2647 N Ventura Ave

Ventura Unified School District

CITY VENTURES
Building It Forward











RFP Response

December 4th, 2025

TABLE OF CONTENTS

Introductory Letter and Information.....Page 3

I. Letter of Intent..... Page 7

II. Development Program

- Local Economic and Social Objectives..... Page 10
- Preliminary Vision..... Page 11
- Elevations..... Page 12
- Conceptual Design..... Page 13
- Floor Plans..... Page 15
- Land Planning Theme..... Page 18
- Open Space and Amenities..... Page 19

III. Project Timetable and Entitlement Issues

- Project Timetable..... Page 21
- Entitlement Issues..... Page 22

IV. Key Team Members and Past Experiences

- City Ventures Team..... Page 24
- People-Public-Private-Partnerships..... Page 27
- Project Summaries..... Page 28

V. Statement of Financial Qualifications

- Financial Capacity..... Page 32
- Financial and Legal References..... Page 34
- Governmental References..... Page 35

VI. Conflicts & Legal Issues

- Conflicts & Legal Issues ..... Page 37

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December 4, 2025

DCG STRATEGIES
7600 Dublin Boulevard, Suite 275
Dublin, CA 94568

Subject: 2647 North Ventura Avenue – Ventura Unified School District RFP

Dear Ventura Unified School District,

City Ventures is pleased to submit our response to the Ventura Unified School District's Request for Proposals for 2647 North Ventura Avenue. We envision transforming the site into a thoughtfully planned community that delivers long-term value to the District and the Ventura community through high-quality design, sustainability, and economic benefit.

Our team specializes in repositioning underutilized urban infill sites into attainable for-sale housing with a focus on walkability, environmental responsibility, and strong neighborhood integration. This site presents a unique opportunity to create a vibrant residential community that expands homeownership opportunities for Ventura residents and strengthens the surrounding area.

City Ventures has successfully partnered with municipalities across Ventura County on similar public-private redevelopment efforts. We bring extensive experience working collaboratively with public agencies and are committed to an approach rooted in transparency, responsiveness, and the ability to navigate the entitlement process efficiently and respectfully.

We appreciate your consideration and look forward to further discussion. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Ryan Aeh
Executive Vice President of Land Acquisition
ryan@cityventures.com
949-500-1573

Joseph Haddadin
Land Acquisition Manager
jhaddadin@cityventures.com
714-742-5632

CORPORATE OVERVIEW

Company:	City Ventures
Address:	3121 Michelson Dr., Suite 150 Irvine, CA 92612
Established:	Founded in 2009 (16 years)
Structure:	- City Ventures Holdings, LLC (Parent Company) - *California Land Investments, LLC (Land Purchasing)* - *City Ventures Homebuilding, LLC (Homebuilding)*
Principals:	Craig Atkins, Co-Chairman Mark Buckland, Co-Chairman
Lead Contacts:	Ryan Aeh, Executive Vice President of Land Acquisition ryan@cityventures.com (949) 500-1573 Joseph Haddadin, Land Acquisition Manager jhaddadin@cityventures.com (714) 742-5632 Zachary Forbath, Development Associate zforbath@cityventures.com (949) 887-5345

CITY VENTURES

ABOUT US

Since its inception in 2009, City Ventures has entitled, developed, built and/or sold 150 new communities, representing nearly 20,000 homes, with a value of over $8 billion. City Ventures is a leader in the land entitlement, development, and California building industry. Our team is made up of experts in entitling, developing, and constructing a variety of product types including multi-family, townhomes, lofts, live/work, and single family detached homes, in addition to a variety of commercial uses including projects with ground-floor commercial, stand-alone commercial, shopkeeper units, hotel, self-storage, auto dealer and has built both vertically and horizontally integrated mixed-use communities.

City Ventures commits to improving the communities in which it works by providing high-quality architecture and craftsmanship that complements the neighborhood and by ensuring that the homes we build are the most energy-efficient homes on the market. Our industry leading “Green Key” program ensures future homeowners an energy efficient home for a greener earth and a greener wallet. Our Green Key homes feature advanced solar power, efficient appliances, water wise fixtures and landscaping and other innovations that allow for significantly reduced utility bills for our homeowners.

In addition to offering the most energy efficient homes on the market, City Ventures also offers standard designer finishes for the interior of the homes that many other builders would consider upgrades. Homeowners spend less on finishes and are rewarded with a custom looking interior. This adds greater value to the homes we built.



West Place, Costa Mesa

CITY VENTURES

INDUSTRY LEADER IN SOLAR HOMES



Dahlia, Pico Rivera

SUNPOWER™

Solar Panels power everything in your home

nest

Smart thermostat learns your lifestyle, saving energy and money

Milgard WINDOWS & DOORS

Dual-glazed windows + ultra-violet coating offer insulation against cold & heat

ENERGY STAR

Energy Star® rated high-efficiency appliances so you don't have to worry

THE BOLD LOOK OF KOHLER

Faucets and shower heads offer significant water savings reducing water bills

TITLE 24 REQUIREMENTS

City Ventures Homes' Energy Efficiency exceeds 15% of the state required minimum

I

LETTER OF INTENT









PROPOSED TERMS & CONDITIONS

1. **Purchase Price.** (Payable in full in cash at Closing, less deposits.)
    1. Ten million seven hundred seventy-five thousand dollars ($10,775,000)
        1. Subject to be re-evaluated depending on status of on-site historical building

2. **Close of Escrow.** Escrow shall close thirty (30) days following Buyer's receipt of the Grading Permit.

