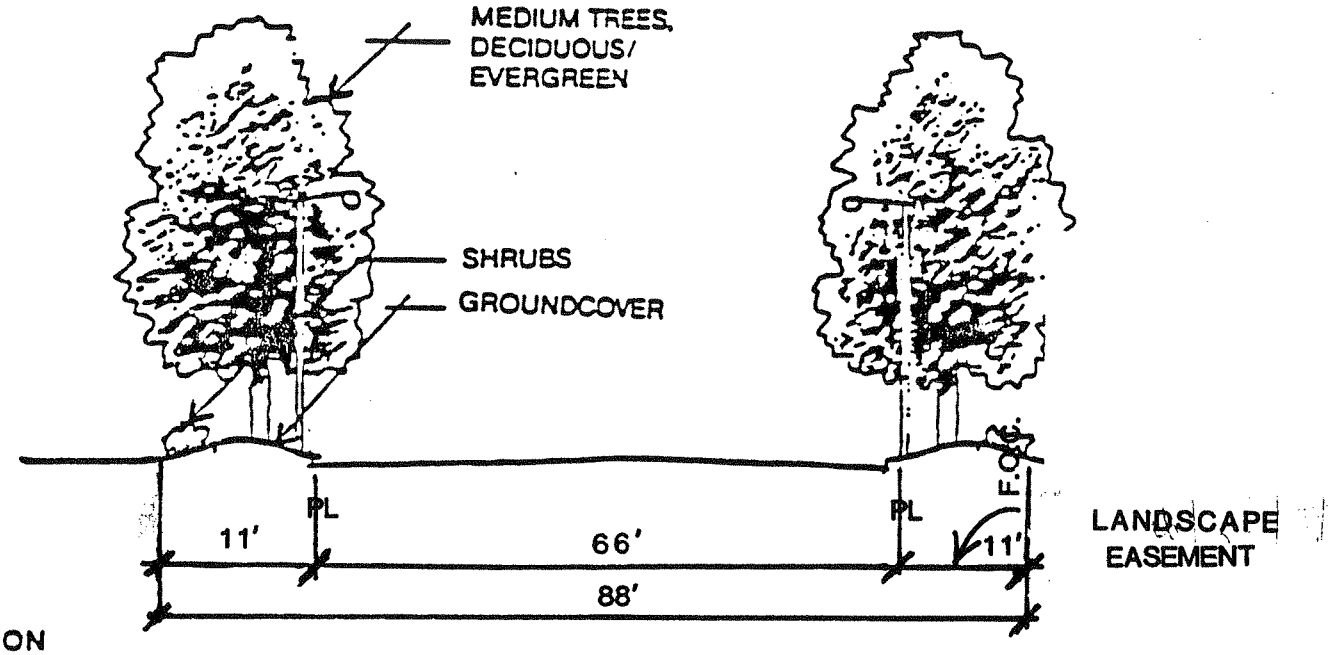
Secondary identity statements will be located at intersections of local and internal private drives. Predominantly evergreen trees will be planted at these intersections to complement the adjacent streetscape treatments (see Figures V-F-12 and V-F-13). Seasonal color groundcover will also be used.

3. On-site Landscaping

Criteria have also been established for landscaping of onsite areas. This landscaping will be the responsibility of individual parcel owners, and will be reviewed and approved by the project sponsor as part of the development site plan approval process.

STREETSCAPE

JURUPA STREET



SECTION
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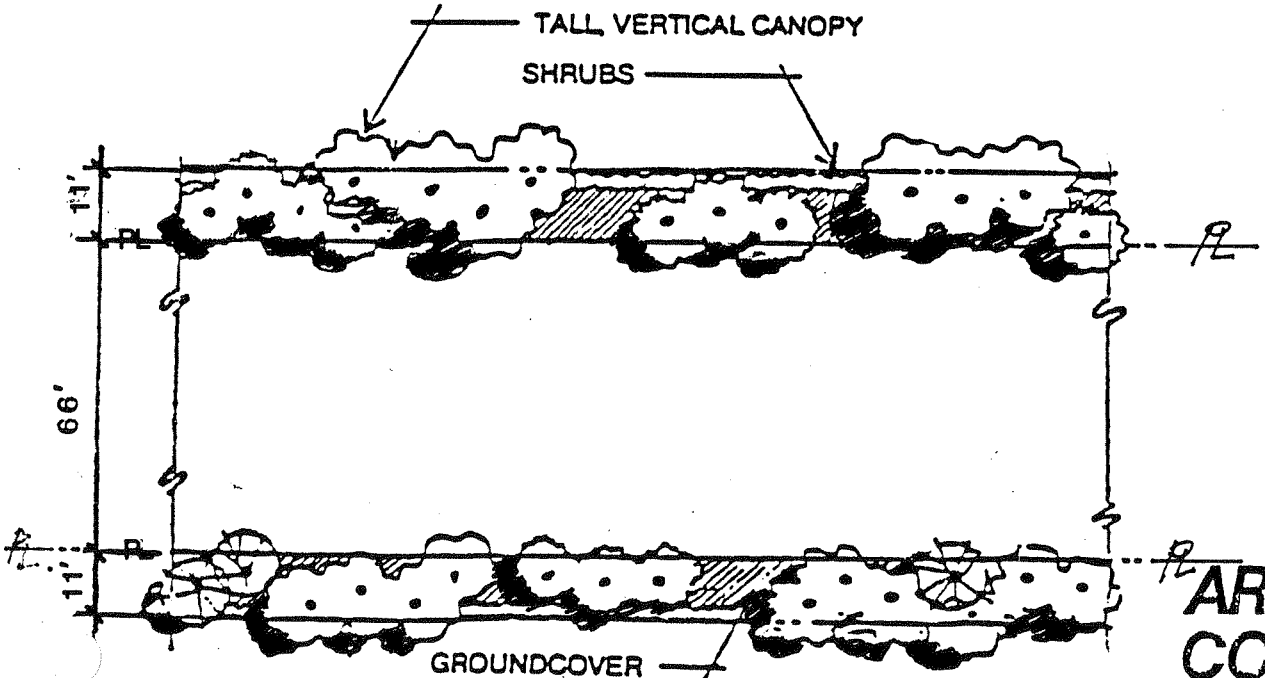
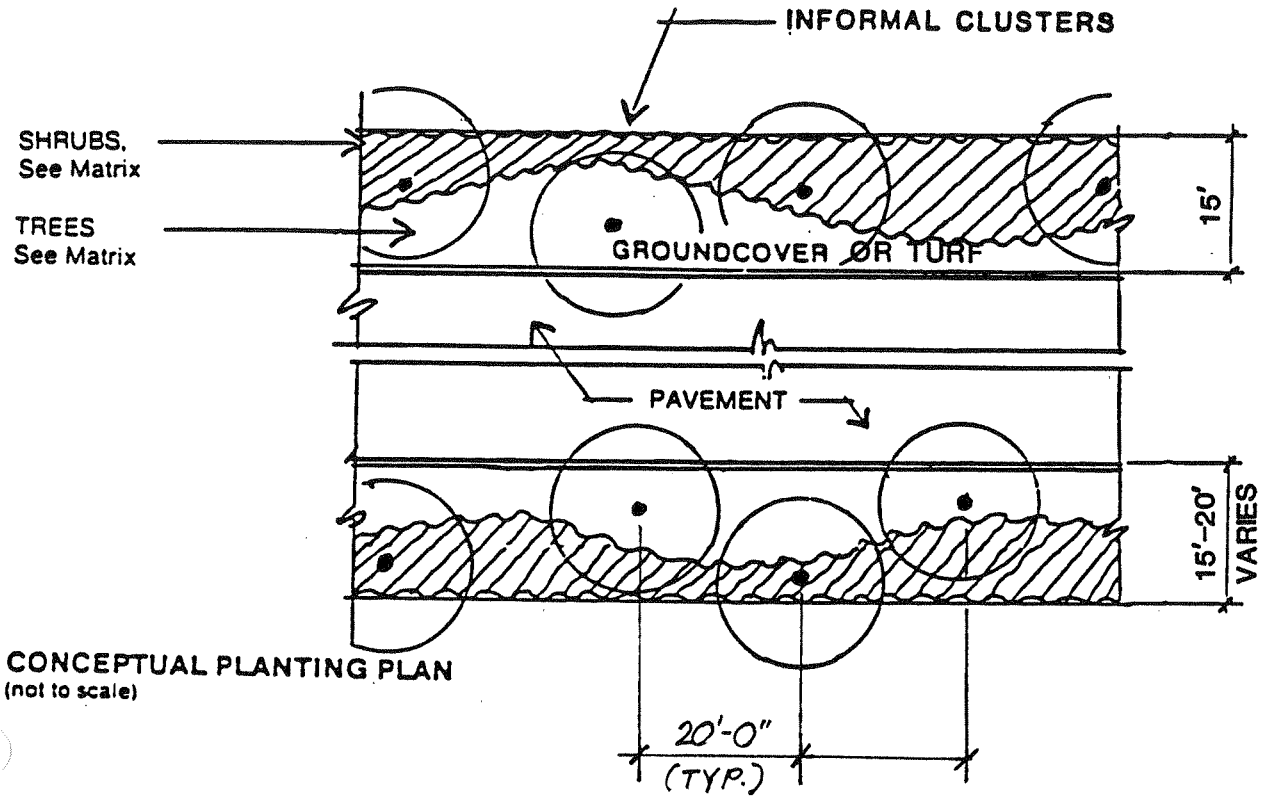


