Peppertree Business Park

12.55 Net Acres
Corporate/Institution Development Site
Simi Valley, CA

Peppertree Business Park is a uniquely beautiful master planned development site nestled at the foot of the Simi Hills with Meier Creek Streambed providing a tranquil environment ideal for a corporate/institutional user or developer who wishes to create a highly productive environment. Truly one of the last remaining larger development sites in the affluent City of Simi Valley, California.

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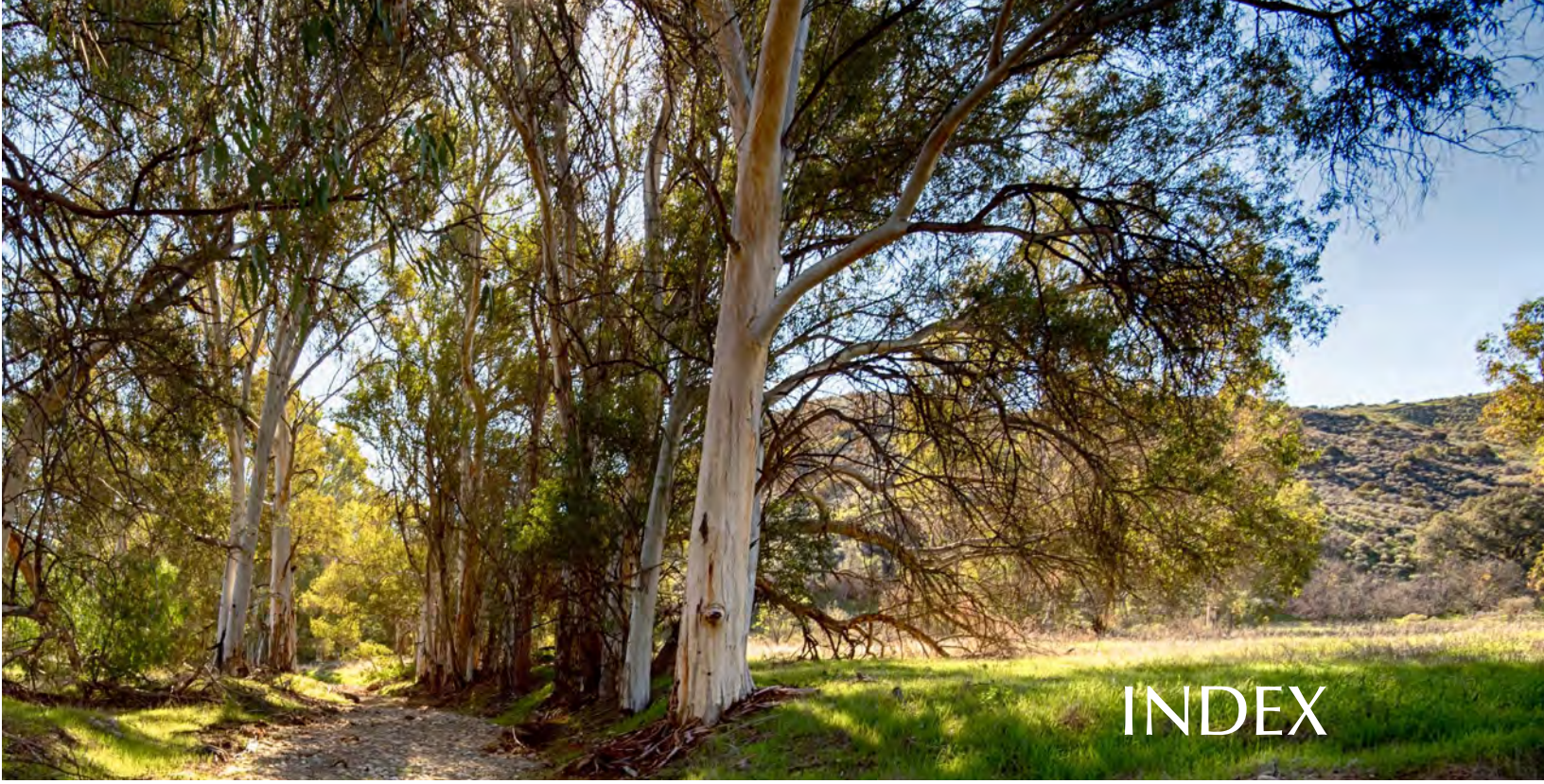