1. **Initial Deposit.** Upon Opening of Escrow, Buyer shall deposit Fifty Thousand Dollars ($50,000). If Buyer approves of the results of the feasibility investigations discussed in Section 5 hereto by delivering written notice of its approval to Escrow Agent and Seller, the Diligence Deposit shall become non-refundable, except in the event of a Seller default or the failure of a closing condition in favor of Buyer and shall be applicable to the Purchase Price.

2. **Additional Deposit.** Upon Buyer's receipt of Final Approval of Entitlements from the City of Ventura, Buyer shall deposit One Hundred Fifty Thousand Dollars ($150,000). The deposit shall be non-refundable but applicable to the Purchase Price, except in the event of a Seller default, the failure of a closing condition in favor of Buyer, or if the District cannot deliver clear and marketable title at Closing.

3. **Feasibility Period.** Buyer shall have one hundred twenty (120) days from execution of the Purchase and Sale Agreement to conduct any inspections and tests that Buyer deems appropriate and determine to Buyer's satisfaction the feasibility of purchasing the Property. If Buyer does not deliver its Approval Notice to Seller before the end of the Feasibility Period, then Escrow shall be terminated, Escrow Agent shall refund the Diligence Deposit to Buyer, and Buyer shall have no further obligations to Seller.

4. **Government Approvals.** Buyer shall pursue necessary government approvals, including a tentative subdivision map and permits. The District shall reasonably cooperate with Buyer in these efforts.

5. **Closing Conditions.**
    a. Title Company's irrevocable commitment to issue the Title Policy.
    b. No material adverse change to the Property.
    c. Buyer has obtained Entitlements from the City of Ventura.
    d. Seller's compliance with obligations and reps/warranties.
    e. Seller has delivered all necessary assignments of rights.
    f. Property delivered free of leases, licenses, parties in possession, and personal property.
    g. No new moratorium or restriction preventing inspections, permits, or development.

6. **Definitive PSA.** As expeditiously as possible, Buyer intends to negotiate with the District and agree to a definitive and binding Purchase and Sale Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.

7. **District Approval.** Buyer understands and acknowledges that the District's execution of the Purchase and Sale Agreement must be conditioned on approval of the County Administrator.

II

DEVELOPMENT PROGRAM









LOCAL ECONOMIC AND SOCIAL OBJECTIVES

City Ventures is committed to delivering a new community at 2647 North Ventura Avenue that advances the District's goals by supporting long-term fiscal stability, strengthening community partnerships, and contributing to a positive social impact in Ventura. Housing is central to those goals, and our proposed redevelopment creates a rare opportunity to expand homeownership access for Ventura residents at an attainable price point.

Our for-sale townhome product serves the "missing middle" of the housing market — households who do not qualify for subsidized housing yet are priced out of traditional single-family homes. By offering thoughtfully designed, energy-efficient townhomes priced below detached housing, we enable young families, teachers, and first responders to establish roots and build long-term equity through homeownership.



City Ventures communities emphasize walkability, connectivity, and open space. We design with pedestrians in mind, provide landscaped gathering areas, and incorporate architecture that complements surrounding neighborhoods. This creates a community that is both socially inclusive and economically productive, supporting local businesses, schools, and civic life.

With extensive experience delivering infill housing across California — including current projects in nearby communities — City Ventures is well-positioned to partner with the District on a development that reflects community values, generates long-term economic benefit, and supports the District's mission of serving students and families.

PRELIMINARY VISION

City Ventures proposes a complete transformation of the 7.44-acre closed school site into a new for-sale residential neighborhood featuring thoughtfully designed, three-story townhomes. Homes are arranged around internal drives, paseos, and landscaped open spaces to create a walkable, community-oriented environment.

Our plan provide a 159-unit townhome community, with unit sizes ranging from 1,403 to 1,699 square feet, and a mix of 3-bedroom floorplans. The architectural style of the community draws from a modern and contemporary vernacular tradition, blending timeless residential forms with a clean, updated aesthetic. The buildings feature simple rooflines, strong horizontal proportions, and a balanced mix of siding and masonry that evoke the character of Southern California's established neighborhoods while introducing a fresh, modern expression.

Parking is accommodated through private two-car garages and shared guest spaces. The layout prioritizes safe, efficient circulation and a strong pedestrian experience throughout the neighborhood.

North Ventura Avenue provides direct frontage and access, with sidewalks offering a pleasant pedestrian environment. This setting provides a calm residential area and opportunities for community connection within walking distance of nearby parks and local amenities.








ELEVATIONS

Architectural Style: Spanish



Front Perspective



Rear Perspective

CONCEPTUAL DESIGN

City Ventures will develop 159 for-sale, three-story attached single-family homes at a gross density of 21.4 homes per acre. The floor plans will feature multiple bedrooms, with homes including two-car enclosed garages, private patios, and balconies.