CONCEPTUAL PLAN
(Not to Scale)

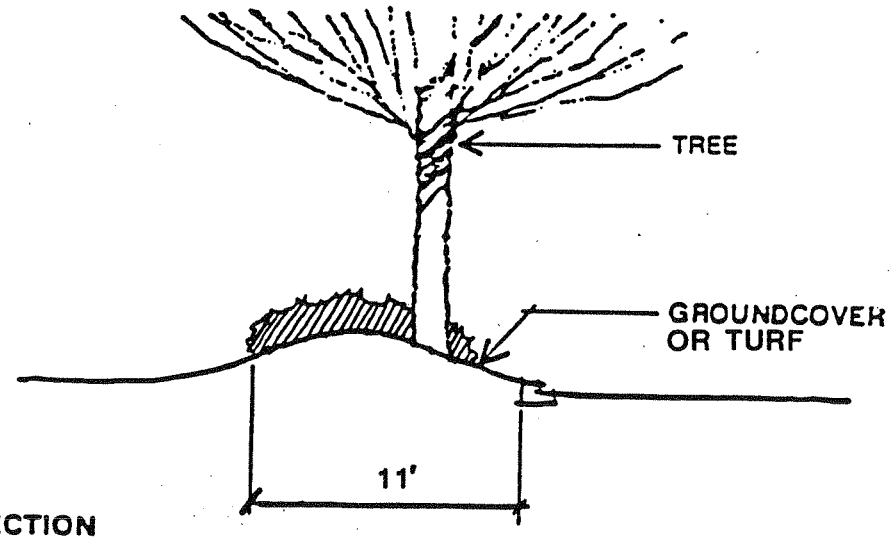
ARCHIBALD COMMERCE CENTER

FIGURE V-F-5

JURUPA STREET



CONCEPTUAL PLANTING PLAN
(not to scale)



CONCEPTUAL PLANTING SECTION
(not to scale)

11' P.U.E.

