

TIMOTHY L. STRADER, SR.

Timothy L. Strader, Sr., the founder and Chairman of Starpointe Ventures, has 36 years of experience in real estate development and investment. He was one of the ten Koll Company partners from 1972 to 1983, involved in all day-to-day development management. In this capacity, he participated in the development of over 10 million square feet of industrial, office and retail properties in California, Washington, Oregon and Arizona, including Koll Center Newport, Koll Center Irvine, Fox Hills Business Center, and Carlsbad Research Center. In 1984, he formed The Legacy Companies, which developed 298,000 square feet of office in Irvine and Aliso Viejo; 620,000 square feet of industrial in the Inland Empire and Florida; 269,000 square feet of research and development in Irvine Spectrum in joint venture with The Irvine Company; and 840 apartment units in Corona, Chino Hills and Lake Elsinore. Mr. Strader serves on numerous boards and foundations and was appointed as a member of the California State Contractors License Board by Governor Wilson from 1995 to 1999. The name of The Legacy Companies was changed to Starpointe Ventures in 1999.

Koll Experience - Mr. Strader was Executive Vice President and a member of the Board of Directors of The Koll Company and one of the ten Koll partners from 1972 to 1983. The Koll Company is a major West Coast development company specializing in office and industrial real estate. The Koll Company operated on a Management Committee basis. Mr. Strader was a member of the Management Committee which was involved in the review and decision making for each and every project developed in the 10,000,000 square foot portfolio. The Management Committee held weekly meetings in Newport Beach with the 6 local partners and quarterly meetings with the 4 regional partners in the various profit center locations. Mr. Strader has been involved in all aspects of the real estate development process on a hands-on basis.

Representative Development Projects

Koll Center Newport, Newport Beach, California

Mr. Strader joined as a partner with Don Koll in 1972 to conceive, design, process, and develop this 100-acre office park in the city of Newport Beach, California. The project is presently complete and consists of 1,187,000 square feet of offices in 13 buildings. Mr. Strader served on the Management Committee for the project and was involved in the day-to-day negotiations with lenders, financial partners, and tenants. Mr. Strader was also directly responsible for the governmental relations with the city of Newport Beach to insure that the project could be completed including the retention of the 500-room Sutton Place Hotel in the General Plan. During the years 1974 to 1976 Mr. Strader was the Partner-in-Charge of the Asset Management Division for The Koll Company and supervised the Asset Management Division of Koll which was responsible for the day-to-day management of the entire portfolio.

Koll Center Irvine, Irvine, California

Mr. Strader obtained the entitlement from the city of Irvine and was involved in the conception, design, and development administration of Koll Center Irvine. This project is entitled for more than 1,000,000 square feet of office space, 7 restaurants, and 2 hotels for a total of 850 rooms.

Fox Hills Business Center, Culver City, California

From 1976 to 1978 Mr. Strader was Partner-in-Charge of the Fox Hills Business Center, a 60-acre office/business park located in Culver City, California, He was in charge of the negotiations with the redevelopment agency for the city as well as all the tenants and purchasers. This project involved interfacing with the brokerage community on a daily basis and was a very successful project which sold out within a 2-year period.

Wells Fargo Bank Building, San Diego, California

Mr. Strader was directly involved in the development of the 20-story Wells Fargo Bank Building in downtown San Diego from 1980 to 1982 including all negotiations with the San Diego Redevelopment Agency. This included involvement in the design, development and marketing for the project as well as supervision of employees involved in the day-to-day tenant negotiations.

Carlsbad Research Center, Carlsbad, California

From 1979 to 1983 Mr. Strader was directly involved in the project design and development of the 400-acre Carlsbad Research Center in Carlsbad, California. This included the day-to-day involvement with the city of Carlsbad, various real estate brokers and users in all aspects of this major development.

Starpointe Experience

Mr. Strader formed The Legacy Companies in 1984 with the business plan to develop first-class real estate projects in Southern California. Since that time, Legacy has changed its name to Starpointe Ventures and has planned, built, leased, and operated the following projects:

Development Management Experience

Dupont Centre - Irvine, California

This 250,000 square foot office project includes a 150,000 square foot, 8-story office building, a 100,000 square foot, 5-story office building, and a 1,000 car, 4-level parking structure. This project was conceived, financed, built, marketed and sold to USAA Insurance in 1988.

Irvine Legacy Mid-Tech - Irvine, California

This 145,000 square foot project was developed under a development agreement with The Irvine Company in 1987. The project consisted of four flex tech buildings that were designed to originally serve a light industrial user. The project was parked at 3.75 / 1,000 square foot, and each building had the capability to add mezzanine offices and additional exterior glass to accommodate anticipated users.

