

**CENTRE CITY DEVELOPMENT CORPORATION
2005 FINAL DEVELOPMENT STATUS LOG**

PROJECTS UNDER CONSTRUCTION

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
ALOFT @ CORTEZ HILL CCDP 2002-37	Oliver McMillan	S/side Date bet 8th/9th	168 condominiums	Framing up to 3 rd floor	1/05	10/06
ALTA CCDP 2003-15	Anka Development	S/side Market bet 6 th /7 th	158 condominiums; 10k retail	Tower up to 6 th floor	12/04	9/06
APERTURE CCDP 2004-44	CityMark Development	SW corner Beech/Union	84 condominiums 5k retail	Excavation underway	11/05	4/07
ARIA CCDP 2004-03	Anka Development	NE corner 9 th /Ash	137 condominiums	Excavation underway	10/05	7/07
ATMOSPHERE CCDP 99-0484/ CCDP 99-0976	Urban Coast, LLC	Bet 4th/5th; bet Ash/Beech	73 condominiums 3k retail	Excavation completed; project to re-start within 60 days	11/04	6/07
BAYVIEW MOTEL & APARTMENTS CCDP-200408	Mo Siry	S/side Fir bet Columbia/State	121-room motel; 79 apartments	Framing completed on first phase; exterior finishes underway	11/04	11/06
BROADWAY 655 APARTMENTS CCDP 41-0226	Rob Lankford	SE corner Broadway/ Kettner	12 apartments	Apartment construction pending framing start	2/06	8/06
CHILDREN'S MUSEUM MDP 41-0232	Children's Museum	Front/Market/ Union/Island	40-58k Children's Museum	Basement work completed; building commencement on hold	5/03	N/A
CORTEZ BLU CCDP 41-0235	Hovnanian Enterprises	SE corner of 8 th /Ash	67 condominiums	Tower topped out; exterior finishes underway	7/04	3/06

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CURRENT CCDP 2004-58	Hanover Company	S/side Beech bet Union/Front	146 apartments; 4k retail	Excavation underway	10/05	10/07
DIAMONDDVIEW TOWER CCDP 2004-32	Cisterra Partners	SW corner J/10th	250k office 75k retail	Garage work underway	8/05	8/07
ECCO CCDP 2002-31	Columbo Venture LLC	1918 Columbia (bet Fir/Grape)	10 condominiums	Completion within 30 days	9/04	1/06
ELECTRA CCDP 2003-08	BOSA Development	SW corner Broadway/ Kettner	248 condominiums	First floor underway	11/04	6/07
ELEMENT CCDP 2002-58	Centex	SW corner Market/15th	65 condominiums; 4k retail	Exterior finishes underway	11/04	3/06
FAHRENHEIT CCDP 2003-16	CityMark Development	SE 10th/Island	77 condominiums	Completion within 30 days	9/04	1/06
FINESTRA LOFTS CCDP 2003-27	Finestra Lofts LLC	E/side India bet Fir/Grape	8 condominiums	Exterior finishes underway	6/04	3/06
GASLAMP CITY SQUARE (NORTH) GQSP 98-0354	K. Hovnanian	4 th /Island/ 5 th /J	88 condominiums 25k retail	Exterior finishes underway	6/04	3/06
GRAPE CCDP 2005-10	Sebastian Mariscal	515 Grape	2 single-family houses	Framing completed; Exterior finishes started	9/05	4/06
HARD ROCK HOTEL GQSP 2004-13	Rockon LLC	NE 5th/L	393-room hotel; 25k retail	Garage work underway	7/05	7/07
ICON CCDP 2003-07	Levin/Menzies	SW corner of 11 th /J	325 condominiums; 16k retail	Towers up to 9 th floor	9/04	12/06
THE LEGEND CCDP 2003-54	Bosa Development	J/K/7th/8th	183 condominiums; 31k retail	Garage work underway	9/05	9/07
LILLIAN PLACE CCDP 2003-39	Wakeland Housing	S/side J between 14 th / 15 th	74 apartments	Framing up to 3 rd floor	3/05	8/06