FIGURE V-F-6

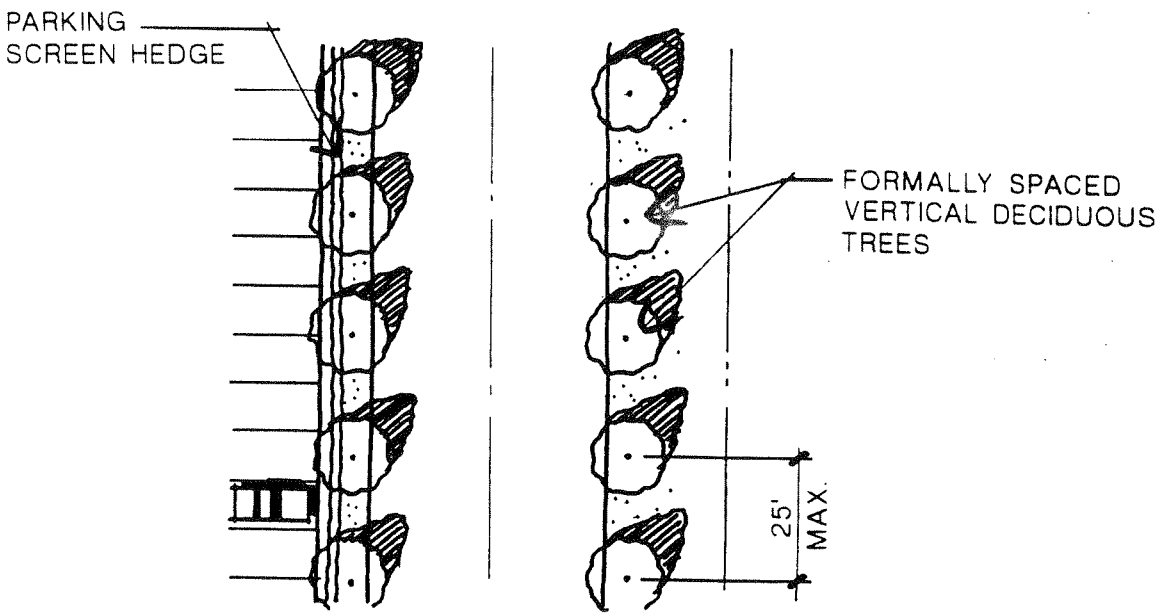
JURUPA STREET

PLANT PALETTE

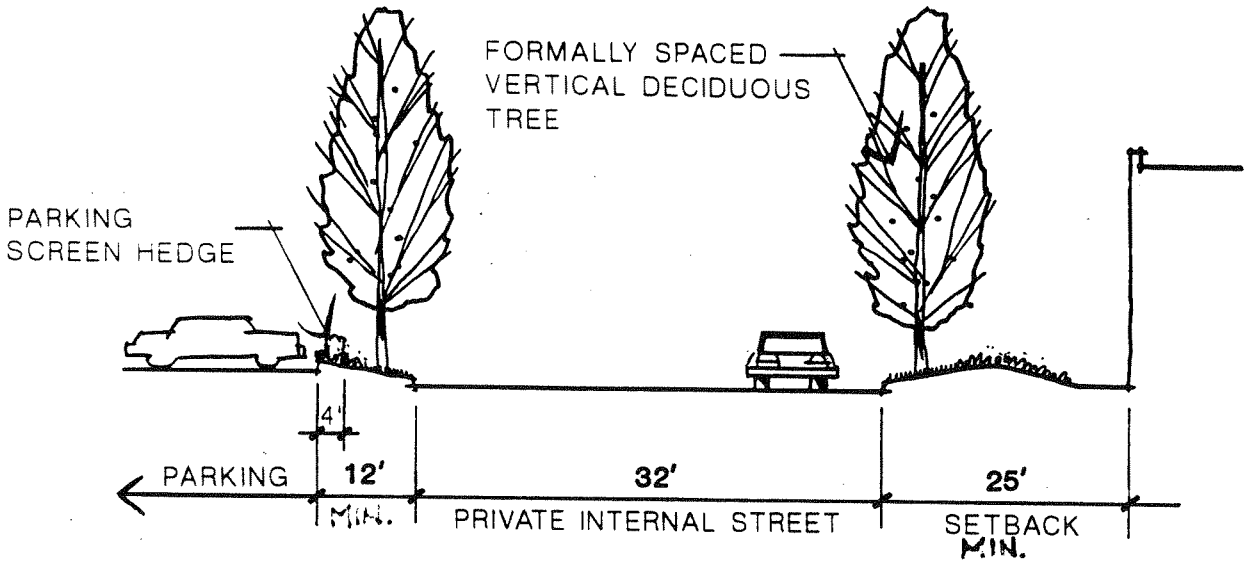
TREE	SHRUB (4' o.c.)	GROUNDCOVER
• ZELKOVA SERRATA Japanese Zelkova	• LIGUSTRUM JAPONICA "Texanum" Texas Privet	• LONICERA JAPONICA 'HALLIANA' Japanese Honeysuckle
• TRISTANIA CONFERTA Brisbane Box		• VINCA MAJOR Periwinkle
• PYRUS CALLERYANA 'BRADFORD' Bradford Pear		
• ACACIA MELANOXYLON		

FIGURE V-F-7

PRIVATE INTERNAL DRIVE



CONCEPTUAL PLAN



CONCEPTUAL SECTION

FIGURE V-F-8

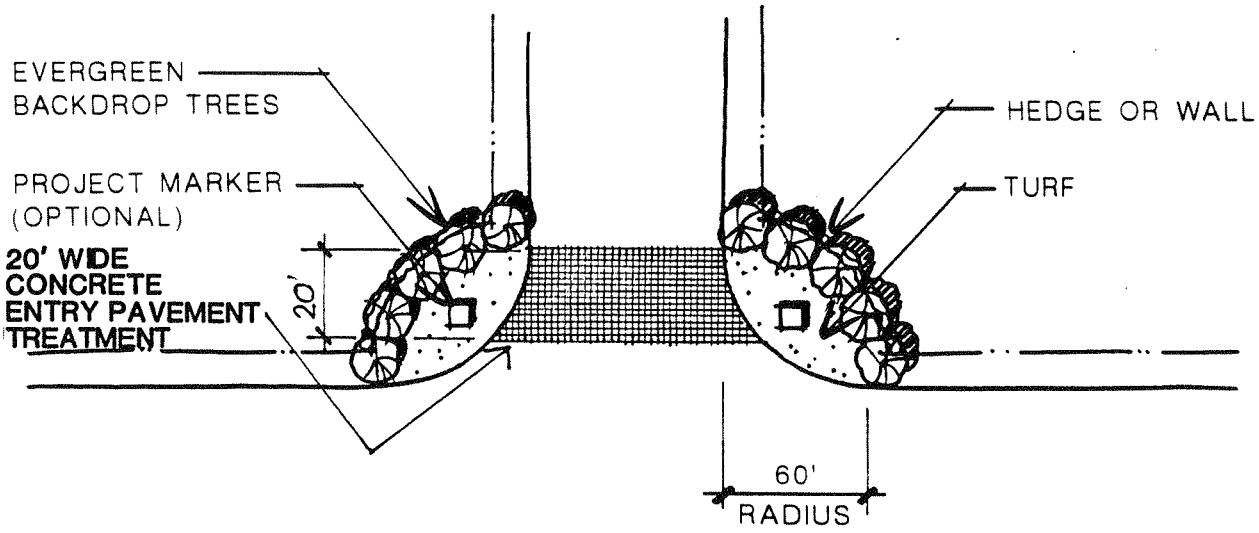
PRIVATE INTERNAL DRIVE

PLANT PALETTE

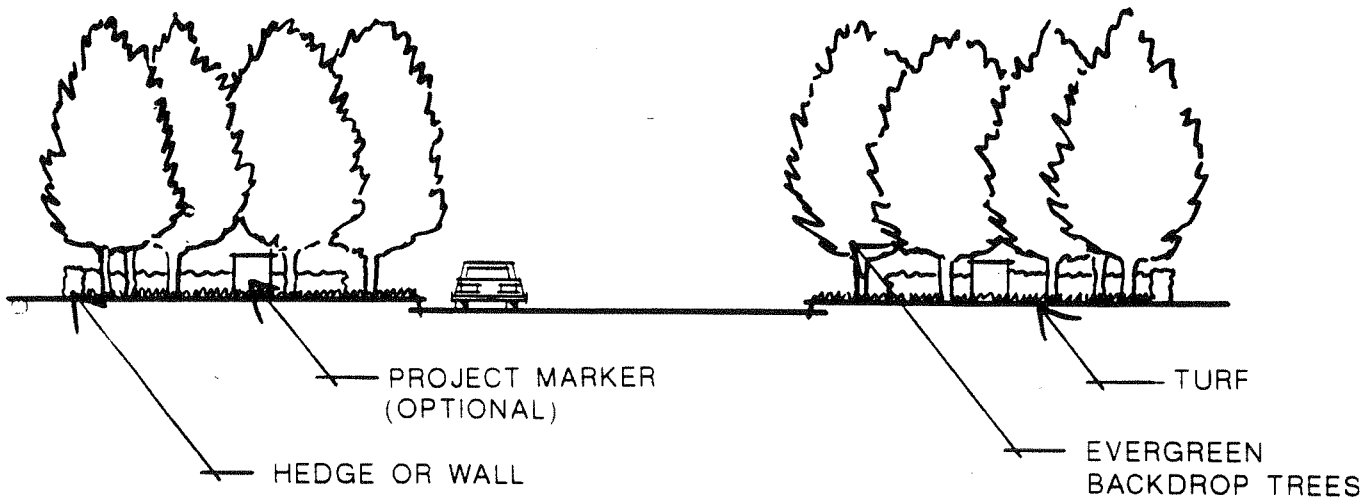
TREE (Random Mix)	SHRUB (4' o.c. SPACING)	GROUNDCOVER
• LIQUIDAMBAR STYRACIFLUA "Burgandy" Burgandy Liquidambar	• LIGUSTRUM JAPONICA "Texanum" Texas Privet	• TURF
• LIQUIDAMBAR STYRACIFLUA American Sweetgum	• RAPHIOLEPIS INDICA "Jack Evans" Indian Hawthorne	• VINCA MAJOR Periwinkle
POPULUS FREMONTI Western Cottonwood		• HEDERA HELIX Hahn's Ivy
• BRACHYCHITON POPULNEUS Bottle Tree	• HIBISCUS ROSASINENSIS Hibiscus	