The community has been designed with two points of access located along North Ventura Avenue to support efficient site circulation and provide convenient ingress and egress for residents. This access configuration helps distribute traffic more evenly across the surrounding roadway network and integrates smoothly with the established neighborhood pattern, maintaining the comfort and safety of adjacent residential areas.

Below are the project tabulations:

PROJECT SUMMARY
Overview
± 7.44 acres 19 three-story buildings 159 total homes
Plans
Plan 1 (3ST): 22 units — 1,625 sq. ft., 3 bed, 2.5 bath Plan 2 (3ST): 74 units — 1,403 sq. ft., 3 bed, 3 bath Plan 3 (3ST): 63 units — 1,699 sq. ft., 3 bed, 2.5 bath
Density
± 21.4 Homes Per Acre
Parking
Total: 2.3 Spaces Per Unit 318 Side by Side/tandem Garage Spots 45 Guest Spots

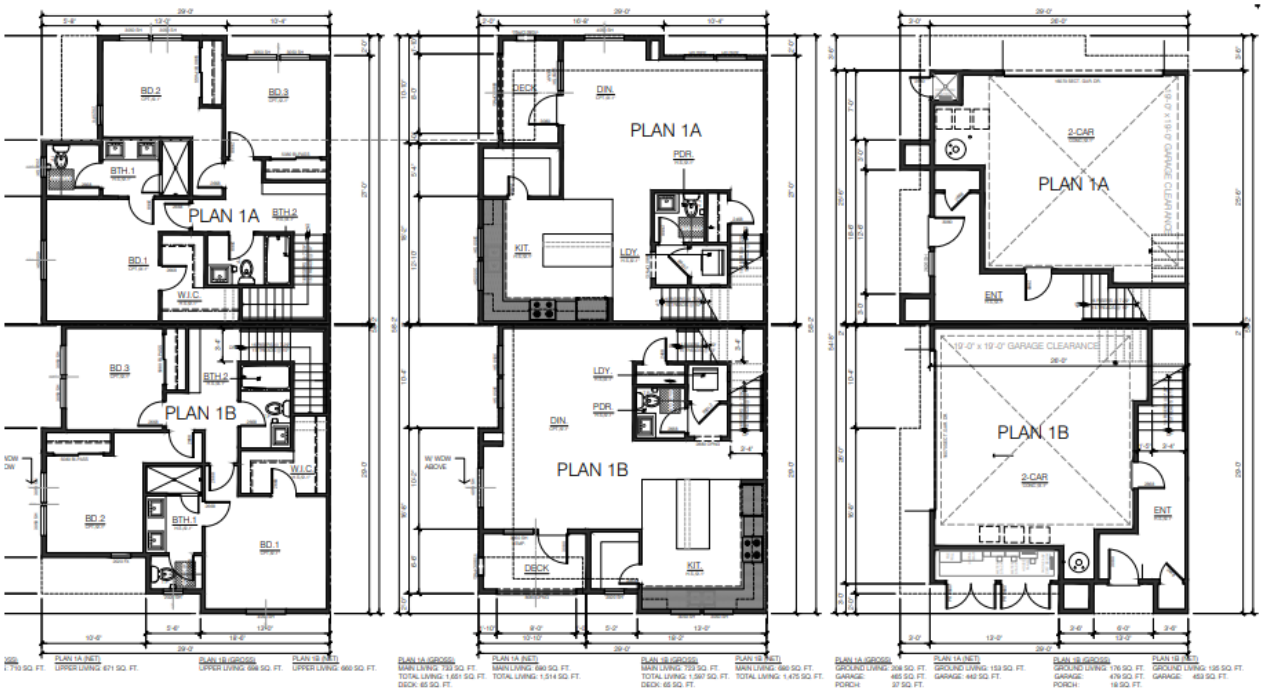
CONCEPTUAL DESIGN



UNIT MIX			
PLAN TYPE	DESCRIPTION	# OF UNITS	NET SF
Plan 1	3 beds / 2.5 baths	22	1,625
Plan 2	3 beds / 3 baths	74	1,403
Plan 3	3 beds + den opt / 2.5 baths	63	1,699