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CONTACT INFORMATION
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ABOUT THIS PROPERTY

Peppertree Business Park is a proposed master planned Office Park containing a gross building area of 213,000 SF in four, two & three story buildings with a FAR of 0.39 and a 4.19/1000 parking ratio.

PROPERTY	Vacant Land - Office Development Site
LOCATION	Simi Valley
COUNTY	Ventura County
PARCEL #	Map Book 685; Page 051; Parcels 010, 020, 030
TENTATIVE MAP	Parcel Map TP-S-621
LAND NET ACRES	12.55 Acres
LAND GROSS ACRES	19.60 Acres
ZONING	BP (Business Park) district is intended to provide Office and quality R&D Industrial master planned developments under the Brandeis-Bardin Specific Plan.
COMMENTS	Site is ideal for a corporate or institutional user or developer to create a private campus in a unique naturally landscaped environment surrounded by thousands of acres of permanent open space.

USES REQUIRING A PLANNED DEVELOPMENT PERMIT

- Research, Development and Testing
- Manufacturing, Assembly, Testing of High Technology
- Medical Laboratories
- Professional Offices

USES REQUIRING SPECIAL USE PERMITS

- Hospitals and Clinics
- Hotels and Motels
- Warehouses and Distribution Facilities
- Multiple Story Structures exceeding height of 48'
- Religious organizations including churches, temples, synagogues

DEVELOPMENT PERMITS SECURED FOR OFFICE PARK DEVELOPMENT

- California Regional Water Quality Control Board [CRWQCB] - Sec. 401 Permit
- US Army Corps of Engineers [USACE] - Sec. 404 Permit No. 200700120-AJS
- California Department of Fish & Game [CDFG] - approved Meier Creek Habitat Mitigation Program (HMP) Notification No. 1600-2006-0359-R5
- Federal Emergency Management Agency [FEMA] - Case No.:06-09-B121R - CLOMR Approved
- State Historic Preservation Office [SHPO] - approved Phase I Archaeological Survey
- Final Parcel Map LD-S-621 and Public Improvement Plans approved by City of Simi Valley Public Works & Environmental Services: recordation pending

AVAILABLE REPORTS & PLANS

- Public Improvement Plans [Grading, Street, Storm Drain, Sewer, Water]
- Meier Creek Bridge Construction Documents - approved
- Biological Constraints Analysis
- Meier Creek Tree Survey
- Geotechnical Site Investigation
- Habitat Mitigation Program - approved
- Phase I Archaeological Survey - approved

FEATURES

- Utilities to the Site

AERIALS

Ronald Reagan Library
Hwy 118 Ronald Reagan Fwy
Los Angeles Ave.
Royal Ave.
Heritage Oaks Ct.
Tapo Canyon Rd
Tapo Canyon Business Park
Guardian St.
4100 Guardian St.
131,341 SF Class "A" Office
Proposed
54,000 SF Office
American Jewish University

American Jewish University

Simi Valley Town Center
Hwy 118 Ronald Reagan Fwy
Tapo Canyon Rd
Los Angeles Ave.
Royal Ave
Guardian St.
4100 Guardian St.
131,341 SF
Class "A" Office