FIGURE V-F-9

CONCEPTUAL PRIMARY IDENTITY STATEMENT



CONCEPTUAL PLAN



CONCEPTUAL SECTION

FIGURE V-F-10

CONCEPTUAL PRIMARY IDENTITY STATEMENT

PLANT PALETTE

TREE

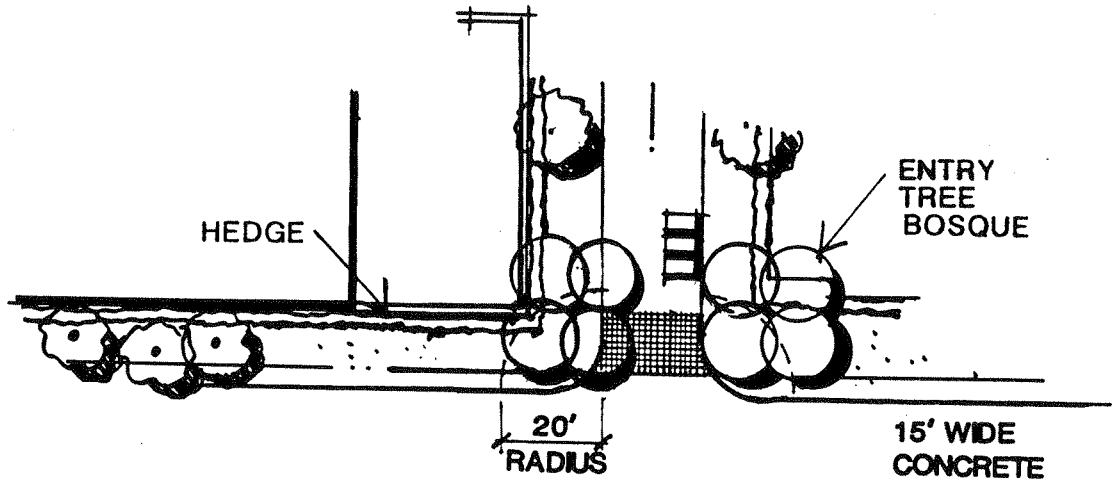
- BRACHYCHITON POPULNEUS
  Bottle Tree
- MAGNOLIA GRANDIFLORA
  Magnolia
- PINUS CANARIENSIS
  Canary Island Pine
- PINUS HALEPENSIS
  Aleppo Pine

GROUNDCOVER/SHRUB

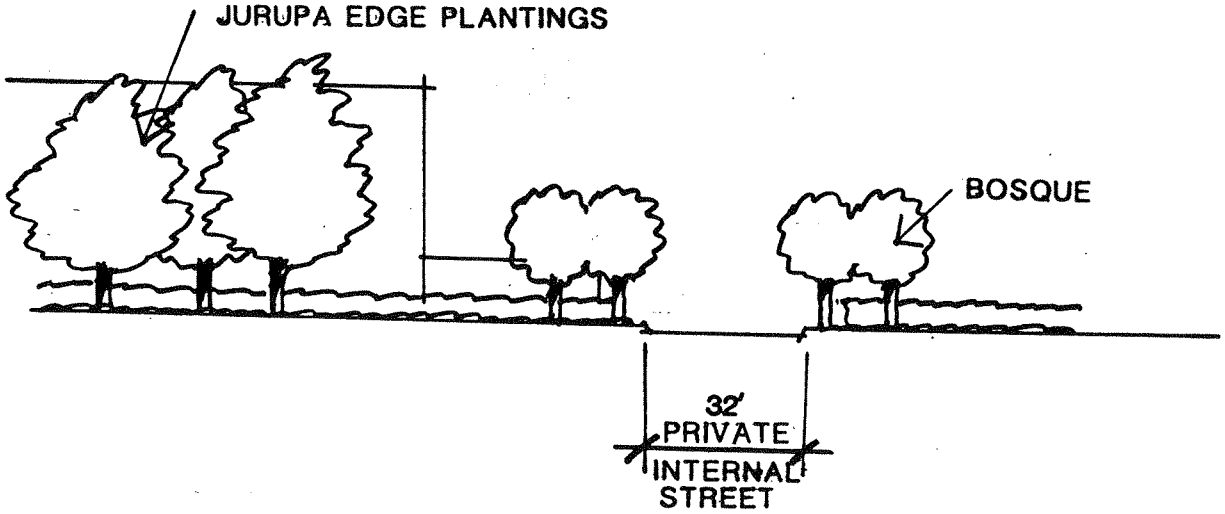
- VINCA MAJOR
  Periwinkle
- LIGUSTRUM JAPONICA "Texanum"
  Texas Privet
- HEDERA HELIX
  Hahn's Ivy
- TURF
- ANNUAL OR PERENNIAL COLOR
- PITTOSPORUM TOBIRA 'Wheeler'
  Mock Orange
- CARISSA GRANDIFLORA
  Natal Plum
- RAPHIOLEPIS INDICA
  India Hawthorn

FIGURE V-F-11

CONCEPTUAL SECONDARY IDENTITY STATEMENT



CONCEPTUAL PLAN



CONCEPTUAL SECTION

FIGURE V-F-12

CONCEPTUAL SECONDARY IDENTITY STATEMENT

PLANT PALETTE

TREE (Random Mix)	SHRUB (4' o.c. SPACING)	GROUNDCOVER
BRACHYCHITON POPULNEUS Bottle Tree	LIGUSTRUM JAPONICA "Texanum" Texas Privet	HEDERA HELIX Hahn's Ivy
PLATNUS ACERIOLIA London Plane	RAPHIOLEPIS INDICA "Jack Evans" Indian Hawthorne	VINCA MAJOR Periwinkle
PINUS HALEPENSIS Aleppo Pine		

