

Exhibit A

Ponte Vista Booklet

CPC-2012-2558-GPA-ZC-SP-CA

PV
Ponte Vista

PONTE VISTA

SAN PEDRO, CA

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HARBOR CITY
(CITY OF LOS ANGELES)

WILMINGTON
(CITY OF LOS ANGELES)

Port of Los Angeles

Harbor Highlands
Development

Port of Los Angeles
Charter
High School

Marymount College
Waterfront Campus

SAN PEDRO
(CITY OF LOS ANGELES)

RANCHO PALOS VERDES

ROLLING HILLS ESTATES

PACIFIC COAST HIGHWAY

PALOS VERDES DRIVE

WESTERN AVENUE



Ken Malloy
Harbor
Regional Park

Rolling Hills
Prep School

Mary Star
High School

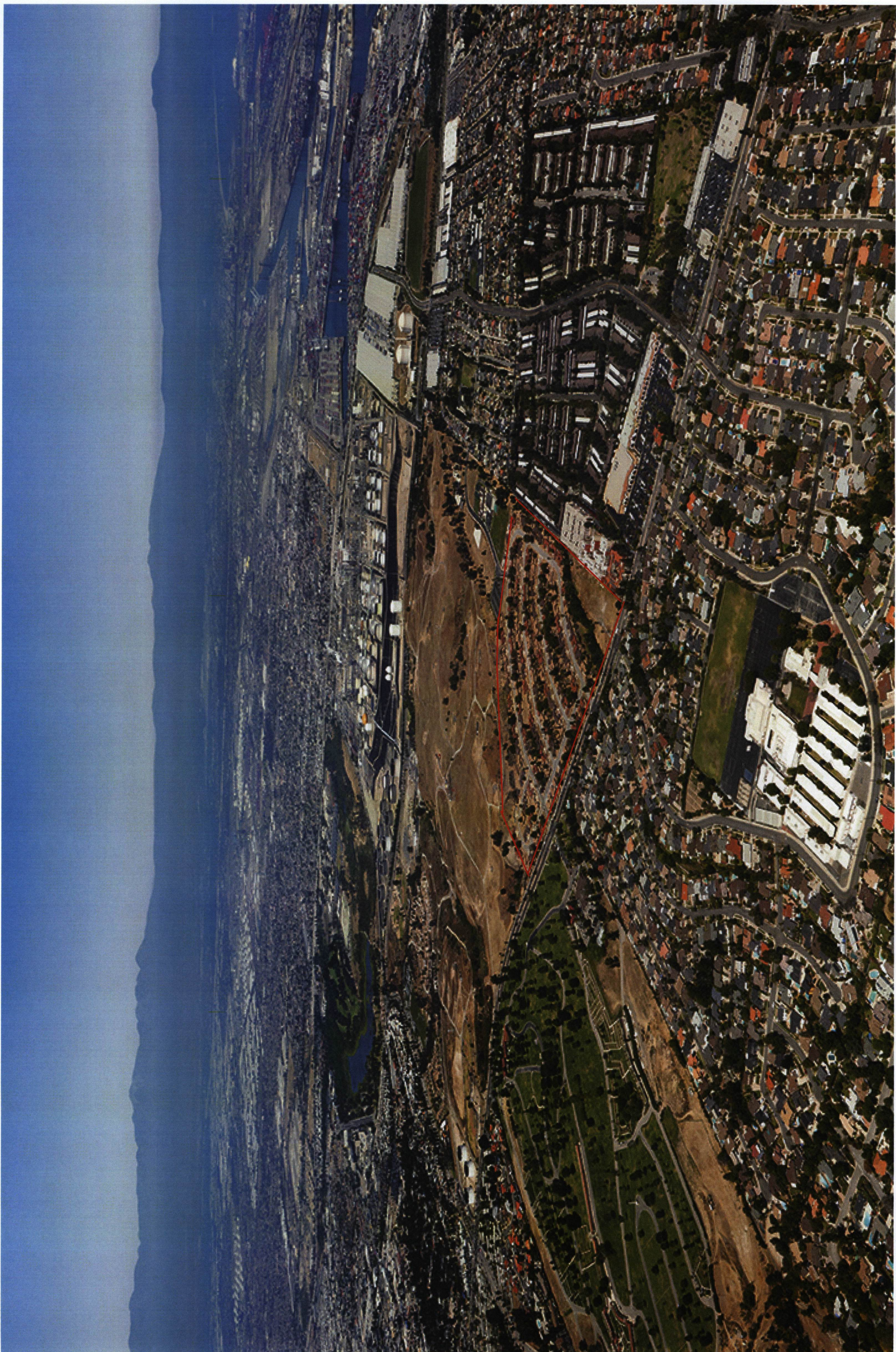
Seaport Homes Apts

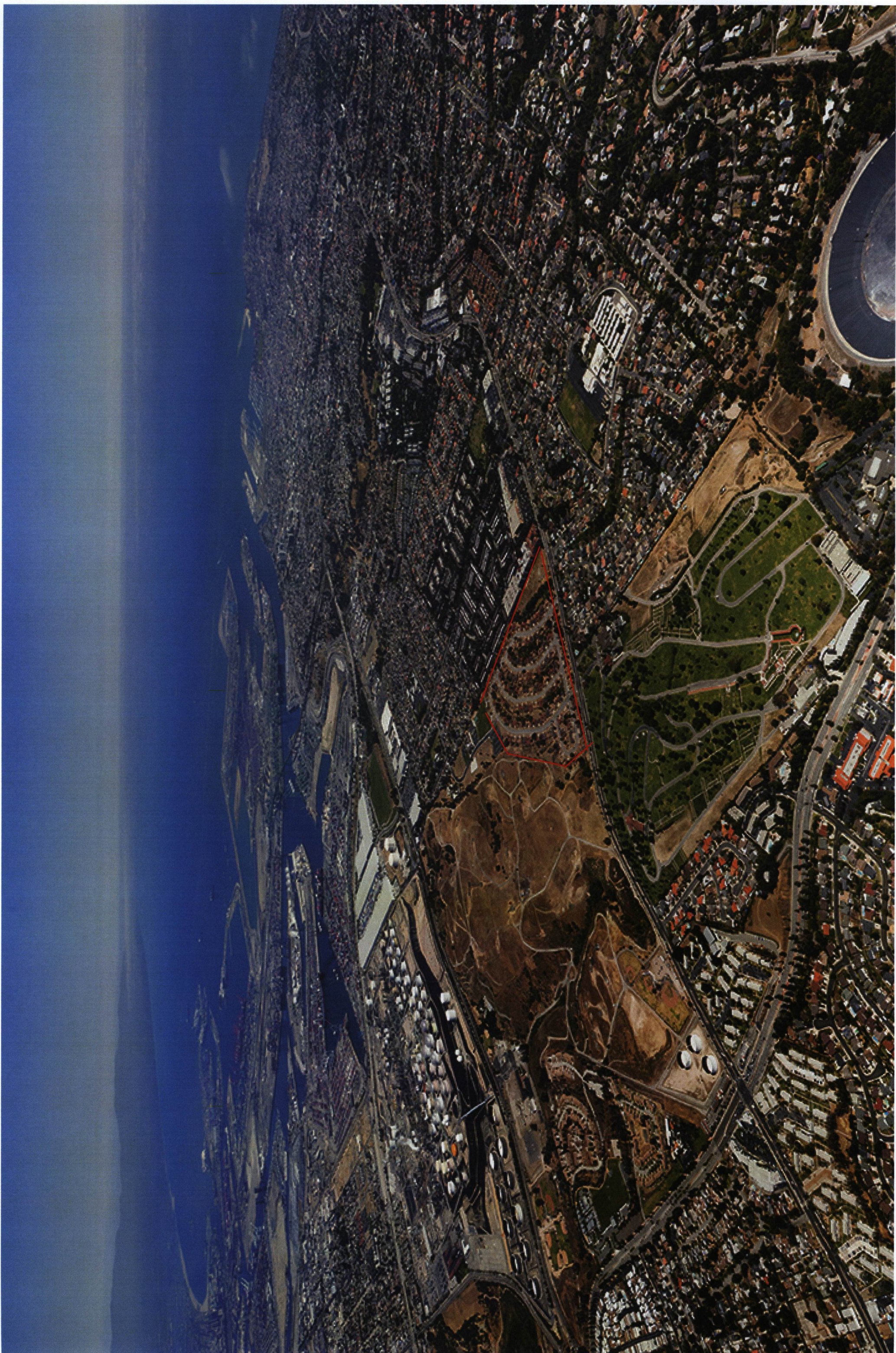
Taper Avenue
Elementary School

Dodson
Middle School

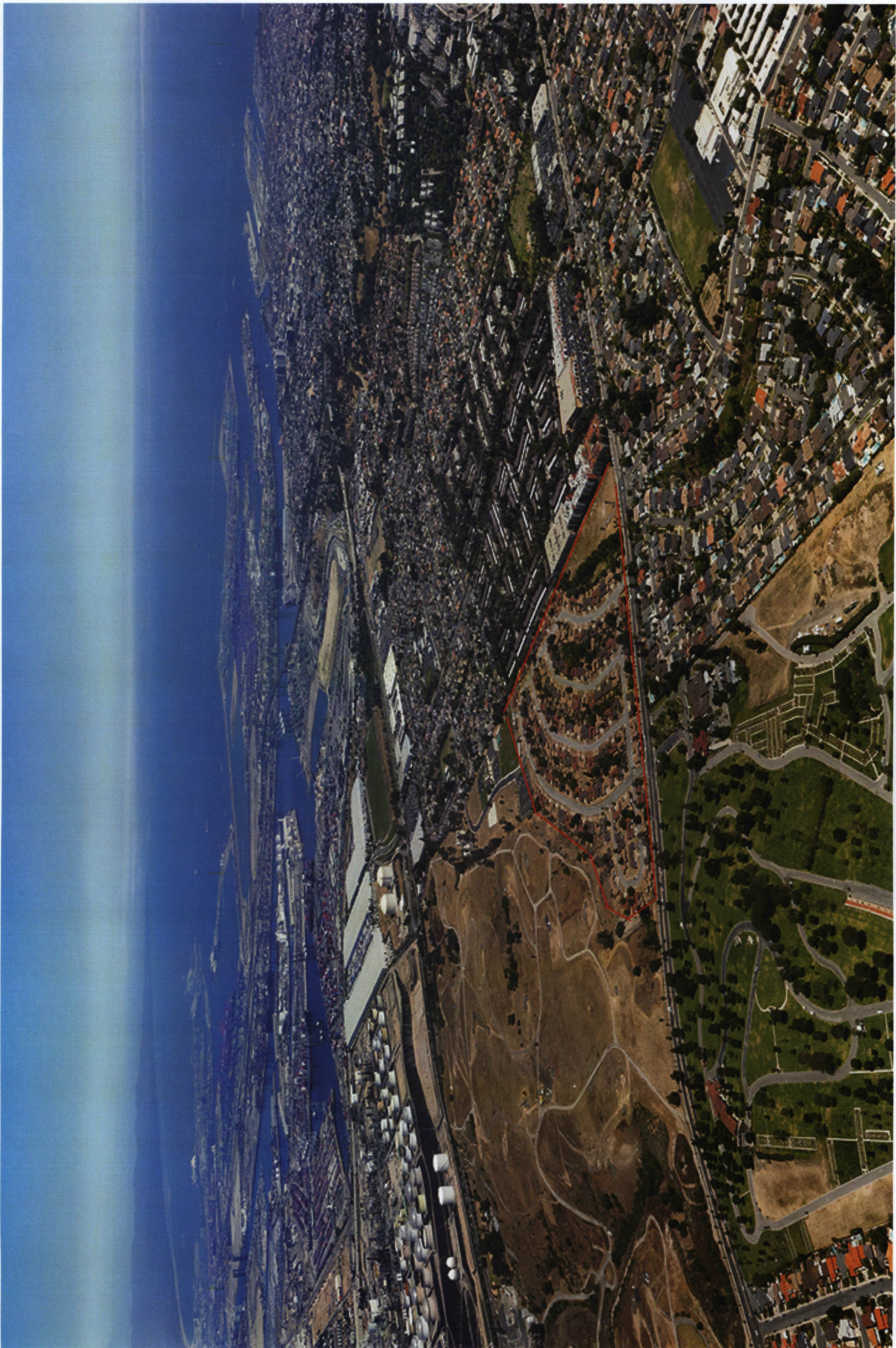
Rolling Hills
Country Club











iStar Financial
Ponte Vista
San Pedro, California
Preliminary Landscape Plan



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Ponte Vista
San Pedro, California
Preliminary Landscape Plan



Open Space Legend

Primary Recreation Center:	.57 Acres
Secondary Recreation Center:	1.00 Acres
Community Open Space 1:	.38 Acres
Community Open Space 2:	.34 Acres
Community Open Space 3:	1.38 Acres
Community Open Space 4:	.28 Acres
Internal Open Space:	12.80 Acres
Perimeter Open Space:	4.98 Acres
City Park:	2.42 Acres
Open Space Total:	24.15 Acres

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 Open Space Exhibit



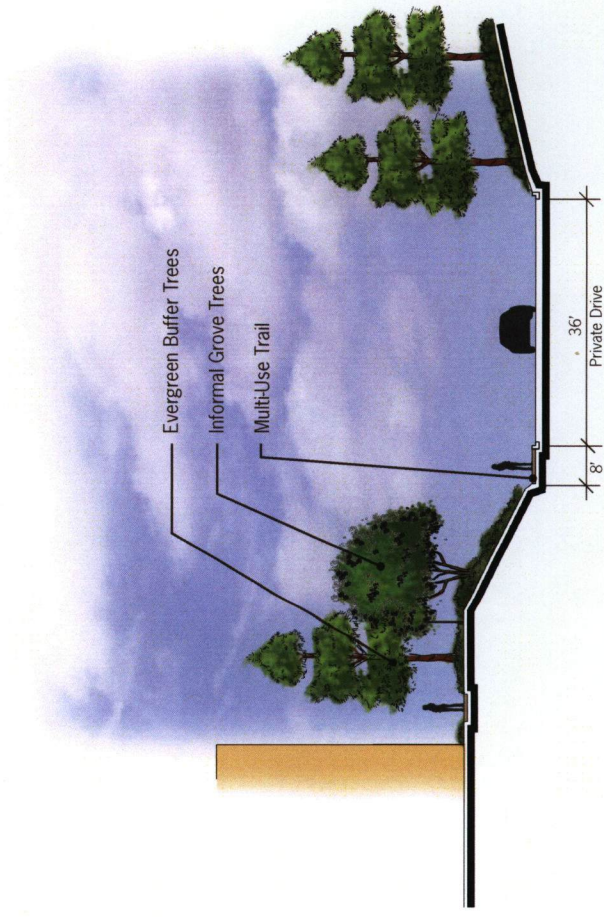
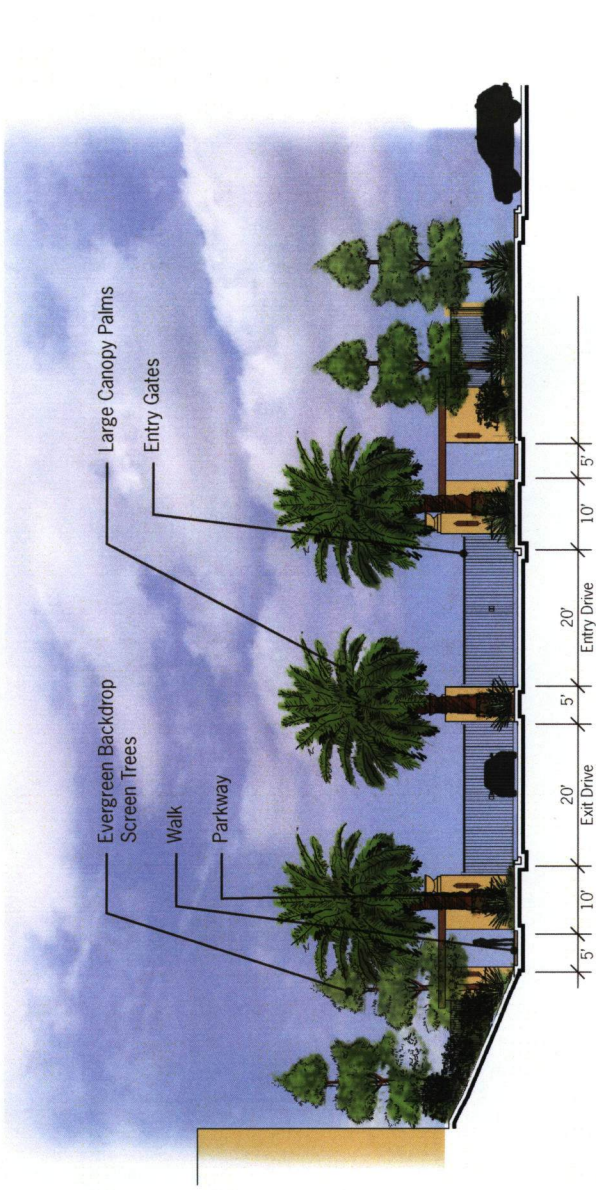
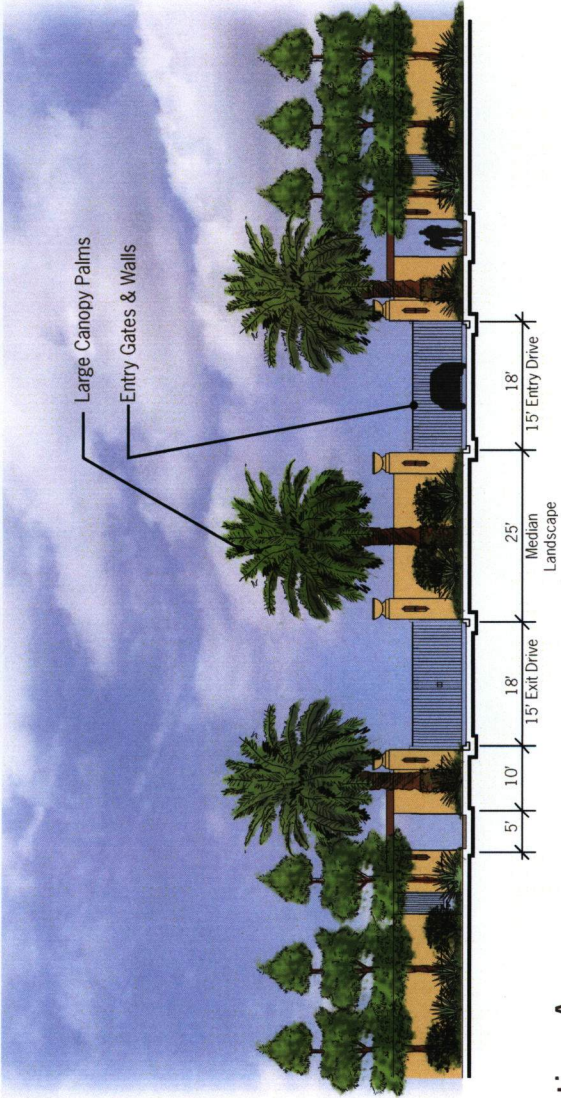
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San Pedro, California
Perimeter Loop Trail Exhibit

