



COUNTY PARCELS at EL TORO



February 23, 2012



- Single large continuous area
- Highly desirable location
- FOST issued for western section and warehouses
- Sewer, drainage, and reclaimed water connections
- LIFOC covers remaining Redevelopment Area

- Single large continuous area
- Highly desirable location
- FOST issued for western section and warehouses
- Sewer, drainage, and reclaimed water connections
- LIFOC covers remaining Redevelopment Area

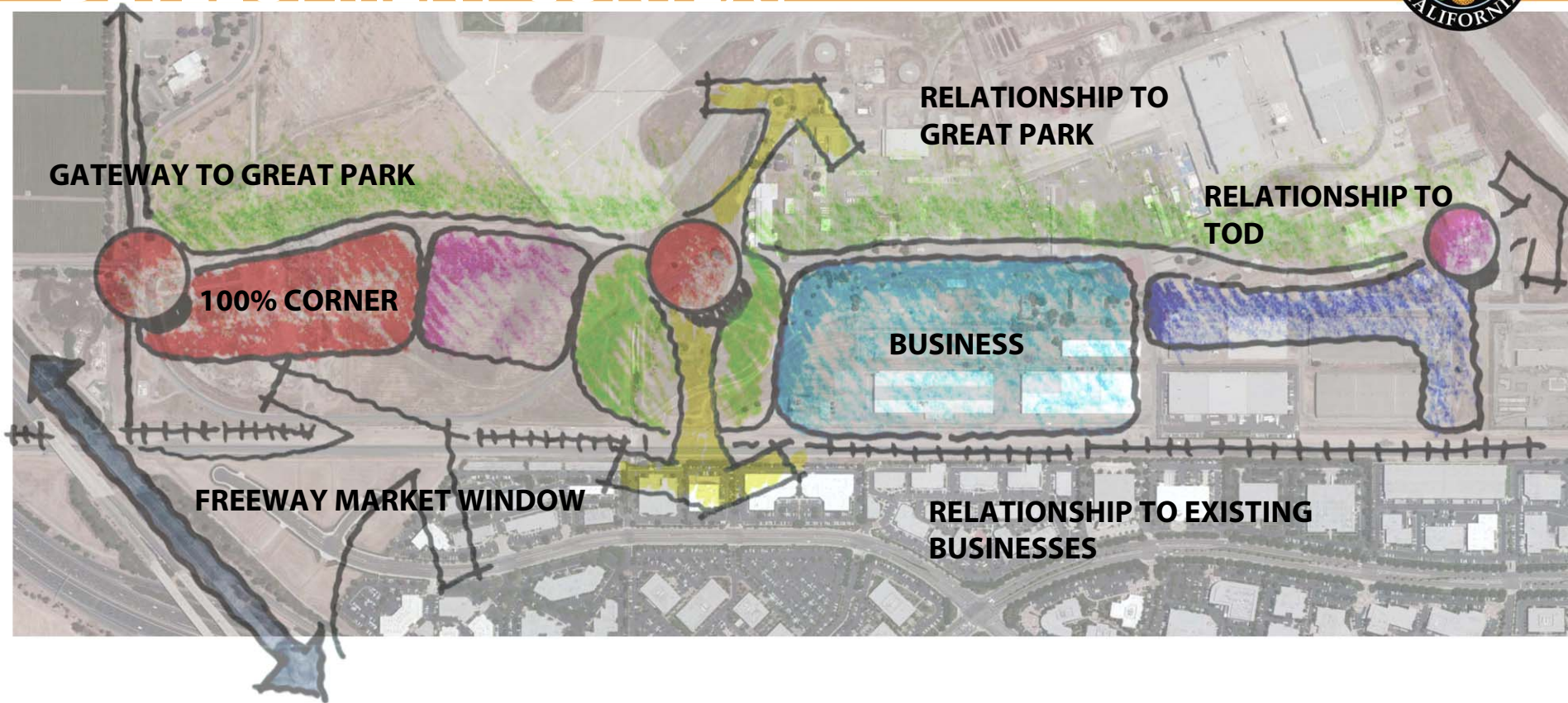
100-ACRE PARCEL CONSTRAINTS



- Constraints

- Backbone Infrastructure not available
- Significant site demolition costs
- Maintaining access along Perimeter Road
- Existing groundwater and LIFOC concerns
- Zoned Institutional
- Limited vehicle trips

