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ROSEDALE HARVEST FESTIVAL ATTRACTS OVER 1,000
WITH FOOD, FUN AND FOUR NEW NEIGHBORHOODS

AZUSA, CA – Attracted by food, fun and the grand opening of four new neighborhoods, an enthusiastic crowd of more than 1,000 turned out Oct. 27th, '07 for the Rosedale Harvest Festival hosted by the spectacular new master-planned community of Rosedale in Azusa.

The day was filled with festive fall activities, from a pumpkin patch and pumpkin decorating to a Country Harvest Menu of pulled pork sliders, mini sloppy Joes, hot dogs, sausages, and all the fixings. Even Azusa Mayor Joe Rocha and his wife and grandchildren joined in the seasonal celebration.

As guests toured beautifully decorated model homes at each of Rosedale's nine distinctive neighborhoods, they encountered a host of added attractions, including a face painter, a quick sketch artist, a balloon hat artist, a strolling magician, a fruit and vegetable sculptor and a temporary tattoo artist.



Highlighting the model tour was the grand opening of furnished models at Rosedale's four newest neighborhoods, Sage Court and Gardenia by William Lyon Homes, Heritage Oaks by Fieldstone Communities and Magnolia by Christopher Homes.

Magnolia's models are masterpieces of homebuilding artistry. Grand in scale and luxurious in every detail, the two-story residences span approximately 3,309 to 3,902 square feet with four to five bedrooms and three and one-half to four and one-half baths. Each is distinguished by such custom-caliber appointments as slab granite kitchen countertops, KitchenAid Architect Series stainless steel appliance and jetted master bath tubs. Prices start in the \$800,000s and the first phase is being released on November 10th.

The models at Heritage Oaks reveal spacious single-family home designs that generously fulfill the needs of today's families. Measuring approximately 2,859 to 3,307 square feet, two-story living areas include four to six bedrooms and two and one-half to four and one-half baths. Garages accommodate two or three vehicles, and the homes are priced from the mid \$700,000s and are now selling.

The models at Sage Court showcase one of Rosedale's most affordable offerings, a collection of stylish three-story attached townhomes with living areas ranging from approximately 1,321 to 1,791 square feet, including two to four bedrooms and two and one-half to four baths plus a two-car garage. Prices start in the low \$400,000s.

Gardenia's models spotlight both two-story paired homes and townhomes. Presented in four family-oriented floor plans measuring approximately 1,350 to 1,775 square feet, the homes encompass two to three bedrooms, two to two and one-half baths and spacious two-car garages. Prices begin in the mid \$400,000s.

Residents of Sage Court and Gardenia will enjoy access to their own one-acre recreation area, which includes a junior-Olympic size pool, spa, barbecue areas, outdoor fireplace, generous sun deck and two tot lots.

Five additional Rosedale model complexes welcomed a steady stream of home shoppers during the Harvest Festival.

Mapleton by Christopher Homes features three charming two-story village homes measuring approximately 2,004 to 2,338 square feet with three to four bedrooms, two and one-half to three and one-half baths and a two-car garage. Impressive standard features are led by slab granite countertops, stainless steel appliances and ceramic-tile floors. Mapleton's prices start in the high \$500,000s.

Arborview by Fieldstone Communities is a collection of two-story garden homes, which range from approximately 2,484 to 2,737 square feet with three to five bedrooms, two and one-half to four and one-half baths and a two-car garage. Distinctive features include nine-foot first-floor ceilings, gourmet island kitchens with designer fixtures and ceramic-tile flooring, large secondary bedrooms and extra-large pantry and linen storage areas. The homes are priced from the low \$600,000s.

Fieldstone Communities' reputation for excellence is also on display at Greenbriar, a collection of spacious two-story, single-family homes measuring approximately 2,284 to 2,774 square feet, including three to five bedrooms and two and one-half to four and one-half baths plus a two-car garage. Greenbriar's impressive amenities include gourmet kitchens with walk-in pantries, large islands and ceramic-tile flooring, and home buyers may choose from an extensive array of customizable options that help to make each home unique. Prices start in the mid \$600,000s.