Legend
■ Perimeter Loop Trail

Trail Pedestrian Access
D.G. Jogging Path Behind Walk
Perimeter Loop Trail



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San Pedro, California
Preliminary Landscape Plan
Site Sections

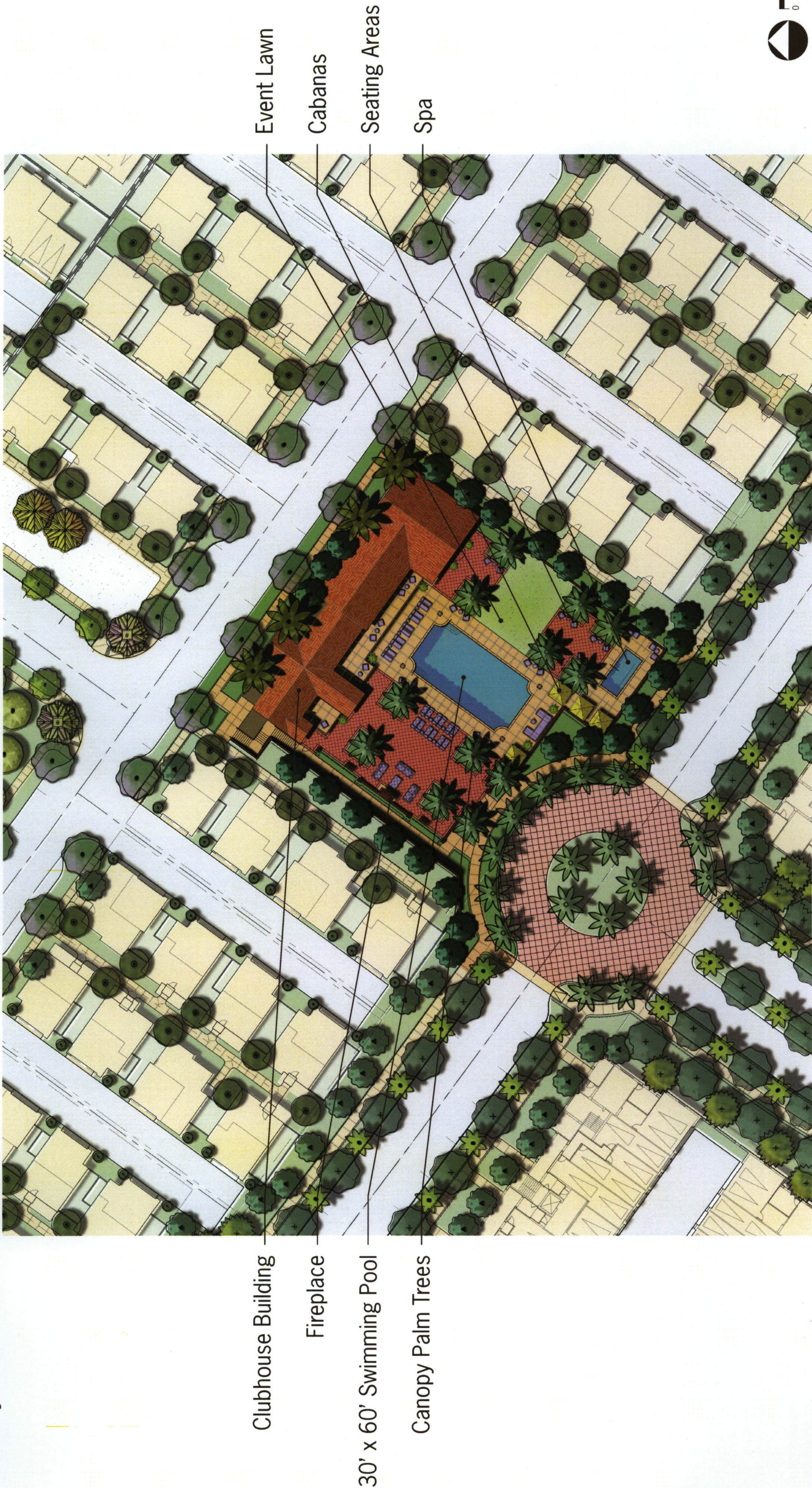


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Key Map
Scale: N.T.S.

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Ponte Vista

San Pedro, California
Preliminary Landscape Plan
Primary Recreation Center



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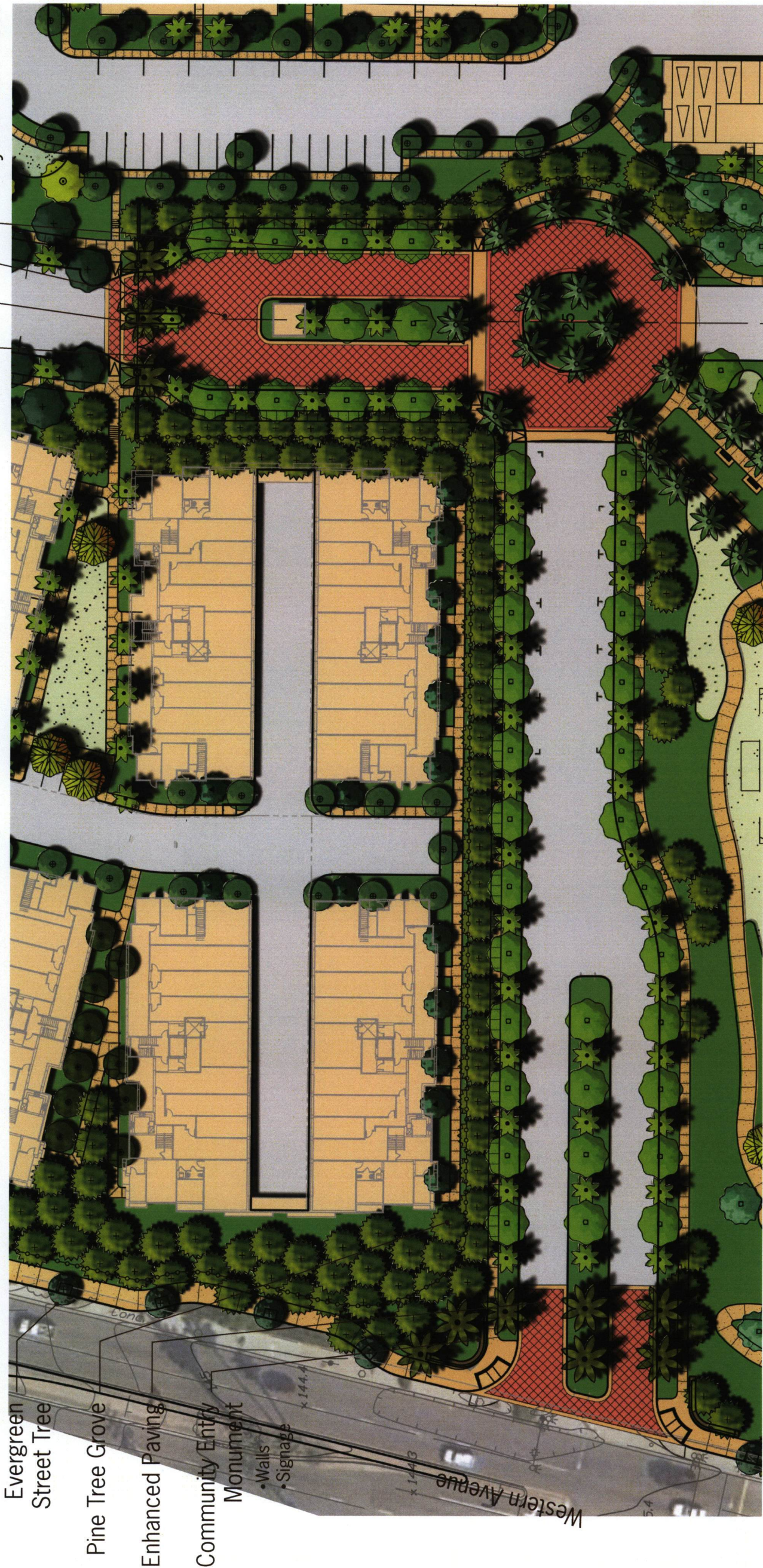
San Pedro, California

Preliminary Landscape Plan Secondary Recreation Center



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San Pedro, California
Preliminary Landscape Plan
Primary Community Entry



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San Pedro, California
Preliminary Landscape Plan
Neighborhood Open Space 1 & 2



Children's Play Area
• Overhead Shade Canopy
• Fenced 2-5 Year Old Play Area

Street Trees

Benches

Park Canopy Trees

Perimeter Loop Trail

Open Space Trees

Picnic Pavilion

Activity Lawn

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San Pedro, California
Preliminary Landscape Plan
Neighborhood Open Space 3

Dog Park

Park Canopy Trees

Benches

Children's Play Area
• Overhead Shade Canopy
• Fenced 2-5 Year Old Play Area

Street Trees

Perimeter Trail

Activity Lawn

Slope Planting

Open Space Trees



Robert Hidey Architects
www.roberthidey.com

DesignGroup
Project No: 173940
Date: September 30, 2011
Revised: January 3, 2013
Revised: October 25, 2013

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Ponte Vista
San Pedro, California
Preliminary Landscape Plan
Typical Perimeter Loop Trail



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San Pedro, California
Preliminary Landscape Plan
Jogging Path at
Western Avenue

Perimeter Loop Trail
Pedestrian Access Gate

Perimeter Loop Trail

6'-0" Wide D.G. Jogging Path,
Behind Sidewalk

Perimeter Open Space



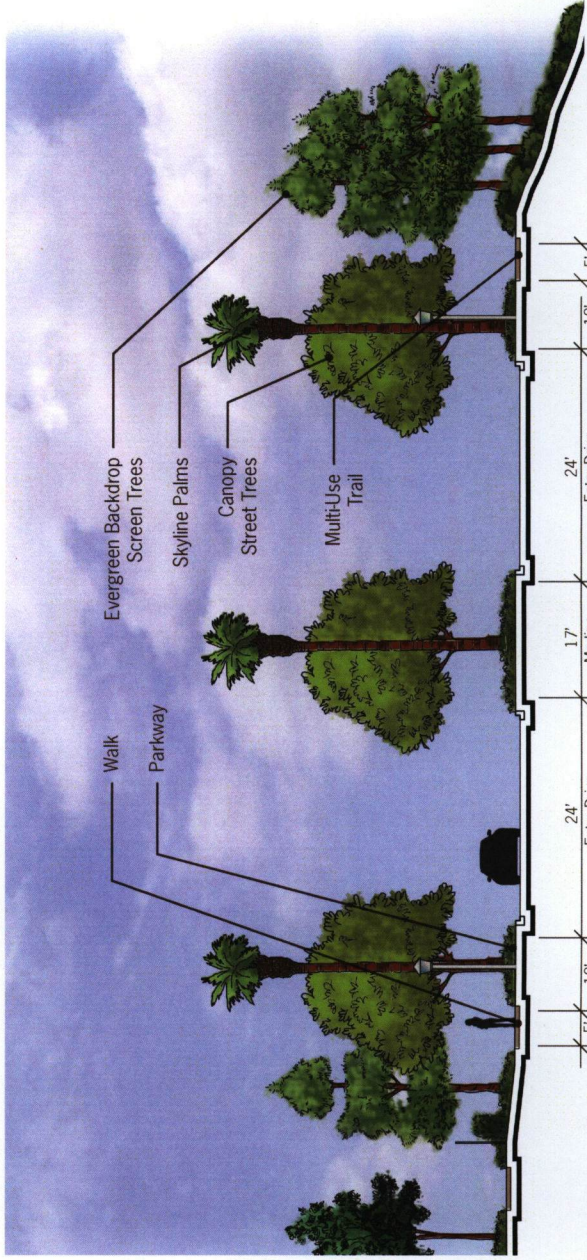
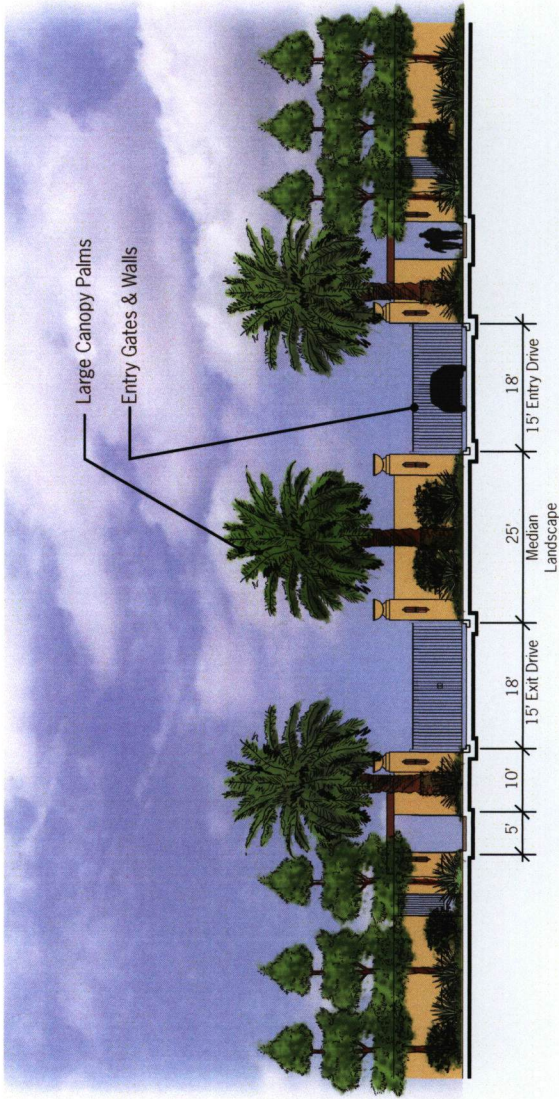
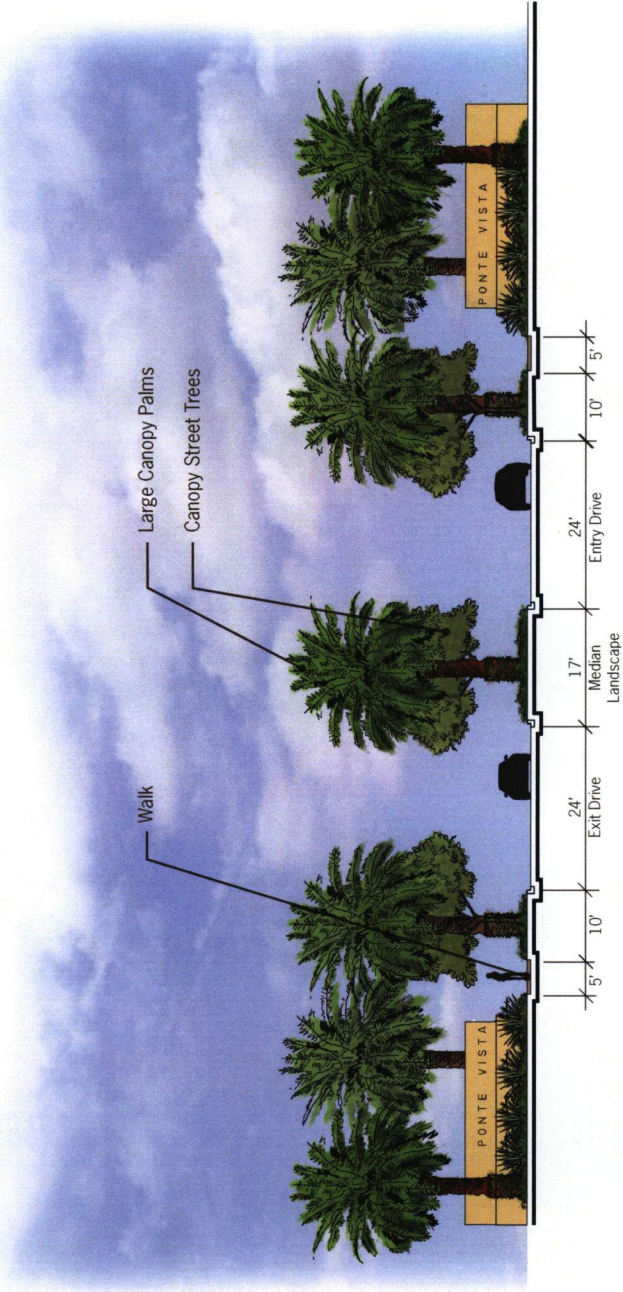
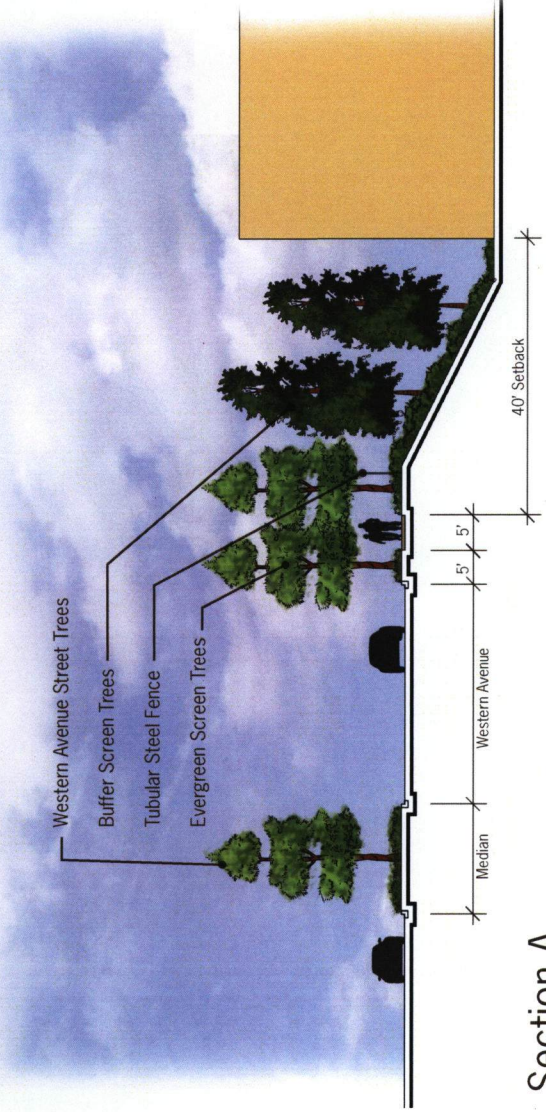
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San Pedro, California
Preliminary Landscape Plan
Jogging Path at
Western Avenue

