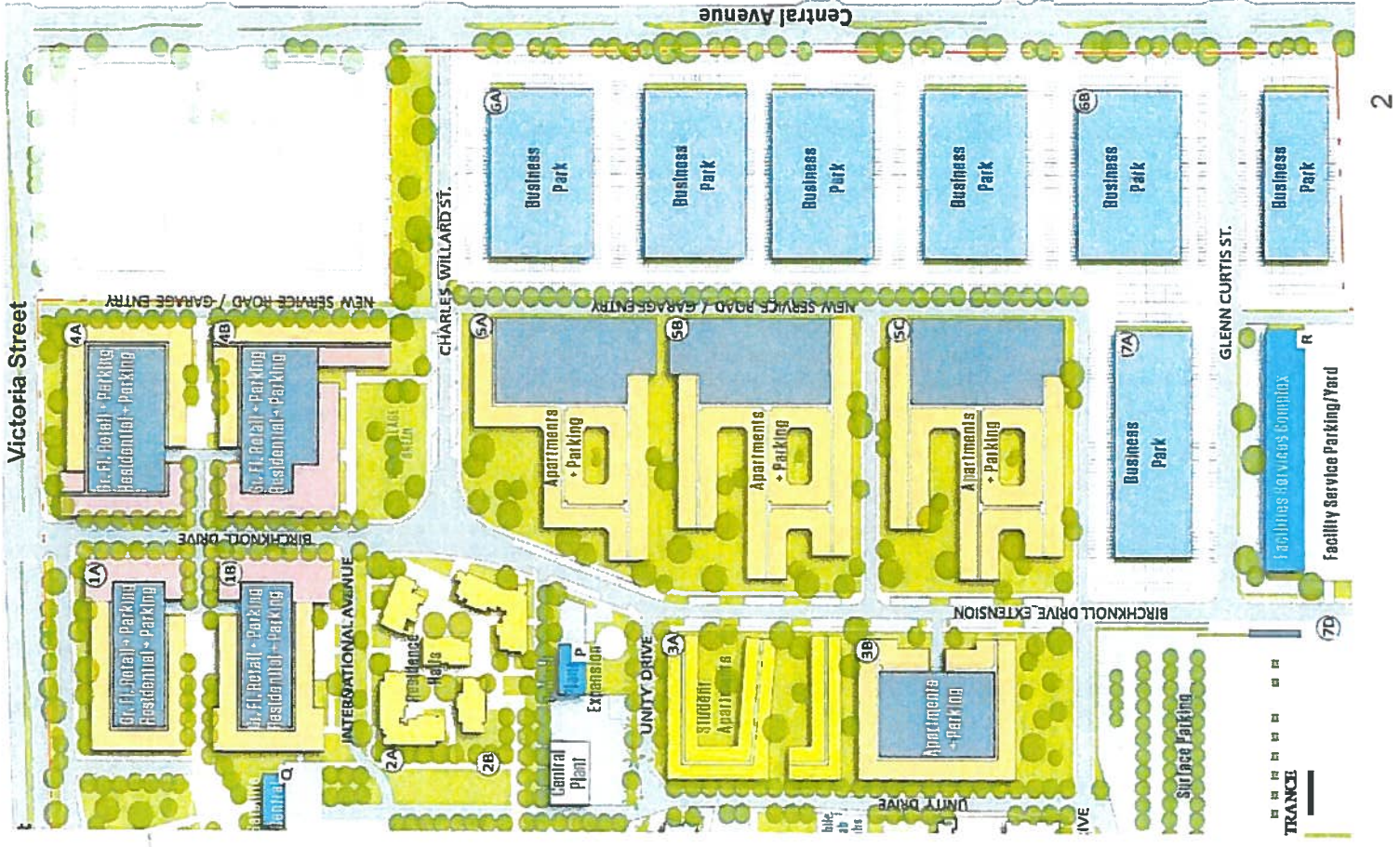


# University Village

Phased development with mix of uses, including:

- Approximately 2,000 market-rate residential rental units adjacent to the central corridor of University Village.
- 94,300 sq. ft. retail on ground floor along north portion of University Village's central corridor.
- Approximately 33 acres of business park uses along Central Avenue.
- 1.1 acre park.
- Student residence halls and apartments will be integrated into the University Village but are not currently envisioned as P3 developments.



