

HILLCREST
ADVISORY GROUP

HILLCREST ADVISORY GROUP

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Vladimir Burce, P.E.

Project Engineer

About Us

Hillcrest Advisory Group provides Real Estate Advisory Services to owners and investors of land entitlement and development projects.

Real estate development is a business of unknowns, a decision-making process involving numerous intangibles and requiring both fiscal caution and swift action. It takes a skilled team of astute, experienced and decisive professionals to take a development project to successful completion.

With just such a team of professionals at the helm, Hillcrest is uniquely positioned for the challenges facing developers in dynamic real estate markets. Having Hillcrest on your side means working with people who know a sound real estate investment and know how to maximize its potential. People who understand the entitlement and engineering processes required to develop raw land into buildable communities. People who bring extensive real estate development and marketing experience to the table.

Hillcrest draws on the experience of its partners as owners, investors, and managers to provide in-depth analysis and advice on issues that relate from the complex entitlement process, the rigor of construction and the cost of capital.

The partners at Hillcrest possess unparalleled depth and breadth of experience in finance, acquisitions, entitlement, development, repositioning, and dispositions of real estate assets. This experience, coupled with the business acumen and a proven track of success to back it, is the advantage in having Hillcrest assist you.

Knowledge

Hillcrest Advisory Group possesses a keen awareness of the fast-paced, volatile real estate development market in Southern California. Hillcrest and its partners bring extensive management expertise in all phases of real estate investment, entitlement, development and marketing. Familiarity with the entitlements and engineering processes needed to turn raw land into thriving communities.

Hillcrest has the ability to foster positive one-on-one relationships with government officials, community leaders and regulatory agencies that drive the development process and reduce the timing required for maximized profit. Hillcrest also brings the financial savvy required to maximize the potential of every investment.

Discipline

Hillcrest brings an analytical, facts-focused approach to land acquisition, development and marketing. Hillcrest has the ability to recognize market shifts and respond quickly to both upturns and downturns. Tight internal financial and operating controls. A firm rein on both project and administrative budgets. Skilled use of computer technology. Working lean, to minimize expenditures and maximize investment potential. And the flexibility that running a tight ship offers -- most notably, the ability to partner with key industry consultants whenever their expertise is needed.

Knowledge and discipline. Together, they enable Hillcrest to identify and make the most of the real estate development and profit maximization.

Project Asset Management and Consulting Overview

- Spring Mountain Ranch - Riverside, CA
1,461 Unit Master Planned Community
- Boulder Springs - Riverside, CA
1,152 Unit Master Planned Community
- North Peak - Lake Elsinore, CA
1,200 Unit Master Planned Community
- Rice Ranch - Santa Barbara County, CA
725 Unit Master Planned Community
- Hassayampa Ranch - Phoenix, AZ
5,700 Unit Master Planned Community
- Armstrong Ranch - Ontario, CA
580 Unit Master Planned Community

Harveston (Temecula, CA)

This 550-acre multi-phase master planned community consists of 1,600 single-family units, 300 apartments, eight-acre lake, 16-acre community park, 112 acres of service commercial and a freeway interchange.

Greer Ranch (Murrieta, CA)

This 825-acre multi-phase master planned community consists of 700+ single-family units, a community park, and 222 acres of open space.

Wes Thompson Ranch (Santa Clarita, CA)

264+ unit master planned community

Ritter Ranch (Palmdale, CA)

10,000+ unit master planned community

Tustin Marine Corps Air Station (Tustin, CA)

As part of the Tustin Community Development Partners development team pursuing the Master Developer task for the redevelopment of this 1,600 acre base.

TOTALS 11,000 acres 25,000 units

“Knowledge and Discipline equals Success.”

