

RARE DEVELOPMENT OPPORTUNITY IN THE
IRVINE BUSINESS COMPLEX
FOR SALE OR JOINT VENTURE
7.5 ACRES



STARPOINTE
VENTURES

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PLEASE CONTACT:

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Property Location:

Approximately 7.5 acres of vacant land located at 18691 Jamboree Road, just north of Dupont Drive, in Irvine, Orange County, California.

Property Overview:

According to the Orange County Assessor's Map, the single legal parcel fronts approximately 510 feet on Jamboree Road at the northeast corner of Jamboree Road and Dupont Drive. The site previously contained an industrial building that has been demolished.

Assessor Parcel #:

445-102-02

Zoning:

The subject property is currently zoned 5.1 IBC Multi-Use. Permitted uses include office, light manufacturing, research and development, retail and supermarket. Conditional uses include hotel, restaurant, child care, church, conference facility, department store, financial institution, health club, medical office, school and vehicle uses. There are many other permitted and conditional uses as described in the zoning code. Residential use is not permitted on this property. The property is not included in the IBC Residential\Mixed-Use Overlay Zone due to the Settlement Agreement between Allergan Corporation, the neighboring property to the west, and the City of Irvine.

Development Intensity Allowed:

The IBC land use database specifies maximum development allocations in the a.m. and p.m. peak hour and average daily development intensity values ("DIVs") for each legal parcel. The property contains 709 a.m. DIVs, 753 p.m. DIVs and 9,085 average daily DIVs. This equates to 545,385 square feet of office development or 108,160 square feet of retail. Various combinations of office, retail and hotel could be developed on the property utilizing the development intensity values. Starpointe Ventures can assist you in calculating the DIV utilization of your proposed project.

The City of Irvine has a transfer of development rights process where unbuilt development intensity can be sold to another property in the Irvine Business Complex. Therefore, if your proposed development on the property

does not utilize all of the DIVs, the remaining DIVs (in an equal block of intensity) can be sold and transferred to another property subject to approval of the transfer of development rights application for the receiving site. The property owner intends to sell the subject property inclusive of all development rights so please assume the ownership of any excess development rights in your proposal if your proposed project does not utilize all of the DIV's allocated to the subject property.

Prepaid IBC Fees:

The subject property has received an IBC Transportation Fee Credit equal to 208,369 square feet of office equivalency which equates to 108,160 square feet of retail. Current IBC Transportation Fees are \$7.03 per square foot for office and retail so this credit is equal to \$1,464,834 for an office development and \$760,364 for a retail development. The fee credit will be applied based on the IBC Transportation Fees in effect at the time of the future approved building permit. The City of Irvine typically adjusts this fee every July 1st. Please assume the receipt of this fee credit in your proposal.

Proposed Structure:

