

# CURRENT PLAN : PHASES I & II

JP INVESTMENTS PRESENT  
JP TOWERS  
THE CALIFORNIA BUILDERS  
[www.jpbowcon.com](http://www.jpbowcon.com)

DOWNTOWN LOS ANGELES

ARTS DISTRICT



LOS ANGELES RIVER

PHASE 2  
GROUND UP DEVELOPMENT

PHASE 1  
SEARS BUILDING ADAPTIVE  
REUSE

OLYMPIC BOULEVARD

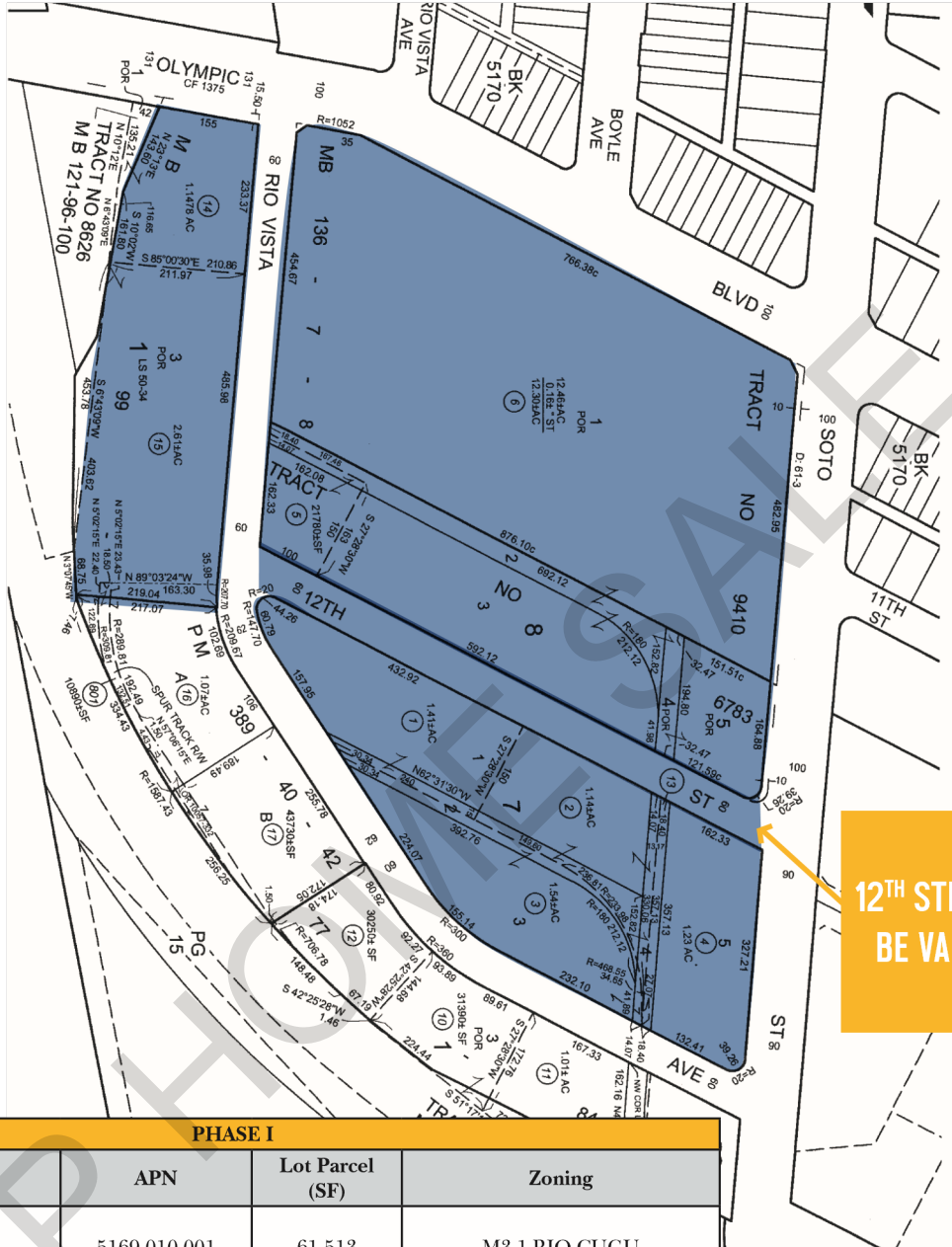
PHASE 1  
GROUND UP PARKING STRUCTURE

S. SOTO STREET

New Buildings Rendered On-Site

JP TOWERS

# PARCEL MAP



**12TH STREET TO BE VACATED**

PHASE I			
Address	APN	Lot Parcel (SF)	Zoning
2600 E. 12 <sup>TH</sup> ST.			
2618 E. 12 <sup>TH</sup> ST.			
2620 E. 12 <sup>TH</sup> ST.	5169-010-001	61,513	M3-1-RIO-CUGU
2652 E. 12 <sup>TH</sup> ST.	5169-010-002	50,241	M3-1-RIO-CUGU
1566 S. RIO VISTA AVE.	5169-010-003	67,012	M3-1-RIO-CUGU
N/A	5169-010-004	53,371	C2-1-RIO-CUGU
1450 S. RIO VISTA AVE.	5169-010-005	21,765	C2-1-RIO-CUGU
1400 S. RIO VISTA AVE. 2650 E. OLYMPIC BLVD. 2651 E. 12 <sup>TH</sup> ST.	5169-010-006	508,380	C2-1-RIO-CUGU M2-1-RIO-CUGU
N/A	5169-010-013	5,358	C2-1-RIO-CUGU
2675 E. 12 <sup>TH</sup> ST.	5169-012-006	27,852	C2-1-RIO-CUGU
Subtotal		795,492	
PHASE II			
Address	APN	Lot Parcel	Zoning
1451 S. RIO VISTA AVE.	5169-010-014 5169-010-015	163,929	M3-1-RIO-CUGU
Subtotal		163,929	
Total SF		959,421	
Total Acres		22.03	



# SEARS BUILDING



## A MARVEL OF MODERN INNOVATION

Standing as the Mail Order District's proud centerpiece, the Sears Building is an icon of commerce and activity, drawing visitors from all over the world and reminding Americans of their proud legacy. Filled with a surplus of goods and services, residences and recreation, the Sears Building is a marvel of innovation and is a testament to the spirit of American pride.