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LOFTS @ 677 SEVENTH AVENUE CCDP 2002-36	Oliver McMillan	S/side G bet 7th/8th	153 apartments; 5k retail	Framing up to 4 th floor	9/04	9/06
THE MARK CCDP 2003-09	Douglas Wilson Companies	Market/8th/ Island/9th	244 condominiums; 8k retail	Tower up to 7 th floor	9/04	3/07
MARKET STREET VILLAGE CCDP 2003-04	SRM Development	E/side 14 th bet Market/G	225 apartments; 43k retail (Albertson's Market)	Framing up to 4 th floor	9/04	9/06
MUSEUM OF CONTEMPORARY ART CCDP 41-0560	MOCA	W/side Kettner bet Broadway/ C	16k museum Rehab Baggage Bldg	First floor underway	10/05	6/06
NEXUS CCDP 2003-51	Centex Homes	SW corner 9 th /G	68 condominiums; 3k retail	Steel framing up to 3 rd floor	8/05	2/07
PARK TERRACE CCDP 2003-32	Intracorp	10th/11th/ Park/K	223 condominiums; 25k retail	Buildings up to 9 th floor	12/04	12/06
R-3 CCDP 2004-02	Lloyd Russell	2341 India Street	3k office	Exterior finishes underway	2/05	3/06
SMART CORNER CCDP 2002-29	Lankford & Associates	11th/C/Park/ Broadway	299 condominiums; 93k office; 25k retail	Office building steel framing, condominium tower up to 2 nd floor	11/04	4/07
T.R. PRODUCE CCSDP 2004-31	T.R. Produce LLC	N/side J bet 8th/9th	27k office 15k retail	Steel framing completed	4/05	4/06
VANTAGE POINTE CCDP 2003-28	Pointe of View	9th/10th/A/B	679 condominiums; 25k retail	Excavation underway	6/05	8/08

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
11 TH & B CCDP 2004-57	TC Holdings	NE corner of 11 th and B	196 condominiums 7k retail	Pending completion of building plans (Schematic level)	5/06	5/08
15 TH AND ISLAND CCDP 2005-27	Pinnacle Development	Island/J/14th/15th	617 condominiums; 20k retail; 60k public park	Pending completion of building plans (Schematic level)	6/06	6/09
16 TH & ISLAND CCDP 2005-40	Western Pacific	Island/J/15th/16th	244 condominiums; 24k retail	Pending completion of building plans (Schematic level)	6/06	3/08
17 TH /G CCDP 2004-29	Doug Austin	NE corner 17th/G	84 condominiums	Pending completion of building plans (Schematic level)	9/06	3/08
A-1 SELF STORAGE CCDP 2005-22	Caster Properties	E/side Pacific Highway bet Ivy/Juniper	187k self-storage 18k retail	Pending completion of building plans (Schematic level)	3/06	9/07
BREEZA CCDP 2004-39	Intergulf/ Lennar	E/side Pacific Highway bet Ash/Beech	158 condominiums 7k retail	Pending completion of building plans (50% level)	2/06	8/07
BAYSIDE @ THE EMBARCADERO CCDP 2002-59	BOSA Development	SE Ash/ Pacific Highway	241 condominiums	Pending issuance of building permits (100% level)	3/06	9/08
BROADWAY SQUARE CUP 2002-57	Bud Fischer/ CCDC	SE corner of Broadway/9th	268 Living Units; 126 apartments (75% low-income); 2k retail	RFP out for new developer; program may be revised	12/06	12/08
CANDY FACTORY	JMI Realty	NE corner of 9 th /K (Outfield Park)	7k retail; 20k office	Pending completion of rehabilitation building plans	7/06	4/07
CELAGIO CCDP 2004-40	Celagio LLC	NE corner 9th/Island	49 condominiums	Pending completion of building plans (50% level)	6/06	12/07
CITIPPOINT CCDP 2005-40	Intergulf	NE Broadway/16th	360 condominiums; 3k retail	Pending completion of building plans (Schematic level)	6/06	6/08