DEVELOPMENT CONTEXT



Considerations

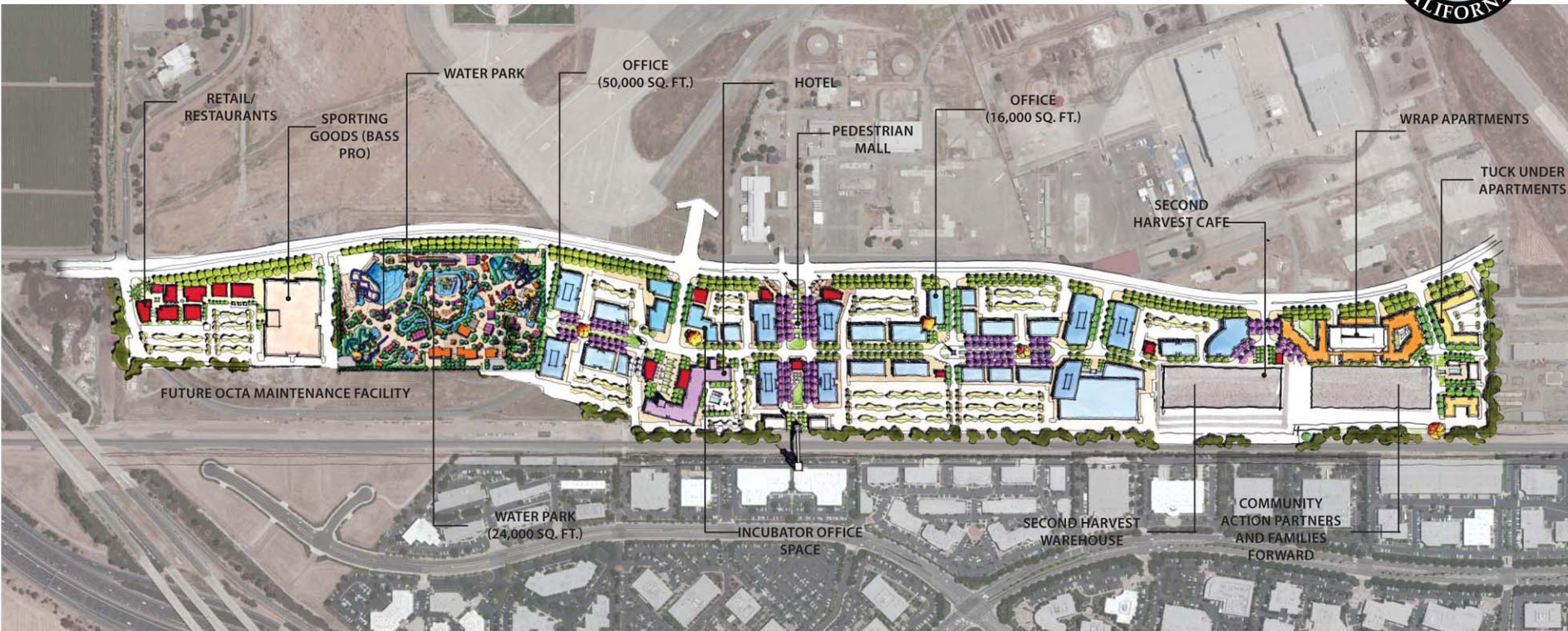
- 100% Corner
- Develop property in increments to respond to market demand & phase infrastructure improvements
- Relationship to future improvements in Great Park
- Eastern portion of site should capitalize on proximity to future Transit Oriented Development (TOD)



100 ACRE PARCEL: Sports/Destination Cluster

Proposed Cluster & Identified Use/s	Proposed Timeframe	Proposed Parcel	Assessment of Market Strength		Transaction & Revenue Considerations			Other Considerations		
			Near Term	Long Term	Land Value Potential to Drive Value	Site work/ investment required by county	Transaction Requirements	Minimum Acreage required	Adjacency Considerations	Trip Count Generation
Niche/Destination retail	Long Term	100 Acre Parcel	●	●	Good	Moderate	Ground Lease (Term min. 99 years). Significant up front marketing by County	Approx. 10 acres	Cabella's or similar activity generating "experience" retail would create positive adjacencies with other sports-oriented uses as well as Great Park	High
Recreational / Active Sports (Big League Dreams)	Short Term	100 Acre Parcel	●	●	Poor	Low	Ground Lease (Term flexible). BLD is very interested in the site.	20-100 acres	Complements Great Park and Residential at Heritage Fields	High
Extreme Sports Facility (X Games orientation)	Short Term	100 Acre Parcel	●	●	Fair	Low/Moderate	Ground Lease (Term flexible) - may not generate 365 day use. Significant up front marketing by County	TBD	Activity generator for the site; would create visitor and foot traffic which would in turn support development of ancillary retail spaces to activate the parcel	High
Performance Sports (ie. Professional training facility)	Short Term	100 Acre Parcel	●	●	Fair	Moderate	Ground Lease (Term flexible)	1-5 acres		Low
Cultural Use with Sports Orientation	Long Term	100 Acre Parcel	●	●	Low	Moderate	Ground Lease (Term flexible)		Complement other active sports uses on site (ex: OC Sports Hall of Fame)	Moderate/ High
Hotel – Limited Service (Best Western, or comparable)	Long Term	100 Acre Parcel	●	●	Fair	High	Ground Lease (Term 15+ yrs)	Approx. 5 acres	Complementary to OC leisure travel, and potential recreational uses at Great Park and on site	Moderate

100-ACRE PARCEL



Highest and Best Use

- Green Tech/Office/Second Harvest: 57.7 ac
- Retail & Restaurants: 11.2 ac
- Medium High Density Residential: 10.9 ac
- Hotel: 5.5 ac
- Waterpark: 13.8 ac

WEST ALTON PARCELS



- **Multi-Family Residential**

- MF & SF attached Type 1: 8.0 ac
- MF & SF attached Type 2: 14.0 ac
- MF & SF attached Type 3: 6.0 ac
- Neighborhood Retail: 3.0 ac