6'-0" Wide D.G. Jogging Path,
Behind Sidewalk

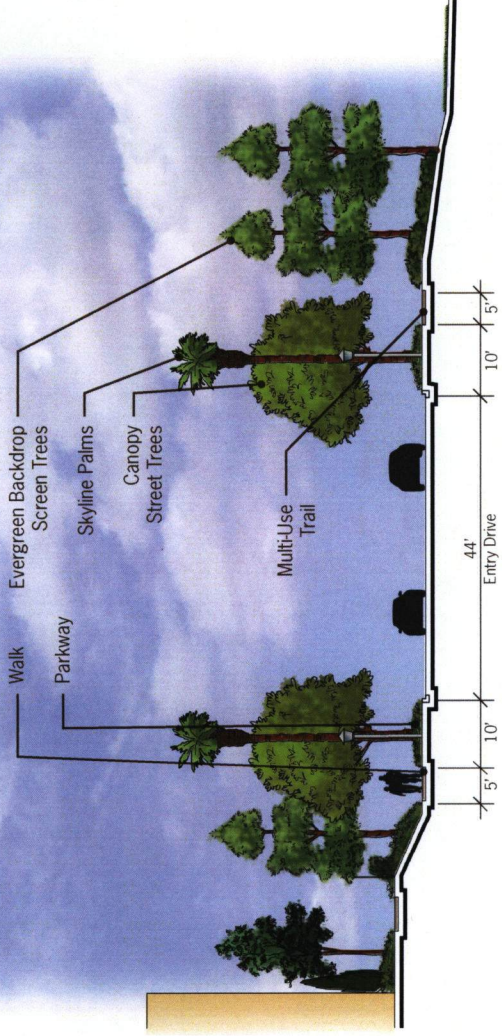
Perimeter Open Space



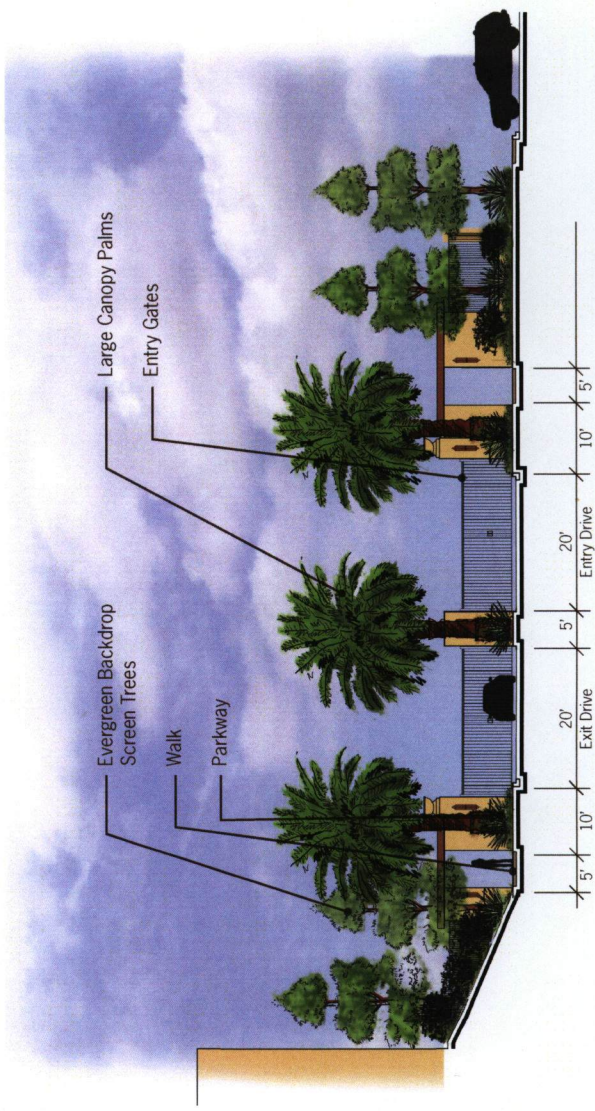
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 San Pedro, California
 Preliminary Landscape Plan
 Site Sections



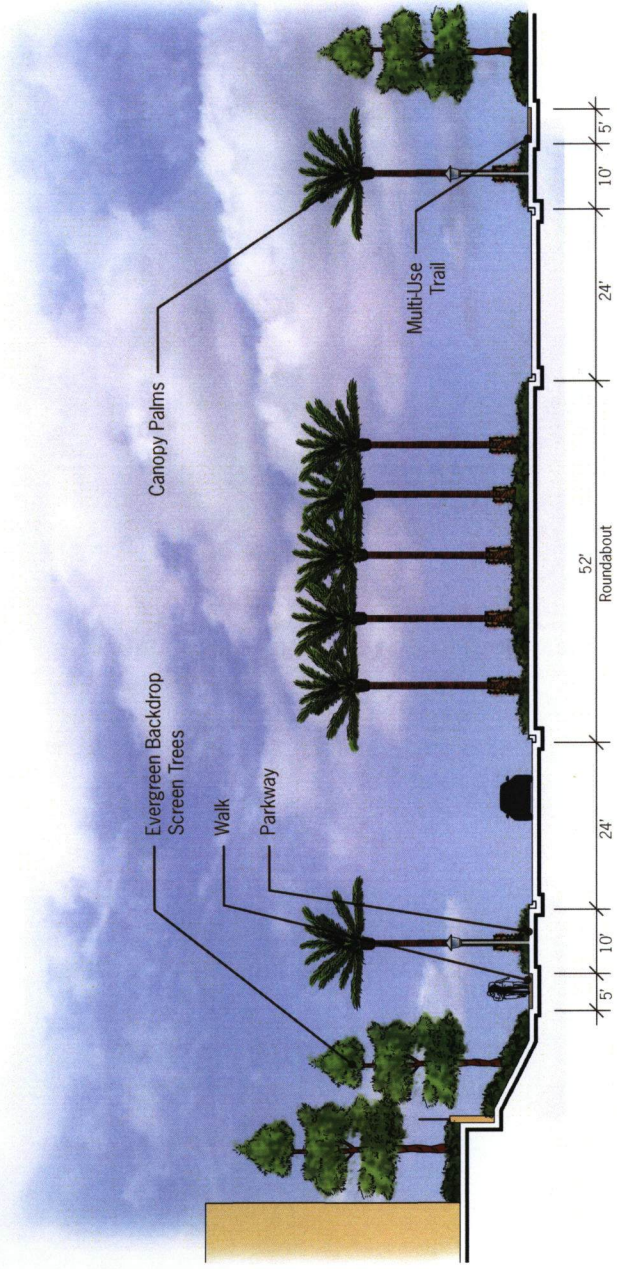
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Ponte Vista
 San Pedro, California
 Preliminary Landscape Plan
 Site Sections



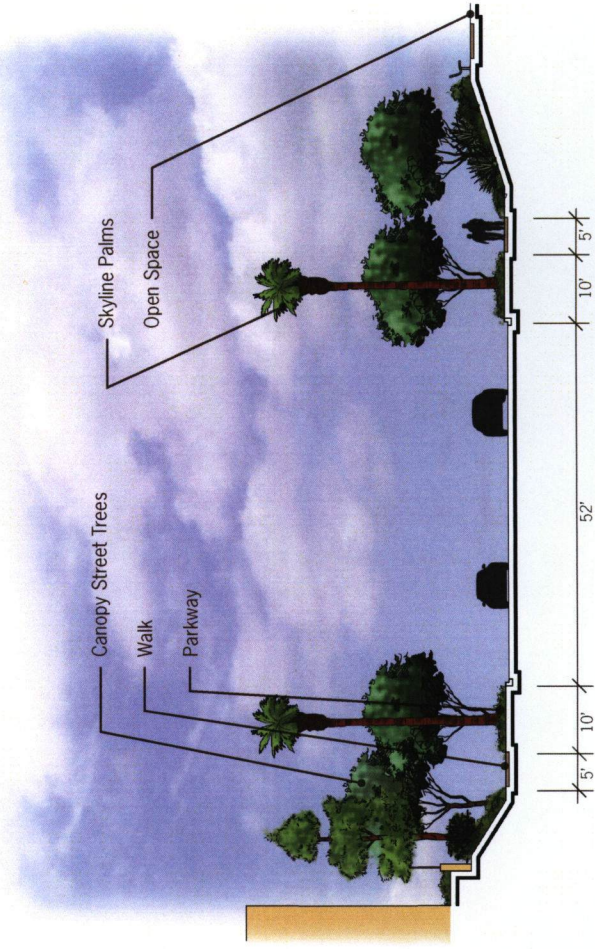
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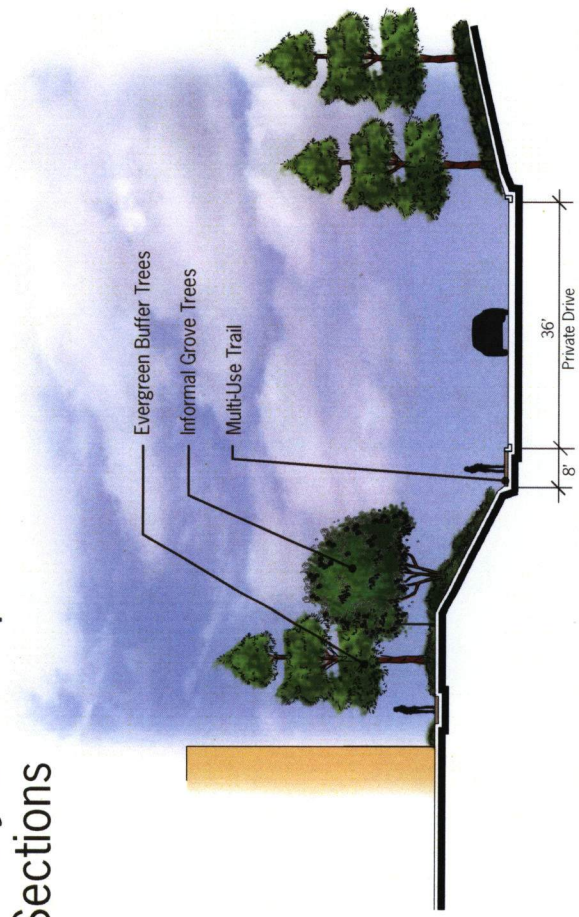


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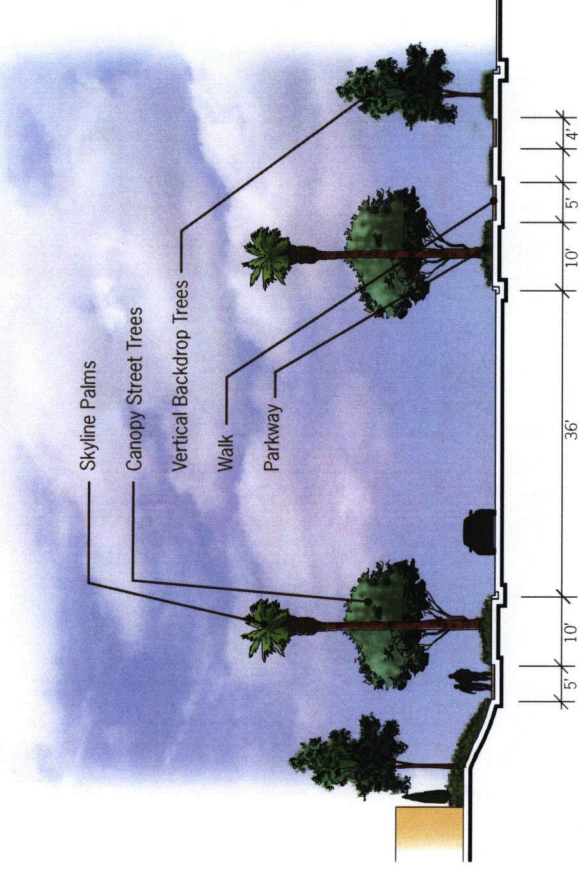


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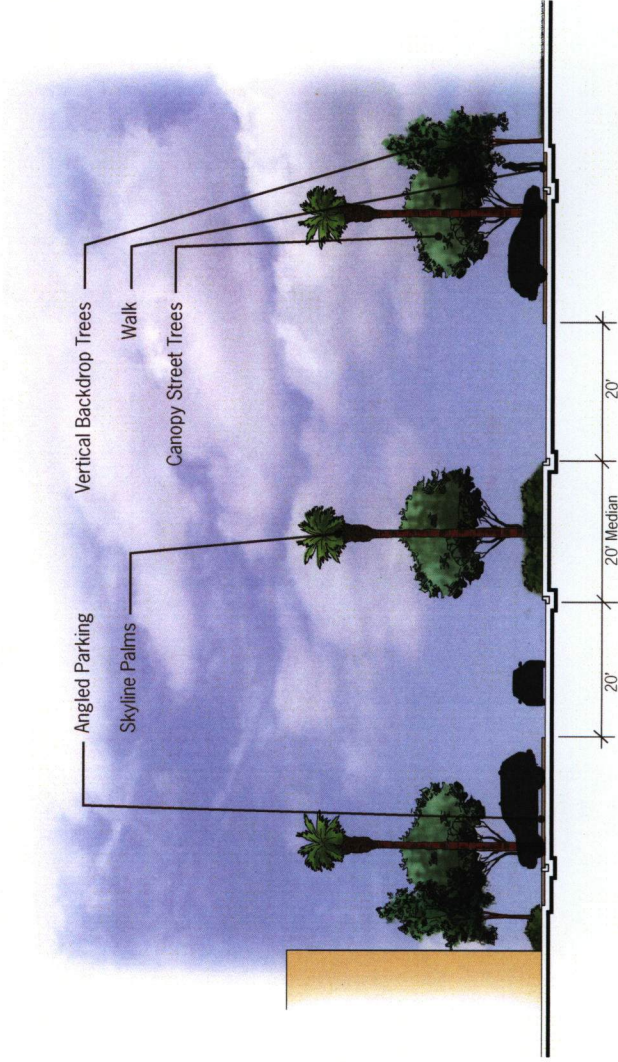
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 San Pedro, California
 Preliminary Landscape Plan
 Site Sections



