

An Advertising Feature to the Orange County Business Journal • February 9, 2009



Historic Guasti District



Piemonte at the Ontario Center

A Plan for Tomorrow

The 2009 Ontario State of the City event, **A Plan for Tomorrow**, will unveil the City's forward-thinking general plan update, **The Ontario Plan**. Ontario understands that its job is to create, maintain and grow the economic value of the City. Ontario is committed to thinking and planning long-term to create certainty and a stable environment for investment. Rather than creating a document that will sit on a shelf at City Hall, Ontario has developed a **comprehensive business strategy** that will institutionalize Ontario's business-friendly approach and serve as a framework for the City's long-term investment strategies for the next 30 to 40 years.

The Ontario Plan builds on the strength of the City's location and transportation assets. It establishes a clear vision of the City's future as a distinct urban center- a 'complete community' that creates places where residents and businesses can thrive with a variety of housing choices, diverse job opportunities, entertainment and amenities.

Current developments that demonstrate the City's long-term vision include:

- **New Model Colony**

The New Model Colony will rise up to house 160,000 new residents in a sustainable urban village. The plan provides for high intensity job centers linked to a vibrant community with rich amenities and educational opportunities.

- **Piemonte at the Ontario Center**

A master development of Panattoni Development Company, Piemonte at the Ontario Center is a one million-square-foot mixed-use urban center, offering a Class A office, specialty retail and dining, and urban living components. Anchored by the Citizens Business Bank Arena, the \$900 million development will provide a vibrant 24/7 live work environment.

- **Historic Guasti District**

The Guasti District, an adaptive reuse of the historic winery, will provide a unique experience to the region through a dynamic mix of jobs, dining, entertainment and lifestyle in a one of a kind environment.

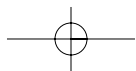
- **Ontario Town Square**

The Ontario Town Square is a \$200-million mixed-use residential development and partnership between Los Angeles-based developer J.H. Snyder Company and the City of Ontario that encompasses a 12-square-block planning area. It is just one component of the City's larger vision to revitalize the Euclid Avenue District by blending historic and modern architecture, creating public open space and pedestrian-friendly walkways, along with providing a diverse mix of housing and retail services, creating a true pedestrian core.

The Ontario Plan is a bold vision. Ontario is currently one of the top 150 largest cities in the United States. The vision will add 190,000 residents and 230,000 jobs making it one of the top 50.

"I think Ontario is a place that 10 to 20 years from now will be one of the acknowledged centers of Southern California," stated Futurist and Author Joel Kotkin.

Through the plan, Ontario will take its place as the next urban center in Southern California and secure its role as the economic hub of the region.





An artist's rendering of Kaiser Permanente's new Ontario Vineyard Hospital, scheduled to open in 2011.

Kaiser Permanente's New Ontario Vineyard Medical Center is on the Rise

The City of Ontario will soon have its own hospital. Kaiser Permanente is building a new medical center at Vineyard and the 60 Freeway in Ontario. The Ontario Vineyard Medical Center will offer a full range of primary and specialty care medical services, bringing added convenience to its members in the west end region of San Bernardino County.

When complete, the Ontario Vineyard Medical Center will be home to a five-story, 386,000 square foot, 224 bed hospital. It will feature a 36 bed emergency department. The attached three-story, 160,000 square foot hospital support building will further expand Ontario Vineyard Medical Center's specialty services, and will include cardiology, nephrology, OB/GYN, orthopedics, urology, and a number of other departments. A medical office building and surgery center are already in operation on the site.

Kaiser Permanente, which had been planning this expansion for nearly 20 years, broke ground on the Ontario Vineyard Medical Center in January of 2008 and completed the steel framework for the structure just one year later.

"The topping off of steel brings us one step closer to completion of this state-of-the-art medical facility," said David Quam, MD, Area Medical Director for Kaiser Permanente's Fontana and Ontario Medical Centers. "The Ontario Vineyard Medical Center will provide affordable, high-quality healthcare services to our members in the west end of San Bernardino County."

The Kaiser Permanente Ontario Vineyard Medical Center will create more than a thousand new jobs, employing more than 100 physicians, and approximately 1,200 staff members.

The new medical center is scheduled to open in 2011.

Kaiser Permanente is America's leading integrated health plan and has provided comprehensive, affordable health care to Southern California for more than 60 years. For more information, visit www.kaiserpermanente.com.



The Ontario Vineyard Medical Center will create more than 1,000 jobs.