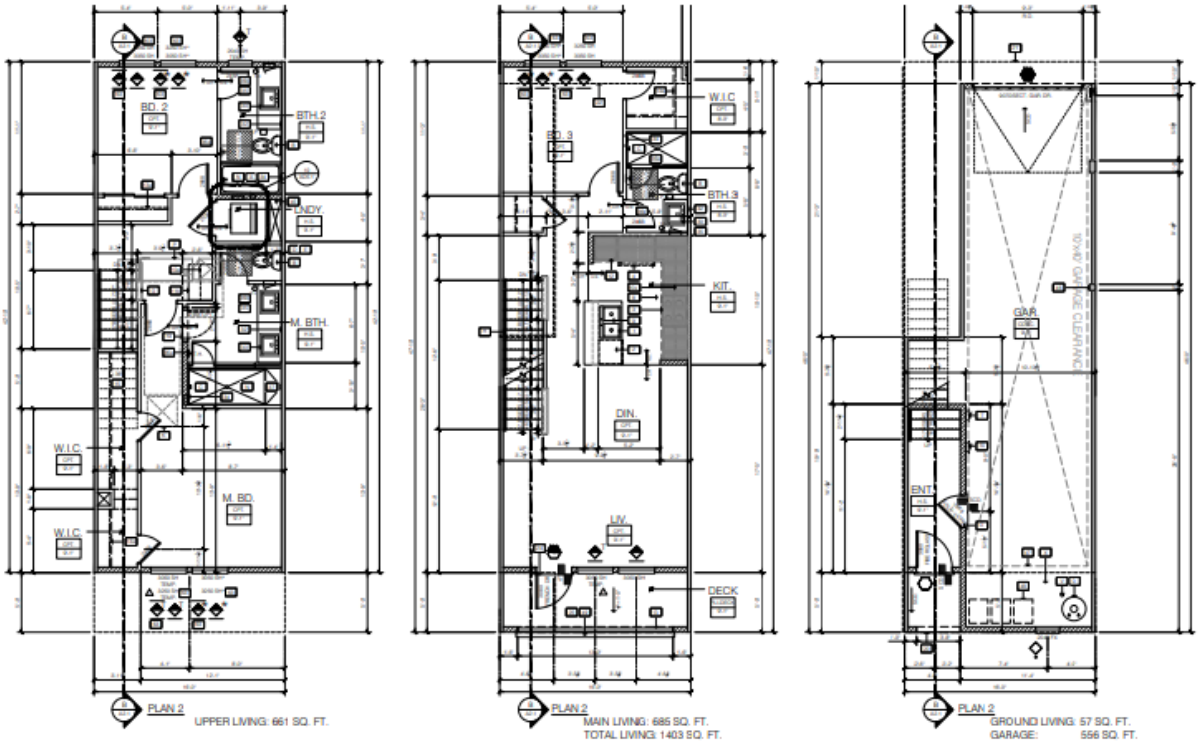
FLOOR PLAN – PLAN 1a & 1b





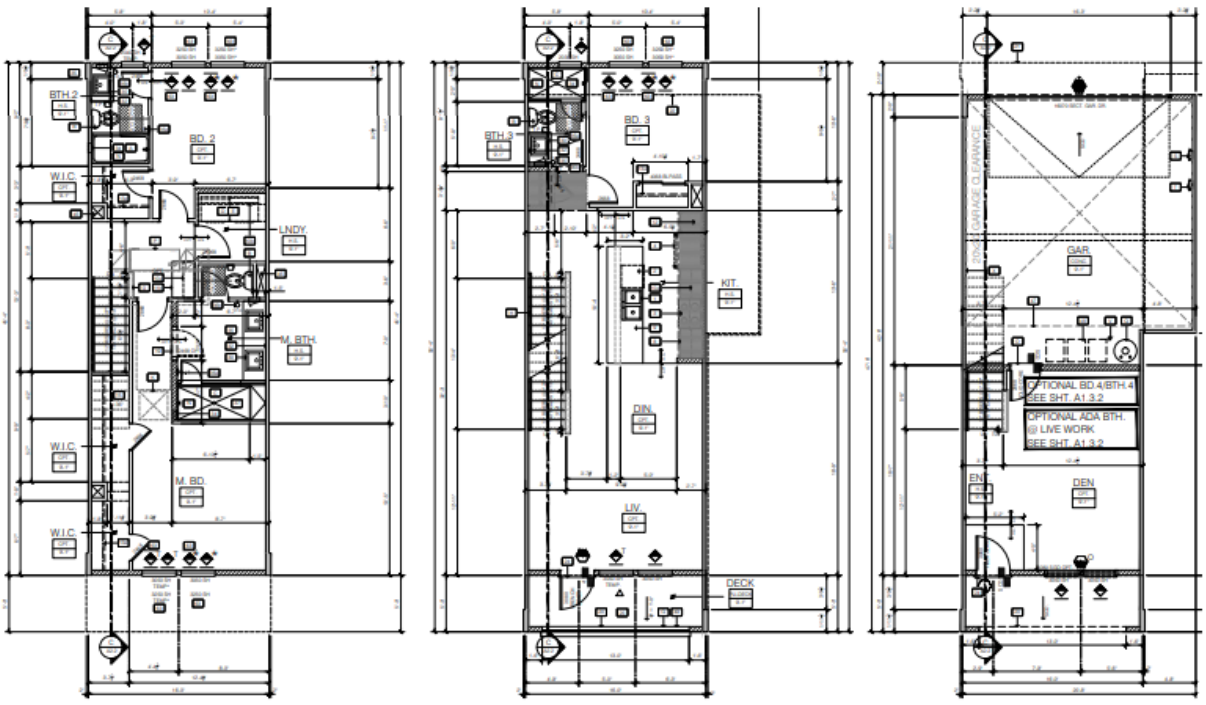
FLOOR PLAN – PLAN 2





FLOOR PLAN – PLAN 3





PLAN 3
UPPER LIVING: 696 SQ. FT.

PLAN 3
MAIN LIVING: 726 SQ. FT.
TOTAL LIVING: 1699 SQ. FT.

PLAN 3
GROUND LIVING: 277 SQ. FT.
GARAGE: 502 SQ. FT.