Project Ownership Overview

PROJECT	CITY	COUNTY	UNITS	ACRES	ACQUISITION DATE	SALE DATE	ENTITLEMENT STATUS	COMMENTS
Village 7*	Oceanside	San Diego	472	61	Sep-97	Apr-99	Approved Tentative Maps	Sold to Kaufman & Broad and Morgan
Brentwood Victorville*	Victorville	San Bernardino	1,801	649	Feb-98	Jul-99	Final Maps, some finished lots	Sold to Diamond Crest, K&B, SunCal
Mission Center*	Oceanside	San Diego	-	9	Jul-98	Aug-00	Site Plan Approval	Sold to Venture Retail
Morgan Hill	Temecula	Riverside	1,126	486	Jul-98	May-02	Approved Specific Plan, Tentative Map, EIR	Sold to McMillin Communities
San Marcos Properties*	San Marcos	San Diego	38	20	Oct-98	Aug-99	Approved Tentative Map	Sold to Fieldstone Communities
Murrieta Properties*	Murrieta	Riverside	550	110	Nov-98	Nov-98	Approved Specific Plan	Sold to Lennar / Fairfield
Driftwood Estates	Laguna Beach	Orange	15	225	Sep-99	Sep-03	Planning Commission Approval, EIR	Sold to Montage
MVR Properties*	Moreno Valley	Riverside	497	60	Oct-99	Aug-02	Final Map / Development Agreement	Sold to Curtis / Pacific Communities
Moreno Valley Ranch	Moreno Valley	Riverside	1,078	225	Dec-99	Dec-02	Specific Plan/Development Agreement	Sold to Ryland / Pac. Cent. / K&B
Rio View Properties*	Oceanside	San Diego	301	80	Dec-99	Mar-02	Zoned General Plan Tract Map	Sold to K&B
Clayton Ranch	Murrieta	Riverside	149	61	Dec-99	Jun-03	Zone Change / Tentative Map	Sold to Lennar
Northfork*	Chino	Riverside	593	185	Dec-01	Oct-02	Approved Tentative Map	Sold to Granite Homes/ Laing Homes
Dairylands 2	Chino	Riverside	300	100	May-02	Jun-04	Zone Change / Tentative Map	Sold to Lennar
Bidart	Chino	Riverside	35	27	May-02	May-04	Zone Change / Tentative Map	Sold to Lennar

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Project Ownership Overview

PROJECT	CITY	COUNTY	UNITS	ACRES	ACQUISITION DATE	SALE DATE	ENTITLEMENT STATUS	COMMENTS
Citrus	Chino	Riverside	42	13	May-02	Apr-04	Zone Change / Tentative Map	Sold to Warmington
High Hope Ranch	Oceanside	San Diego	93	185	Sep-02	Jan-08	Approved Tentative Map	Sold to Cadence
Vermeer*	Chino	Riverside	47	12	May-03	Apr-05	Approved Tentative Map	Sold to CPH
Vandenberg*	Chino	Riverside	79	20	Apr-03	Apr-04	Approved Tentative Map	Sold to Lennar
Adessa	Chino	Riverside	189	70	Aug-03	-	Tentative Map In Process	-
Vanderham	Chino	Riverside	127	30	Sep-03	Aug-08	Tentative Map In Process	Sold
Oosten	Chino	Riverside	300	100	Aug-03	-	Tentative Map In Process	-
Martin/Sleger	Ontario	San Bernardino	228	80	May-03	Jul-06	Tentative Map In Process	Sold to Armada
Falloncrest	Chino	San Bernardino	1,100	110	Jan-05	-	Specific Plan In Process	-
Legacy	Ontario	San Bernardino	750	80	Feb-05	-	Specific Plan In Process	-
Planning Area 19	Ontario	San Bernardino	180	20	Feb-05	-	Specific Plan In Process	-
TOTALS			4,303	920				

Nicholas J. Biro, AICP

President

Registration: 2001, American Institute of Certified Planners, 16241

Years of Experience: 18

Education:

M.P.D.S., 1998, Planning & Development, School of Policy Planning and Development, USC

B.S., 1997, Business Management, The Graziadio School, Pepperdine University

Professional Affiliations:

Member, American Institute of Certified Planners

Member, American Planning Association

Member, Building Industry Association

Member, Urban Land Institute

Harbor Commissioner, 2002-2007

City of Redondo Beach, CA

Mr. Biro has many years of land development experience encompassing a broad range of projects including numerous master planned communities, various large infrastructure projects, resorts and commercial developments. He possesses a strong background in infrastructure development, and co-authored the Infrastructure Master Plan for the City of Santa Clarita, California.