### PHASE I

#### ENTITLED FOR THE FOLLOWING USES:

##### RESIDENTIAL

TYPE	QUANTITY*	% MIX
Studio Lofts	213	20.7%
1 BR Lofts	469	45.5%
2 BR Lofts	320	31.1%
3 BR Lofts	26	2.5%
4 BR Lofts	2	0.2%
<b>TOTAL</b>	<b>1,030 Lofts</b>	<b>100%</b>

##### COMMERCIAL + RETAIL

TYPE	SF
Creative Office	220,000
New Retail	110,000
<b>TOTAL</b>	<b>±330,000 SF</b>

The Sears Building is currently  
±1,800,000 square feet.



# PHASE I

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# THE HEIGHTS

SEARS ROOFTOP AMENITY SPACE

## TAKING RECREATION HIGHER

Providing residents and guests with exceptional views of the LA city skyline, The Heights is the ultimate rooftop experience featuring three acres of recreational amenities and event space. Meandering pathways provide interesting ways to explore The Heights with bridges that span light wells for additional adventure.



# PHASE I

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# THE LOFTS

SEARS RESIDENTIAL UNITS

## ONE-OF-A-KIND HISTORIC LIVING SPACES

Offering unique living environments, the 1,030 residences at the Sears Building combine a true loft experience in a landmark building with an expansive, amenity-rich campus setting. Boasting open floor plans, oversized windows, concrete floors, exposed lighting and downtown and mountain views, The Lofts provide the best of both worlds to today's discerning urban dweller.

