



Projects by Sudberry Properties, Inc.

Sudberry Properties, Inc. is dedicated to creating high-quality mixed-use, retail, office and industrial development projects throughout Southern California. Featuring premiere modern architecture, stunning landscape and incorporating the principles of urban and sustainable design, their projects provide tenants and residents with the ultimate working and living environment. Featured here are some of their most outstanding accomplishments.

Eastlake Village Marketplace:

Located in Chula Vista on the corner of Eastlake Parkway and Otay Lakes Road, **Eastlake Village Marketplace's** architecture of rounded water towers and natural rock landscaping celebrates the area's heritage. While serving the community as a retail village, the public gathering place invites visitors to enjoy an outdoor fireplace, a soothing water feature, or a game of chess at one of the tables in the open courtyard. Target, Lowe's, Office Depot and Jamba Juice are just a few retail shops this Eastlake haven has to offer.

Fenton Marketplace:

Fenton Marketplace successfully merges the "Big Box" user concept with that of an Urban Village. The project is walkable and user-friendly and invites people to spend time outdoors. Shoppers can enjoy outside dining while listening to the splash of the fountain or can take a seat next to Mark Twain to finish their Starbucks coffee before heading across to the Public Library. The project's design incorporates 18-ft. stone columns and trellises as part of the building facades. The columns support concert planter bowls 12-ft. in diameter with plantings that are evocative of the vegetation in the San Diego River Valley. The use of stone is intended to pay homage to the site's former use as a quarry.

Ocean View Hill Corporate Center:

Ocean View Hills Corporate Center is a 663,000 square foot, six building, industrial project on 36.6 acres that boasts expansive ocean views in an ideal business professional setting. The attractive architecture and abundant landscaping coupled with the prime Otay Mesa location provide for a dynamic opportunity for business professionals seeking an enjoyable working environment. Located just minutes from Interstate 805, Interstate 5 and the 905 freeway, Ocean View Hills Corporate Center allows an easy rush hour commute.

Rio Vista West/Shopping Center:

Located in Mission Valley along the San Diego River, **Rio Vista West** is a 74-acre site featuring a diverse mix of housing, retail shops, a trolley and transportation center, and an interconnected sequence of public plazas, parks and paths. The community is San

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Diego's first "transit-oriented development" (TOD), where everything is centered around the village square, which consists of a park, a trolley stop and a bus station.

Rio Vista West's retail component, 900 townhouses, 165,000 square feet of offices and two-acre park reflect the innovative thinking of San Diego's most honored architect, Irving Gill, and San Francisco architect Peter Calthorpe. Residents and visitors alike can revel in the boundless opportunities and resources the community has to offer.

Terraces at Copley Place:

Just south of University Towne Center (UTC) and Governor Park, Terraces at Copley Point is a two-building, 530,000-square-foot Class A development in Kearny Mesa. With 6 stories each, the towers sit on an elevated site at the southeast corner of Interstate 805 and Highway 52, and will offer tenants exceptional views from their personal office verandas.

The buildings will feature two-story lobbies accented with stone, wood and stainless steel and loggias at the entrances. The building's façade will consist of natural stone and punched glass. Rolling grass hills surround the 15-acre site, encompassing the contemporary landscaping, water features and sprawling courtyards within. The project is scheduled for completion in September 2008.

Village Walk at Eastlake:

Planned to complement the recently completed Target, Lowe's Home Improvement store, and Kohl's department store, among others, **Village Walk at EastLake** completes the long-anticipated 860,000 square foot "town center" with approximately 162,000 square feet of upscale specialty retail and dining experiences from tenants including Borders Books, Henry's Marketplace, Petco, Pier 1, Trader Joe's, Brigantine, Pei Wei, Busalacchi's Trattoria Fantastica, Coffee Bean, Pat & Oscar's, Broken Yolk, among many more.

Village Walk presents tailored and refined structures and materials suitable for the lifestyle of a bygone era. Distinctive copper and multi-colored tile roofs, and craftsman-hewn stone and limestone cladding punctuate dramatic architecture. Formal clipped hedges, rose gardens, and flowering trees and shrubs line walkways paved in classic stone and brick. Custom bronze statuary, decorated fountains and ponds are to be positioned along these walkways where shoppers are encouraged to linger, relax, and enjoy the shopping center's unique ambiance.

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