As Development Manager, Mr. Biro has overseen the entitlement and project coordination for over 2,000 residential units in the Inland Empire, CA.

As an Asset Manager for The Troxler Group, Mr. Biro oversaw over \$1 Billion Dollars in Real Estate assets. These assets include:

- Spring Mountain Ranch – Riverside, CA
1,461 Unit Master Planned Community
- Boulder Springs – Riverside, CA
1,152 Unit Master Planned Community
- North Peak – Lake Elsinore, CA
1,200 Unit Master Planned Community
- Rice Ranch – Santa Barbara County, CA
725 Unit Master Planned Community.
- Hassayampa Ranch – Phoenix, AZ
5,700 Unit Master Planned Community
- Armstrong Ranch – Ontario, CA
580 Unit Master Planned Community

Relevant Experience:

The Troxler Group – Asset Manager/Development Manager (2004-2008)

RBF Consulting – Associate/Project Manager (1997-2004)

CH2M Hill – Project Planner/ Project Manager (1995-1997)

Berryman & Henigar – Planner / Technician (1990-1995)

Tustin Marine Corps Air Station (MCAS, Tustin, CA)

As part of the Tustin Community Development Partners development team pursuing the Master Developer task for the redevelopment of this 1,600 acre base, Mr. Biro worked with the developer and the team of consultants in the preparation of a comprehensive phased cost estimate for the entire base and an estimate for the phased development of the 700-acre Master Developer component.

Harveston (Temecula, CA)

This 550-acre multi-phase master planned community consists of 1,600 single-family units, 300 apartments, eight-acre lake, 16-acre community park, 112 acres of service commercial and a freeway interchange. As the Project Coordinator, Mr. Biro worked directly with the development team in the preparation of the Environmental Impact Report, Specific Plan, engineering studies, Tentative Tract Maps, project cost estimates, Home Owners Association documents and the coordination of the right of way acquisition efforts as part of a resolution of necessity reached by the City Council. Mr. Biro also assisted the developer's legal team throughout the formation of a Community Facilities District, the Development Agreement, project refinancing and eminent domain proceedings.

Marblehead (San Clemente, CA)

As part of the due diligence team for the potential buyer for this 340+unit master planned community, Mr. Biro reviewed the infrastructure components for the project and worked directly with the potential buyer to review the projects cost, pro forma and possible cash flow.

Greer Ranch (Murrieta, CA)

This 825-acre multi-phase master planned community consists of 700+ single-family units, a community park, and 222 acres of open space. As the Project Coordinator, Mr. Biro worked directly with the development team in the revisions to the Specific Plan, preparation of engineering studies, Tentative Tract Maps and project cost estimates.

Spring Mountain Ranch (County of Riverside, CA)

As part of the due diligence team for the lending institution for this 1400+ unit master planned community, Mr. Biro assembled the professional team to review the infrastructure components for the project and worked directly with the lender and buyer to review and act on the projects findings, estimates and report.

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Wes Thompson Ranch (Santa Clarita, CA)

As part of the due diligence team for the lending institution for this 264+ unit master planned community, Mr. Biro assembled the professional team to review the infrastructure components for the project and worked directly with the lender and buyer to review and act on the projects final report.

Ritter Ranch (Palmdale, CA)

As part of the due diligence team for the lending institution for this 10,000+ unit master planned community, Mr. Biro assembled the professional team to review the infrastructure components for the project and worked directly with the lender to review the projects final report.

Tonner Hills (Brea, CA)

As part of the due diligence team for the developer for this 800+unit master planned community, Mr. Biro reviewed the infrastructure components for the project and worked directly with the lender to review the projects final report.

City of Santa Clarita Infrastructure Master Plan (Santa Clarita, CA)

In anticipation of developmental growth and in preparation to the General Plan update, the City of Santa Clarita commissioned the preparation of an Infrastructure Master Plan. As Project Coordinator, Mr. Biro worked directly with city staff and infrastructure professionals to assemble an inventory of existing facilities and develop a build-out cost estimate.

