

PROJECT LIST

PROJECT	COMMUNITY	DEVELOPMENT	DESCRIPTION	APPROX. UNITS
Platinum Triangle	Anaheim, CA	Mixed-Use	Joint Venture with AMB. 17 acres including 1,200 residential units, 100,000 SF of office and 50,000 SF of retail.	1,200 + Commercial
Burbank	Burbank, CA	Commercial Redevelopment	5.03-acre site benefiting from a desirable location within a few miles of many major film and television studios, the Burbank Media District and Downtown Los Angeles.	Commercial
The Greens	Camarillo, CA	Mixed-Use	248 single-family homes for active adults. Golf course, clubhouse, restaurant/bar, parks, and event venues.	248 + Commercial
Marja Acres	Carlsbad, CA	Mixed-Use	Townhomes, senior Affordable apartments, retail, and urban farm.	294 + Commercial
Encinitas	Encinitas, CA	Residential Entitlements	A coastal infill project containing 21 single-family lots.	21
Brookside	Escondido, CA	Single-Family	Golf Course Community with an 18-hole redesigned course.	262
Escondido Country Club	Escondido, CA	Single-Family	3 villages, 29 acres of open space, 4 miles of trails.	380
The Ranchos at Vistamonte	Escondido, CA	Single-Family	A gated community in the San Pasqual Valley, offering the benefits of living in a rural setting, yet all the comforts of living in the suburbs.	80
Ocean Colony	Huntington Beach, CA	Single-Family	A collection of large luxury homes located in the West Huntington Beach area, a prime location one block from the beach.	53
Seacliff Partners Community	Huntington Beach, CA	Residential Entitlements	The community offers its residents a convenient and beautiful experience. The private club has a year-long schedule of members-only events and offers a sparkling jacuzzi and sauna in conjunction with men's and women's locker rooms.	3,300

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Surfcrest	Huntington Beach, CA	Townhomes	A gated community situated one block from the ocean in the West Huntington Beach area.	115
Cambria Collection	Huntington Beach, CA	Single-Family	Enclave of smaller, more attainably-priced homes located throughout Upper/Lower Seacliff.	120
Country Club Estates	Huntington Beach, CA	Single-Family	An exclusive guard-gated community located just over one block to the beach with some of the finest golf course view homes in Huntington Beach.	169
Hamptons	Huntington Beach, CA	Single-Family	These homes are located in the greater Edwards Hills community of Huntington Beach. One of the more popular models is the Ascot Series which features vaulted ceilings and some of the best designed homes in all of Huntington Beach.	122
Ocean Pointe & Pacific Bay	Huntington Beach, CA	Single-Family	Located in the heart of the downtown area, this is one of the newer communities in Huntington Beach with multi-level homes that offer private patios, roof top decks and large bedrooms.	189
Pacific Ranch	Huntington Beach, CA	Multi-Family	A guard-gated community of townhomes offering 3 community pools, spas, a clubhouse and plenty of walking and hiking trails.	558
Masonic Temple Lofts	Long Beach, CA	Lofts	The historic Temple lofts are comprised of 82 units ranging from 800 to 3,000 square feet, located within walking distance of downtown nightlife and culture. In addition to the main structure there is a North and a South tower.	85