Ontario: Building Industries of the Future

The City of Ontario is positioning itself as the next urban center in Southern California by preparing its workforce for the growth industries of the future. Ontario's innovation corridor, consisting of more than 14 colleges and universities, provides the business community with a local, educated workforce and numerous resources. The City has established workforce development initiatives and proactive educational partnerships that respond to current business needs, providing educational opportunities for youth and adults interested in establishing careers in the City and the region. A well prepared workforce will draw employers to the City and provide local job opportunities, creating a 'complete community' that will enhance the City's overall quality of life.

One of Ontario's core growth industries is the healthcare sector. As population growth and regional demand for healthcare services continue to rise, Ontario is increasing the number of medical professionals, services and jobs within in the City.

American Career College, a leader in nursing and health care educational programs, and its sister college West Coast University, have partnered to open a **multi-million dollar, 64,000 sq. ft. dual-college campus in Ontario** – a first of its kind. The modern facility creates a synergy between the schools and helps students advance their medical careers. Both colleges will play an instrumental role in creating Ontario's new workforce and furthering the City's commitment to providing a range of educational opportunities and resources.

"As we continue to lead longer and healthier lives, healthcare services will be an important component of our future," said Ontario Mayor Paul S. Leon. "Encouraging the development of more educational programs and new medical centers illustrates **our dedication to building a 'complete community'** that serves and benefits Ontario's residents for generations to come."

In response to the area's population growth, Kaiser Permanente is building a new hospital and medical center at Vineyard and the 60 Freeway in Ontario. The **Ontario Vineyard Medical Center** will offer a full range of primary and specialty care medical services, convenient to its members in the West End region of San Bernardino County. The Ontario Vineyard Medical Center will **create more than a thousand new jobs**, including more than 100 physicians and approximately 1,200 staff members.

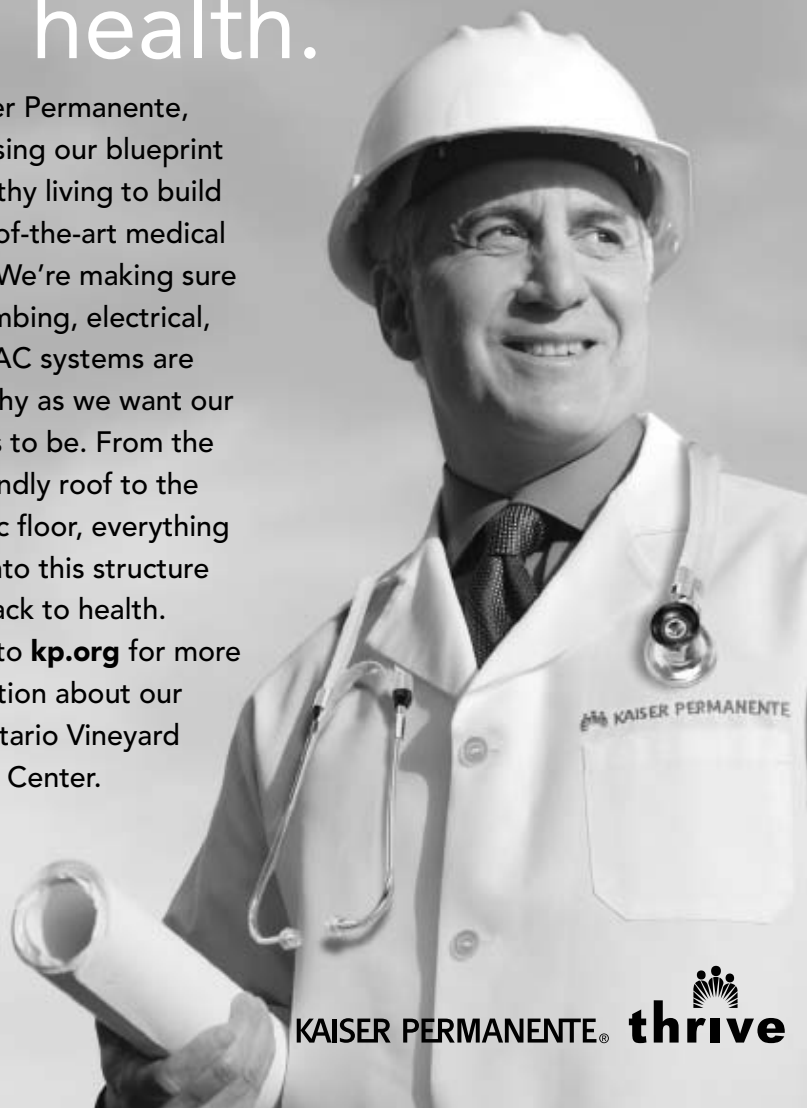
Ontario is also positioning itself to become **Southern California's Gateway to Engineering**. **Project Lead the Way- the Pathway to Engineering** is a partnership between Ontario's public schools, Cal Poly Pomona (one of the nation's top engineering schools), and the private sector to increase the quantity and quality of engineers and engineering technologists graduating from the City's educational system.