TYPE	QUANTITY
Studio	213 Lofts
1 BR Lofts	469 Lofts
2 BR Lofts	320 Lofts
3 BR Lofts	26 Lofts
4 BR Lofts	2 Lofts
<b>TOTAL</b>	<b>1,030 Lofts</b>



# PHASE I

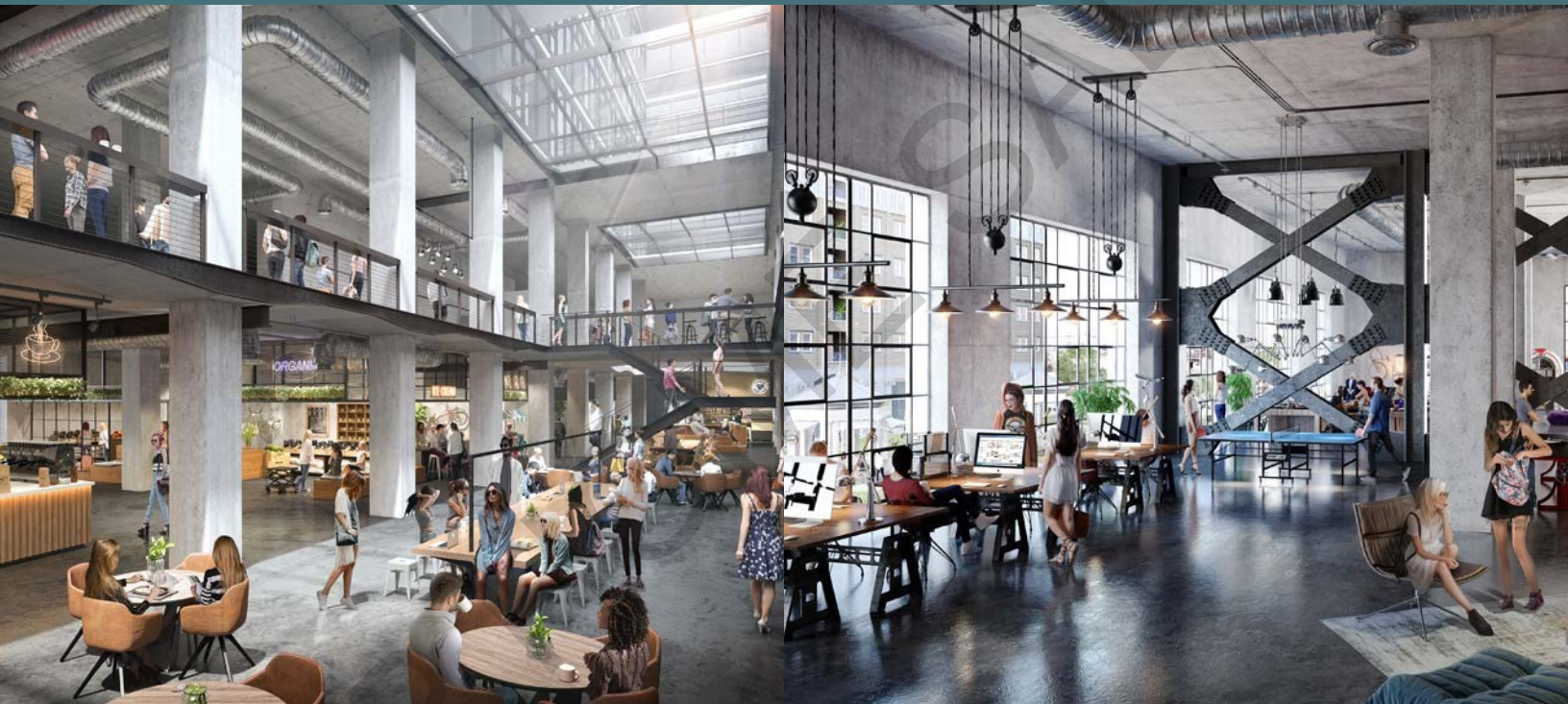
# THE MARKETPLACE

SEARS DINING AND RETAIL



## IMAGINATIVE. INVENTIVE. IMMERSIVE.

With a 30+ vendor food hall, The MarketPlace is a treat for all the senses. Indie boutiques, trendsetting retailers and exotic cultural specialties bring unexpected experiences to even the most discerning individuals. From fine dining to casual eateries and one-of-a-kind culinary counters, exploring the MarketPlace will be a popular destination for foodies and lovers of adventurous cuisine.



# PHASE I

# THE WORKSPACE

SEARS CREATIVE OFFICE SPACE

## INSPIRED OFFICE ENVIRONMENTS

Featuring 220,000+ SF of creative offices, The WorkSpace will be home to innovative companies and entrepreneurs looking to make their mark. A thriving hub of innovation since 1927, working in the Sears Building is the ultimate place to develop resources, expand business and distribute ideas worldwide.





# PHASE I

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# THE STATION



## COMMERCE CONTAINED

Historically reimaged, The Station recreates the original railway spur that provided unprecedented access to merchandise from around the country. By transforming railcars into dining and shopping spaces, an immersive outdoor experience will be established that includes an architecturally inspired platform with additional retail opportunities.



### FEATURING

6 Railcar Retail Spaces  
Large Platform & Kiosks

# PHASE I

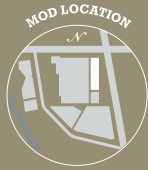
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# THE SQUARE



## THE ULTIMATE GATHERING PLACE

Outdoor year-round entertainment is a defining feature of the Mail Order District, with near-perfect southern California climate 24/7/365. Landscaped to reflect the authentic character of the region, The Square provides thoughtful areas for visitors and residents, lawns for recreation and playgrounds, all organized around a communal plaza for events and happenings.



### FEATURING

- |                 |
|-----------------|
| Recreation Lawn |
| Gathering Plaza |
| Paseo Walkways  |



# PHASE I PARKING STRUCTURE



## 2,600 PARKING STALLS

At the Mail Order District's southeast corner is what will be a newly constructed 2,600 stall parking structure. 1,600 stalls will be allocated to Phase I. The remaining 1,000 stalls will be for future Phase II use. With extensive parking capacity, this will be a primary point of entry into the District. As part of Phase II, 30,000 SF of retail space will be added in front of the parking structure.