LAND PLANNING THEME

Our goal is to create a thoughtfully designed residential community that seamlessly integrates with the existing neighborhood while providing ample amenities and maintaining efficient traffic flow.



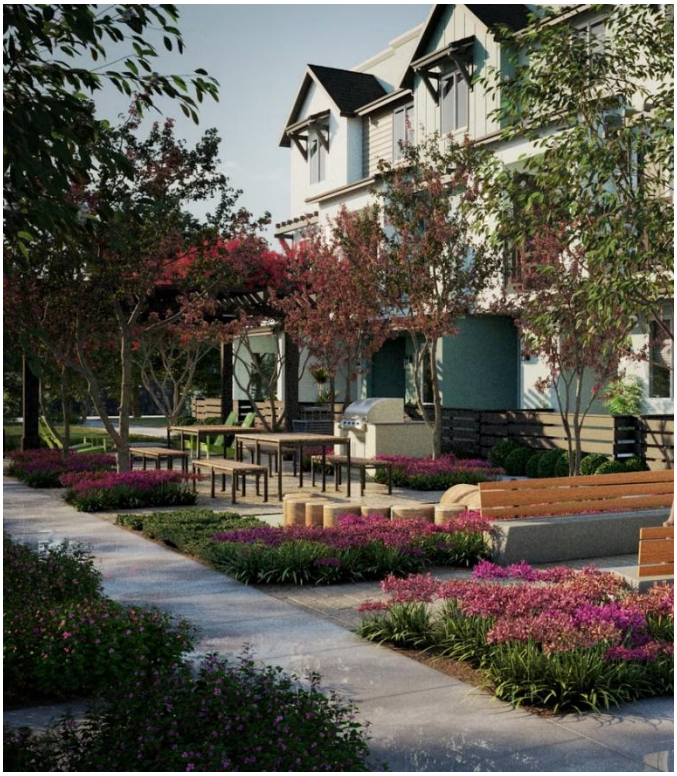
- **Enhanced Community Spaces:** Designing front patios to enhance neighborhoods interaction and connect residents to the surrounding streetscape. Patios line North Ventura Avenue and the internal open spaces to strengthen community character.

- **Community Integration:** The townhome community is thoughtfully modeled to integrate with its surroundings, enhancing neighborhood connectivity and community driven design.

- **Traffic Management:** Designed to minimize traffic impacts on surrounding homes through ample on-site resident and guest parking.

- **Efficient Site Layout:** Featuring centralized open spaces, ample guest parking, separated drive aisles for each building, and a 26-foot street width for comprehensive fire access.

OPEN SPACE & AMENITIES







The site will feature communal spaces designed to accommodate a variety of activities and community needs. This expansive area will offer a wide range of amenities, including:

- **Open Space:** Providing ample public and private open space
- **Shade Structures:** Providing comfortable, sheltered areas for relaxation and gatherings.
- **Patios:** Versatile spaces ideal for social events, dining, and community activities.
- **Paseos:** Pedestrian paseos that facilitate walking and enhance connectivity throughout the community.
- **Public Grills:** Convenient facilities for outdoor cooking and barbecues, perfect for picnics and family gatherings.
- **Community Gardens:** Beautifully landscaped areas that will enhance the natural beauty of the space and offer a serene environment for visitors to enjoy.

These amenities are designed to foster community engagement and create a welcoming environment for all residents and guests.

III

PROJECT TIMETABLE AND ENTITLEMENT ISSUES









PROJECT TIMETABLE

Our team has prepared a preliminary project schedule detailing key entitlement and development milestones which assumes full cooperation from the City of Ventura's planning and Building Departments to ensure a timely entitlement and permitting process. The outlined development schedule makes the following assumptions:

Feasibility Period	
Development Partners Selected	February 2026
Agreement Between Parties Signed $50,000 Deposit goes in Escrow	February 2026
Feasibility Period Commences	February 2026
Feasibility Period Approved The Deposit become non-refundable	June 2026
Entitlements	
Formal Entitlement Application Submitted to City	August 2026
Preparation of CEQA Documents Commences	September 2026
Community Engagement to Discuss Site Plan	October 2026
City Deems Entitlement Application Complete	January 2027
CEQA Preparation and Review Complete	March 2027
Final Approval of Entitlements	April 2027
Construction	
Commence Final Engineering	April 2027
Complete Final Engineering and Receipt of Grading Permit	January 2028
Close of Escrow	January 2028
Commence Horizontal Development	January 2028
Commence Vertical Construction	April 2028
Construction Complete	April 2032**

** = Assumes construction of 159-unit site plan

ENTITLEMENT ISSUES

The entitlement process in California is widely recognized as one of the most rigorous and demanding in the nation, often discouraging groups from pursuing development. For City Ventures, these barriers to entry have become a foundation of our success. Over the past 16 years, we have built deep expertise in navigating this process, consistently overcoming challenges to deliver successful communities across the state.

Project Overview
City Ventures proposes a residential community at 2647 North Ventura Avenue in Ventura. The project is designed to revitalize the site with high-quality housing that integrates seamlessly with the surrounding neighborhood and contributes to long-term community vitality.