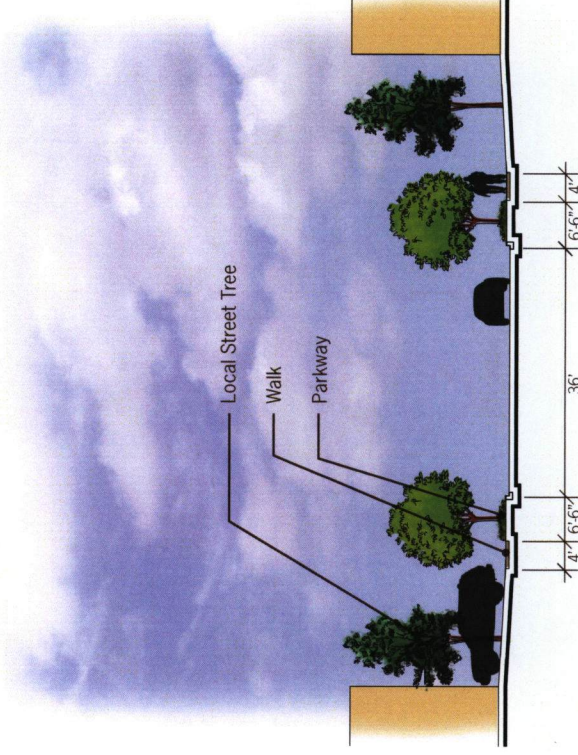
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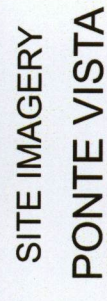
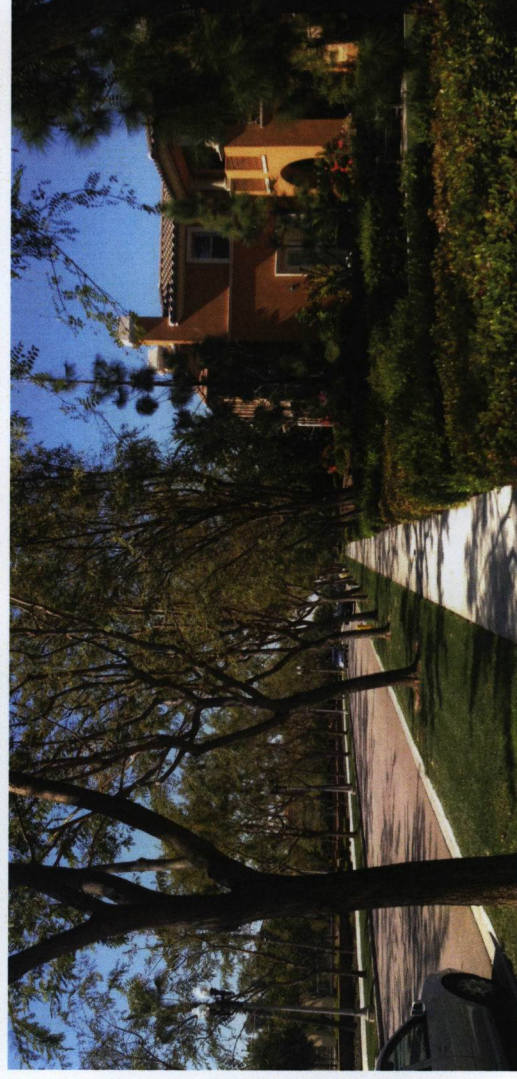
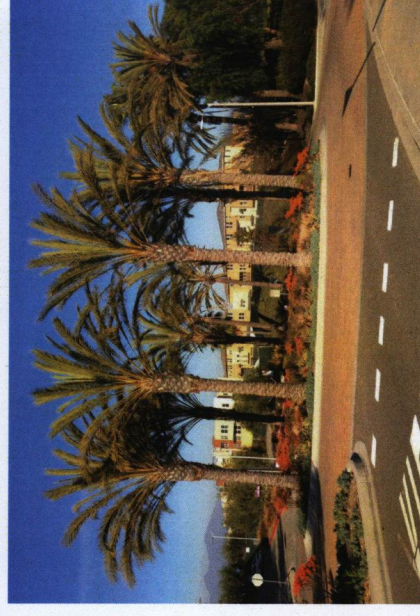
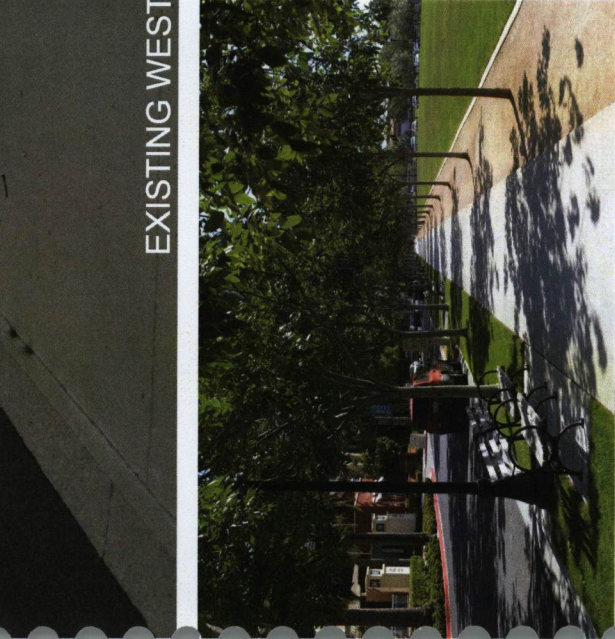
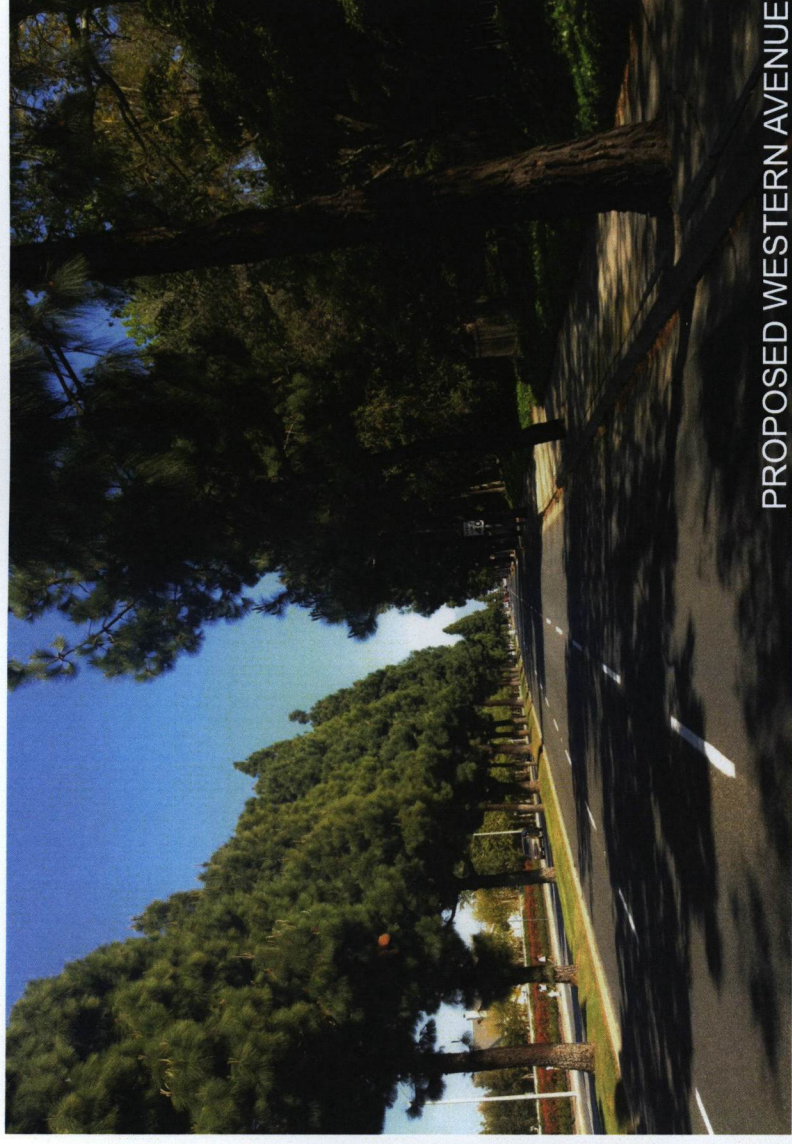
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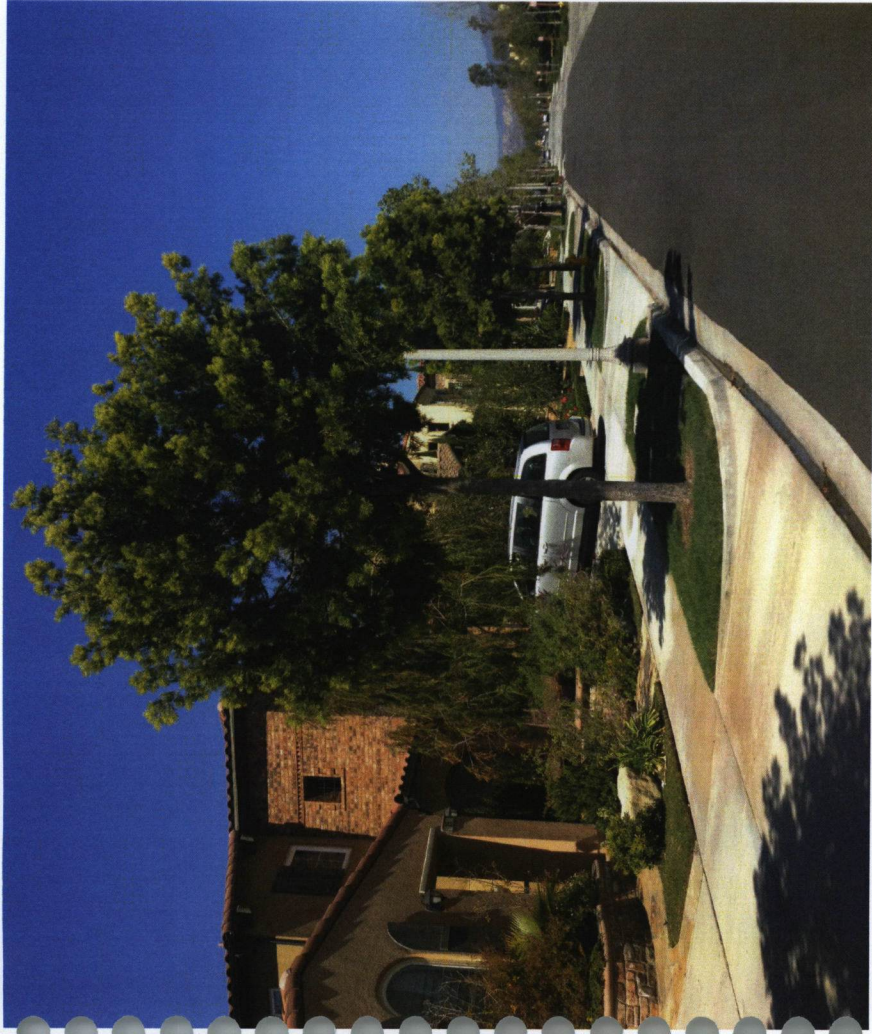


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Section L
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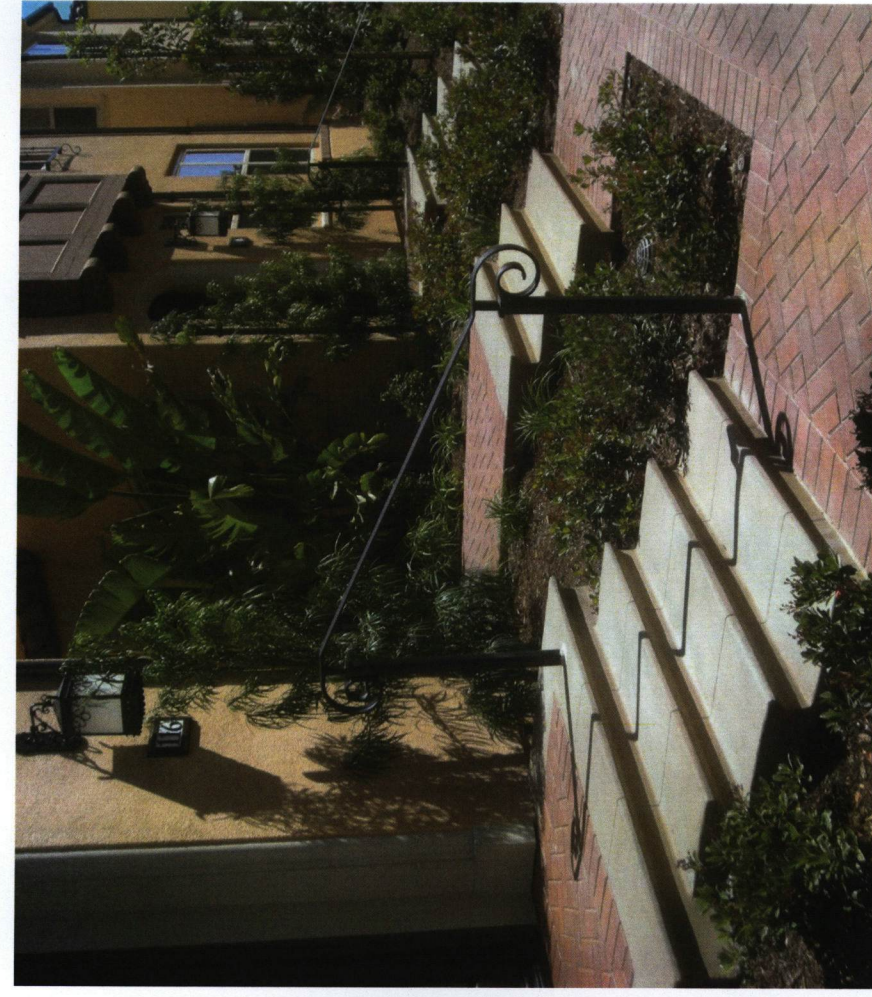




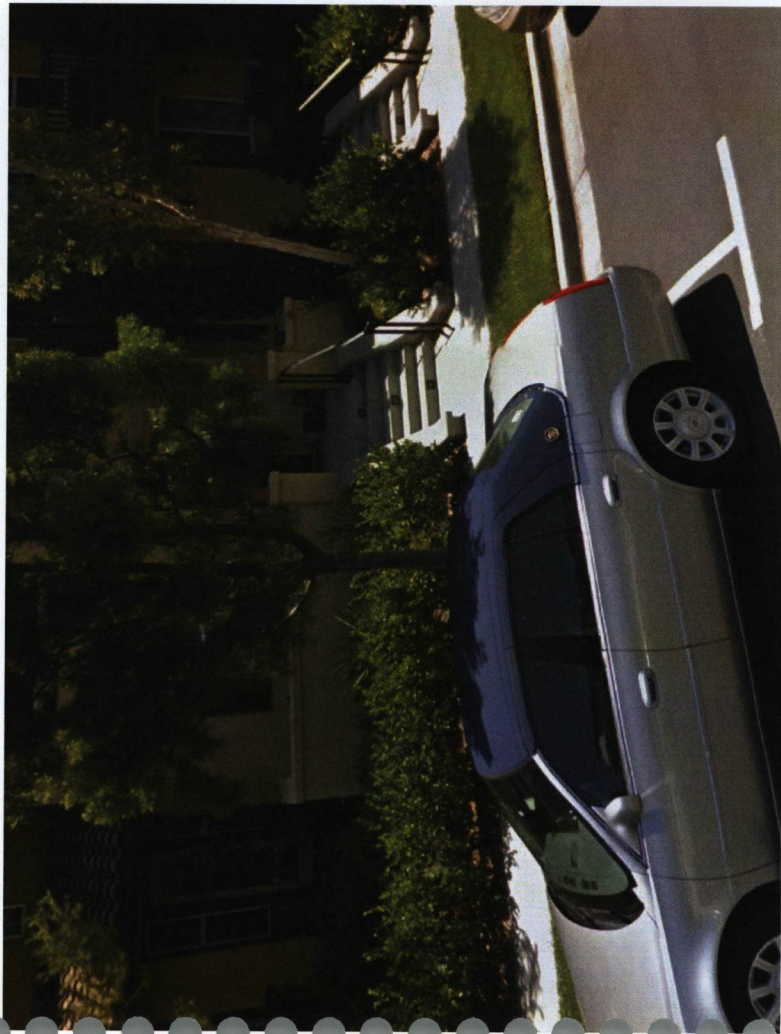
PRODUCT 1



PRODUCT 2



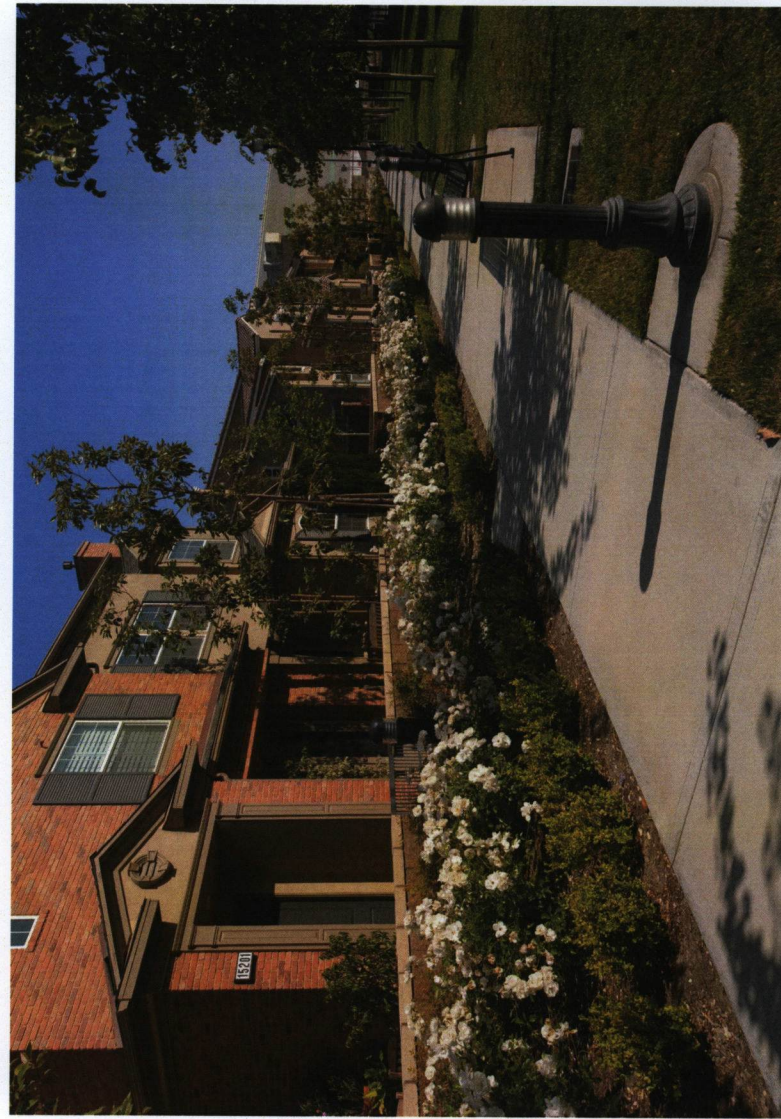
PRODUCT 3



PRODUCT 4

FUSCOE ValleyCrest
DesignGroup
Robert Hidey Architects

2001 Irvine Blvd., Suite 200, Irvine, CA 92614
2001 Irvine Blvd., Suite 200, San Pedro, CA 90683
2001 Irvine Blvd., Suite 200, San Pedro, CA 90683