Disneyland Resort (Anaheim, CA)

As part of the design team for the master planned expansion of the Disneyland Resort, Mr. Biro provided conceptual and preliminary layouts for Walt Disney Imagineering regarding circulation and height restrictions, and additionally he provided Specific Plan compliance coordination for the team.

South Coast Plaza (Costa Mesa, CA)

As part of the design team for the expansion of South Cost Plaza, Mr. Biro served as technical coordinator between the various consultants.

Burnden Park (Ocoee, FL)

As part of the design team of this 88-unit subdivision, Mr. Biro worked directly for the Civil Engineer in the development of lotting studies and construction documents.

Candlewood Shores (Ocoee, FL)

As part of the design team of this 146-unit subdivision, Mr. Biro worked directly for the Civil Engineer in the development of lotting studies and construction documents.

Orangewood Planned Urban development P.U.D. (Pasco County, FL)

As part of the design team of this 146-unit subdivision, Mr. Biro worked directly for the Civil Engineer in the development of lotting studies and construction documents.

Additional Projects - PM/Coordination/Technical/Design

Yorba Linda Community Center (Yorba Linda, CA)

Paradise Island (Nassau, Bahamas)

Driftwood Estates (Laguna Beach, CA)

Rapid Falls Park (Laguna Hills, CA)

Roadway Improvements - Technical/Design

Kellegg Drive (Yorba Linda, CA)

Harbor Boulevard (Costa Mesa, CA)

Santiago Boulevard (Villa Park, CA)

Long Beach Boulevard, (Long Beach, CA)

Aviation Boulevard (Redondo Beach, CA)

Manhattan Beach Boulevard (Redondo Beach, CA)

Alicia Parkway (Laguna Hills, CA)

Pacific Coast Highway (Huntington Beach, CA)

La Paz Road (Laguna Hills, CA)

Storm Drain and Flood Control - Technical/Design

Harding Street Storm Drain Improvements (Long Beach, CA)

Yorba Linda Blvd. Storm Drain Imp. (Yorba Linda, CA)

Trafalgar Storm Drain Imp. (San Clemente, CA)

Assessment Districts

Assessment Landscape and Lighting Master Plan (Pomona, CA)

Assessment Landscape and Lighting Master Plan (Brea, CA)

Assessment Landscape and Lighting Master Plan (Tustin, CA)

Interstate 10 (I-10) Landscape Corridor County of Los Angeles

Interstate 10 (I-10) Landscape Corridor County of San Bernardino

Expert Witness

Metropolitan Water District vs. Johnson

Metropolitan Water District vs. Coon

Metropolitan Water District vs. Folds

Metropolitan Water District vs. Sontra

Metropolitan Water District vs. Witt

Metropolitan Water District vs. Vaughn

David Arnold

Vice President

Registrations:

Real Estate Broker
Licensed Contractor

Years of Experience: 25

Education:

MBA, 1984, University of Southern California

B.A., 1982, Economics, University of California, Los Angeles

Professional Affiliations:

Member, Building Industry Association

Home Builders Council

Urban Land Institute

Mr. Arnold launched a start-up land development and entitlement company in 1997. Since then he has acquired and sold over 15,000 residential lots in Southern California. Projects consist of large master-planned communities and infill opportunities in various markets. Land was acquired in the raw, unentitled stage and finished lots. Performed market research, due diligence and project feasibility analysis.

Mr. Arnold was also responsible for obtaining equity and debt to finance the acquisition, development and sale of the various projects with both institutional and private investors. Negotiated purchase and sale contracts to both acquire and market the various projects. Interfaced with equity partners to report monthly financial performance. Market focus was Orange, San Diego, Riverside and San Bernardino Counties.

Relevant Experience:

Brookfield Homes, Inc. – Chief Financial Officer (1996-1998)

Lewis Homes, Inc. – Director of Land Acquisitions (1994-1996)

Woodcrest Development, Inc. - Chief Financial Officer (1988-1994)

Wells Fargo – Vice President (1984-1988)

The following is a partial list of projects that have been acquired, entitled and sold by Mr. Arnold.

Village 7 – Oceanside, CA

This 61-acre residential development project consisted of 472 units. It was acquired in 1997; entitlements were obtained in 1999, and it was sold to Kaufman and Broad.