Christopher Homes' Edgemont presents four distinctive two-story floor plans with living areas ranging from approximately 2,520 to 2,858 square feet, including three to five bedrooms and two and one-half to four baths plus a two-car garage with storage. Sought-after amenities include gourmet island kitchens with slab granite countertops, stainless steel appliances, ceramic-tile flooring and walk-in pantries in most plans. Prices start in the high \$600,000s.

The ultimate in luxury and sophistication distinguishes Garnet Hill by Taylor Woodrow Homes, a limited edition of 28 two-story homes with mountain and valley views. Fulfilling the expectations of the most discriminating buyers, three grand-scale floor plans span approximately 3,999 to 4,755 square feet, including three to five bedrooms and three to four and one-half baths plus a three-car garage, and prices range from the low \$1 millions.

One additional neighborhood will debut in 2008 when Fieldstone Communities unveils the luxury homes of Laurel Ridge.

The hub of activity for all Rosedale residents is the 2.1-acre Rosedale Community Recreation Center, which is nearing completion. Its exceptional array of lifestyle amenities includes a 4,592-square-foot clubhouse and a 5,300-square-foot resort-style leisure and recreation area featuring a swimming pool, spa, children's wading pool, trellises, outdoor fireplace, barbecue and restrooms. In addition, a large open space is devoted to a community gathering area, turf volleyball, an adventure play structure for children and picnic tables for close-to-home family outings. Distinguished by Spanish Colonial and Early California architecture, the clubhouse encompasses a state-of-the-art fitness center and a large community meeting room.

The Recreation Center is just one of many community enhancements that make Rosedale a sought-after address. It will be joined by nine neighborhood parks, extensive pedestrian paths, a planned fire station and acres of permanently preserved natural hillsides. For families with young children, a state-of-the-art elementary and middle school, the first new campus in the Azusa Unified School District in more than 30 years, is planned to be built with the Rosedale Community.

Homeowners who are already enjoying the Rosedale lifestyle are also discovering a wealth of activities and attractions in and around Azusa, from fashionable shopping and fine dining to cultural enrichment and exciting recreation. The City of Azusa is also undergoing its own retail renaissance with exciting new developments in downtown Azusa and along Route 66 that will promote the pedestrian experience and attract top retailers. Among the many other popular nearby destinations are Santa Anita Race Track, the Santa Anita Fashion Square shopping center, Arcadia County Park and the Los Angeles County Arboretum. It's also just a short drive to Pasadena, home of the world-famous Rose Parade and Rose Bowl, the Norton Simon Museum of Art and the distinctive stores, gourmet restaurants and bistros of the city's Old Town. Another cultural landmark, the famed Huntington Library, Art Collections and Botanical Gardens, is just south of Pasadena in San Marino.

Next door to Azusa, the Santa Fe Dam Recreation Area encompasses a 70-acre lake for sailing, swimming and fishing as well as a children's water play area, picnic grounds and hiking and biking trails. Electric boats, rowboats and paddle boats are available for rental.

Another place to cool off in the summertime is Raging Waters water park, located just east of

Azusa in the Frank G. Bonelli Regional Park in San Dimas, while golfers will appreciate the challenge of Azusa's own Azusa Greens Country Club. Outdoor enjoyment is also nearby in rustic San Gabriel Canyon.

Educational opportunities also abound in the region, beginning with Azusa's own Azusa Pacific University and Citrus College. Nearby institutions of higher learning include the Claremont Colleges, Cal Poly Pomona and Cal Tech.

A planned community of 1,250 homes, Rosedale is being developed by Azusa Land Partners, LLC, a joint venture of PLC Land Company, Fieldstone Communities, Inc., Rockpoint Group LLC, and Starwood Capital Group Global, LLC. Both PLC and Fieldstone have extensive experience in developing master-planned communities in the Southern California region.

To experience all of Rosedale's advantages firsthand, travel the 210 Freeway, exit at Grand Avenue and drive north. Turn left on Sierra Madre Avenue and proceed straight to the community. Model homes are open from 10 a.m. to 5 p.m. daily, and additional information is available by visiting rosedaleazusa.com.

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