PRODUCT 5

PRODUCT TYPE IMAGERY
PONTE VISTA

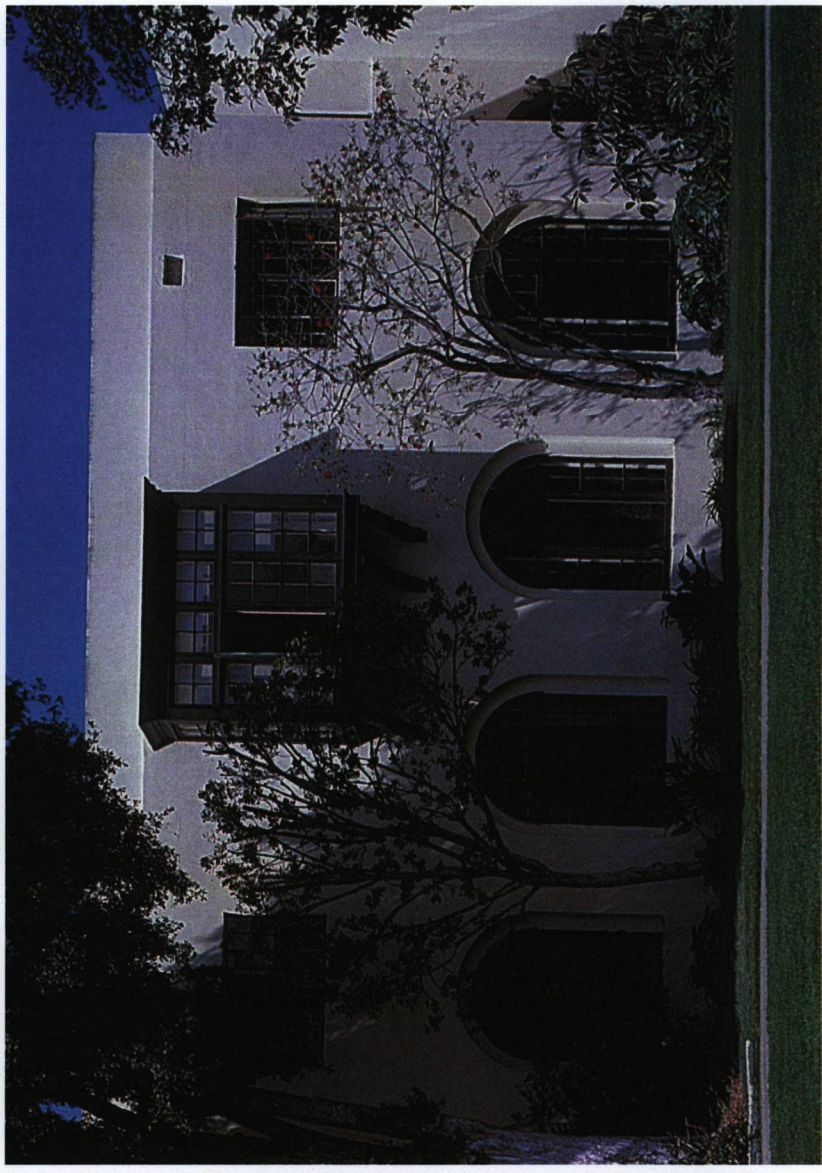
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PRODUCT 6

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STYLES
MEDITERRANEAN & MEDITERRANEAN ECLECTIC
PONTE VISTA

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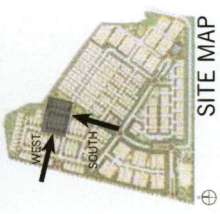
PONTE VISTA RESIDENTIAL TYPE / UNIT TOTALS / DU PER ACRE / ACRES

Maximum Permitted Dwelling Units by Sub-Area

Sub Area No.	Zone	Use	Max. Dwelling Units	DU/Acre	Area (Gross Acres)
1	R1-1D	Single-Family	69	8	9.7 ac
2	R1-2D	Single-Family	60	11	5.7 ac
3	R1-2D	Single Family	79	11	7.2 ac
4	R2-2D	Townhomes	140	21	6.9 ac
5	R3-2D	Townhomes & Flats	140	18	8.1 ac
6	R3-2D	Flats	212	23	9.5 ac
7	OS	Open Space/Recreation	N/A	N/A	14.3 ac
TOTAL			700	15.3 (avg)	61.4 ac



PRODUCT 1



ELEVATION '3A'

ELEVATION '2B'

ELEVATION '1A'

WEST ELEVATION



ELEVATION '3A'

ELEVATION '2B'

SOUTH ELEVATION

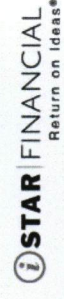
ELEVATION '1A'



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Scale: 1/8"=1'-0"



STREET SCENE ELEVATIONS

PONTE VISTA

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PROJECT NUMBER: 10040 - 10/28/2013

PRODUCT 1



- PLAN 1 - SFD
4 BEDROOM, 3 BATH,
TECH SPACE
2,444 SF
- PLAN 2 - SFD
4 BEDROOM, 3 BATH,
BONUS ROOM
2,760 SF
- PLAN 3 - SFD
5 BEDROOM, 3 BATH
2,860 SF



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2004 Robert Hidey Architects, Inc., San Jose, CA 95131 Telephone: 408.651.1030 Fax: 408.651.1039
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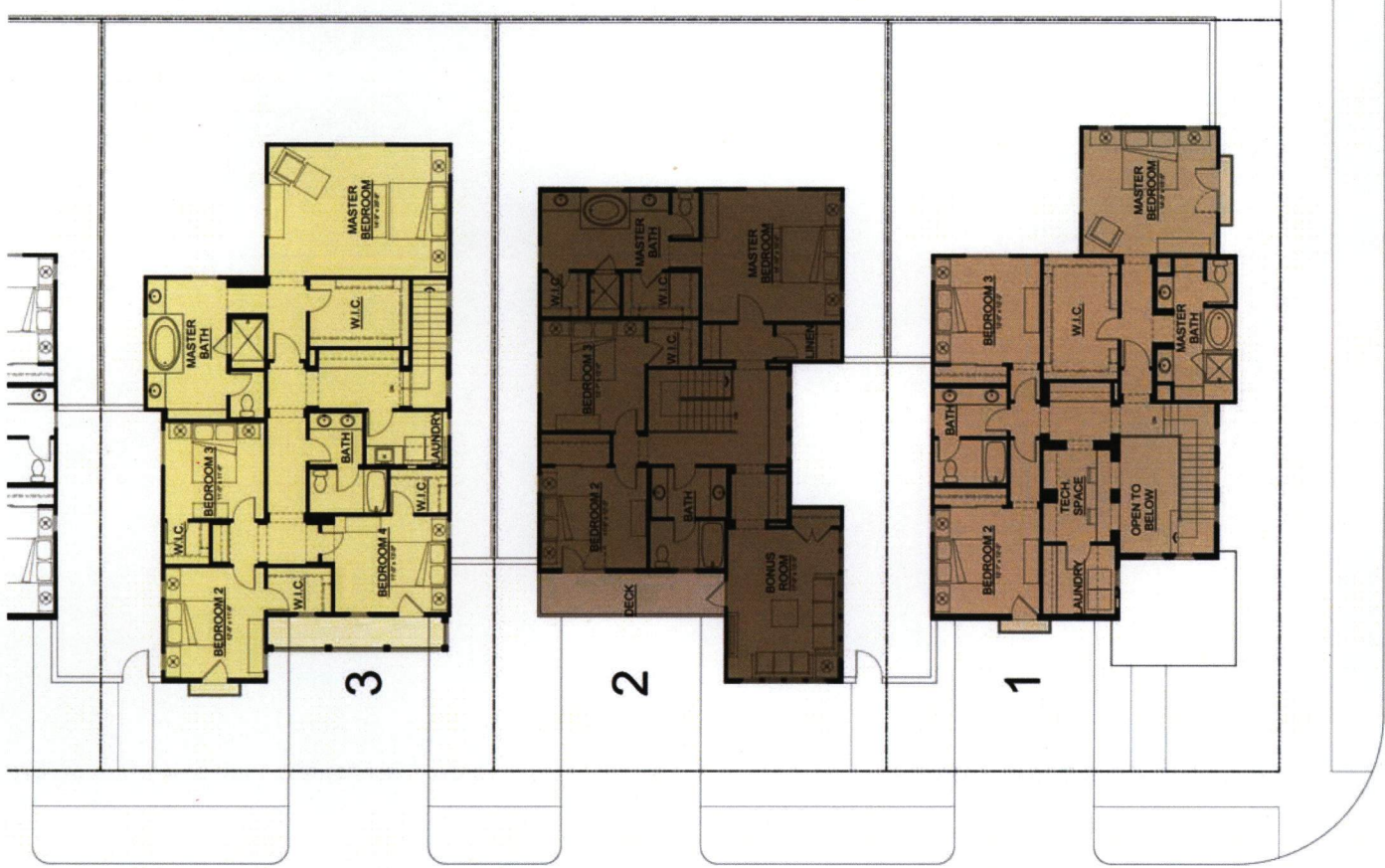
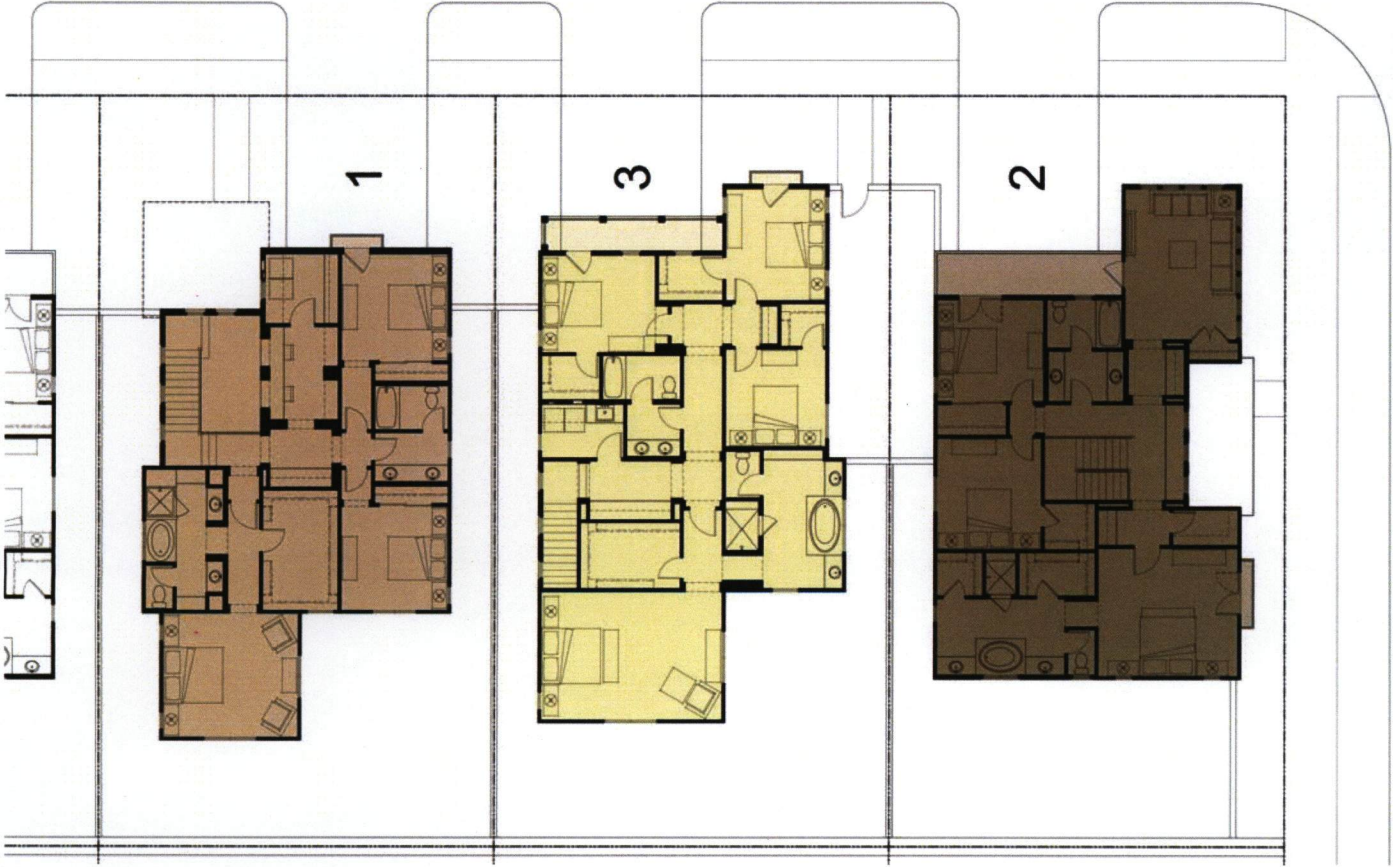
FIRST FLOOR
PONTE VISTA

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SECOND FLOOR
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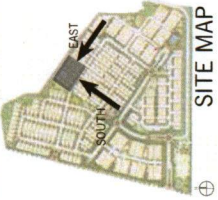
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Scale: 1/8"=1'-0"

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PRODUCT 2



ELEVATION '1B'

ELEVATION '3A'

EAST ELEVATION

ELEVATION '2B'



ELEVATION '2C'

ELEVATION '1B'

SOUTH ELEVATION

ELEVATION '2A'



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STREET SCENE ELEVATIONS

PONTE VISTA



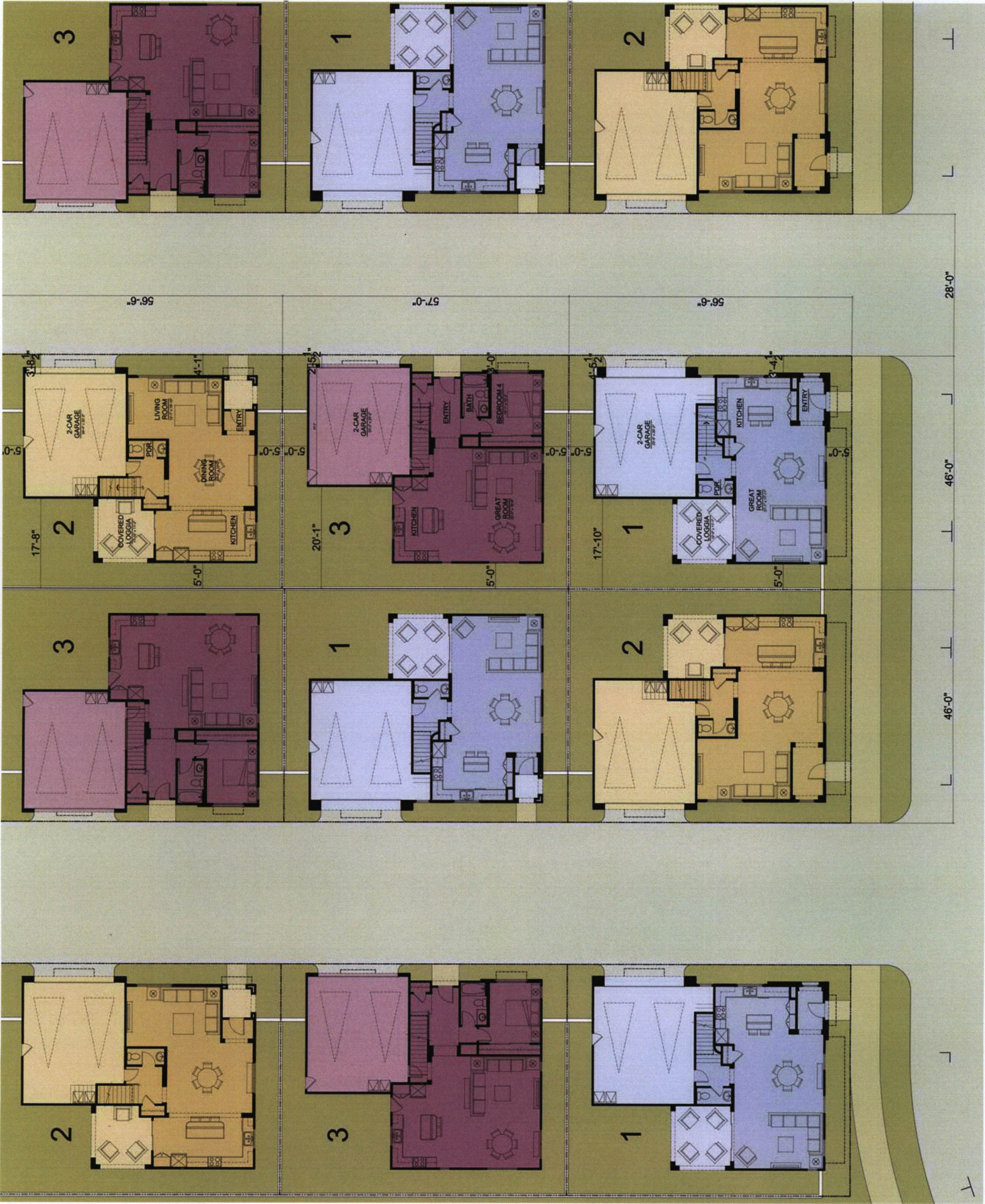
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PRODUCT 2