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
COLUMBIA LOFTS CCDP 40-0465	Pilatus Investments	1836 Columbia (bet Date/Fir)	6 condominiums	Pending issuance of building permits (100% level)	6/06	12/07
COUNTY OF SAN DIEGO PARKING STRUCTURE/ HNSA OFFICES	County of San Diego	W/side Kettner bet Cedar/Beech	40K office; 767 parking spaces (available to public evenings and weekends)	Pending completion of building plans (100% level)	9/06	3/08
DANIELS LITTLE ITALY CCDP 2003-52	Michael Daniels	SW India/Fir	56 condominiums; 8k retail	Pending completion of building plans (Schematic level)	6/06	12/07
DIEGAN HOTEL CCDP 41-0225	Diegan LLC/ Steve Rebeil	E/side 5 th bet Broadway/C	185-room condo hotel	Pending issuance of building permits (100% level)	3/06	12/07
DYNASTY LOFTS MDP 2005-43	Fefferman	SW corner 3rd/Island	20 condominiums 3k retail	Pending completion of building plans (Schematic level)	6/06	12/07
ECHELON CCDP2004-53	Barratt Homes	S/side Island bet 11th/Park	183 condominiums	Pending completion of building plans (100% level)	4/06	1/08
ELLE CCDP2004-24	Bay Structures	S/side A bet India/Columbia	191 condominiums	Pending completion of building plans (100% level)	6/06	6/08
FRONT AND ASH CCDP 2005-48	Essex Property Trust	N/side Ash bet Front/First	177 apartments 9k retail	Pending completion of building plans (Schematic level)	6/06	8/06
G LOFTS EAST CCDP 2005-13	Oliver McMillan	N/side G bet 10th/11th	208 condominiums 8k retail	Pending completion of building plans (Schematic level)	6/06	12/07
HILTON CONVENTION CENTER HOTEL	Hilton Hotels	Harbor Drive/ Park Boulevard	1,200-room hotel	Pending issuance of building permits	2/05	11/07
HORTON PLAZA G STREET HOTEL CCDP 2002-34	Westfield Corporation	N/side G bet 2nd/3rd (Horton Plaza)	450-room hotel	Pending completion of building plans (Schematic level)	6/06	9/08

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
ISLAND-MARKET CENTRE CCDP 2003-53	Oak Shelter Systems	Market / Island/ 13 th / 14 th	166 condominiums; 44 apartments; 10k retail	Project program being revised	12/06	12/08
KETTNER AND GRAPE CCDP 2005-23	CityMark Development	W/side Kettner bet Fir/Grape	244 condominiums 11k retail	Pending completion of building plans (Schematic level)	6/06	6/08
KETTNER & LAUREL CCDP 2005-42	Brett Farrow	NE Kettner/Laurel	15k office (10 individual office condominiums)	Pending completion of building plans (50% level)	3/06	12/06
KUSI MIXED USE MDP 99-0485	McKinnon Broadcasting	Island/First/ J/Second	123-room hotel; 68k office; 18k retail; 42 condominiums	Pending completion of building plans (100% level)	On hold	
LAUNDRY LOFTS CCDP 2004-25	Gotham Management, LLC	NW corner 15th/Island	208 condominiums 2k retail	Pending completion of building plans (Schematic level)	6/06	6/08
LIBRARY TOWER CCDP 2003-40	CW San Diego Towers Associates, LLC	NE corner Park/K	168 condominiums; 14k retail	Site demolition underway	3/06	9/08
LOFTS 32 CCDP 2004-54	Pacific Homes International	SE corner 17th/Imperial	32 condominiums	Pending completion of building plans (Schematic level)	6/06	12/07
LOFTS @ 655 G CCDP 2002-51	Oliver McMillan	SE corner of 6th/G	106 apartments; 12k retail	Pending start of excavation - building permits issued	1/06	9/07
MAIN LIBRARY CCDP 41-0229	City of San Diego	11th/K/Park/J	400k library	Building plans at 100% level; pending funding	6/06	12/08
MARKET STREET VILLAGE II CCDP 2005-12	Pacific Properties	13 th /Market 14th/G	244 condominiums 24 SRO units 14k retail	Demolition completed; Pending completion of building plans (50% level)	3/06	12/07
MARRIOTT RESIDENCE INN	Franklin Croft Hospitality	South side J bet 5 th / 6 th	90-room hotel 8k retail	Pending completion of building plans (50% level)	3/06	9/07