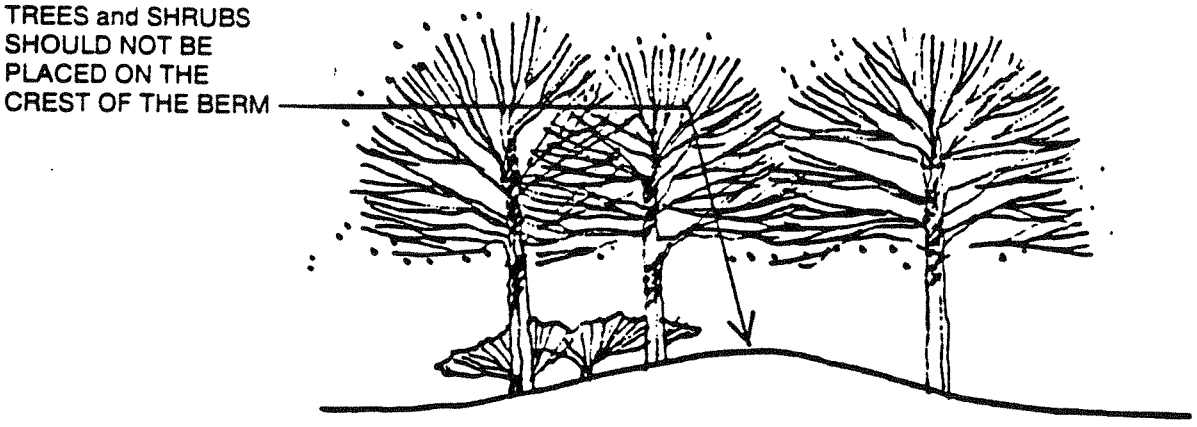
FIGURE V-F-13

These landscaped areas will include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover and turf, as appropriate (see Figures V-F-14 through V-F-16).

A recommended plant palette has been provided offering a variety of plant materials which do well in this climate (see Table V-F-1). 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 regulate water requirements as needed.

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 project sponsor and the City of Ontario. A minimum of twenty-five percent (25%) of the interior trees shall be twenty-four inch (24") box sizes or larger.

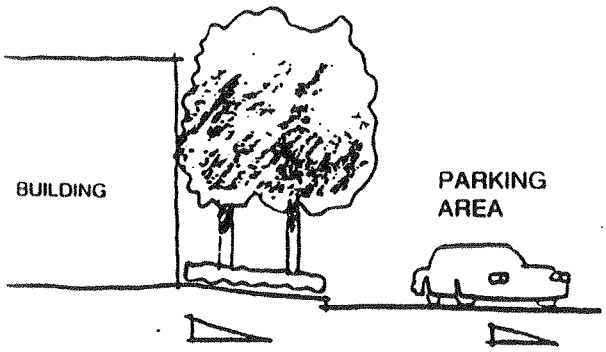
ONSITE LANDSCAPING



DESIGN CONCEPT • ON-SITE LANDSCAPING

THE OVERALL INTENTION IS THE CREATION OF A SIMPLE, STRONG LANDSCAPE SETTING, IN SCALE WITH LARGE BUILDINGS, WIDE STREETS, and LARGE PARKING AREAS OF AN INDUSTRIAL/BUSINESS CENTER. THIS RESULT CAN BE ACHIEVED THROUGH THE USE OF A LIMITED PALETTE, WITH SKILLFULLY ARRANGED MASSING OF SIMILAR PLANT MATERIALS, ESPECIALLY ALONG STREET FRONTAGES and AT VEHICULAR ENTRIES. LARGE SWEEPS OF SINGLE SPECIES ARE RECOMMENDED. MORE DETAIL, ACCENT TREES and SHRUBS ARE RECOMMENDED FOR COURTYARDS, GARDENS and FORMAL ENTRIES.

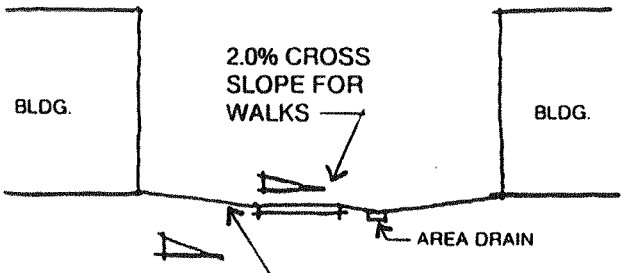
FIGURE V-F-15

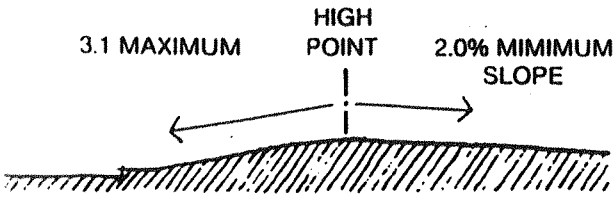


2.0% MINIMUM SLOPE AWAY FROM BUILDING

1% MINIMUM CROSS SLOPE

SMOOTH TRANSITIONS WITH SOFT, NATURAL FORMS ARE RECOMMENDED FOR BERMS

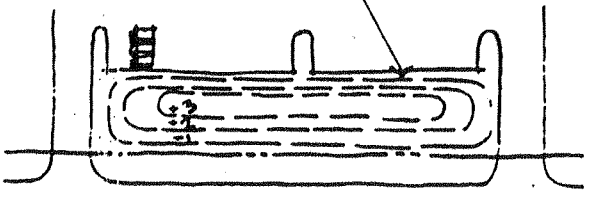




LAWN SLOPES

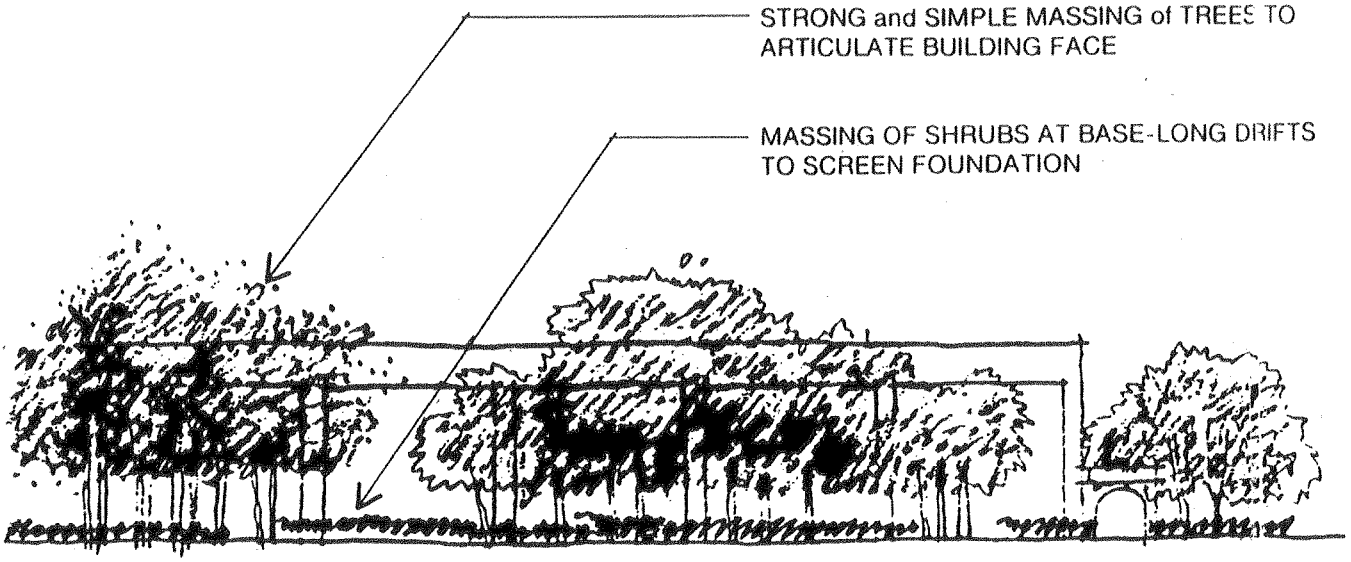
GRADING CONCEPT
(Not to Scale)