Mission Center – Oceanside, CA

This 9-acre retail development was acquired in 1998. It was entitled to C-1 designation and sold venture retail in 1999.

Brentwood Village – Victorville, CA

This 649-acre master planned community was acquired in 1998. Entitlement for 1,801 residential units was obtained in 1999 and was sold to Kaufman and Broad and SunCal.

Morgan Hill – Temecula CA

This 486-acre residential development was acquired in 1998. Zone change, EIR, Specific plan, tentative map and entitlements for 1,126 residential units were achieved that same year and sold to McMillan.

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Murrieta Properties – Murrieta, CA

This 110 acre assemblage was acquired in 1998 and entitled for 550 residential units. Upon approval of the Specific Plan and EIR for the project, it was sold to Lennar Homes.

San Marcos Properties – San Marcos, CA

This 20-acre residential development consisting of 38 lots was acquired in 1998 and sold to Fieldstone Communities in 1999.

Oceanside Properties – Oceanside, CA

This 100-acre residential development was acquired in 1998. Entitlements for 107 residential units were completed in 1999. It was sold to Pinnacle Communities in 2000

Moreno Valley Ranch – Moreno Valley, CA

This 225-acre property was acquired in 1999. A Development Agreement and Specific Plan and entitlements for 1,078 residential lots was achieved and sold to Ryland Homes, Pacific Century Homes and KB Homes.

MVR Properties – Moreno Valley, CA

This 60-acre parcel was acquired in 1999. A Development Agreement and entitlement for 497 units was obtained and sold to Curtis/Pacific Communities.

Clayton Ranch – Murrieta, CA

This 61-acre property was acquired in 2006. A zone change and tentative map for 149 residential units was obtained and sold to Lennar.

Driftwood Estates – Laguna Beach, CA

This 250-acre parcel was acquired in 2000. An EIR approved tentative map was obtained for the 12 residential units before the property was sold to Montage.

Rio View Properties – Oceanside, CA

This 80-acre residential development was acquired in 1999. Entitlements for 301 residential units were completed and in 2002 the project was sold to Kaufman & Broad.

Northfork – Eastvale, CA

This 185-acre parcel was acquired in 2001. Entitlement was obtained for 593 residential homes and was sold to Granite/Laing.

Bidart – Eastvale, CA

This 2-acre property was acquired in 2002. Entitlements were obtained for 35 residential units and were sold to Lennar.

Dairylands 2 – Eastvale, CA

This 100-acre residential development was acquired in 2002 and was entitled into 300 units. Upon approval it was sold to Lennar.

Citrus, Eastvale, CA

This 13-acre parcel was acquired in 2002. Entitlements for 40 residential homes were completed and sold to Warmington.

Hi Hope Ranch – Oceanside, CA

This 185-acre residential development was acquired in 2002. Entitlements, EIR and Final Map for 93 units were obtained and sold to Cadence Homes in 2008.

Oosten – Eastvale, CA

This 200-acre parcel was acquired in 2003 and achieved entitlements for 299 residential units. This project was sold to Standard Pacific.

Vandenberg – Eastvale, CA

This 20-acre property was acquired in 2003 and obtained entitlements for 79 units before the property was sold to Lennar.

Martin/Sleger – Ontario, CA

This 80-acre property was acquired in 2003. A Development Agreement and Specific Plan and entitlements for 228 units was achieved and sold to Armada.

Steve Hathaway

Vice President

Education:

B.S., Real Estate Finance,
San Diego State University

Years of Experience: 20

Professional Affiliations:

Member, Building Industry Association

California Licensed Real Estate Broker

Mr. Hathaway has many years of land entitlement and development experience encompassing a broad range of projects including master planned communities and commercial developments.

As a Development Manager Mr. Hathaway has overseen the entitlement and project coordination for over 5,000 residential units in the Inland Empire, CA.

Relevant Experience:

Stelzer Commercial Center (Eastvale, CA)

Planned and entitled a mixed use commercial center that includes 100,000 sf of mini-storage, 60,000 sf of retail and 40,000 sf of light industrial space. The entitlement included a general plan amendment, zone change and approval by the Airport and Use Commission.

