

I. INTRODUCTION

A. PURPOSE OF SPECIFIC PLAN

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

B. AUTHORITY

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

C. DEFINITION

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

1. Applicant: person or entity applying for a Site Plan, Subdivision Map or other land use or development approval submitted pursuant to this Specific Plan.
2. Approving Agent: in order of precedence and succession:
 - a. Haven Gateway Owners as long as either owns any interest in the Property or a portion thereof or thereafter. There are three separate Haven Gateway Property Owner's. 60/Haven, Airport Operating Partners and Kingsway Development Corporation and K&S Development Property Owner's. Each Property Owner will be the sole approving agent for their portion of the project. See Exhibit 5 for Ownership Map.
 - b. A Successor to Haven Gateway Owners, which may include (i) any corporation, association or trust controlled by Haven Gateway Owners, or with which Haven Gateway Owners has been merged and consolidated, or by which Haven Gateway Owners has acquired so long as it owns any interest in the Property or a portion thereof; or, (ii) any Successor Owner of the interest of Haven Gateway Owners in the Property or a portion thereof, provided any such successor has been designated by the status as "Approving Agent",

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- c. Each Property Owners' Association, provided Haven Gateway Owners or Haven Gateway Owners' Successor has granted to such Association the status as "Approving Agent". Haven Gateway Owners covenants that such a designation will be made by Haven Gateway Owners or Haven Gateway Owners' Successor ceases to own any interest in the Property if a written request for such designations is received from the Owners' "Association Agent" shall be effected by a signed, acknowledged and recorded Certificate to such effect.
3. Arterial: a through road or street constructed as part of the Haven Gateway Centre which has the minimum design characteristics established herein and which conforms to the City of Ontario's standards.
4. City: shall refer to the City of Ontario.
5. Food Park: two or more restaurant establishments grouped together around an amenity which share clustered parking.
6. Local Industrial Streets: local streets serving internal circulation needs of the project.
7. Low-Rise Buildings: buildings one to two stories in height.
8. Mid-Rise Buildings: buildings three to twelve stories in height.
9. Permitted: without the requirement of further discretionary permits, but subject to all other applicable regulations.
10. Project: shall refer to Haven Gateway Centre.
11. Project Site: shall refer to the area within the designated legal boundaries of the Haven Gateway Centre.
12. Project Sponsor: shall refer to Haven Gateway Owners which include the following entities: Kingsway Development Corporation and K&S Development; Airport Operating Partners; and 60/Haven, a California Limited Partnership.