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
METROWORK CCDP 2004-17	Berkson	E/side India bet Ash/Beech	60k office 20k retail	Demolition completed; Pending completion of building plans (100% level)	3/06	9/07
PARK IT ON MARKET SOUTH CUP 40-0458	CCDC	Market/7th/ Island/8th	950-space parking garage; 6k retail	Building plans completed; project on hold until 2006	9/06	9/07
RENAISSANCE HOTEL GQSP 41-0552	5 th & J LLC	N/side J bet 5 th / 6 th	344-room hotel; 7k retail	Pending completion of building plans (100% level)	3/06	3/08
RESCO LITTLE ITALY CCDP 2004-60	SD Group LLC	S/side Juniper bet Kettner/India	7k retail; Self-Storage Facility	Pending completion of building plans (100% level)	3/06	9/06
SAPPHIRE CCDP 2003-46	CW San Diego Towers Associates, LLC	SW corner Kettner/A	96 condominiums; 13k office; 2k retail	Demolition completed; Pending completion of building plans (50% level)	3/06	3/08
SCHIEFFER BUILDING	JMI Realty	SE corner 8th/J	4k retail; 10k office	Pending completion of rehabilitation building plans	7/06	4/07
SOLUNTO'S BAKERY	Mario Cefalu	E/side India bet Cedar/Date	5k retail	Pending completion of building plans (100% level)	3/06	12/06
SPINNAKER HOTEL	Fifth Avenue Landing	Convention Center	250-room hotel	Granted option by Port of San Diego	6/06	6/08
STRATA CCDP 2005-17	Intracorp	SW corner 10th/Market	159 condominiums; 9k retail	Pending completion of building plans (Schematic level)	6/06	6/08
TRIANGLE CCDP 2004-42	Intracorp	SE 14th/Imperial	57 condominiums; 2k retail	Demolition completed; Pending completion of building plans (100% level)	3/06	9/07
VILLA RENATA CCDP 2002-18	JDB Properties	2041 Columbia Street	12 apartments	Pending completion of building plans (Schematic level)	6/06	12/07

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
445 W. ASH CCDP 2005-44	Berkson	SE corner Ash/Columbia	82 condominiums 7k retail 22k office	Board review in March	6/06	6/08
1909 STATE STREET CCDP 2005-60	Schmidt	1909 State Street	3 apartments 1k office	Administrative Review	6/06	3/07
10 TH AND B CCDP 2005-46	KB Homes	N/side B bet 10 th /11 th	191 condominiums; 14k retail	Board review in February	9/06	9/08
17 TH AND G CCDP 2005-54	Intracorp	SE corner 17 th /G	122 condominiums; 8k retail	Board review in January	9/06	6/08
BALLPARK SKYLOFTS CCDP 2005-55	Ballpark Skylofts, LLC	W/side 15 th bet Market/Island	16 condominiums	Administrative Review	6/06	9/07
BOSA PACIFIC HIGHWAY AND E CCDP 2002-20	BOSA Development	E side Pacific Highway bet E/F	271 condominiums	Board approved design; Pending issuance of Coastal Permit	9/06	12/08
COSMOPOLITAN SQUARE CCDP 2005-11	Simplon Corporation	7th/8th/Island/J	239 condominiums 17k retail 12k office New Fire Station	Board approved design; Requires Agreement w/City	3/06	9/08
GRAND PACIFIC TOWER CCDP 2005-20	Barry O'Beirne	SE corner Ash/5th	86 condominiums 3k retail	Board review in February	6/06	6/08
MONDRIAN CCDP 2005-53	Gray Development	8th/9th/ A/B	246 condominiums; 598 apartments; 33k retail	Board review in February	11/06	11/09
PACIFIC POINTE CCDP 2004-61	Pointe of View	E/side 11 th bet Broadway/E	403 condominiums; 12k retail	Board review in March	9/06	12/08
STUDIO 15 CCDP 2005-50	S.D. Housing Commission	SW corner 15 th /Imperial	275 SRO units (rent-restricted)	Board/Agency review in February/March	12/06	5/08
VILLAGE MANOR CCDP 2005-51	Dabby	NW corner 15 th /K	169 "group living" units 3k retail	Review pending	9/06	9/07