- PLAN 1 - CLUSTER SFD
3 BEDROOM, 2.5 BATH,
BONUS ROOM 2,196 SF
- PLAN 2 - CLUSTER SFD
4 BEDROOM, 2.5 BATH 2,461 SF
- PLAN 3 - CLUSTER SFD
4 BEDROOM, 3 BATH,
BONUS ROOM 2,550 SF

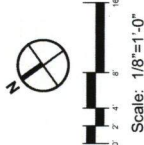


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FIRST FLOOR
PONTE VISTA

SAN PEDRO, CALIFORNIA



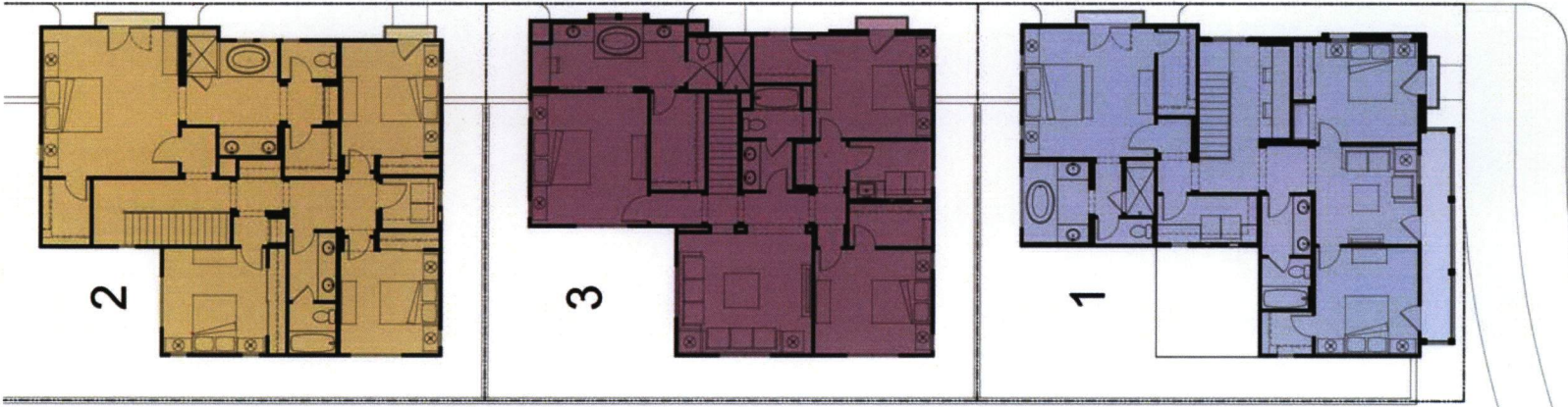
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PRODUCT 2



- PLAN 1 - CLUSTER SFD
3 BEDROOM, 2.5 BATH,
BONUS ROOM 2,196 SF
- PLAN 2 - CLUSTER SFD
4 BEDROOM, 2.5 BATH 2,461 SF
- PLAN 3 - CLUSTER SFD
4 BEDROOM, 3 BATH,
BONUS ROOM 2,550 SF



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SECOND FLOOR PONTE VISTA

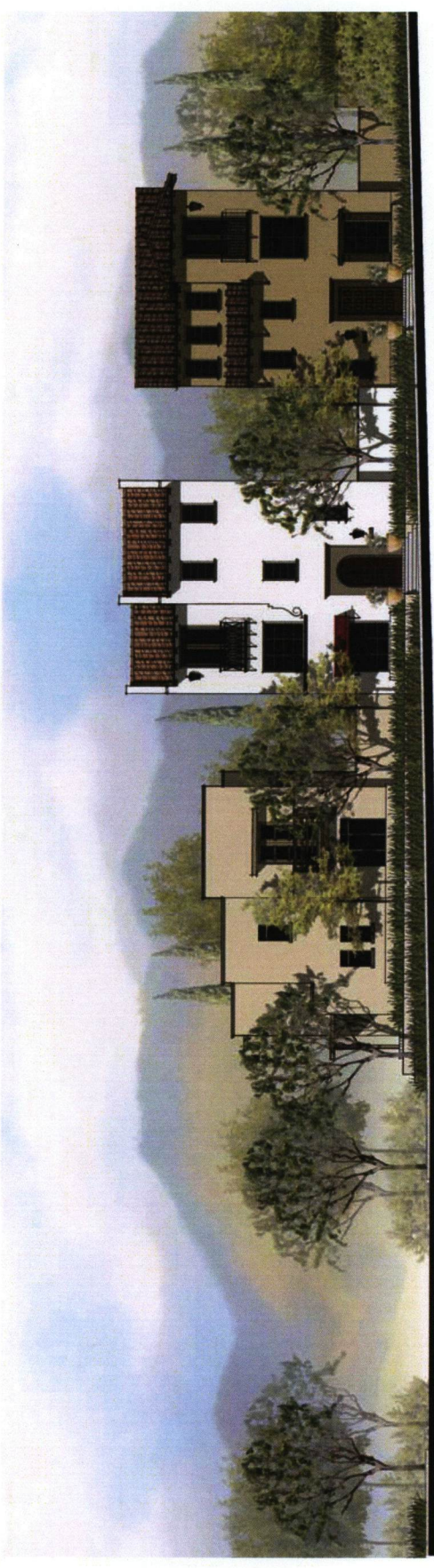
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PRODUCT 3



ELEVATION '1C' EAST ELEVATION
ELEVATION '3B' ELEVATION '2A'



ELEVATION '1A' SOUTH ELEVATION
ELEVATION '2B' ELEVATION '1C'



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STREET SCENE ELEVATIONS
PONTE VISTA



Scale: 1/8"=1'-0"



PRODUCT 3



- PLAN 1 - CLUSTER SFD**
3 BEDROOM, 2.5 BATH
1,753 SF
- PLAN 2 - CLUSTER SFD**
3 BEDROOM, 2.5 BATH,
OFFICE & POWDER
1,872 SF
- PLAN 3 - CLUSTER SFD**
3 BEDROOM, 2.5 BATH,
OFFICE & BATH
2,198 SF



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FIRST FLOOR
PONTE VISTA

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PRODUCT 3



- PLAN 1 - CLUSTER SFD
3 BEDROOM, 2.5 BATH
1,753 SF
- PLAN 2 - CLUSTER SFD
3 BEDROOM, 2.5 BATH,
OFFICE & POWDER
1,872 SF
- PLAN 3 - CLUSTER SFD
3 BEDROOM, 2.5 BATH,
OFFICE & BATH
2,198 SF



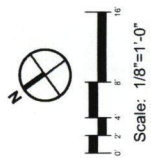
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SECOND FLOOR
PONTE VISTA

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PRODUCT 3



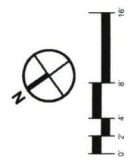
- PLAN 1 - CLUSTER SFD
3 BEDROOM, 2.5 BATH
1,753 SF
- PLAN 2 - CLUSTER SFD
3 BEDROOM, 2.5 BATH,
OFFICE & POWDER
1,872 SF
- PLAN 3 - CLUSTER SFD
3 BEDROOM, 2.5 BATH,
OFFICE & BATH
2,198 SF



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THIRD FLOOR
PONTE VISTA

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PROJECT NUMBER: 10040 - 10/28/2013

PRODUCT 4



ELEVATION 'A'
SOUTH ELEVATION



ELEVATION 'A'

WEST ELEVATION

ELEVATION 'B'

STREET SCENE ELEVATIONS
PONTE VISTA



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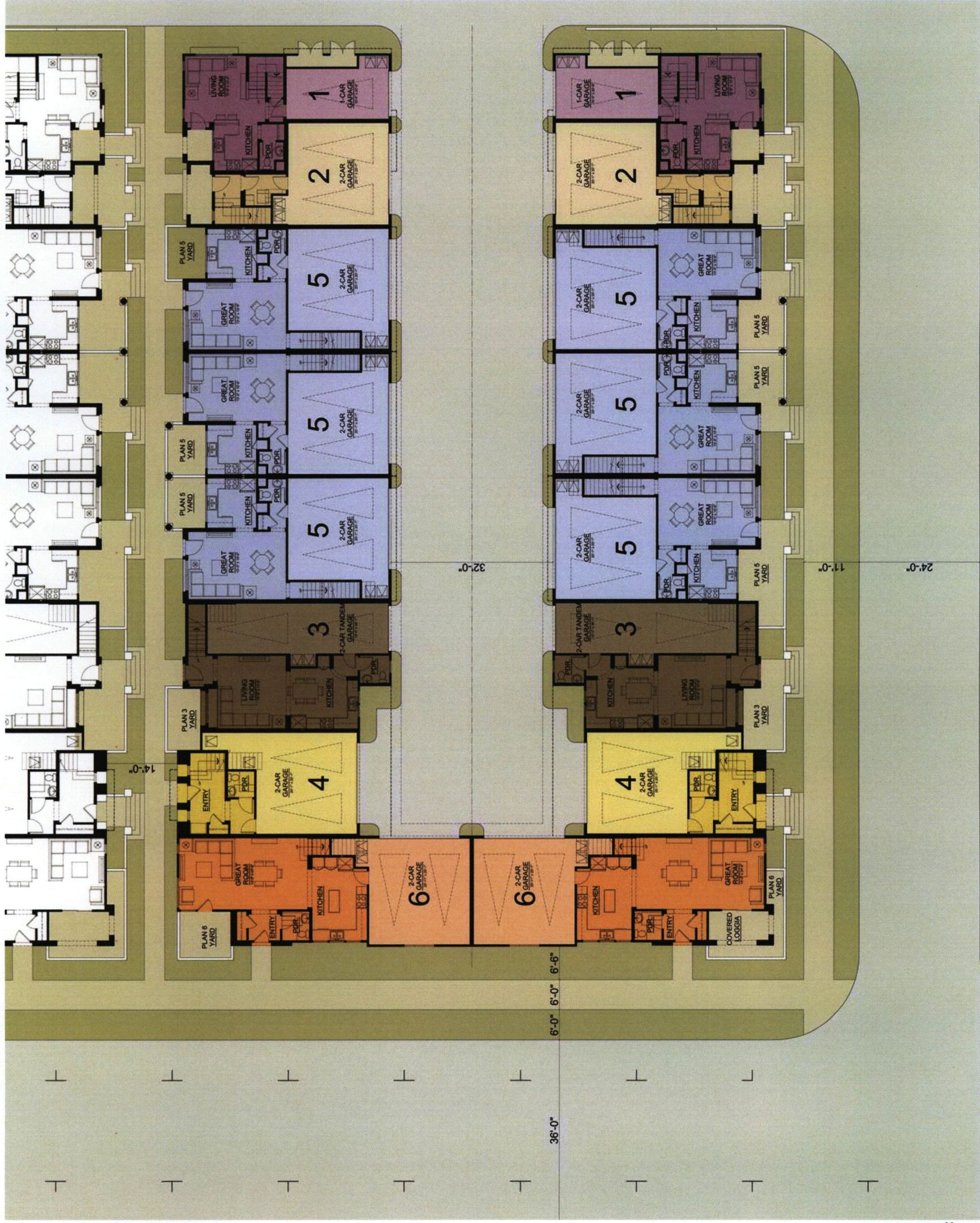
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PRODUCT 4



- PLAN 1 - TOWNHOME
1 BEDROOM, 1.5 BATH
710 SF
- PLAN 2 - TOWNHOME
2 BEDROOM, 2 BATH
1,068 SF
- PLAN 3 - TOWNHOME
2 BEDROOM, 2.5 BATH
1,186 SF
- PLAN 4 - TOWNHOME
2 BEDROOM, 2.5 BATH
1,256 SF
- PLAN 5 - TOWNHOME
3 BEDROOM, 2.5 BATH,
LOFT
1,458 SF
- PLAN 6 - TOWNHOME
3 BEDROOM, 2.5 BATH
1,766 SF



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FIRST FLOOR
PONTE VISTA

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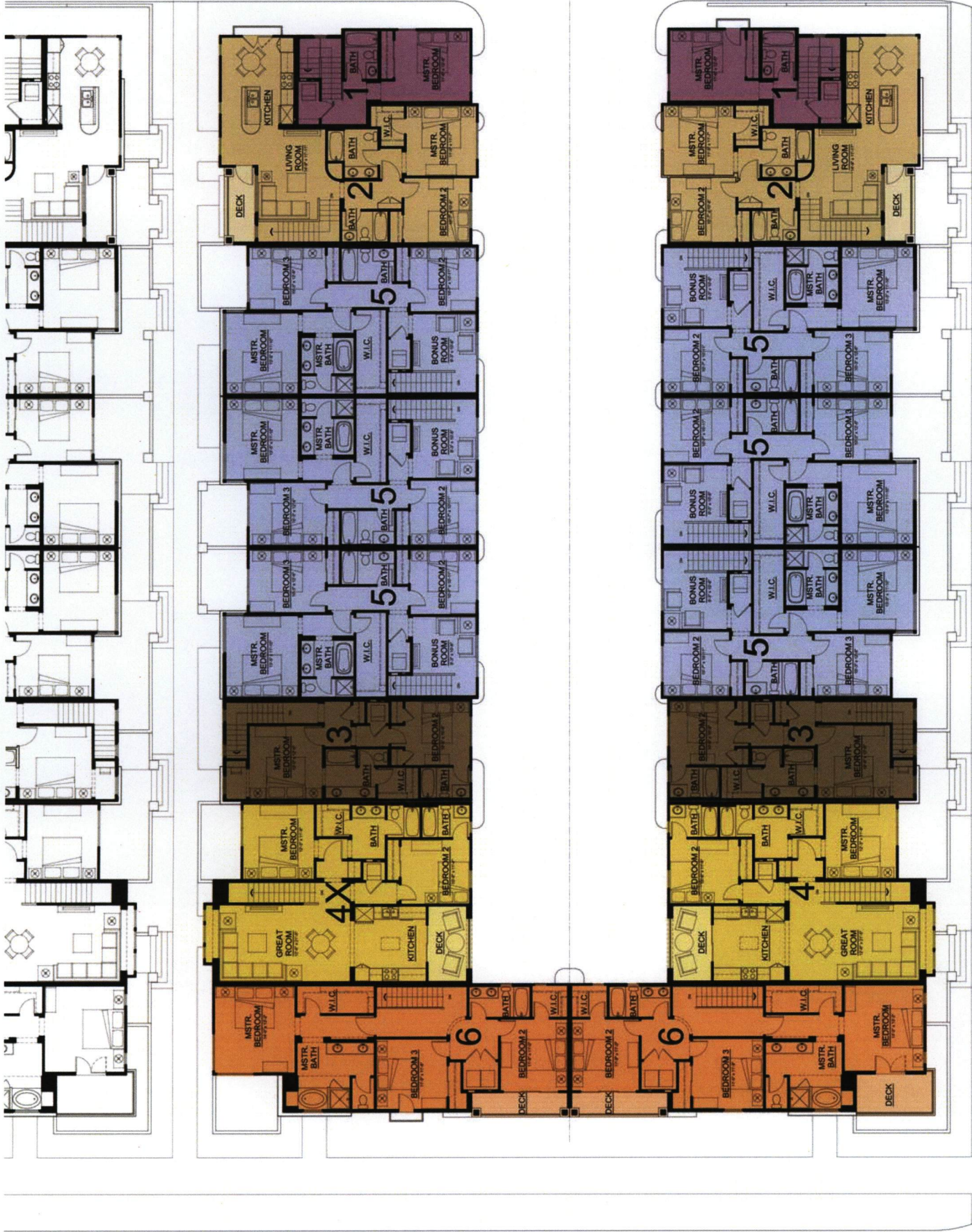


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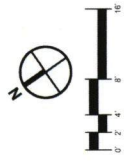
PRODUCT 4



- PLAN 1 - TOWNHOME, 1.5 BATH 710 SF
- PLAN 2 - TOWNHOME, 2 BATH 1,068 SF
- PLAN 3 - TOWNHOME, 2.5 BATH 1,186 SF
- PLAN 4 - TOWNHOME, 2.5 BATH 1,256 SF
- PLAN 5 - TOWNHOME, 3 BATH, LOFT 1,458 SF
- PLAN 6 - TOWNHOME, 3 BATH 1,766 SF



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Scale: 1/8"=1'-0"

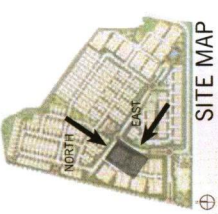
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SECOND FLOOR
PONTE VISTA

SAN PEDRO, CALIFORNIA

PROJECT NUMBER: 10040 - 10/28/2013

PRODUCT 5



ELEVATION 'A'
NORTH ELEVATION



ELEVATION 'A'

