

NEWS

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RESIDENTIAL DESIGNS OF FIRST ROSEDALE NEIGHBORHOODS REFLECT AZUSA'S ARCHITECTURAL HERITAGE

- *Arborview, Edgemont and Mapleton home designs approved by Planning Commission*
- *American Traditional, Monterey, Spanish Colonial, Farmhouse, Euro Cottage, St. Augustine Monterey and San Marino influences guide architecture*
- *Home sizes will range from 2,004 to 2,862 square feet*
- *Designs will offer 3 to 5 bedrooms with up to 4 bathrooms*

Azusa, Calif. – (March 7, 2006) – Featuring a dynamic range of design details reflecting and celebrating the City of Azusa's charming architectural heritage, the residential designs for the first Rosedale neighborhoods were unveiled today by Azusa Land Partners, LLC, master developer of the 518-acre Rosedale community on the site of the former Monrovia Nursery.

Representing approximately 9% of Azusa's geographic area, Rosedale is currently the largest urban in-fill development project in Los Angeles County, and the third-largest in Southern California.

The single-family-home designs for the Arborview, Edgemont and Mapleton neighborhoods were recently approved by the Azusa Planning Commission. The Arborview neighborhood will be developed by Fieldstone Communities, Inc. Christopher Homes will develop the Edgemont and Mapleton neighborhoods.

Construction of model homes is expected to begin in May of this year. More information is available at www.rosedaleazusa.com.

Guided by the vision of the Monrovia Nursery Specific Plan, the firms of Bassenian Lagoni Architects and Bloodgood Sharp Buster undertook extensive research of the rich architectural history of the City of Azusa and neighboring towns in the San Gabriel Valley "in a committed effort to design neighborhoods that really recapture the character, charm and heritage that established Azusa as one of the

most unique and appealing communities in post-War Southern California,” said Christopher Gibbs, President of PLC Land Company, the managing partner of Azusa Land Partners, LLC. “The architectural design of these neighborhoods is giving back to Azusa an important part of its history.”

The architectural themes approved by the Azusa Planning Commission capture a broad spectrum of architecture that defined the character of the San Gabriel Valley’s most celebrated communities in the early to mid 20th Century.

“When you see the architecture of these three neighborhoods, it’s as if you’re looking at a history book of residential architecture in Azusa and the San Gabriel Valley,” said Bill Holman, Vice President of Planning for PLC Land Company. “There’s a lot of reminiscence in the classic design details such as the gabling of the roofs, the front porches and the arched alcoves, the shutter details, the stone accents and the rear-set garages. I’m confident Azusa will be very proud of these neighborhoods.”

Ten different home designs will be featured in the Arborview, Edgemont and Mapleton neighborhoods, with architectural themes ranging from American Traditional, European Cottage, Farmhouse, San Marino, Spanish Colonial and St. Augustine Monterey.

Mapleton: A reflection of American Traditional, Monterey and Spanish Colonial Architecture

Located in the Village Core of the Rosedale community, Mapleton will be a single-family-home neighborhood comprising three home designs ranging from 2,004 to 2,326 square feet. The featured exterior architectural themes reprise the Spanish Colonial, American Traditional and Monterey influences of Azusa’s early neighborhoods.

- The Mapleton Residence One is a 2,004-square-foot residence with 4 bedrooms and 3 bathrooms with a design option for 3 bedrooms and a den.
- The Mapleton Residence Two is a 2,289-square-foot residence with 4 bedrooms and 3 bathrooms with a design option for 3 bedrooms and a den.
- The Mapleton Residence Three is a 2,448-square-foot residence with 3 bedrooms and 2.5 bathrooms with a design option for a fourth bedroom and third bathroom.



MAPLETON - EXTERIOR ARCHITECTURE

Christopher Homes is the builder for Mapleton.

Edgemont: Recreating Monterey, Spanish Colonial, Farmhouse and American Traditions

Also located in the Park District of the Rosedale community, Edgemont will be a single-family-home neighborhood comprising four home designs ranging from 2,521 to 2,862 square feet. The featured exterior architectural themes recreate California's classic Monterey, Spanish Colonial, Farmhouse and American Traditional architecture.



EDGEMONT - EXTERIOR ARCHITECTURE

- Edgemont Residence One is a 2,521 square-foot residence with 3 bedrooms and a parlor, 2.5 to 3.5 bathrooms, and a design option for a fourth bedroom.
- Edgemont Residence Two is a 2,781-square-foot residence with 3 bedrooms and a loft, 2.5 to 3.5 bathrooms, and a design option for a fourth bedroom.
- Edgemont Residence Three is a 2,747-square-foot residence with 3 bedrooms and a den, 2.5 to 3.5 bathrooms, and a design option for a fourth bedroom.
- Edgemont Residence Four is a 2,862-square-foot residence with 4 bedrooms and a teen room, 3 to 4 bathrooms, and a design option for a fifth bedroom.

Christopher Homes is the builder for Edgemont.

Arborview: Capturing European, American Traditional and Spanish Colonial Styles

Located in the Garden Court section of the Rosedale community, Arborview will be a single-family-home neighborhood comprising three home designs ranging from 2,448 to 2,754 square feet. The featured exterior architectural themes capture San Marino, European Cottage and American Traditional influences typical of early Azusa.

- The Windsong plan is a 2,448-square-foot residence with 3 bedrooms and a loft, 2.5 to 3.5 bathrooms, and a design option for a fourth bedroom.
- The Summerwind plan is a 2,600-square-foot residence with 3 bedrooms and a loft, 3.5 bathrooms, and a design option for a fourth bedroom.
- The Autumn Breeze plan is a 2,754-square-foot residence with 3 bedrooms and a loft, 2.5 to 3.5 bathrooms, and a design option for a fourth bedroom.

Fieldstone Communities, Inc. is the builder for Arborview

About Azusa Land Partners, LLC

Azusa Land Partners, LLC – master developer of Rosedale - is a partnership of PLC Land Company, Fieldstone Communities, Inc., Starwood Capital Group Global, LLC and Rockpoint Group, LLC.

Azusa Land Partners, LLC is led by Newport Beach, Calif.-based PLC Land Company. Established in 1996, PLC Land Company is widely known for excellence in the planning and development of mixed-use master-planned communities integrating residential, recreational, commercial and office components. PLC Land Company developed the 429-acre Huntington SeaCliff master-planned community in Huntington Beach, Calif. SeaCliff is noted for its distinct land plan, product diversity, open space set asides, wetlands/riparian restoration and infrastructure improvements. The company also developed the Westridge in Southern California's La Habra hills, a 400-home master-planned community on 400 acres. For more information, visit www.plcland.com.

Fieldstone Communities is part of The Fieldstone Group of Companies (Fieldstone), which is headquartered in Newport Beach, Calif. Since 1981, companies within Fieldstone have built more than 20,000 homes in Southern California, Utah and San Antonio, Texas for a total sales volume of almost \$5 billion. For more information, visit www.fieldstone-homes.com.

Starwood Capital Group Global, LLC is a privately held global investment management firm based in Greenwich, CT, that specializes in real estate-related investments on behalf of select private and institutional investor partners. Founded in 1991, Starwood is one of the nation's most active and successful real estate investors. It has acquired a highly diversified portfolio, which includes residential and commercial land development, multifamily, hotel, office, retail, mixed use, industrial, health clubs, golf course and mezzanine debt.

Rockpoint Group, LLC is a global real estate investment management firm with offices in Boston, Dallas, San Francisco and Tokyo. The firm's investment strategy primarily focuses on domestic U.S. real estate markets, with a secondary focus on Japan and other Asian markets.

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