Parcel A/1—View S/W to Meier Creek & Simi Hills

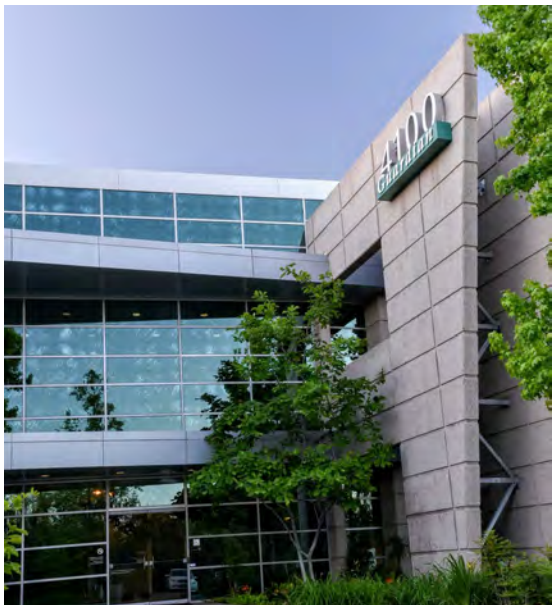
Parcels D&C / 3&4—View to Permanent Open Space

Parcel B/2—View South to Meier Creek

SITE PHOTOS

Adjacent Development

4201 Guardian— Rancho Simi Rec and Park District Offices



4100 Guardian— Class A Offices

SITE PLAN I - Parcels

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Peppertree Business Park
Simi Valley, CA

AREA AND PARKING TABULATIONS

PM TP-S-621	Gross Area (Acres)	Net Area (Acres)	Net/ Gross	Net Area (sq ft)	GBA (sq ft)	NRA (sq ft)	FAR	Pkg Spaces	Pkg Ratio
Parcel A - Office	5.60	4.10	73%	178,596	67,000	65,459	0.38	303	4.52
Parcel B - Office	4.20	2.66	63%	115,870	44,000	42,988	0.38	179	4.07
Parcel C - Office	5.70	2.89	51%	125,888	46,000	44,942	0.37	185	4.02
Parcel D - Office	4.10	2.90	71%	126,324	56,000	54,712	0.44	225	4.02
Totals	19.60	12.55	64%	546,678	213,000	208,101	0.39	892	4.19

SITE PLAN II - Master Plan

Ahbe Landscape Architects

SITE PLAN III - Landscape Master Plan

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Peppertree Business Park
Simi Valley, CA

AERIAL PLAN OVERVIEW

Archisystems International

PARCEL A— Architectural and Landscape Studies

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Peppertree Business Park
Simi Valley, CA

AREA OVERVIEW

The subject property is strategically located in the beautiful city of Simi Valley, an area known for its excellent quality-of-life, safety, and talented and diverse labor pool. With a variety of amenities, including high image retail shopping, restaurants, parks, historical and cultural tourist sites and luxurious country clubs, Simi Valley is the perfect location for any size business. One of the city's 30 beautiful parks is also located nearby, along with entertainment venues such as movie theaters. Less than 3 miles to the north west is the Simi Valley Town Center, a newly renovated center that boasts high profile stores and restaurants such as Macy's, Best Buy, Lowes and many more. The historical Ronald Reagan Library is located less than 7 miles to the west.

The city of Simi Valley is committed to being one of the most desirable places for business, from its well maintained public infrastructure to its dedicated labor force. Businesses are perennially attracted to this community which is "so close and yet so far" - close to Los Angeles for the amenities of a big city - far enough removed to enjoy the peace, security and quality of country living.

Simi Valley also offers the advantage of lower county business and utility taxes, as well as a city government that encourages businesses to prosper. With easy access to the San Fernando Valley and the Los Angeles area, Simi Valley makes a great place for your organization to call "home". Just minutes to the east are the San Diego (405) and Golden State (5) Freeways. The Ronald Reagan/Simi Valley-San Fernando Valley (118) Freeway is the arterial spine of Simi Valley. To the west, the Moorpark (23) Freeway connects with U.S. 101 to Northern and Southern California.

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