Armstrong Ranch (Ontario, CA)

This 350-acre specific plan includes 1,400 residential units, 60,000 sf of commercial space and 12 acres of park.

Vandenberg (Eastvale, CA)

This 20-acre property was acquired in 2003 and obtained entitlement for 79 units before the property was sold to Lennar.

Vermeer (Eastvale, CA)

This 12-acre property was acquired in 2004 and obtained entitlement for 48 residential units before the property was sold to CPH.

Ter Maaten (Eastvale, CA)

This 215-acre property includes 700 single family sites and a 400 unit multi-family site.

Falloncrest Farms (Chino, CA)

This 110-acre site includes 1,200 residential units and 75,000 sf of commercial space.

Esperanza (Ontario, CA)

This specific plan includes 1,700 residential units.

Anne T. Stiefel

Project Coordinator

Registration:

2002, State of California, Department of Real Estate Sales License

2008, Notary Public

Years of Experience: 6

Education:

Bachelor of Arts, Communication, USC

Professional Affiliations:

Member, Newport Beach Association of Realtors

Member, National Notary Association

Member, California Association of Realtors

Ms. Stiefel has been an active real estate agent for the past 6 years in Orange County. She has represented buyers, sellers, investors and builders. She also has experience in land entitlement for residential homes. In 2007, she assisted with the entitlement process for a residential development in the city of Costa Mesa. Ms. Stiefel interviewed and hired consultants and coordinated meetings with the building and planning department.

Ms. Stiefel attended meetings to discuss zoning and permits and was an integral part in the final approval of the plat map. She also had meetings with the architects to discuss design and plan approvals. As project coordinator, Ms. Stiefel helps facilitate each project and is also responsible for office administration.

Relevant Experience:

Armstrong Ranch - Ontario, CA

580 Master Planned Community

Hi Hope Ranch - Oceanside, CA

This 185-Acre residential development was acquired in 2002. Entitlements, EIR, and Final Map for 93 units were obtained and sold to Cadence Homes in 2008

Adessa -Riverside, CA

This 70-acre residential development was acquired in 2003. An approved EIR and tentative map was obtained and sold in 2008

Vanderham -Riverside, CA

This 30-acre parcel was acquired in 2003. An approved EIR and tentative map was obtained and sold in 2008.

Vladimir Burce, P.E.

Project Engineer/Manager

Registration:

1999, Professional Engineer,
California 59405

Years of Experience: 13

Education:

Master of Construction Management.
2003, Civil Engineering Department,
University of Southern California

B.S., 1995, College of Engineering - Civil, California State Poly-
technic University, Pomona

Professional Affiliations:

Member, American Society of Civil Engineers

Member, Building Industry Association

Mr. Burce has many years of homebuilding, land development, land acquisition and disposition, and a solid technical background in civil engineering encompassing a broad range of projects including numerous planned unit developments, master planned communities, commercial developments, capital improvement infrastructure projects, and industrial (landfill) projects.

As a Project Manager Mr. Burce has overseen the entitlements, project coordination, permit processing, and sales and marketing for single- and multi-family residential units within Southern California.

Relevant Experience:

Meritage Homes of California – Project Manager (2005-2008)

MDS Consulting – Project Engineer/Manager (2002-2005)

RBF Consulting – Project Engineer/Program Manager (1997-2002)

Woodward-Clyde Consultants – Staff Engineer (1996-1997)

EMCON, Incorporated – Staff Engineer (1995-1996)

Land Development Experience:

Countryside Specific Plan (Meritage Homes, Ontario, CA)

This Specific Plan defines 178 acres of residential development, and is proposed to contain 819 single-family units, along with parks, paseos, and neighborhood-specific recreational areas. This Specific Plan is also part of the City of Ontario's New Model Colony General Plan. Mr. Burce managed the processes of the Specific Plan and Environmental Impact Report up to City Council approval. Concurrent with processing these documents, Mr. Burce managed the Tentative Tract Map (TTM) approval processes for the Meritage Homes' neighborhoods of this Specific Plan; encompassing 422 unit within 42 acres. These communities contained building product on 5,500 SF (minimum) lots, Z-Lot, and Court Cluster.