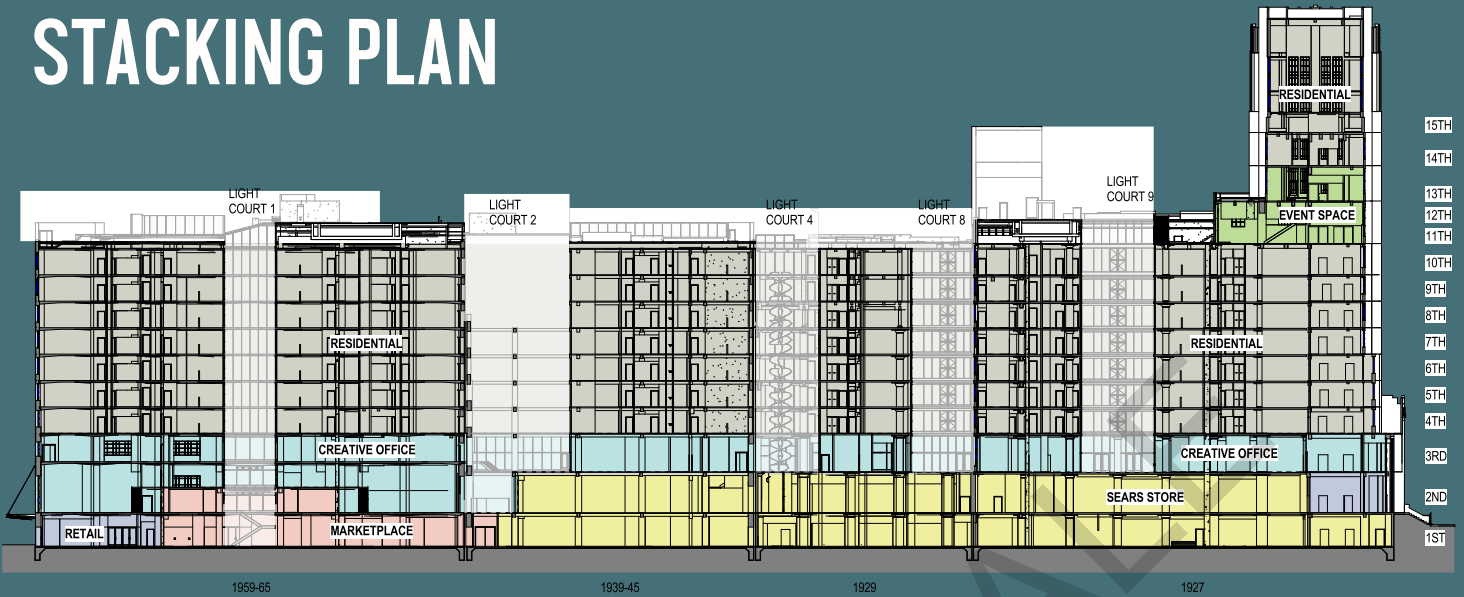
TYPE	QUANTITY
Retail Space	30,000 SF (part of Phase II)
Parking Structure Stalls	2,600





# PHASE I

# STACKING PLAN



## UNIT COUNT

### RESIDENTIAL UNIT BREAKDOWN BY FLOOR

LEVEL	QTY.
4th	153
5th	152
6th	152
7th	153
8th	141
9th	141
10th	137
14th	1
<b>TOTAL</b>	<b>1,030</b>

### RESIDENTIAL UNIT BREAKDOWN BY FLOOR

LEVEL	QTY.
1BD + 1BATH	458
1BD + 2BATH	1
2BD + 1BATH	53
2BD + 2BATH	239
3BD + 2BATH	20
3BD + 3BATH	11
3BD + 4BATH	1
4BD + 2BATH	2
S + 1BATH	245
<b>TOTAL</b>	<b>1,030</b>

### RESIDENTIAL UNIT GROSS AREA BREAKDOWN

LEVEL	NAME	AREA (SF)
4th	LIVE/WORK RESIDENTIAL	121,477
5th	LIVE/WORK RESIDENTIAL	118,997
6th	LIVE/WORK RESIDENTIAL	118,980
7th	LIVE/WORK RESIDENTIAL	118,816
8th	LIVE/WORK RESIDENTIAL	111,353
9th	LIVE/WORK RESIDENTIAL	110,838
10th	LIVE/WORK RESIDENTIAL	107,499
14th	LIVE/WORK RESIDENTIAL	1,975
15th	LIVE/WORK RESIDENTIAL	1,988
<b>TOTAL</b>	<b>TOTAL</b>	<b>811,923</b>

## BICYCLE PARKING CALCULATIONS

### BICYCLE PARKING (COMMERCIAL/OFFICE)

NAME	AREA	SHORT TERM FACTOR	REQ'D SHORT TERM	PROVIDED SHORT TERM	LONG TERM FACTOR	REQ'D LONG TERM	PROVIDED LONG TERM
LIVE/WORK RESIDENTIAL	7,106		0	103		0	1,030
OFFICE	205,945	10,000	20		5,000	39	
PATIO	79,605	10,000	3		10,000	3	
RETAIL/COMMERCIAL	93,822	2,000	46		2,000	46	
SECURITY	658	10,000	0		10,000	0	
STORAGE	2,197	10,000	0		10,000	0	
<b>TOTAL</b>	<b>389,333</b>		<b>69</b>			<b>88</b>	