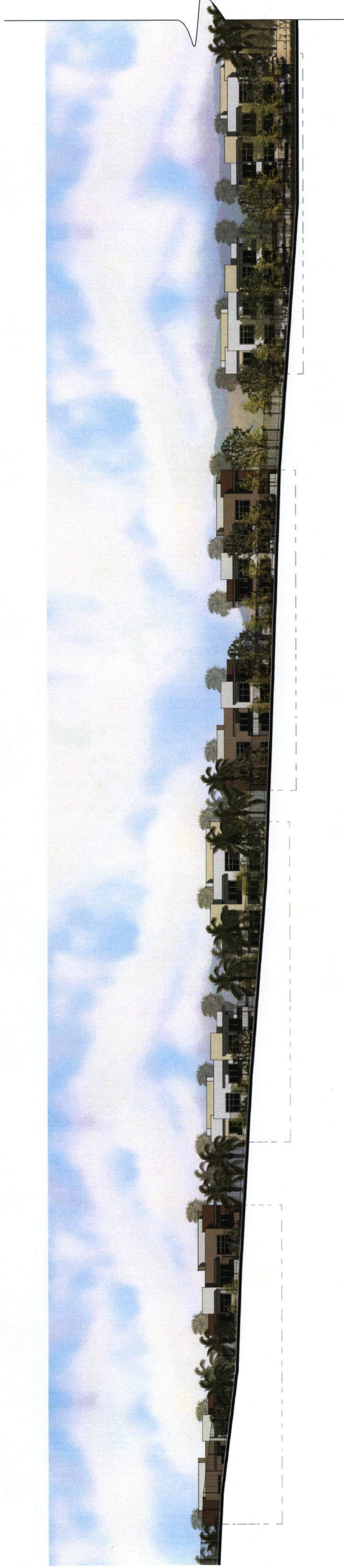
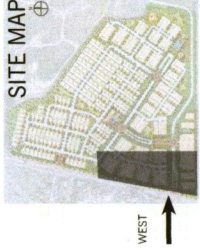
EAST ELEVATION



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STREET SCENE ELEVATIONS
PONTE VISTA





WEST ELEVATION



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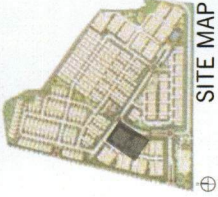
PONTE VISTA

SAN PEDRO, CALIFORNIA

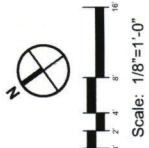


PROJECT NUMBER: 10040 - 06/14/2013

PRODUCT 5



PLAN 1 - FLAT 1 BEDROOM, 1.5 BATH	953 SF
PLAN 2 - FLAT 2 BEDROOM, 2 BATH	1,220 SF
PLAN 2X - FLAT 2 BEDROOM, 2.5 BATH	1,312 SF
PLAN 3 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,262 SF
PLAN 4 - FLAT 2 BEDROOM, 2 BATH	1,434 SF
PLAN 4X - FLAT 2 BEDROOM, 2 BATH	1,498 SF
PLAN 5 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,417 SF
PLAN 6 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,758 SF
PLAN 7 - FLAT 2 BEDROOM, 3 BATH, DEN/ BEDROOM OPTION	1,855 SF
PLAN 7X - FLAT 2 BEDROOM, 3 BATH, DEN/ BEDROOM OPTION	1,745 SF



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FIRST FLOOR
PONTE VISTA

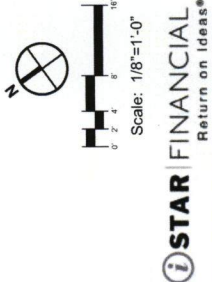
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PRODUCT 5



PLAN 1 - FLAT 1 BEDROOM, 1.5 BATH	953 SF
PLAN 2 - FLAT 2 BEDROOM, 2 BATH	1,220 SF
PLAN 2X - FLAT 2 BEDROOM, 2.5 BATH	1,312 SF
PLAN 3 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,262 SF
PLAN 4 - FLAT 2 BEDROOM, 2 BATH	1,434 SF
PLAN 4X - FLAT 2 BEDROOM, 2 BATH	1,498 SF
PLAN 5 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,417 SF
PLAN 6 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,758 SF
PLAN 7 - FLAT 2 BEDROOM, 3 BATH, DEN/ BEDROOM OPTION	1,855 SF
PLAN 7X - FLAT 2 BEDROOM, 3 BATH, DEN/ BEDROOM OPTION	1,745 SF



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SECOND FLOOR
PONTE VISTA



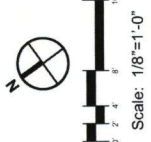
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PRODUCT 5



PLAN 1 - FLAT 1 BEDROOM, 1.5 BATH	953 SF
PLAN 2 - FLAT 2 BEDROOM, 2 BATH	1,220 SF
PLAN 2X - FLAT 2 BEDROOM, 2.5 BATH	1,312 SF
PLAN 3 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,262 SF
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PLAN 6 - TOWNHOME 2 BEDROOM, 2.5 BATH	1,758 SF
PLAN 7 - FLAT 2 BEDROOM, 3 BATH, DEN/ BEDROOM OPTION	1,855 SF
PLAN 7X - FLAT 2 BEDROOM, 3 BATH, DEN/ BEDROOM OPTION	1,745 SF

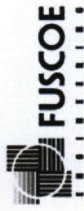


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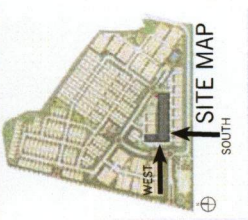
THIRD FLOOR
PONTE VISTA



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PRODUCT 6



WEST ELEVATION



SOUTH ELEVATION



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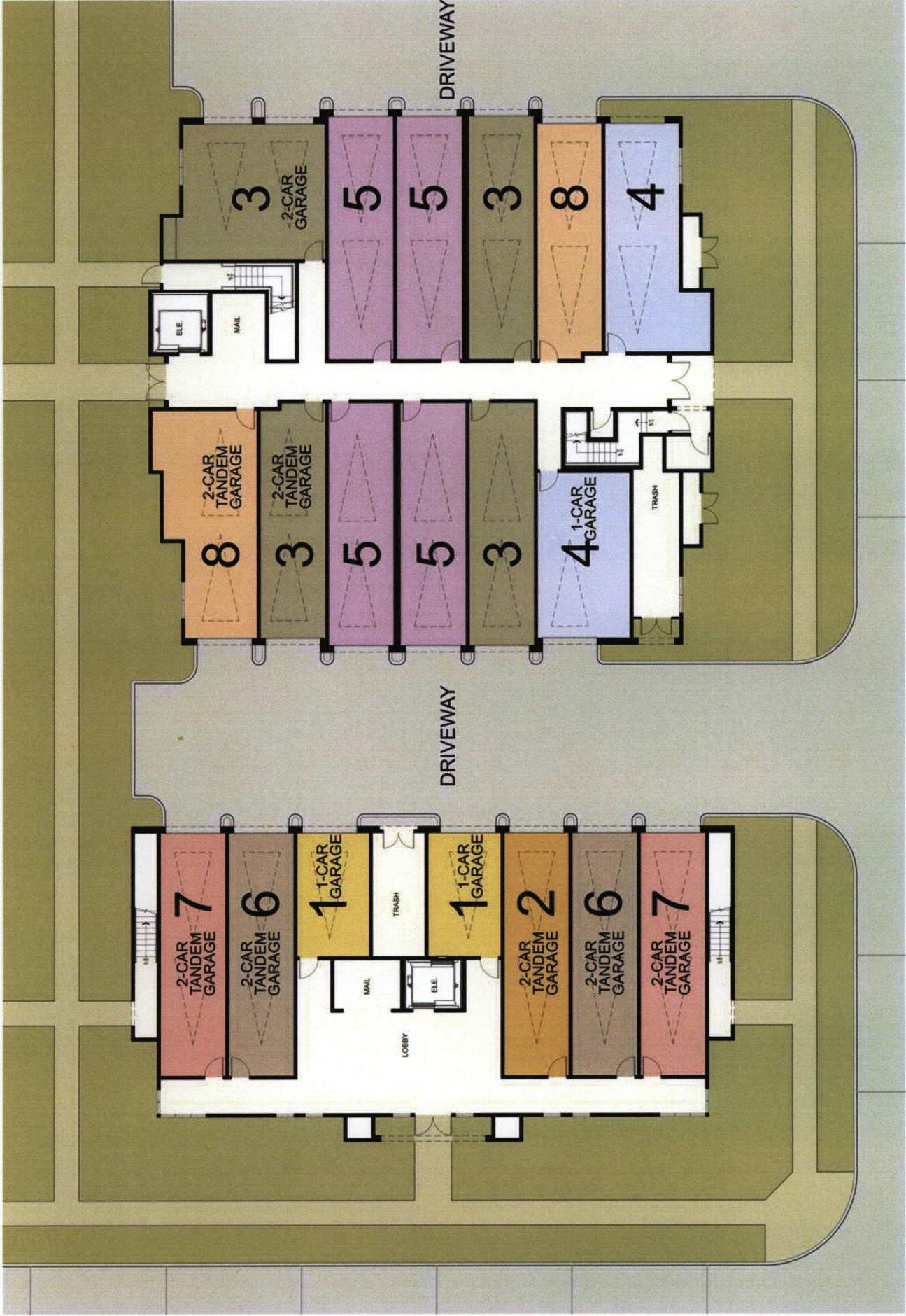
STREET SCENE ELEVATIONS
PONTE VISTA



PRODUCT 6



PLAN 1 - FLAT STUDIO, 1 BATH	955 SF
PLAN 2 - FLAT 1 BEDROOM, 1 BATH	1,507 SF
PLAN 3 - FLAT 1 BEDROOM, 1 BATH	1,418 SF
PLAN 4 - FLAT 2 BEDROOM, 2 BATH	1,323 SF
PLAN 5 - FLAT 2 BEDROOM, 2 BATH	1,624 SF
PLAN 6 - FLAT 2 BEDROOM, 2 BATH	1,739 SF
PLAN 7 - FLAT 2 BEDROOM, 2 BATH	1,593 SF
PLAN 8 - FLAT 2 BEDROOM, 2 BATH	1,551 SF



ELEVATION 'B'

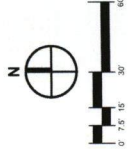
ELEVATION 'A'



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FIRST FLOOR
PONTE VISTA

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PROJECT NUMBER: 10040 - 10/28/2013

PRODUCT 6



PLAN 1 - FLAT STUDIO, 1 BATH	955 SF
PLAN 2 - FLAT 1 BEDROOM, 1 BATH	1,507 SF
PLAN 3 - FLAT 1 BEDROOM, 1 BATH	1,418 SF
PLAN 4 - FLAT 2 BEDROOM, 2 BATH	1,323 SF
PLAN 5 - FLAT 2 BEDROOM, 2 BATH	1,624 SF
PLAN 6 - FLAT 2 BEDROOM, 2 BATH	1,739 SF
PLAN 7 - FLAT 2 BEDROOM, 2 BATH	1,593 SF
PLAN 8 - FLAT 2 BEDROOM, 2 BATH	1,551 SF



ELEVATION 'A'

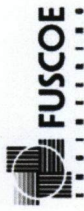
ELEVATION 'B'

SECOND FLOOR
PONTE VISTA

SAN PEDRO, CALIFORNIA



PROJECT NUMBER: 10040 - 10/28/2013



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PRODUCT 6



PLAN 1 - FLAT STUDIO, 1 BATH	955 SF
PLAN 2 - FLAT 1 BEDROOM, 1 BATH	1,507 SF
PLAN 3 - FLAT 1 BEDROOM, 1 BATH	1,418 SF
PLAN 4 - FLAT 2 BEDROOM, 2 BATH	1,323 SF
PLAN 5 - FLAT 2 BEDROOM, 2 BATH	1,624 SF
PLAN 6 - FLAT 2 BEDROOM, 2 BATH	1,739 SF
PLAN 7 - FLAT 2 BEDROOM, 2 BATH	1,593 SF
PLAN 8 - FLAT 2 BEDROOM, 2 BATH	1,551 SF



ELEVATION 'A'

ELEVATION 'B'



THIRD FLOOR
PONTE VISTA

PROJECT NUMBER: 10040 - 10/28/2013



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PRODUCT 6



PLAN 1 - FLAT STUDIO, 1 BATH	955 SF
PLAN 2 - FLAT 1 BEDROOM, 1 BATH	1,507 SF
PLAN 3 - FLAT 1 BEDROOM, 1 BATH	1,418 SF
PLAN 4 - FLAT 2 BEDROOM, 2 BATH	1,323 SF
PLAN 5 - FLAT 2 BEDROOM, 2 BATH	1,624 SF
PLAN 6 - FLAT 2 BEDROOM, 2 BATH	1,739 SF
PLAN 7 - FLAT 2 BEDROOM, 2 BATH	1,593 SF
PLAN 8 - FLAT 2 BEDROOM, 2 BATH	1,551 SF



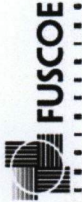
ELEVATION 'A'

ELEVATION 'B'



FOURTH FLOOR
PONTE VISTA

SAN PEDRO, CALIFORNIA

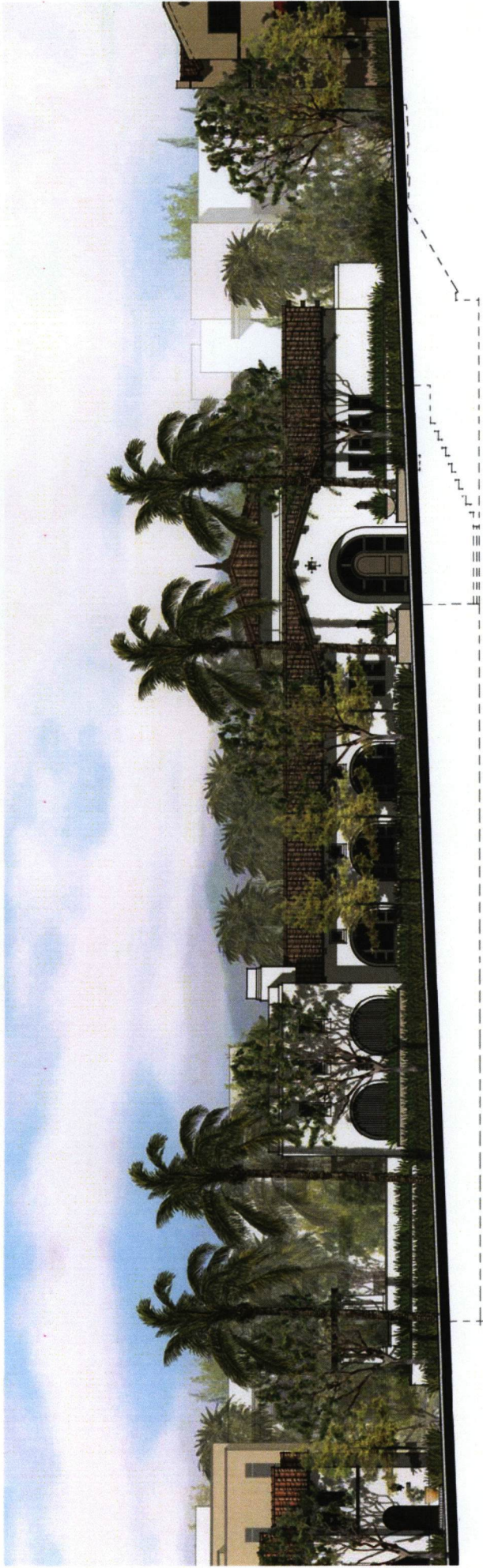
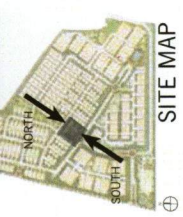


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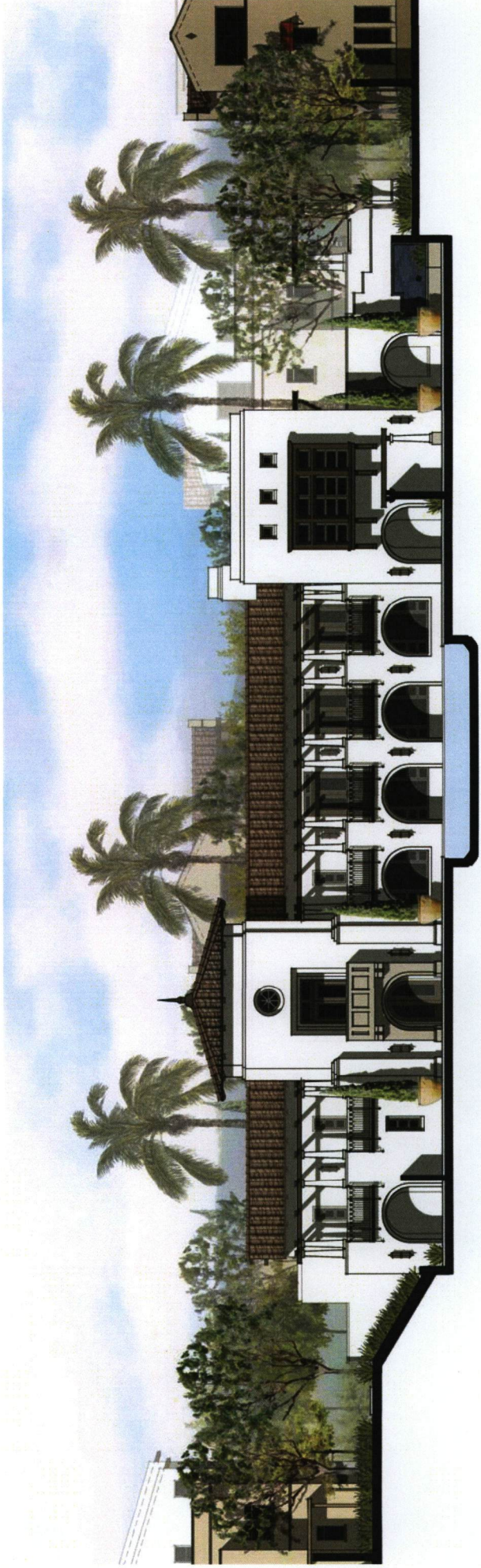
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RECREATION-
PRIMARY



NORTH ELEVATION



SOUTH ELEVATION



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STREET SCENE ELEVATIONS

PONTE VISTA

SAN PEDRO, CALIFORNIA



Scale: 1/8"=1'-0"