Physical Considerations
As with any redevelopment site, potential challenges may include environmental conditions, grading, utilities, and soil stability. City Ventures proactively addresses these issues by engaging experienced consultants to perform thorough testing and surveys. Our approach ensures risks are identified early and mitigated, providing confidence that the site can be developed successfully.

Community Engagement
We recognize that new residential development can raise questions and concerns within the community. City Ventures is committed to transparency and will conduct outreach meetings to share our plans, listen to feedback, and incorporate community input where possible. By engaging early and openly, we aim to build trust and deliver a project that residents feel proud to welcome into their neighborhood.

Approvals
The Property is currently zoned R-1-1AC (Single-Family Residential) (subject to change to be consistent with new General Plan) with a General Plan Land Use designation of Mixed Use 3, both of which allow for residential development. City Ventures' proposed townhome community is consistent with Ventura's planning framework and can move forward as a by-right project.

With a proven record of entitling more than 150 communities across California, City Ventures has the expertise and relationships necessary to move this project forward efficiently and deliver a high-quality community for Ventura.

IV

KEY TEAM MEMBERS AND PAST EXPERIENCE









CITY VENTURES TEAM

Mark Buckland – Co-Chairman



For more than 30 years, Mark Buckland has made urban housing development his driving concern. In recognition of this passion, Professional Builder magazine named him America's Builder of the Year in 2000, while various governmental agencies have awarded him commendations for his ongoing contributions to homebuilding. Today he is widely recognized as a leading industry authority on urban housing issues.

Mr. Buckland is President and co-founder of City Ventures, which focuses on urban housing opportunities in California. Prior to forming City Ventures, in 1988, he co-founded The Olson Company, a leading developer of for-sale urban housing. Mr. Buckland held the position of President and COO of The Olson Company. Under his leadership the company worked with more than 80 of California's leading cities and redevelopment agencies, including the cities of Los Angeles, San Diego, San Jose, Oakland, Long Beach, Anaheim, Santa Ana, Pasadena, Brea, Garden Grove, Ventura, Oxnard, Hayward, Richmond, Pittsburg, Fullerton, and Compton. The Company successfully entitled more than 150 communities, totaling more than 10,000 homes valued at $4.5 billion.

Prior to co-founding the Olson Company, Mr. Buckland held a variety of real estate-related posts. He was Development Manager for the Bixby Ranch Company, responsible for both residential and commercial projects. Mr. Buckland also served as a Project Manager for the Office of Planning at the University of California at Irvine where he worked closely on the University's master plan and housing developments.

After graduating cum laude from the University of California at Irvine with Bachelors Degrees in Civil and Environmental Engineering, Mr. Buckland received his Masters of Science in Construction Management from Stanford University. Recently, Buckland completed the Owner President Management program at Harvard Business School. He is a member of the Young Presidents Organization, an alumni member of University California Irvine, Stanford University and Harvard Business School.

Craig Atkins – Co-Chairman



Craig Atkins has been passionately involved in real estate development for over 25 years. His involvement in hundreds of transactions has provided him incredible insight into future opportunities. Mr. Atkins is chairman and co-founder of City Ventures, a real estate development company that focuses on urban housing in California.

Prior to starting City Ventures, Mr. Atkins was Chairman, CEO and founder of O'Donnell/Atkins, California's largest land brokerage firm, averaging over $1 billion in annual land transactions. Mr. Atkins co-founded O'Donnell/Atkins in 1992 to capitalize on the need for advanced land brokerage services, focusing solely on development projects. Mr. Atkins has personally been involved with over $3 billion worth of real estate transactions. O'Donnell/Atkins had six offices spread throughout California, thus providing Mr. Atkins with a depth of knowledge in every major real estate market in the state.

Mr. Atkins was also co-founder and president of O/A homes. During its operation, O/A homes built golf course frontage homes in La Quinta, CA. Prior to founding O'Donnell/Atkins, Mr. Atkins was a project manager for the Warmington Company. His projects ranged in size up to 13,000 lots and included ancillary uses such as hospitals, retail shopping centers, golf courses, K-12 schools and community colleges.

Mr. Atkins is a member of the Young Presidents Organization. He graduated cum laude from the University of Colorado, Boulder with two degrees; Architecture and a B.S. in Business Administration

CITY VENTURES TEAM

Scott Homan – Chief Financial Officer



Scott Homan is Chief Financial Officer of City Ventures. He joined the company in 2009. Before City Ventures Mr. Homan was Chief Financial Officer for The Olson Company. Mr. Homan is responsible for the company's capital markets, corporate finance, financial reporting, accounting, taxes, legal, risk management, information systems and project finance.

Prior to joining City Ventures, Mr. Homan was the Chief Financial Officer of The Olson Company since 1998. Previously, Mr. Homan was the Vice President of Finance for Greystone - Orange County Division of the publicly traded homebuilder, Lennar. Mr. Homan joined Greystone at the initial formation of the company in 1992, and managed the financial challenges in growing the company to $150 Million.

His business experience of enhancing systems and financial infrastructure in a rapidly growing company adds great value to City Ventures. Prior to joining Greystone, Mr. Homan's career started as a CPA with Fox and Company. Scott has also held several financial positions with Arnel Development, Kaufman & Broad, and Birtcher Real Estate, Inc.