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Mountain Meadows Community	Moorpark, CA	Residential Entitlements	Full master planned community with 12 villages, an elementary and high school, retail shopping center, and a "community use" area for churches, a library, and similar uses.	3,029 + Commercial
<i>Deauville</i>	<i>Moorpark, CA</i>	Single-Family		<i>855</i>
<i>Verona</i>	<i>Moorpark, CA</i>	Single-Family		<i>100</i>
<i>Belmont</i>	<i>Moorpark, CA</i>	Single-Family		<i>105</i>
<i>Willows I</i>	<i>Moorpark, CA</i>	Single-Family		<i>145</i>
<i>Willows II</i>	<i>Moorpark, CA</i>	Single-Family		<i>139</i>
<i>Butter Creek</i>	<i>Moorpark, CA</i>	Single-Family		<i>265</i>
<i>The Estates</i>	<i>Moorpark, CA</i>	Single-Family		<i>305</i>
<i>The Ranch</i>	<i>Moorpark, CA</i>	Single-Family		<i>188</i>
<i>Creekside</i>	<i>Moorpark, CA</i>	Single-Family		<i>161</i>
<i>Creekside II</i>	<i>Moorpark, CA</i>	Single-Family		<i>84</i>
<i>"LA Ave"</i>	<i>Moorpark, CA</i>	Single-Family		<i>30</i>
<i>Countryside</i>	<i>Moorpark, CA</i>	Single-Family		<i>208</i>
<i>Quail Ridge</i>	<i>Moorpark, CA</i>	Single-Family		<i>248</i>
<i>Traditions</i>	<i>Moorpark, CA</i>	Single-Family		<i>196</i>
Pearl Lane	Northridge, CA	Single-Family	16-acre village	820
Orange Industrial Center	Orange, CA	Industrial	221,275 SF	Commercial
South Pasadena	Pasadena, CA	Redevelopment	A mixed-use project including apartments and office/retail/commercial space. A value-add redevelopment of the property on 1.93 acres in the heart of downtown South Pasadena.	42 + Commercial
Villa La Jolla	Placentia, CA	Apartments	Range of apartments sizes from studio to 4 bedrooms.	55
The Trails at Carmel Mountain Ranch	San Diego, CA	Multi-Family	Converted from a closed golf course, the new community connects to existing neighborhoods through 6 miles of trails, 8 acres of parks, and a mix of housing types, including Affordable apartments all within close proximity to bus rapid transit.	1,200

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Harmony Grove	San Diego County, CA	Single-Family	Surrounded by rolling hills and groves, Harmony Grove is an upscale master planned community within close proximity to all of North San Diego County's best dining, shopping and entertainment destinations.	700 + Commercial
MetroWalk	Santa Clarita, CA	Multi-Family	Transit-oriented development with a mix of 240 apartments, 170 townhomes, 45 Affordable homes and a central plaza connecting neighborhoods together.	455
1301 Colorado Offices	Santa Monica, CA	Commercial	15,690 SF of adaptive reuse of creative office space.	Commercial
Hollister	Santa Monica, CA	Single-Family	Custom homes in a historic district.	3
River Beach	Seal Beach, CA	Multi-Family	A townhome complex located about one block from the sand and just west of Pacific Coast Highway.	80
Long Canyon in Wood Ranch	Simi Valley, CA	Residential Entitlements	Long Canyon is a gated community featuring 7 communities, 4 pools and spas, gym, and recreation rooms.	651
<i>Mahogany</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>53</i>
<i>The Oaks</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>89</i>
<i>Cross Creek</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>221</i>
<i>Windmill</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>58</i>
<i>Hearthstone</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>102</i>
<i>Botanica</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>80</i>
<i>Vineyard</i>	<i>Simi Valley, CA</i>	<i>Single-Family</i>		<i>48</i>
Brentwood	Simi Valley, CA	Single-Family	Homes close to Wood Ranch Country Club, golf courses, shopping, and great schools.	50
Chanteclair Estates	Thousand Oaks, CA	Single-Family	A guard-gated community featuring a tennis court, playgrounds, and walking trails.	185
YOLO Apartment Homes	Thousand Oaks, CA	Apartments	Luxury apartment homes in the minutes from Malibu.	36

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YOLO East	Thousand Oaks, CA	Apartments	A premiere community recognized for being one of the most desirable places in all of California to live, work, and play. Located Ventura County, Thousand Oaks is nestled against the Santa Monica Mountains.	45
YOLO West	Thousand Oaks, CA	Apartments	This newly developed community is surrounded by breathtaking views of nearby Ventura foothills and the majestic Topa Topa mountain range spanning Ventura County. Our contemporary, condo-quality apartment homes are the largest in the market and include live/work units.	45
Belcaro	Valencia, CA	Single-Family	Active adult community.	275
Urban West Business Park	Walnut Creek, CA	Office	An office building with a variety of restaurants, cafes, hospitality services and convenient access to transit available nearby.	Commercial
Woodlake	West Hills, CA	Single-Family	Active adult community.	28