IN AREAS OF LIMITED HORIZONTAL RUN, A CONTINUOUS BERM IS RECOMMENDED



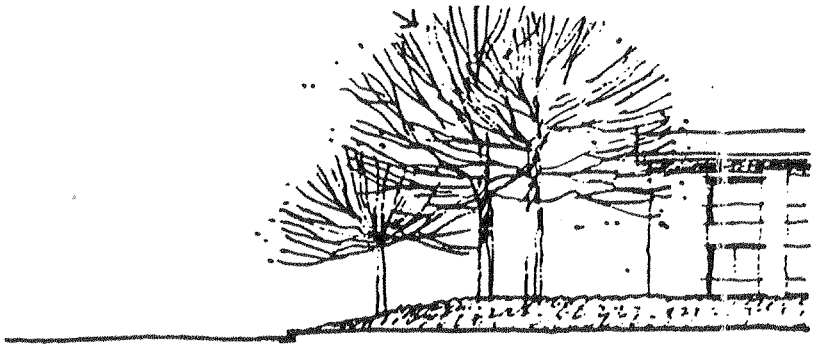
BERMING CONCEPT
(Not to Scale)

ONSITE LANDSCAPING

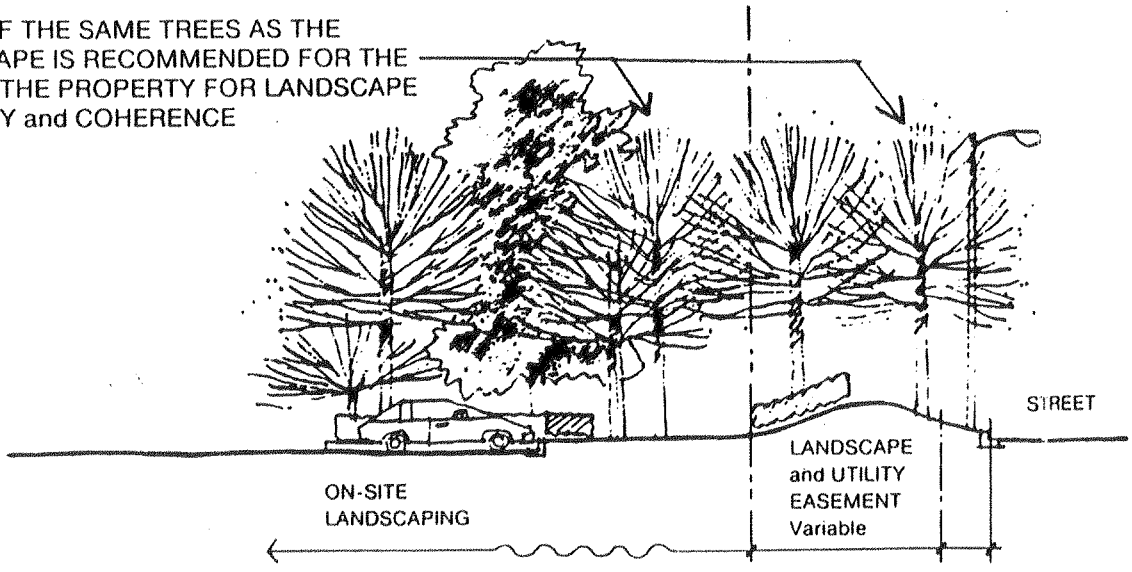


GENERAL NOTE: TREES PLANTED ALONG WEST and SOUTH SIDES SHOULD BE PREDOMINANTLY EVERGREEN

LARGE, TALL TREES AGAINST BUILDINGS. APPROPRIATELY SCALED



THE USE OF THE SAME TREES AS THE STREETSCAPE IS RECOMMENDED FOR THE FRONT OF THE PROPERTY FOR LANDSCAPE CONTINUITY and COHERENCE



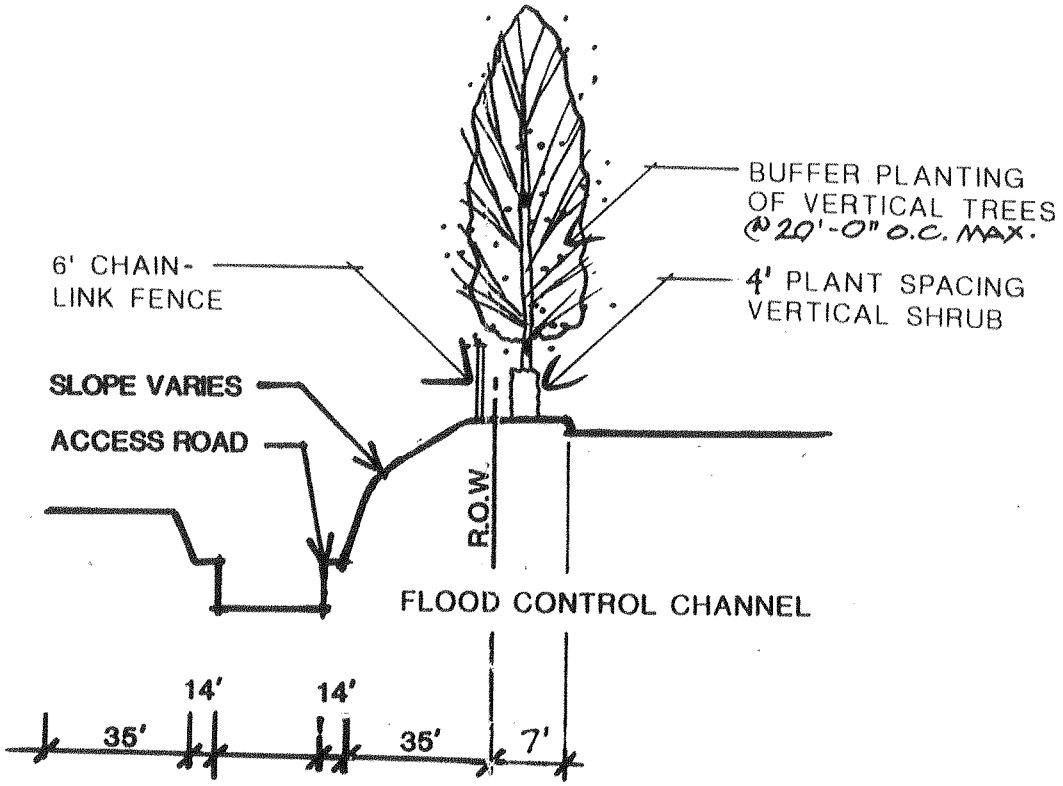


FIGURE V - F - 16a

RECOMMENDED PLANT PALETTE

A..... Medium to Large Trees
B.....Small Trees
C.....Specimen/Accent Trees
D..... Columnar Trees
E..... Conifers
F.....Buffer Plants • Trees
G ..... Buffer Plants • Shrubs
H.....Shrubs