JBj Ranch (Meritage Homes, Corona, CA)

This project site is located in Temescal Valley, County of Riverside, Corona. Mr. Burce managed the process to approve the TTM through County of Riverside's Planning Commission and Board of Supervisors. This project site is about 160 acres and yields approximately 310 residential home sites, including an active/passive park, and Multiple Species Habitat Conservation Plan (MSHCP) open space area. JBJ Ranch is part of the Alberhill Community Facilities District (CFD) to finance costs for sewer, water, and recycled water infrastructure, TUMF, and school fees. Mr. Burce has developed important relationships from County of Riverside staff, Planning Commissioners, and Board of Supervisors. Through the TTM approval process, Mr. Burce conducted public outreach forums with neighboring properties, such as Horsethief Ranch, Glen Eden Sun Club, and various private landowners.

Residential Development Experience:

Pine Valley Estates (Meritage Homes, Chino Hills, CA)

This 98-unit, single-family detached, and gated community is considered the high-end or executive product through the Southern California division of Meritage Homes. Mr. Burce managed the construction of a sewer lift station facility which affected the closings and occupancies for future homeowners. Within an aggressive schedule, the sewer lift station was completed and is operating successfully; and building permits continued to be issued for future homeowners.

Ridgegate (Meritage Homes, Chino Hills, CA)

This 48-unit, single-family detached, and gated community is part of the Ridgegate Community owned and managed by Fieldstone Communities. Mr. Burce managed the permitting process, and served on the Homeowners Association (HOA) Board.

Jasmine Park & Willow Lane (Meritage Homes, Chino, CA)

Mr. Burce managed design and building permitting process for the 197 single-family residential units. Mr. Burce also served on the HOA Board as the builder-representative for the existing community.

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Sagemore (Meritage Homes, Menifee, CA)

Mr. Burce managed the permitting process of 138 single family residential units through the County of Riverside. Mr. Burce also served on the HOA Board as the builder-representative for the existing community. The infrastructure (sewer, water, and school fees) for this community was financed through a CFD managed by the Menifee School District. Mr. Burce managed the bond funding process as part of cost reimbursements payable to Meritage Homes.

Somergate (Meritage Homes, Moreno Valley, CA)

Mr. Burce managed the permitting process of 161 single family residential units through the City of Moreno Valley. The infrastructure (sewer and water) for this community was financed through a CFD managed by Eastern Municipal Water District. Mr. Burce managed the bond funding process as part of cost reimbursements payable to Meritage Homes.

Friendly Valley 11 (Lauren Development, Santa Clarita, CA)

46-unit single family detached, active adult community contained within 24 acres, and responsible for the following: land planning, design, construction management, and permitting process.

Victoria Gardens (Forest City, Rancho Cucamonga, CA)

“Lifestyle center,” containing retail stores, entertainment facilities, and restaurants, and responsible for the following: underground utility design, construction management, and storm water facilities design.

Valle di Oro (Golden Valley Estates & Trimark Pacific Homes, Santa Clarita, CA)

111-unit, single family attached units, and gated community contained within 22 acres, and responsible for the following: land planning, design, and permitting process.

Portola Springs (Irvine Community Development Company, Irvine, CA)

Mr. Burce managed the TTM “B” Map process through the City of Irvine. Mr. Burce coordinated efforts with merchant home-builders, Brookfield Homes, California Pacific Homes, Richmond American Homes, Taylor Woodrow Homes, Pardee Homes, KB Home, and John Laing Homes, to process the “B” Maps for their respective neighborhoods. These “B” Maps were presented to City of Irvine’s Planning Commissioners for final approval.

Talega (Talega LLC, San Clemente, CA)

As part of the design team, Mr. Burce worked directly with the development team in preparation of engineering studies and construction documents, Tentative Tract Maps and project cost estimates.

Areas 5 & 6 (Shea Homes, Aliso Viejo, Ca)

As part of the design team, Mr. Burce worked directly for the Civil Engineer in the development of lotting studies and construction documents.

Normandale (William Lyon Homes, Ladera Ranch, CA)

As part of the design team, Mr. Burce worked directly for the Civil Engineer in the development of lotting studies and construction documents.