19 & 21 Technology - Irvine, California

This 124,000 square foot project was also developed under a development agreement with The Irvine Company in 1988 and is located in Irvine Spectrum. This two-building complex fronts on Interstate 5 and was developed for a corporate headquarters user that had requirements for R & D and warehouse functions. The project was successfully leased to Environmental Solutions, an environmental consulting firm, and to Pinnacle Micro, a high-tech design and manufacturing company that specializes in optical disk drives.

Legacy Business Center - Pacific Park - Aliso Viejo, California

This 48,000 square foot, two-story office building was constructed in 1990 in the business park section of Aliso Viejo called Pacific Park.

Legacy Business Center - Ontario, California

This 190,000 square foot, four-building industrial/warehouse development built and sold in 1988.

San Sevaine Industrial Park - Mira Loma, California

This 180,000 square foot industrial/warehouse development within the San Sevaine Industrial Park was sold to an investor upon completion of construction in 1989.

Sears Logistics Center - Fontana, California

This 72,000 square foot building was built and designed for the Sears appliance delivery division and sold to an investor upon completion of construction in 1990.

Chippers Nut Company - Chino, California

This 100,000 square foot nut processing, packaging and storage facility was a build-to-suit for Chippers Nut Company. The building was completed in 1984 and sold to an investor in 1986.

Starpointe Business Park – St. Augustine, Florida

This 78,000 square foot flex tech, single-story project was developed in the World Golf Village development of St. Augustine, Florida in 2000 and sold to an investor in 2004.

Stoneridge Apartments - Corona, California

This 492-unit apartment complex was completed in 1986 with Multi-Family Housing Bond financing. This financing structure provided a below market interest rate in exchange for a rent restriction on 20% of the units for low-income tenants. This project was sold in 1995 and is now owned and operated by Equity Residential Properties.

Chino Hills Apartments - Chino Hills, California

This 110-unit apartment complex was completed in 1988. This project was built with conventional financing and was sold to an investor during construction who planned to perform a condo conversion to the property.

Rolling Ridge Apartments - Chino Hills, California

This 110-unit apartment complex was completed in 1986 with Multi-Family Housing Bond financing. This financing structure provided a below market interest rate in exchange for a rent restriction on 20% of the units for low-income tenants. The project was sold to an investor in 1987.

Lakeside Apartments - Lake Elsinore, California

This 128-unit apartment complex was completed in 1985 with Multi-Family Housing Bond financing. This financing structure provided a below market interest rate in exchange for a rent restriction on 20% of the units for low-income tenants. This project was sold to an investor in 1986.

2801 Alton– Irvine, California

Starpointe Ventures and Lyon Realty Advisors acquired the 3.76 acre vacant parcel at the northeast corner of Jamboree and Alton in 2004. They successfully rezoned the property to allow a 179-unit residential condominium project. The property was sold to Shea Homes in October 2005.

Major Entitlement & Asset Repositioning

Campus Centre (27 acres) – Irvine, California

Prudential Insurance Company hired Starpointe Ventures to master plan and entitle a 27-acre parcel at the intersection of Jamboree and Campus in the City of Irvine. This assignment included re-entitlement of the property as well as acting as contract developer for installation of streets and utilities. The land was sold to Sares-Regis and Opus West Corporation in multiple phases. As a result of changing market conditions this project has been repositioned by Starpointe and re-entitled four times.

Central Park West (42 acres) – Irvine, California

The owner of the 42-acre Parker Hannifin headquarters site located at the intersection of Jamboree and Michelson in the City of Irvine hired Starpointe Ventures to assist in the Master Plan and entitlement of the site for a mixed-use project. The project has been acquired by Lennar and is under construction. This was a reposition of an industrial project to mixed-use including residential, office and retail.

Heritage Fields – Irvine, California (Renamed Great Park Neighborhoods)

Assist Lennar in strategic and day to day negotiations in processing a mixed-use development plan for the 4,000 acre former El Toro Marine Corps Air Station. This project includes 3,625 residential units and 4 million square feet of commercial/industrial development. Starpointe is assisting in negotiations for Development Agreement modifications to reposition this asset with changing market conditions. Included in this assignment is adopting modifications to the phasing plans. Starpointe is also coordinating negotiations between The City of Irvine, The Great Park Corporation and the Landowner. This project will include a large Central Facilities District and major recreational uses.

Real Estate Education

Paul Merage School of Business, University of California Irvine – Irvine, California

During spring semester 2007 and 2008, Mr. Strader has been an Adjunct Professor at the Paul Merage School of Business teaching a seminar on Management of the Real Estate Enterprise to second year MBA students.