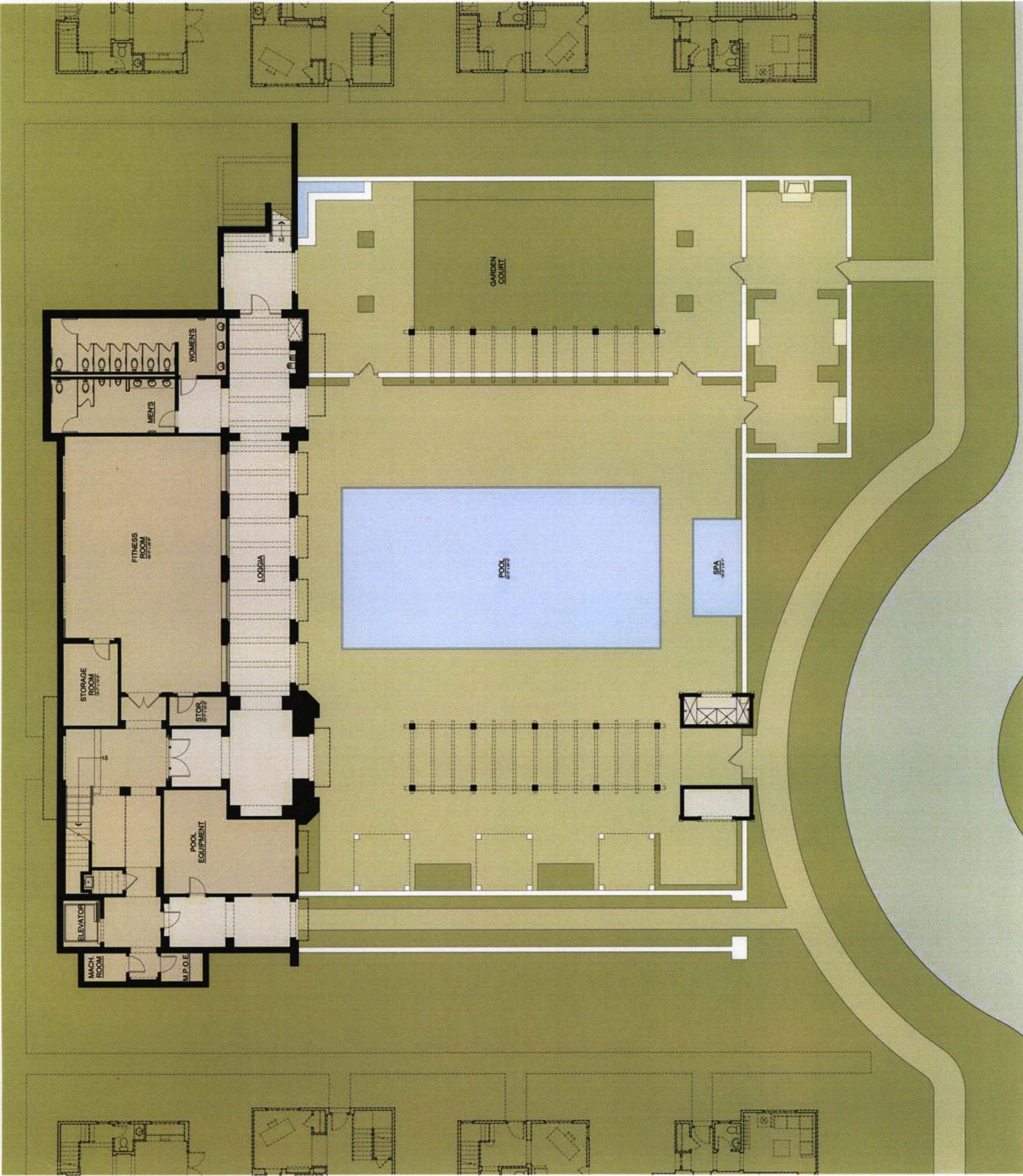
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RECREATION-
PRIMARY



AREA (EXCLUDES COVERED OUTDOOR SPACE) -	
FIRST FLOOR	3,507 SF
SECOND FLOOR	3,225 SF
TOTAL	6,732 SF

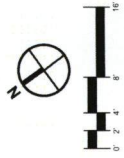


FIRST FLOOR AND POOL AREA
PONTE VISTA



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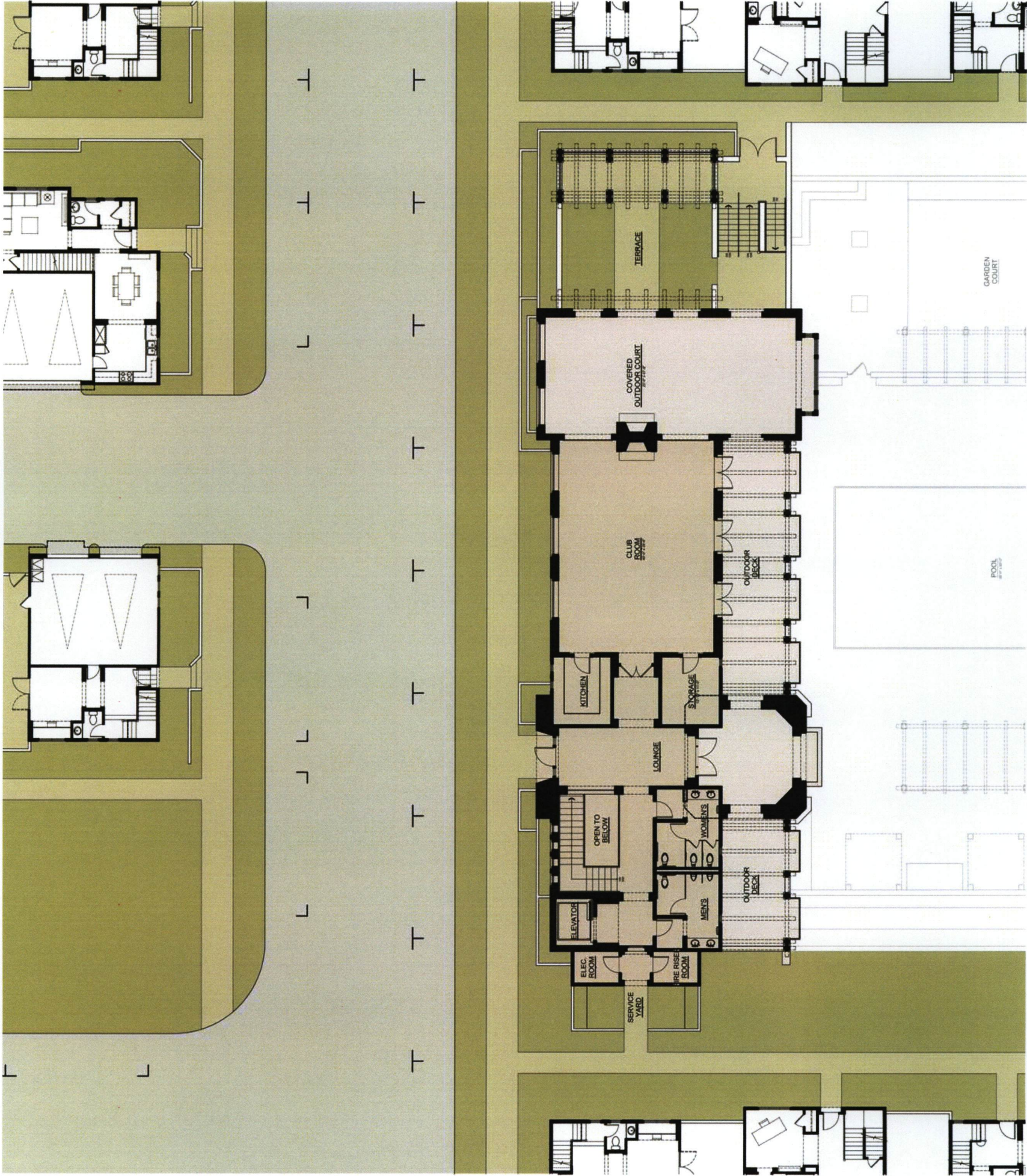
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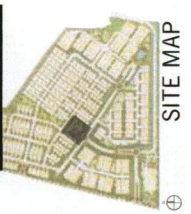
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SAN PEDRO, CALIFORNIA

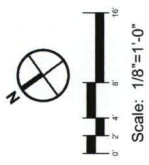


RECREATION-
PRIMARY



AREA (EXCLUDES COVERED OUTDOOR SPACE) -	
FIRST FLOOR	3,507 SF
SECOND FLOOR	3,225 SF
TOTAL	6,732 SF

SECOND FLOOR
PONTE VISTA



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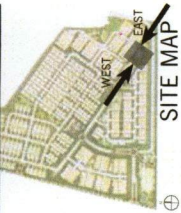
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RECREATION-
SECONDARY



EAST ELEVATION



WEST ELEVATION

STREET SCENE ELEVATIONS
PONTE VISTA

SAN PEDRO, CALIFORNIA



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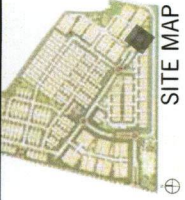


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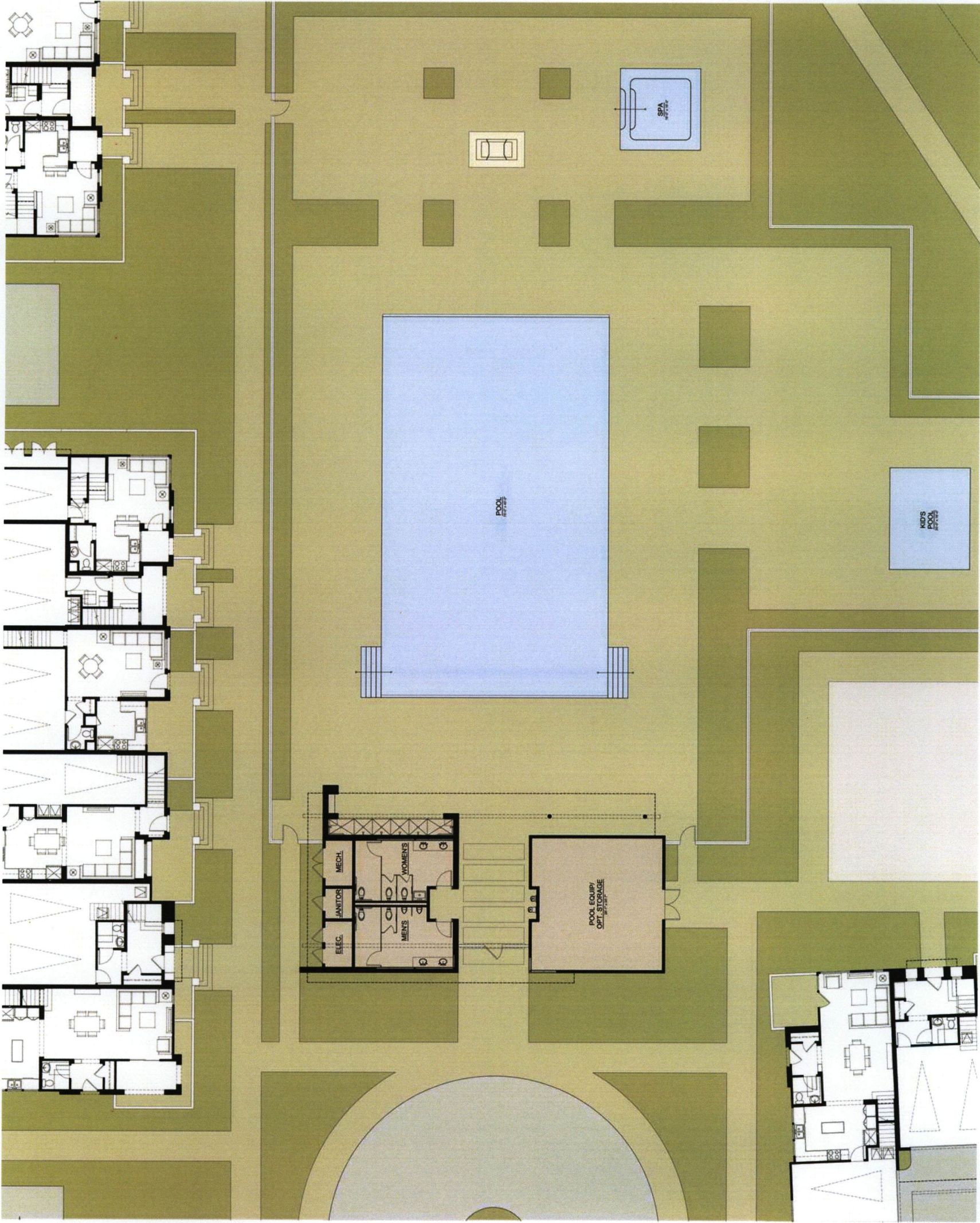
RECREATION- SECONDARY



SITE MAP

AREA -

RESTROOMS	534 SF
STORAGE/EQUIPMENT	881 SF
TOTAL	1,415 SF

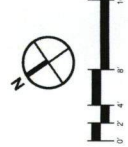


FIRST FLOOR PONTE VISTA

ValleyCrest
DesignGroup



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Scale: 1/8"=1'-0"

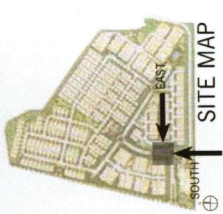


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SAN PEDRO, CALIFORNIA

PROJECT NUMBER: 10040 - 10/28/2013

GATE HOUSE



SOUTH ELEVATION



EAST ELEVATION



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STREET SCENE ELEVATIONS
PONTE VISTA



Scale: 1/8"=1'-0"

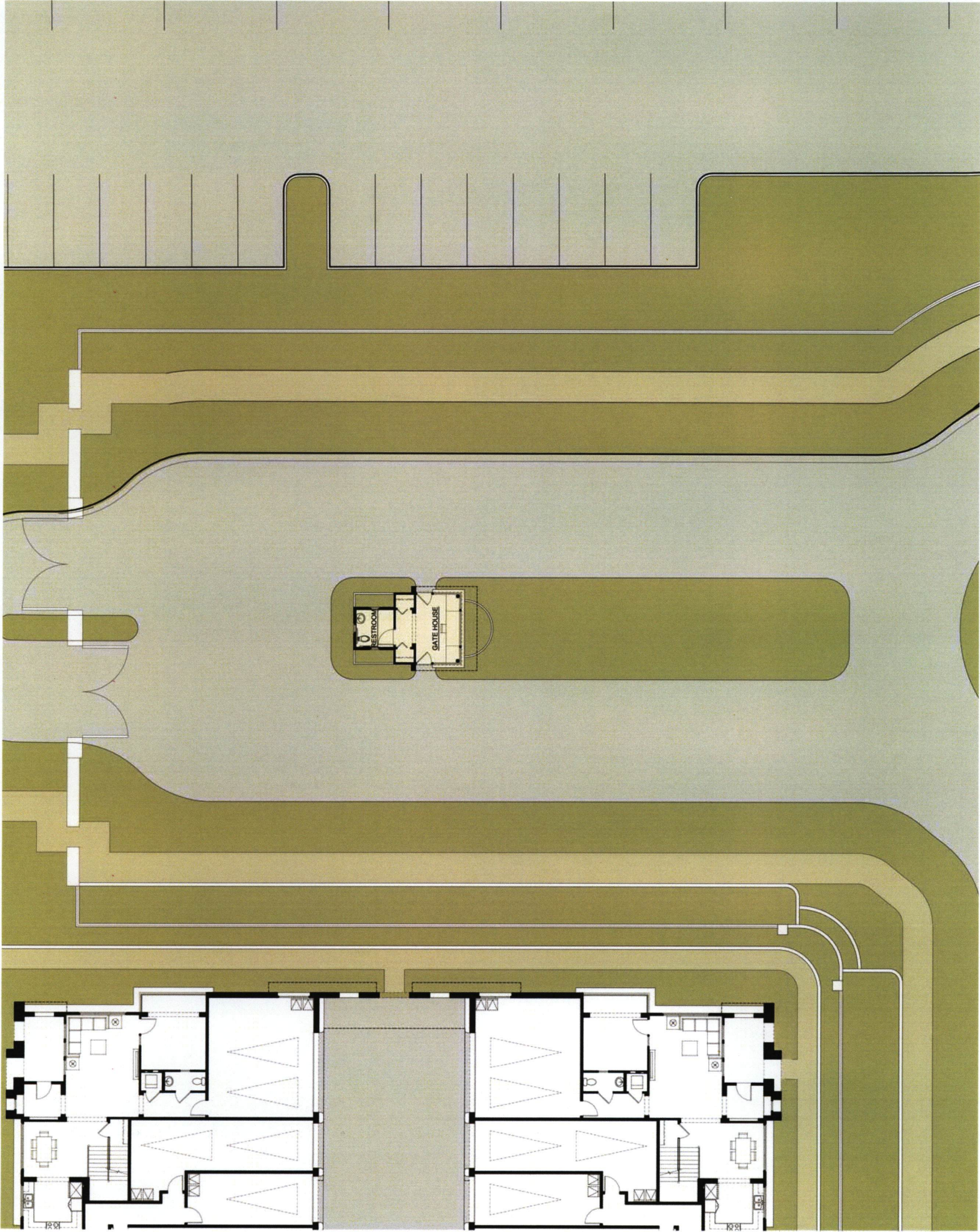
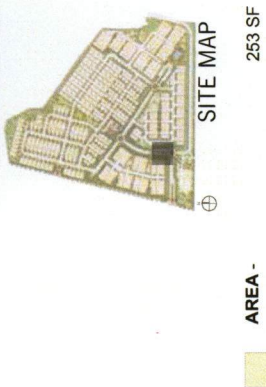


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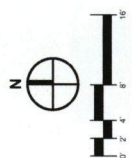
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GATE HOUSE



**FIRST FLOOR
PONTE VISTA**



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