

ACTIVE DEVELOPMENT AGREEMENTS - SUBJECT TO 2011 REVIEW						
#	PROJECT	RESPONSIBLE PARTY	DESCRIPTION	TERM	OBLIGATIONS	AGREEMENT STATUS
1	2211 Michelson	Kilroy Realty	32520-DA - 174,697 s.f. office building per 83-CP-0507	15 years - Expires May 26, 2014	Payments totaling \$210,000	In compliance. \$210,000 in payments received. No outstanding obligations
2	Allergan - 2525 DuPont	Allergan	00002801-PDA - 925,721 square feet of mixed use.	20 years - Expires January 12, 2015	Allergan gets to build out project in exchange for City of Irvine being named Point of Sale for Allergan products & Corp Hq- no lease of Allergan SF to others.	In compliance. Allergan identifies Irvine as a Point of Sale and site remains Corp HQ with no leases.
3	Avalon Jamboree - 2701 Alton	Avalon Jamboree	00422941-PDA 280 DU (257 market rate)	30 years - Expires November 8, 2037	IBC Residential D.A. Fee- \$5000/apt or \$12,000/condo for 257 market rate units	In compliance. IBC DA Fee (257 apartments) paid March 31, 2008. \$1,285,000. No conversion to condominiums.
4	Central Park - 18311 Jamboree	Lennar Central Park LLC	00330616-PDA, 00340287-PMPC, 00350096-PTT & 00348711-PPP = 1,380 du's, 90,000 s.f. of office, and 19,700 s.f. of retail.	25 years - Expires September 15, 2029	\$100,000 for "Initial Study" of Jamboree Ped Bridge; \$250,000 for Prelim Design Ped Bridge; Transportation & Public Benefit CFD; Use Agreement of Project Community Center by City.	In compliance. Initial study & design funds received for Pedestrian bridge; CFD 04-01 created; bonds funding CFD not yet sold; Community Center Use Agreement completed
5	Ewles- 16081 Construction Cir.	John B. Ewles, INC	00017679-PDA; locks in entitlement and then-current zoning	20 years - Expires May 14, 2016	Existing business activities may continue as long as consistent with 5.2 IBC Industrial zoning	In compliance. Activities continue to be consistent with applicable zoning.
6	Hines California Green: 2722 Michelson & 18582 Teller	Jamboree Michelson HCG LLC	00452727-PDA; 785,000 SF Office, 15,500 SF Restaurant/retail and open space gardens	25 years - Expires December 18, 2033	IBC Fee payment; Participate in City Utility Undergrounding District or Bond for Underground utilities; Pay \$150,000 in transit support costs; and include within project: Transportation Demand Kiosk, Great Park Information Center, Shuttle Stop and an Hourly Rental Car Program	In compliance. \$150K transit support payment received. Others obligations not yet due: IBC Fees not due until building permit; Kiosk, etc to be built within project- no project development to date; As City has not created SCE Underground District, no monies due from applicant.
7	Kaiser - 6650 Alton	Kaiser	00009961-PDA 416 bed hospital	25 years - Expires June 23, 2017	\$1.2 Million for Irvine Adult Day Services; \$100,000 for Adult Day Services equipment; \$15,000 DARE; Park N/ Ride or \$150,000 payment	In compliance. \$1.2 million received for Lakeview Senior Center; \$100,000 received for Lakeview; DARE funds received; Park & Ride funds due with next building permit.
8	KCIN- 2020, 2040, 2050 Main & 17931 Von Karman	Multiple Owners	23856-DA 83-CP-0471, 83-CP-0501 & 28439-CPU; DA locks in entitlement & IBC fees.	20 years - Expires July 8, 2017	Compliance with Development Plan, satisfaction of conditions of approval and payment of building permit related fees.	In compliance. All conditions of approval satisfied and fees paid upon issuance of building permits.
9	Lower Peters Canyon PA 1, 4, 7	The Irvine Company	00026646-PDA; Established annexation procedures and adoption of County-approved Development Plan for PA 4.	20 years - Expires June 30, 2017	Complete the phased build-out of the PA 4 Development Plan & its supporting mitigation measures	In compliance. PA 4 built out consistent with Development Plan with all mitigation measures satisfied.
10	North Irvine Transportation Mitigation Program (NITM) PA's 1, 2, 5B, 8A, 6, 9, & 40	The Irvine Company	00336389-PDA. The NITM created a transportation fee program for properties in North Irvine and the Great Park.	25 years - Expires May 27, 2028	Payment of NITM Fees in conjunction with any new development	In compliance. Assessment Districts set up for PA's 1, 6, 8A and 9 prior to development; Per Finance \$27,533,624.39 received through July 12, 2011.
11	Park Place - 3333 Michelson	Layton Belling	00310468-PDA Park Place vested in the 1989 Zoning Code	25 years - Expires September 24, 2022	At issuance of Building Permit, \$3,734. per Density Bonus Unit (360 DU- Density Bonus C.U.P.), Settlement Agreement Affordable Housing In-Lieu Fee (\$4,000/non-Density Bonus D.U.) "Transportation Fee" of \$10,373 per DU for "Last 360 Non-Density Bonus Units"	In compliance- \$866,288.00 paid on May 1, 2004 for 232 Density Bonus Units built to date, 128 density bonus units remain to be built; No Housing In-Lieu or Transportation fees paid to date as no building permits issued for remaining non-density bonus units.
12	Planning Area's 18 & 39	The Irvine Company	00424384-PDA- General Plan, Zoning Code, Affordable Housing Ordinance, Master Affordable Housing Plan locked in for the DA period.	47 years - Expires October 3, 2053	5.1)Preservation of 654 existing affordable below market rate (BMR) DU; 5.2) Provision of 15 acres of land suitable for housing (timing identified in Master Affordable Housing Plan); 5.3) Establish Affordable Housing Credit Bank; 5.4) Extension of 420 Section 8 HUD DU; 6.1) Quail Hill Open Space dedication; 6.2) Pay portion of SR 133 Bridge design & construction costs; 6.3) \$75,000 towards cost of MPAH Roadway Deletion Traffic Study; 6.4) Participation in Great Park-Spectrum Guideway Demonstration project	In compliance. 5.1) Bond units extended as they expire, 5.2) Land to be provided per PA 39 Master Affordable Housing Plan beginning in 2011 with 3 acres dedicated to the City by 12/31/11, 5.3) City established Affordable Housing bank, 5.4) HUD approved extensions of 420 Section 8 DU, 6.1) Open space dedicated on May 30, 2007, 6.2) Funds are not due until City completes the design/bid process and obtains R.O.W. 6.3) funding of MPAH study completed, 6.4) Guideway Project replaced by Citywide shuttle transit program- applicant working with staff.
13	Royalty Carpet - 17352 Derian	Royalty Carpet	00432271-PDA; General Plan, Zoning Code, uses & Trip Budget locked in for the DA period.	25 years + optional 10. Expires March 13, 2027	Existing business activities may continue as long as consistent with applicable regulations	In compliance. Activities continue to be consistent with applicable zoning.