# PHASE I

## AREA CALCULATIONS

### TOTAL BUILDING PROPOSED GROSS SF

NAME	RANGE	AREA (SF)	ZAD LETTER
(E) MECH. RM. TO ENCLOSED COMMON SPACE	11TH - 13TH FL	2,795	
(E) NON-OCCUPIABLE SPACE	11TH, MECH ATTIC	17,397	
(N) ENCLOSED COMMON OPEN SPACE: REC ROOM, GYM, ETC.	11TH - 12TH FL	5,959	
BICYCLE STORAGE	1ST FL	9,536	
CIRCULATION		285,805	
DEPARTMENT STORE	1ST - 2ND FL	195,128	250,000 SF
FIRE CONTROL ROOM	2ND FL	232	
LIVE/WORK RESIDENTIAL		811,923	
LOCKERS/SHOWERS	1ST FL	344	
MAIL RM	1ST FL	705	
MECHANICAL RM		110,649	
OFFICE		205,945	
RESTROOM 9852			
RETAIL/COMMERCIAL	1ST - 2ND, 11TH - 13TH FL	93,822	93,853 SF
SECURITY	1ST FL	658	
STORAGE		2,197	
TRASH	1ST FL	1,892	
<b>GRAND TOTAL</b>		<b>1,754,839</b>	

## FAR BALANCING

	EXISTING FAR	PROPOSED FAR	INCREASE FAR	DECREASE FAR	COMMENTS
Basement	0	7550	+	7550	Conversion of Mech Space to Retail
1st	204,435	204,484	+	49	Addition of covered walkway and exterior retail
2nd	198,061	196,662	=	1,399	Lightwell
2nd Intermediate	0	20,943	+	20,943	Addition of Floor
3rd	188,354	158,058	=	30,296	Lightwell
4th	170,131	146,090	=	24,041	Lightwell
5th	165,576	142,167	=	23,409	Lightwell
6th	165,493	142,091	=	23,402	Lightwell
7th	165,183	141,761	=	23,422	Lightwell
8th	154,398	131,958	=	22,440	Lightwell
9th	154,443	131,721	=	22,722	Lightwell
10th	151,863	128,687	=	23,176	Lightwell
11th	331	11,611	+	11,280	Conversion of Mech Space to Retail/Commercial Addition of Enclosed & Covered Rooftop Amenities
12th	0	3,489	+	3,489	Conversion of Mech Space to Residential Amenity Spaces Addition of Enclosed & Covered Rooftop Amenities
13th	0	1,870	+	1,870	Conversion of Mech Space to Retail/Commercial
14th	0	1,955	+	1,955	Conversion of Mech Space to Residential
15th	0	1,781	+	1,781	Conversion of Mech Space to Residential
16th	0	0	+	0	
17th	0	0	+	0	
<b>Total</b>	<b>1,718,268</b>	<b>1,572,878</b>		<b>48,917</b>	<b>192,908</b>
<b>Total Net Far Decrease</b>					<b>143,991</b>