PROJECTS COMPLETED IN 2005

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
350 W. ASH	B&H Property Systems	NE Ash/Union	76 condominiums	Completed	4/04	4/05
ALLEGRO TOWER CCDP 40-0922	Allegro LLC	E/side Kettner bet Ash/Beech	211 apartments; 4k retail	Completed	4/03	5/05
BROADWAY 655 CCDP 41-0226	Rob Lankford	SE corner Broadway/ Kettner	370k office; 6k retail	Completed	12/03	10/05
BROADWAY LOFTS	Watt Commercial	NE 5th/Broadway	84 condominiums; 16k retail	Completed	3/04	6/05
CONVENTION CENTER PARKING GARAGE	Port of San Diego	Harbor Drive/ Park Boulevard	1,925-space garage	Completed	11/03	1/05
DIAMOND TERRACE CCDP 2002-16	Intracorp	NE corner of 9th/J	113 condominiums; 11k retail	Completed	9/03	7/05
THE GRANDE AT SANTA FE PLACE (NORTH) CCDP 40-0115	BOSA Development	E/side Pacific Highway bet A/B Streets	222 condominiums	Completed	6/03	7/05
HOTEL SOLAMAR CCDP 99-0490	Burnham Development Group	N/side J bet 6th/7th	235-room hotel; 7k retail	Completed	1/04	4/05
HOUSE OF BLUES CCDP 41-0225	Diegan LLC	E/side 5th bet Broadway/C	40k retail	Completed	1/01	5/05
LEAH RESIDENCE CCDP 2002-24	Catholic Charities	SW corner of 9th/F	24 apartments; 3k retail	Completed	5/04	4/05
M2i CCDP 2002-56	CityMark Development	10th/11th/ Market/Island	230 condominiums; 12k retail	Completed	11/03	11/05
METROME CCDP 2003-12	Barratt American	N/side J bet 11th/Park	184 condominiums	Completed	1/04	10/05

PROJECTS COMPLETED IN 2005

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
PALM RESTAURANT CCDP 2004-43	Julian Building, LLC	SE corner J/6th	7k retail	Completed	4/05	11/05
PARK BLVD. EAST CCDP 41-0558	Western Pacific	SE Park/Island	107 condominiums	Completed	6/03	7/05
PINNACLE MUSEUM TOWER MDP 41-0232	Pinnacle Development	Front/Market/ Union/Island	182 condominiums; 11k retail; 4k office	Completed	5/03	11/05
ROSARIO HALL SDP 40-0924	Bob Sinclair	NW corner of 14th/Island	2k retail	Completed	5/03	2/05
TRELLIS GQSP 41-0546	Intracorp	N/side K bet 5 th / 6 th	149 condominiums; 19k retail	Completed	4/03	4/05

FINAL 2005 PROJECT STATUS

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION	3,206	689	350k RETAIL 373k OFFICE	514	0
	3,895	UNITS			
PROJECTS APPROVED; PENDING CONSTRUCTION	4,029	757	267k RETAIL 226k OFFICE	2,642	1,717
	4,786	UNITS			
PROJECTS SUBMITTED; PENDING APPROVAL	1,646	1045	97k RETAIL 35k OFFICE	0	0
	2,691	UNITS			
TOTAL	8,881	2,491	714k RETAIL 634k OFFICE	3,156	1,717
	11,372	TOTAL UNITS			
PROJECTS COMPLETED IN 2005	1,347	235	138k RETAIL 374k OFFICE	235	1,925
PROJECTS COMPLETED IN 2004	1,932	492	122k RETAIL 0 k OFFICE	580	4,603
PROJECTS COMPLETED IN 2003	948	823	91k RETAIL 0k OFFICE	0	275
PROJECTS COMPLETED IN 2002	551	599	51k RETAIL 0k OFFICE	261	0
PROJECTS COMPLETED IN 2001	439	100	26k RETAIL 0k OFFICE	178	500
PROJECTS COMPLETED IN 2001- PRESENT	5,217	2,249	428k RETAIL 374k OFFICE	1,254	7,303
	7,466	TOTAL UNITS			