Industrial Expertise:

Burbank Landfill (City of Burbank, CA)

Mr. Burce was part of the design team to re-design grading and plans for part of the expansion and ongoing operations of this landfill. In addition, his design team was responsible for designing and prescribing the liner design (clay layer, HDPE, and geosynthetic fabric) for the landfill.

Las Pulgas and San Onofre Landfills (Camp Pendleton Marine Corps Base, Oceanside, CA)

Mr. Burce was part of the design team to prepare lateral and vertical expansion plans for these landfills. These plans consisted of a phasing excavation, sequencing of refuse placement, and stockpile placement.

Travis Air Force Base Landfill (Travis, CA)

As part of the design team, Mr. Burce led the team to prepare construction plans for the closure of this facility. These plans consisted of grading and drainage plans based on horizontal and vertical constraints. The horizontal (lateral) expansion was constrained by existing vernal pools overseen by California Department of Fish & Game and U.S. Fish & Wildlife Service and vertical expansion was constrained by an active runway adjacent to the landfill.

Removal of DDT-Soil Contaminants on Kenwood Avenue (Torrance, CA)

As directed by the US-EPA, Mr. Burce assisted in the design team to prepare construction estimates for this project. This included a schedule of construction activities between demolition, DDT-soil removals and transport, soil treatment, improvements, and decontamination protocol.

Geotechnical Expertise:

Geotechnical Projects (Various Locations) – Mr. Burce has performed and conducted field investigation studies, and generated reports to provide geotechnical design parameters for proposed and seismically-retrofitted projects. These projects include the following:

- Egyptian Theater, Los Angeles, CA – seismic-retrofit
- Getty Museum, Los Angeles, CA – new construction and grading

- Alameda Corridor, Los Angeles, CA – new construction
- UCLA Men's Gymnasium, Los Angeles, CA – seismic-retrofit
- Brea Shopping Plaza, Brea, CA – seismic-retrofit
- California State University Chancellor's Building, Long Beach CA – new construction, and foundation
- Cajalco Creek Dam, Corona, CA – slope stability analysis and design
- Costa Macaroni Manufacturing, Los Angeles, CA – building expansion
- Mid-Valley Medical Center, Van Nuys, CA – new construction
- Lara and Sao Joao Landfills, Sao Paulo, Brazil – slope stability design
- Coyote Canyon Landfill, Newport Beach, CA – installed monitoring devices for settlement
- Salinas Landfill, Salinas, CA – installed groundwater monitoring wells along perimeter of landfill
- Santa Cruz Landfill, Santa Cruz, CA – installed groundwater monitoring wells along perimeter of landfill
- Miramar Landfill, San Diego, CA – observed liner placement on landfill expansion

Drainage & Storm Water Compliance Expertise: Storm Water Management Program Development, Implementation and Training (Pardee Homes, CA & NV)

Mr. Burce provided construction management for existing Best Management Practices (BMPs) – erosion and sediment control measures – projects to support Pardee Homes' field personnel and office management for their residential communities throughout southern California and Las Vegas, Nevada locations. There were approximately 20-construction sites between these locations. Tasks include Storm Water Pollution Prevention Plans (SWPPPs) preparation and implementation; field visits occur to evaluate on- and off-site BMPs. Also, liaised between Pardee Homes and State Water Resources Control Resources Board (SWRCB) jurisdictions.

Santiago Hills Phase II (Irvine Company, Orange, CA)

Prepared a Runoff Management Plan (ROMP). This ROMP defines and compares the pre-existing drainage conditions against the post-development conditions. The ROMP presents complex drainage boundaries confluence with U.S. Fish & Wildlife Service, California Department of Fish & Game, U.S. Army Corps of Engineers, County of Orange, and City of Orange. Water quality basins in compliance with State Regional Water Quality Control Board were implemented and presented in the ROMP. BMPs were implemented in the design of the storm water detention/retention system. Storm water was first conveyed to lined detention basins, where it was held to facilitate the sedimentation process. The storm water management system also included biofiltration and oil/water separation before outletting to the retention basins where the storm water was released by infiltration and evaporation.

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