"Our Orange County office has had a hard time hiring staff because of the difficulty of affording homes there. Here (in Ontario), we found a lot of well-qualified professionals who had been commuting to Los Angeles and Orange counties," stated Bruce W. Kirby, a leading civil engineering consultant.

By encouraging the development of educational centers in growing industries such as health-care and engineering, the City of Ontario will be able to **provide high paying job opportunities that are close to home, creating a well-balanced, 'complete community'** for residents and businesses.

We're building on health.

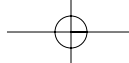
At Kaiser Permanente, we're using our blueprint for healthy living to build a state-of-the-art medical facility. We're making sure the plumbing, electrical, and HVAC systems are as healthy as we want our patients to be. From the eco-friendly roof to the nontoxic floor, everything going into this structure leads back to health. Log on to kp.org for more information about our new Ontario Vineyard Medical Center.



KAISER PERMANENTE **thrive**



Chaffey College.



Ontario Airport Towers



LA/Ontario International Airport

LA/Ontario International Airport Continues to Drive Investment in Ontario's Airport Metro Center

The LA/Ontario International Airport (ONT) has long been an economic catalyst for the greater Ontario region, driving investment and corporate migration. Known as "LA's Shortcut to the Sky", ONT remains a critical part of the Southern California air transportation system and has succeeded in making the City of Ontario the global gateway for commerce in the Inland Empire.

Despite the current economic cycle, the airport continues to generate substantial income for the City, stimulates employment and provides convenience to businesses throughout Southern California. ONT will be the solution for air travel expansion and growth in Southern California as it is the **only commercial airport in Southern California with the ability to expand** without opposition.

ONT has also been an important component in the growth of Ontario's commercial district, driving more than one million square feet of new office construction in and around the airport area. The area known as the **Ontario Airport Metro Center**, which encompasses Interstate 10, the LA/Ontario International Airport and crossroads from Vineyard to Interstate 15, is a hub for business development and long-term economic vitality. The **Ontario Airport Metro Center** is envisioned as an urban skyline consisting of mid-rise Class A office, full-service business hotels, and quality housing. Major development projects such as **Piemonte at the Ontario Center**, a mixed-use urban lifestyle center developed by Panattoni Development, **Ontario Airport Towers**, a 500,000-square-foot Class A office complex developed PGP Partners and

RREEF, and **Waterside Center**, a master-planned office campus developed by the Hileman Company, are already shaping this urban landscape.

Investing in urban transportation components

As the **Ontario Airport Metro Center** and surrounding areas continue to grow in population and density, Ontario's Mayor and City Council will invest in **urban transportation components** to get people off the freeways, thus creating urban activity centers for businesses and residents.

In the coming years, Ontario will invest **\$253 million into four roadway grade separations** to meet the region's demand for traffic movement around the airport. This infrastructure improvement is just one of many investments made by the City that will enhance the appeal and feasibility for business operations and transportation.

In addition, the Southern California Association of Governments and the San Bernardino Associated Governments are currently conducting **feasibility studies to extend the Metro Gold Line from the San Gabriel Valley to the LA/Ontario International Airport**. Initial studies have shown that there is a strong interest from residents in Los Angeles to have this type of connection to Ontario and the LA/Ontario International Airport. Although not yet formally part of the extension, the current study will determine the best routes, potential station locations and the number of riders that would use the system. Funds for construction of the extension could be available as early as 2010, suggesting a potential opening in 2013.

CURRENT AVAILABILITY AT ONTARIO AIRPORT COMMERCE CENTER



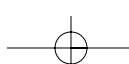
- Three multi-tenant buildings within a larger business park
- Unit sizes ranging from 1,400 to 17,000 sf
- Excellent access to the Pomona (60), San Bernardino (10), Ontario (15) and Foothill (210) Freeways
- Located within two miles of the Ontario International Airport
- Abundant parking
- Dock high and ground level loading
- Clear height ranging from 14' - 24'

1900 PROFORMA AVENUE, 1910 & 1920 ARCHIBALD AVENUE, ONTARIO

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A PLAN FOR TOMORROW ONTARIO, CALIFORNIA

2009 STATE OF THE CITY BUSINESS NETWORKING EVENT

MARCH 4, 2009 • 4:00 PM - 8:00 PM
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