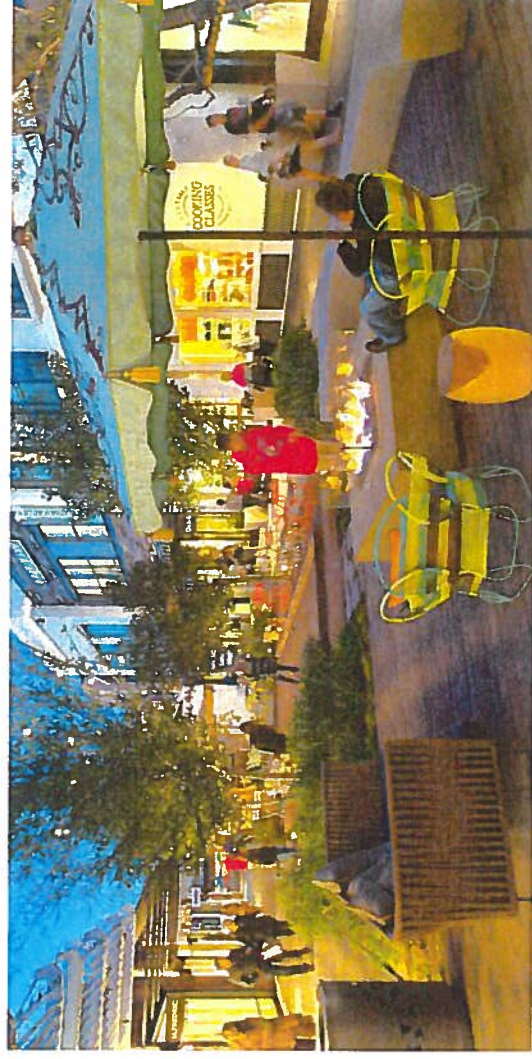
# Development Details



|               | PARCEL 1                             | PARCEL 3                    | PARCEL 4                             | PARCEL 5     | PARCEL 6         | PARCEL 7      |
|---------------|--------------------------------------|-----------------------------|--------------------------------------|--------------|------------------|---------------|
| Land Use      | Mixed-Use<br>Retail &<br>Residential | Faculty/Staff<br>Apartments | Mixed-Use<br>Retail &<br>Residential |              | Business<br>Park | Business Park |
| Residential   | 341 Units                            | 186 Units                   | 391 Units                            | 1,051 Units  | -                | -             |
| Retail        | 37,100 SF                            | -                           | 57,200 SF                            | -            | -                | -             |
| Business Park | -                                    | -                           | -                                    | -            | 551,034 SF       | 169,884 SF    |
| Parking       | 1,275 stalls                         | -                           | 1,533 stalls                         | 2,168 stalls | 972 stalls       | 173 stalls    |

1 • The optimal development plan, including density, will be determined by the successful developer(s).

- The University Village development has been integrated into the University master plan update process currently in progress, including mitigation measures and fair share negotiations with the City and EIR public review.



# Potential Phasing



|          |                                                         |                                                    |
|----------|---------------------------------------------------------|----------------------------------------------------|
| Phase 1A | Parcels 1A & 4A<br>296 Residential Units<br>4.9 Acres   | Mixed-Use Residential & Retail<br>32,000 SF Retail |
| Phase 1B | Parcels 6 & 7<br>720,918 SF Business Park<br>33.1 Acres | Business Park                                      |
| Phase 2  | Parcels 1B & 4B<br>436 Residential Units<br>8.4 Acres   | Mixed-Use Residential & Retail<br>57,000 SF Retail |
| Phase 3  | Parcels 3 & 5<br>1,237 Residential Units<br>22.5 Acres  | Faculty/Staff & Market Rate Residential            |