PLANT PALETTE

A. MEDIUM to LARGE TREES

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ALNUS RHOMBIFOLIA White Alder		●	50'			F		
BRACHYCHITON POPULNEUS Bottle Tree	●		40'	●	●	M		Wind tolerant
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree		●	50'	●		M	Fall Pink	
EUCALYPTUS CAMADULENSIS Red Gum	●		100'	●	●	F		Some litter
EUCALYPTUS CLADOCALYX Sugar Gum	●		85'	●	●	F		Some litter
EUCALYPTUS MACULATA Spotted Gum	●		80'			F		Some litter
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark	●		50'			M	Fall to Spring Pink	Some litter
GINKGO BILOBA 'Autumn Gold' - Male Only Maidenhair Tree		●	50'	●	M	F	Fall Gold	
GLEDITSIA TRIACANTHOS Honey Locust		●	50'	●	L	F		Wind tolerant Surface roots. Some litter
LIQUIDAMBAR STYRACIFLUA American Sweet Gum		●	60'			M	Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA 'Burgundy' Burgundy Sweet Gum		●	60'		L	M	Fall Winter Purple	Surface roots
LIRIODENDRON TULIPIFERA Tulip Tree		●	50'		L	F	Fall Yellow	Surface roots
PLATANUS ACERIFOLIA London Plane Tree		●	80'		L	F		
PLATANUS RACEMOSA Califronia Sycamore		●	80'	●	M	F		Wind tolerant Some litter
POPULUS FREMONTII - Male Only Western Cottonwood		●	50'	●	M	F		
TRISTANIA CONFERTA Brisbane Box	●		50'	●	●	F	Summer White	Some litter
ULMUS PARVIFOLIA - Drake or Bres Chinese Elm		●	50'		M	F		
ZELKOVA SERRATA Japanese Zelkova		●	80'	●	L	F	Fall Yellow	

B. SMALL TREES

PLANT NAME								
ACACIA BAILEYANA Bailey Acacia	●		25'	●	●	F	Spring Yellow	Wind tolerant Surface roots
ACACIA BAILEYANA 'Purpurea' Purple-leaf Acacia	●		25'	●	●	F	Spring Yellow	Wind tolerant Surface roots
GELJERA PARVIFLORA Australian Willow	●		25'	●	M	F		
JACARANDA MIMOSIFOLIA Jacaranda		●	30'	●	L	M	Spring, Summer Lavender-blue	
KOELREUTERIA PANICULATA Golden Rain Tree		●	25'	●	●	M	Summer, Fall Yellow	Wind, smog tolerant

PLANT PALETTE (cont.)

C. ACCENT TREES

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
BRACHYCHITON ACERIFOLIUS Flame Tree		●	50'	●	M	S	Summer Red	
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree		●	50'	●		M	Fall Pink	
CINNAMOMUM CAMPHORA Camphor Tree	●		40'			S	Spring Flowers	Surface roots
LAGERSTROEMIA INDICA Crape Myrtle		●	20'	●	●	S	Spring, Summer White, Pink	
MAGNOLIA GRANDIFLORA 'Samuel Sommer' Samuel Sommer Magnolia	●		50'	●		M	Summer, Fall White	Surface roots Some litter
PRUNUS CERASIFERA 'Atropurpurea Purple-leaf Plum		●	30'	●	No	M	Spring White	

D. COLUMNAR TREES

LIQUIDAMBAR STYRACIFLUA 'Festival' Sweetgum		●	50'	●	L	M	Fall Orange	Surface roots
PINUS CANARIENSIS Canary Island Pine	●		70'	●	M	F		Wind tolerant

PLANT PALETTE (cont.)

E. CONIFERS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PINUS CANARIENSIS Canary Island Pine	●		70'	●	M	F		Wind tolerant
PINUS HALEPENSIS Aleppo Pine	●		40'	●	●	F		Wind tolerant
PINUS PINEA Italian Stone Pine	●		50'	●	●	M		Wind tolerant

F. BUFFER PLANTS
• TREES

CUPRESSOCYPARIS LEYLANDII Leylandi Cypress	●		35'	●	●	M		
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark	●		50'	●		M	Fall to Spring Pink	Some litter
PINUS HALEPENSIS Aleppo Pine	●		40'	●	●	F		Wind tolerant
PINUS PINEA Italian Stone Pine	●		50'	●	●	M		Wind tolerant
TRISTANIA CONFERTA Brisbane Box	●		50'	●	●	F	Summer White	Some litter

G. BUFFER PLANTS
• SHRUBS

DODONAEA VISCOSA 'Purpurea' Hopseed Tree	●		15'	●	●	F		Wind smog tolerant
FEIJOA SELLOWIANA Pineapple Guava	●		12'	●	●	M		
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	●		9'	●	No	M	Spring, Summer White	
MELALEUCA NESOPHILA Pink Melaeuca	●		20'	●	●	F	Summer Pink-Purple	Wind tolerant
NERIUM OLEANDER Oleander	●		12'	●	●	F	Spring Fall White, Pink	Wind smog tolerant
VIBURNUM JAPONICUM Japanese Viburnum	●		15'		L	M	Spring White	

PLANT PALETTE (cont.)

H. SHRUBS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ABELIA GRANDIFLORA Glossy Abelia	●		6'	●	L	F	Summer Pink	Good hedge
CALLISTEMON CITRINUS Lemon Bottlebrush	●		15'	●	M	F	Spring to Winter Red	Wind, smog tolerant Good hedge
CARISSA GRANDIFLORA Natal Plum	●		7'	●	M	F	Spring to Winter Red	Wind, smog tolerant Good hedge
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	●		9'	●	No	M	Spring, Summer White	Good hedge
MELALEUCA NESOPHILA Pink Melaleuca	●		20'	●	●	F	Summer Pink, Purple	Wind tolerant Good hedge
MYRTUS COMMUNIS True Myrtle	●		6'	●	●	S	Summer White	Good hedge
NERIUM OLEANDER Oleander	●		12'	●	●	F	Spring to Fall White, Pink	Wind, smog tolerant Good hedge
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	●		6'	●	●	S	Fall White	Good hedge
PITTOSPORUM TOBIRA Mock Orange	●		15'	●	M	M	Spring White	
PITTOSPORUM TOBIRA 'Wheeler' Mock Orange	●		2'	●	M	M	Spring White	

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.

A seven-foot wide landscape buffer will be planted along the Cucamonga Creek channel (see Figure V-F-16). The purpose of this buffer is to screen the chain link fence and concrete channel from uses within the Business Park area.

G. MAINTENANCE

Maintenance responsibilities within Archibald Business Center will be divided between the City of Ontario, special districts, and the Property Owners Association. The maintenance responsibilities of these organizations are outlined in Table V-G-1.

CC&R's, upon completion by the project sponsor and approval by the city of Ontario will be included as Appendix D of the specific plan. CC&R's will need approval of the city of Ontario prior to acceptance of final parcel map by Engineering Department.

1. Streets

Archibald Avenue and Jurupa Street have been dedicated to the City of Ontario, and will be maintained by the City in accordance with established policies.

