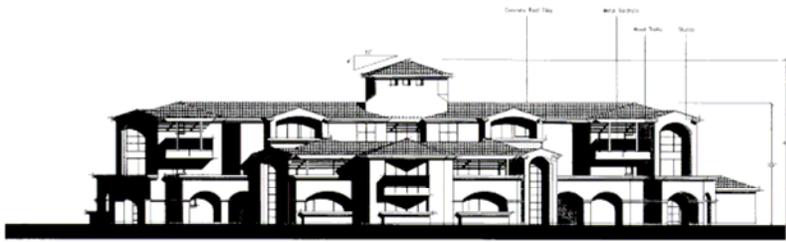
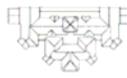


BEFORE . . . Three gated enclaves with single driveway access, commercial on the periphery

Ventura Harbor
San Buenaventura, California



AFTER . . . Publicly accessible streets with sidewalks and parkways and new mixed-use center at the project's core

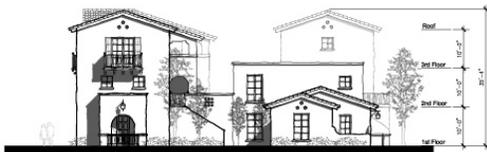


Typical Front Elevation

BEFORE . . . 10 Identical massive buildings with 30 units each



Side Elevation for Buildings 1 & 2, 13 & 14, 17 & 18, 19 & 20



Building 4 (17 Units)
Side Elevation



Building 4 (17 Units)
Front Elevation

AFTER . . . 22 different buildings of varying scale from 5 to 17 units plus loft designs covering 30 of the units as part of the mixed use element of the project

Ventura Harbor
Ventura, CA



Building 1 (12 Units)
Side Elevation



Building 1 (12 Units)
Front Elevation

The project also includes:

- 2.5 acre public park
- 50 foot wide pedestrian promenade along waterfront
- \$3.25 million funding for a new Fire Station
- 27 units of affordable housing (15 for moderate income families; 12 for low-income families).

Ventura Harbor
Ventura, CA
Sondermann / Ring Partners



April 14, 2008