Mr. Homan received a Bachelor of Arts Degree in Accounting from California State University, Fullerton.

Phil Kerr – Chief Executive Officer



Mr. Kerr has a successful track record of leading the development process for residential and mixed use developments in Bay Area communities. Mr. Kerr actively works with land owners, communities, agencies and cities to develop high quality multi-family infill communities. He was in charge of acquisition, design, entitlement, and construction for the bay area townhome and mid-rise division of Intracorp. Prior to Intracorp, Mr. Kerr was with The Olson Company where he managed the development team for the East and South Bay markets and was responsible for all entitlement and development projects in those markets.

Mr. Kerr got involved with urban development as a means to preserve open space with smarter more dense infill growth. At City Ventures, Mr. Kerr is responsible for land acquisition, asset management, project design and entitlement for new infill communities throughout Northern California.

Mr. Kerr has an MBA from Harvard University and a bachelor's degree from Dartmouth College.

CITY VENTURES TEAM

Ryan Aeh – Executive VP, Land Acquisition



For over 20 years Ryan's efforts has led to the development over 3,500 homes in Southern California's supply constrained coastal infill markets. Ryan is responsible for land acquisition, asset management, project design, entitlement, and permitting. Ryan and his team work closely with local public agencies and private landowners to transform underutilized sites into vibrant new home and mixed-use communities.

Ryan is a graduate from the University of Southern California's Sol Price School of Public Policy with a Bachelor of Science in Planning and Development, and he currently serves on the Board of Governors for the USC Alumni Association and is an Executive Committee Member for the USC Luck Center for Real Estate.

Ryan also serves as a Board member for local non-profits such the Irvine Community Land Trust, an organization dedicated to creating permanently affordable housing in Orange County and People for Housing Orange County, an advocacy group for the production of workforce housing and first-time homebuyer opportunities.

In 2019 Ryan was promoted to Partner at City Ventures and was named "40 Under 40" in Orange County by the Greater Irvine Chamber of Commerce.

Kim Prijatel – Senior VP, Development



Ms. Prijatel joined the City Ventures in August 2012 and is responsible for all aspects of the design and entitlement process for new infill communities across Orange and LA Counties. She has over twenty seven years of real estate experience specializing in entitlements for complex residential and mixed-use developments throughout Southern California.

Previously, she served as Vice President of Development for The Olson Company and successfully entitled more than 15 complex infill projects which accounted for thousands of new residential units. Her experience includes single family, multi-family, mixed-use, public-private partnerships and affordable housing developments. Ms. Prijatel earned a Bachelor of Science Degree from California Polytechnic University, San Luis Obispo.

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PEOPLE-PUBLIC-PRIVATE-PARTNERSHIPS

City Ventures has developed numerous mixed-use and residential infill communities throughout California and is a leader in the land entitlement, development, and California building industry. Our team is made up of experts in entitling, developing, and constructing a variety of product types including multi-family, townhomes, lofts, live/work, and single-family detached homes, in addition to a variety of commercial uses including projects with ground-floor commercial, stand-alone commercial, shopkeeper units, and has built both vertically and horizontally integrated mixed-use communities.

What's more, City Ventures has a long-track record of working in partnership with Cities, Redevelopment Agencies, City Housing Authorities, and private property owners. Some cities that the company has partnered with and acquired land and property from include:



Mixed Use
- Alhambra
- Covina
- El Monte
- Bellflower
- Goleta



Townhomes
- Compton
- Downey
- Buena Park
- Montebello
- Pico Rivera



Single Family Detached Homes
- Yorba Linda
- Garden Grove
- Santa Rosa
- Riverside

City Ventures, in close coordination with the community, will bring all of the necessary development experience and private capital required to bring the revitalization goals to fruition. We proposed a People-Public-Private-Partnership or "P4" approach will help to fasten together grassroots community groups in order to obtain land use approvals as quickly as possible.

The P4 provides a framework that facilitates a comprehensive revitalization strategy that brings together community stakeholders to collectively create and implement a shared, holistic vision and ensures project sustainability, thereby maximizing social, environmental and economic benefits. This approach enables the community to participate in the vital role of co-development and buy-in through early involvement in the process which results in active input from a diversity of stakeholders and puts the people in the driver's seat.

VILLAGE COMMONS COLLECTION

CAMARILLO









STATUS:	COMPLETED
LOCATION:	VILLAGE at THE PARK DR & WESTPARK Court
HOUSING TYPE:	MIXED RESIDENTIAL
NUMBER OF HOMES:	36
COMMUNITY SIZE:	3.27 ACRES
HOME SIZE:	1,694 – 2,923 SQ. FT.

ORCHARD COLLECTION

VENTURA









STATUS:	COMPLETED
LOCATION:	CITRUS DR & PEACH AVE
HOUSING TYPE:	MIXED RESIDENTIAL
NUMBER OF HOMES:	119
COMMUNITY SIZE:	14 ACRES
HOME SIZE:	1,744 – 1,810 SQ. FT.