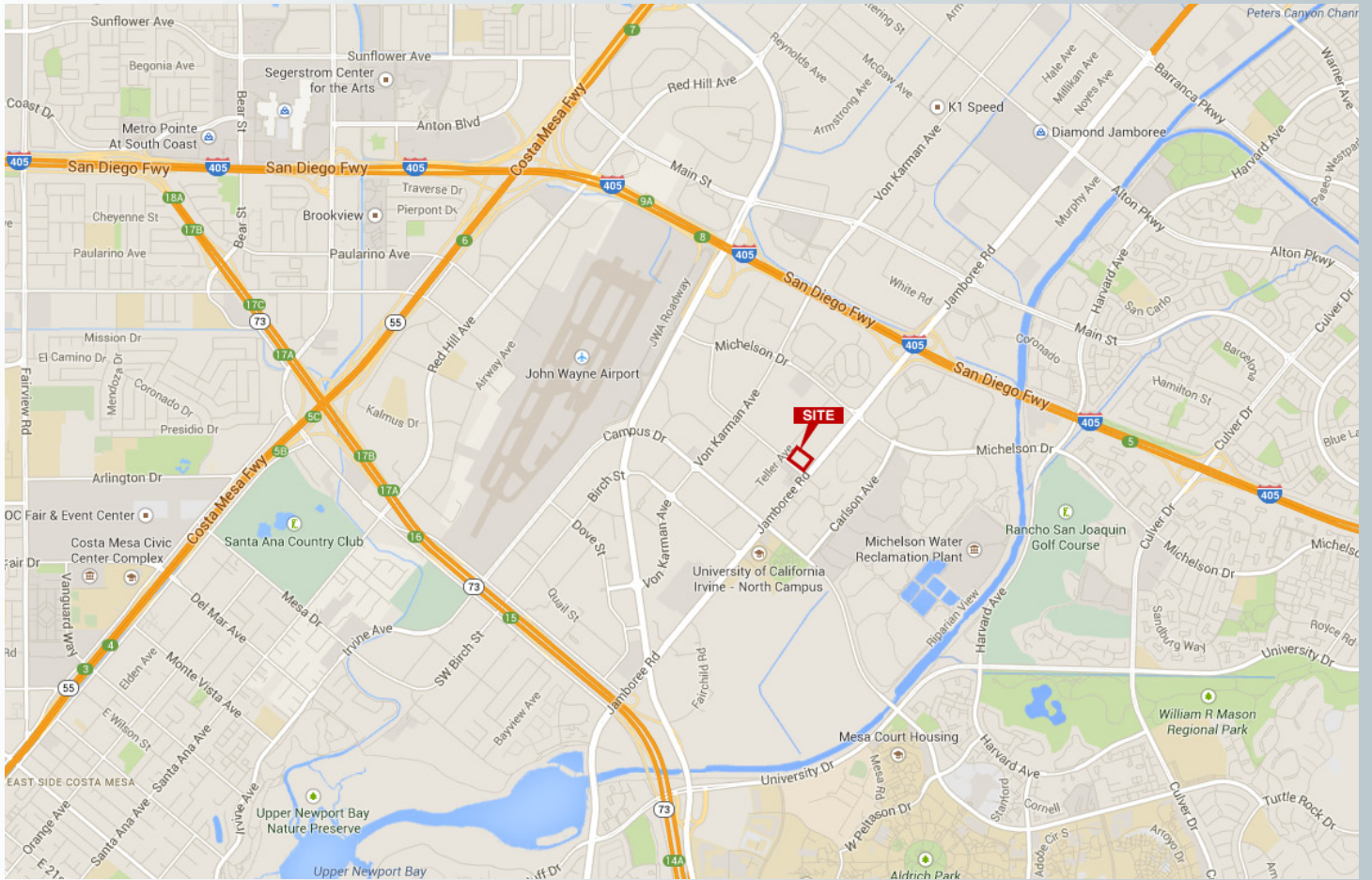
The property owner will consider a sale of the property or joint venture. If a joint venture proposal is proposed, please state the value of the land contribution along with the property owner's share of annual cash flow and profit due to their ownership interest in the project. Please assume that the property owner will only contribute land to the joint venture and will not have any obligation to provide additional capital.

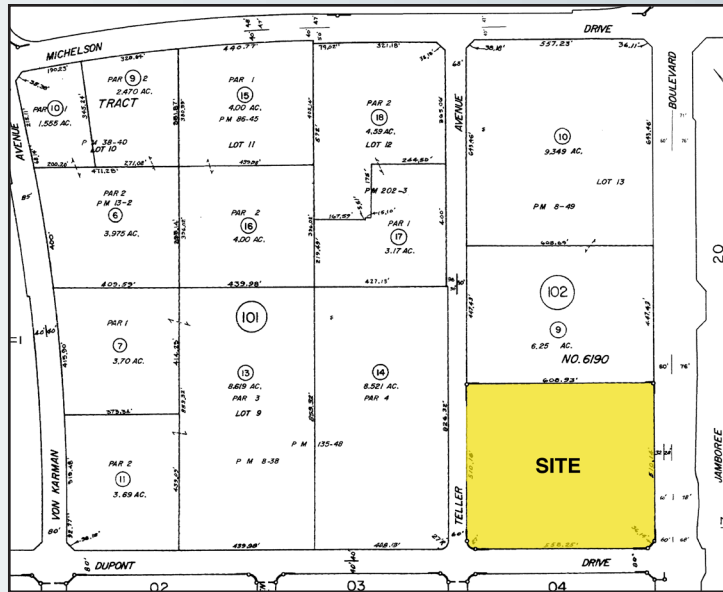
More Information:

Please go to <http://www.starpointeventures.com> and click on the "Brokerage" link to view or download the property information which includes the following documents:

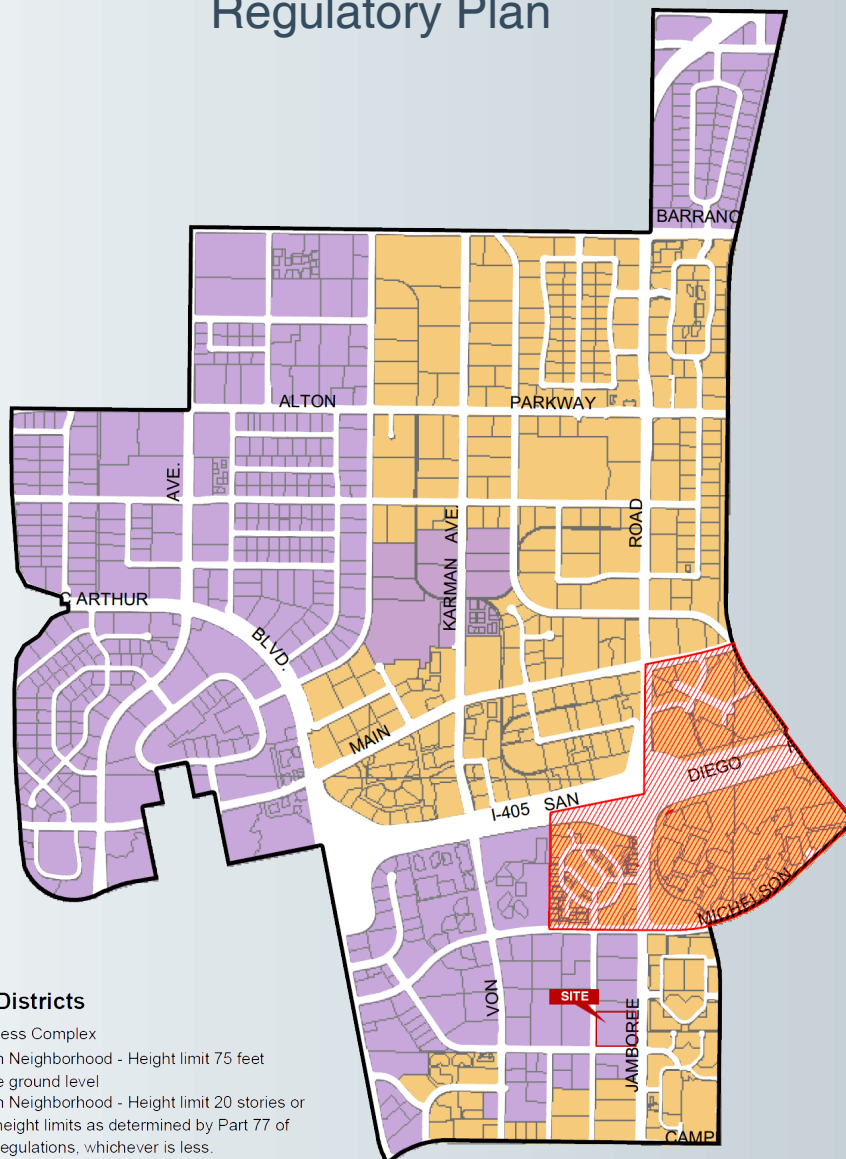
1. Zoning Confirmation Letter from the City of Irvine dated July 7, 2014
2. Preliminary Title Report
3. Executive Summary of Environmental History

If you have any problems, you can go straight to the page at: <http://www.starpointeventures.com/18691Jamboree.htm>





IBC Residential / Mixed-Use Overlay Zoning Code Regulatory Plan



Overlay Districts

- Business Complex
- Urban Neighborhood - Height limit 75 feet above ground level
- Urban Neighborhood - Height limit 20 stories or FAA height limits as determined by Part 77 of FAA regulations, whichever is less.