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# PHASE II RIO VISTA

MAIL ORDER DISTRICT

GATEWAY DOWNTOWN LOS ANGELES LOCATION

## COME HOME TO COOL

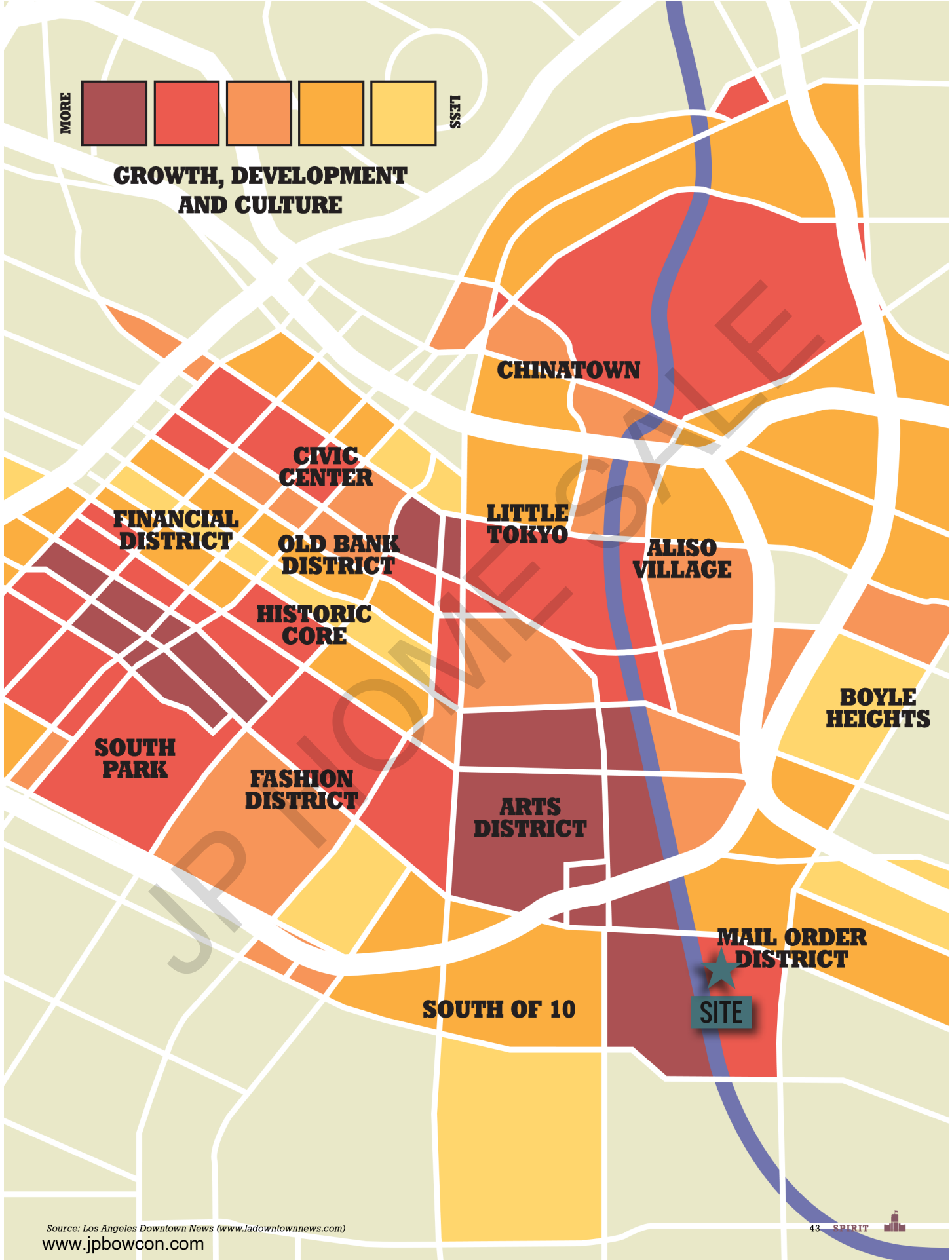
Urban enthusiasts looking for the ultimate alternative spot to live and play will be right at home in Rio Vista. 450 lofts will be positioned along the LA River with access to 30K SF of retail amenities, make living in Rio Vista Building a perfect option for young families. Stunning views, river adjacency and immediate access to public spaces provide a truly modern way of life for discerning Angelenos.

TYPE	QUANTITY
Residential	800
Retail Space	30,000 SF





**GROWTH, DEVELOPMENT  
AND CULTURE**





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to JP INVESTMENTS

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