The internal private drives within the project will be privately maintained by the Property Owners Association. All private maintenance shall be in accordance with the City standards in effect at the time of acceptance of improvements.

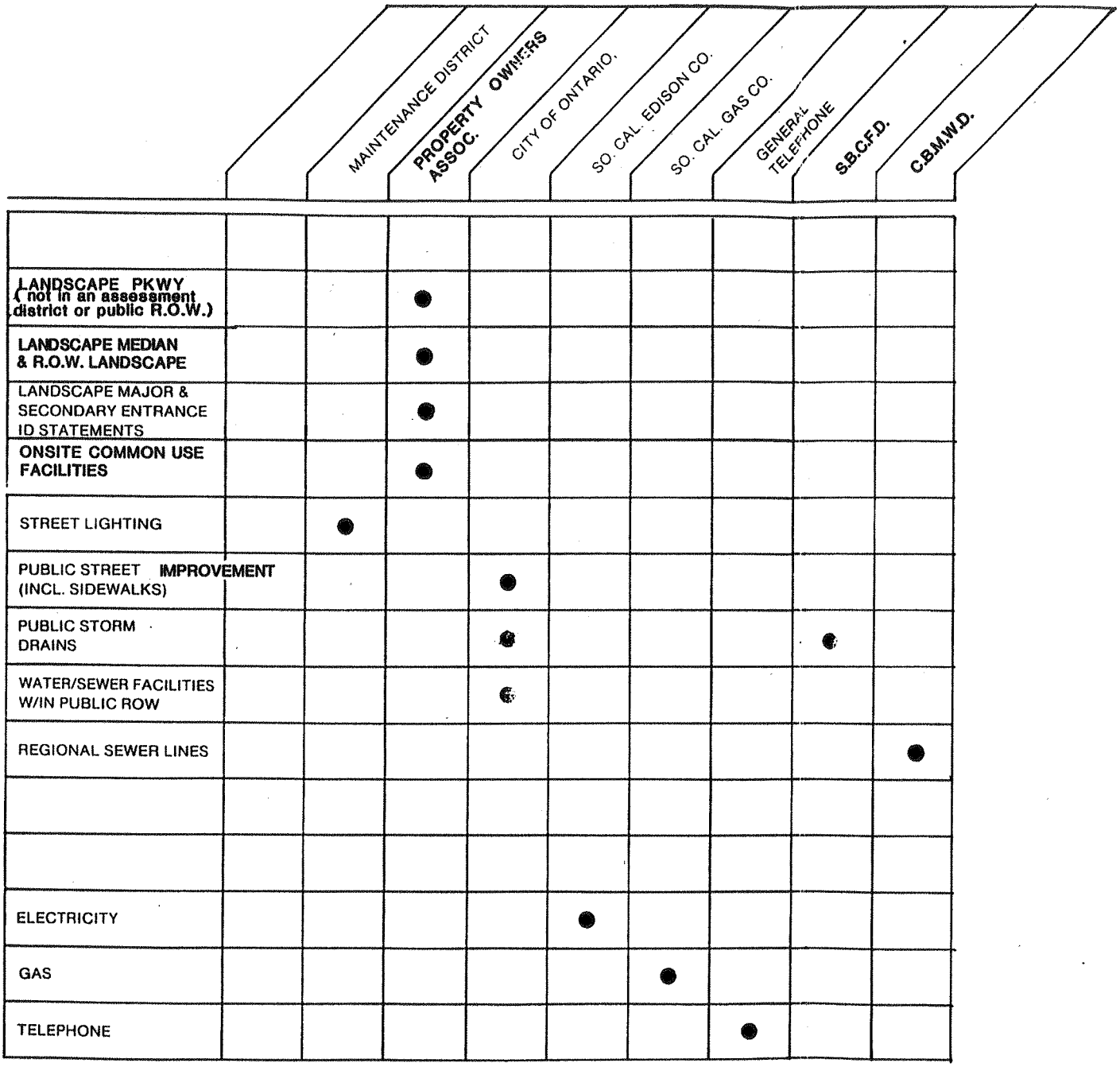
2. Drainage Facilities

Permanent drainage improvements within Archibald Commerce Center will be constructed to the standards of the City of Ontario or San Bernardino County Flood Control District, and will be dedicated to either the City or District for maintenance, as appropriate.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City of Ontario or Flood Control District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on private property in the absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner.

V-G-1



SUMMARY OF MAINTENANCE RESPONSIBILITIES

AND USE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	LETTER SIZE	SIGN HEIGHT	FORM AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
arehousing, anufacturing, esearch and evelopment Single uilding)	- Freestanding	1 per parcel per street frontage	Perpendicular to street, 20' from driveway, 15' from property line	60 sq. ft. Max.	NA	5'-0" Height. Height to length ratio not to exceed 1:3	Must relate to architectural style of project	May be 2 sided name of owner/tenant or building & street address, flush left or centered layout	Must relate to architectural style	Ground lit
	Tenant Identification - Wall	1 per occupant	At primary entrance	40 sq. ft. plus 2 sq. ft. for each 5' of bldg. setback beyond required setback; maximum 100 sq. ft. of sign area	26" Max. Height	NA	Individual letters; metal, fiberglass or acrylic	Owner/tenant or business name and/or logo	Must relate to architectural style	Halo lit letters or interiorly illuminated
ndustrial/ usiness Park; ulti-Tenant omplex Note: A ign program s required.	Complex Identification - Freestanding	1 per complex street frontage	Perpendicular to street, min. 20' from driveway, min. 15' from curb	60 sq. ft. Max.	NA	5'-0" Height. Height to length ratio not to exceed 1:3	Must relate to architectural style	May be 2 sided name of owner/tenant or building & street address, centered layout	Must relate to architectural style	Ground lit
	Occupant Identification: - Wall	1 per occupant	At primary entrance	40 sq. ft. Max.	20" Max. Height	NA	Individual letters; metal fiberglass and acrylic	Tenant or business name and/or logo	Must relate to architectural style	Ambient
Commercial and Office Buildings Including, Restaurants, Retail, and Hotels Note: A sign program is required for a multi-building complex.	- Freestanding	1 per building or 1 per complex if more than 1 building	Perpendicular to street: min. 20' from driveways, min. 15' from property line	60 sq. ft. Max.	NA	5'-0" Height. Height to length ratio not to exceed 1:3	Freestanding monolith; material must relate to architectural style	May be two (2) sided; name of project and street address, centered layout	Must relate to architectural style	Ground lit
	Building Identification - Wall (for buildings 3 or more stories)	Max. 2 (no more than 1 per building face)	Above top story and below parapet	Refer to table 56A	Refer to table 56A	Refer to table 56A	Individual letters; metal, fiberglass and acrylic	Building name	Must relate to architectural style	Halo lit or interior illuminated
	Tenant Identification - Wall	1 per tenant	1 at tenant entrance	1 sq. ft. per width of building elevation; not to exceed 40 sq. ft.	Max. 20" Height	NA	Individual letter; metal, fiberglass, acrylic	Tenant or business name and/or logo	Must relate to architectural style	Halo lit or interior illuminated

SIGNAGE AND GRAPHICS CRITERIA

TABLE V1 - A - 1