THE OAKS COLLECTION

THOUSAND OAKS







STATUS:	COMPLETED
LOCATION:	CLAY & JENSEN COURT
HOUSING TYPE:	3-STORY TOWNHOMES
NUMBER OF HOMES:	26
COMMUNITY SIZE:	2.20 ACRES
HOME SIZE:	1,466 – 2,068 SQ. FT.

V

STATEMENT OF FINANCIAL QUALIFICATIONS









FINANCIAL CAPACITY

City Ventures uses its own equity to finance the acquisition, design, and pre-development costs for all projects. This is internal, corporate money and requires no additional approval for deployment of capital for new acquisitions other than through our internal Board of Director's. City Ventures currently has access to over $500 million in capital and its lead investment partners include:

Ares Capital - With approximately $308 billion in assets under management, Ares Management Corporation (NYSE:ARES) is one of the largest global alternative asset managers, with three complementary and market leading investment groups: credit, private equity and real estate. Ares affiliates manage several publicly traded funds, which allow retail and institutional investors to access expertise across Credit and Real Estate. Ares' believes that expanding investor access to alternative investments provides diversified sources of return and attractive solutions for investors seeking higher levels of income. Ares has been an equity owner/investor in City Ventures since 2010 and has seats on the City Ventures Board of Director's which includes Bennett Rosenthal, Ares Co-Founder, Director, Partner and Co-Head of Private Equity Group.

Abrams Capital - Abrams is an employee-owned hedge fund sponsor that was founded in 1999, and is based in Boston, Massachusetts with additional office in New York, New York. Abrams holds a diversified portfolio of assets, including domestic and foreign equity securities, debt, distressed securities, and private and illiquid investments. It has been reported that Abrams has nearly $9 billion in assets under management and returned 15% since its inception. Abrams has been an equity owner/investor in City Ventures since 2019 and has seats on the City Ventures Board of Director's, which includes David Abrams, the Founder of Abrams Capital.

Wells Fargo and U.S Bank - In addition to our corporate equity, Wells Fargo Bank and U.S. Bank have provided City Ventures with a $275 million-dollar unsecured construction debt facility for land development and construction activities. U.S Bank has been in business with City Ventures since 2010 and Well Fargo has been in business with City Ventures since 2013, however, the banks have enjoyed relationships with numerous members of the City Ventures management team for a much longer period of time.

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FINANCIAL CAPACITY CONT.

Is the proposer a subsidiary of, or affiliated with, any other corporation(s), partnerships or firms? If so, please specify.

No. City Ventures is an independent entity. However, the company maintains long-standing equity and debt relationships with well-capitalized financial partners:

- **Ares Capital** – An equity owner/investor in City Ventures since 2010, with board representation and over $300 billion in assets under management.
- **Abrams Capital** – An equity owner/investor in City Ventures since 2019, with nearly $9 billion in assets under management and board representation.
- **Wells Fargo and U.S. Bank** – Longstanding debt partners providing corporate-level facilities for land acquisition and construction financing.

Has the proposer or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, please explain.

No. Neither City Ventures, nor its officers, members, shareholders, or investors have been adjudged bankrupt within the past ten years.

Is there pending litigation against the proposer or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under $250,000? If so, please explain.

No. City Ventures and its financial partners do not have pending litigation other than routine, immaterial matters that fall below the stated threshold.





FINANCIAL AND LEGAL REFERENCES

Name: Natasha Li
Position: Principal
Entity: Ares Management, LLC
Relationship: Board Member

Name: David Abrams
Position: Founder, CEO
Entity: Abrams Capital
Relationship: Board Member

Name: John Wickenhiser
Position: Senior Vice President
Entity: Wells Fargo Bank
Relationship: Bank Relationship

Name: Reggie Feuille
Position: Assistant Vice President
Entity: US Bank
Relationship: Bank Relationship

Name: Kenneth Kaplan
Position: Attorney at Law
Entity: Kenneth M. Kaplan
Relationship: Legal Counsel

Name: Morgan L. Gallagher
Position: Partner
Entity: Cox Castle
Relationship: Legal Counsel

GOVERNMENTAL REFERENCES

Name: Rene Bobadilla
Position: City Manager
Entity: City of Santa Fe Springs
Phone: (562) 868-0511

Name: Brian Saeki
Position: City Administrator
Entity: City of Vernon
Phone: (323) 583-8811 ext. 228

Name: Andrew Ho
Position: Community Development Director
Entity: City of Alhambra
Phone: (626) 570-5034

Name: Michael Antwine
Position: City Manager
Entity: City of Bell
Phone: (323) 588-6211 ext. 2617

VI

CONFLICTS & LEGAL ISSUES









CONFLICTS & LEGAL ISSUES

Is there now pending any legal action against the Respondent in connection with projects similar to the projects in this RFP or any employee of the proposer? If so, please describe such pending action.

No. City Ventures and its employees have no legal actions related to projects of this nature.

Has the proposer or any of its employees ever been subject to litigation in connection with projects similar to the projects in this RFP? If the answer is "yes," please describe each litigation including its status.

No. City Ventures and its employees have not been subject to litigation related to projects of this type.

Has the proposer had any contract terminated for cause within the last five (5) years? If the answer is "yes," please describe why the contract was terminated for cause.

No. City Ventures has not had any contract terminated for cause within the past five years.

CITY VENTURES
Building It Forward









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