

**CIVIC SAN DIEGO  
2012 FINAL DEVELOPMENT STATUS LOG**

| PROJECTS UNDER CONSTRUCTION  |  |   |   |                    |             |                  |
|--|--|---|---|--------------------|-------------|------------------|
| PROJECT  | DEVELOPER                                | LOCATION  | DESCRIPTION   | STATUS             | START DATE* | COMPLETION DATE* |
| <b>13<sup>TH</sup> AND MARKET</b><br>CCDP 2011-38<br>535-145-08 & 05               | Hanover Companies                        | 13 <sup>th</sup> / Market<br>14 <sup>th</sup> / G   | 264 apartments<br>20k retail  | Under Construction | 3/12        | 3/14             |
| <b>15<sup>TH</sup> AND ISLAND PHASE ONE</b><br>CCDP 2011-06<br>535-391-07-09,12-15 | Pinnacle Development                     | Island / J /<br>14 <sup>th</sup> / 15 <sup>th</sup> | 481 apartments<br>(49 affordable);<br>8k retail;<br>57k public park | Under Construction | 12/12       | 10/15            |
| <b>15<sup>TH</sup> &amp; MARKET</b><br>CCDP 2012-03<br>533-144-11                  | 15 <sup>th</sup> & Market Investors, LP. | 14 <sup>th</sup> /15 <sup>th</sup> /<br>Market/ G   | 242 apartments;<br>10k retail                                       | Under Construction | 11/12       | 6/14             |
| <b>ARIEL SUITES</b><br>CCDP 2008-49<br>533-325-05,06                               | Leo Frey                                 | SW corner<br>Kettner / Beech                        | 224 apartments;<br>17k retail                                       | Under Construction | 1/12        | 12/13            |
| <b>BROADSTONE LITTLE ITALY</b><br>CCDP 2011-01<br>533-212-02 & 04                  | Alliance Residential                     | W/side Kettner<br>bet Fir / Grape                   | 201 apartments;<br>9k retail  | Under Construction | 1/12        | 12/13            |
| <b>JUNIPER STREET</b><br>CCDP 2010-61<br>533-121-01,02,11                          | Danube Little Italy                      | S/side Juniper bet<br>Kettner / India               | 32 apartments;<br>3k retail   | Under Construction | 12/12       | 2/14             |
| <b>SAN DIEGO CENTRAL LIBRARY</b><br>CCDP 41-0229<br>535-362-16                     | City of San Diego                        | 11 <sup>th</sup> / K / Park / J                     | 366k library  | Under Construction | 7/10        | 7/13             |
| <b>URBANA</b><br>CCDP 2011-62<br>535-126-09 -12                                    | H.G. Fenton Development                  | W/side Tenth bet<br>Island / J                      | 96 apartments   | Under Construction | 3/12        | 5/14             |

| PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)                            |   |  |  |                                      |               |                  |
|---|---|--|--|--------------------------------------|---------------|------------------|
| PROJECT   | DEVELOPER                                   | LOCATION   | DESCRIPTION  | STATUS                               | START DATE*   | COMPLETION DATE* |
| <b>6<sup>TH</sup> AVENUE HOTEL</b><br>CCDP 2011-07<br>535-116-02                        | J Street Hospitality, Inc.                  | E/side 6 <sup>th</sup> bet Island / J              | 90-room hotel  | Pending completion of building plans | 10/13         | 8/14             |
| <b>15<sup>TH</sup> AND ISLAND PHASE TWO</b><br>CCDP 2011-06<br>535-391-07-09,12 thru 15 | Pinnacle Development                        | Island / J / 14 <sup>th</sup> / 15 <sup>th</sup>   | 451 condominiums;<br>25 affordable apartments<br>9k retail | Pending completion of building plans | Not Available | Not Available    |
| <b>2104 COLUMBIA STREET</b><br>CCDP 2012-35<br>533-123-04                               | Zac Stover                                  | 2104 Columbia Street                               | 10 apartments  | Pending completion of building plans | 5/13          | 1/14             |
| <b>719 ASH</b><br>CCDP 2007-40<br>534-033-01  | BF Hospitality                              | S/side Ash bet 7 <sup>th</sup> / 8 <sup>th</sup>   | 340-room hotel;<br>2 condominiums;<br>5k retail            | Pending completion of building plans | Not Available | Not Available    |
| <b>777 BEECH</b><br>CCDP 2006-19<br>534-032-03  | JSD1 / JSD2                                 | S/side Beech bet 7 <sup>th</sup> / 8 <sup>th</sup> | 78 condominiums;<br>15k retail                             | Pending completion of building plans | Not Available | Not Available    |
| <b>880 W. BROADWAY</b><br>CCDP 2007-19<br>533-471-09                                    | Irvine Company                              | NE corner Pacific Highway / Broadway               | 680k office;<br>5k retail                                  | Pending completion of building plans | Not Available | Not Available    |
| <b>9<sup>TH</sup> &amp; BROADWAY</b><br>CCDP 2009-07<br>534-331-01 &15                  | Bridge Housing, Corp.                       | SE corner 9 <sup>th</sup> / Broadway               | 250 affordable apartments;<br>5k retail                    | Pending completion of building plans | 1/13          | 2/14             |
| <b>11<sup>TH</sup> AND BROADWAY PHASE ONE</b><br>CCDP 2011-50(A)<br>534-333-02 & 09     | Pinnacle 11 <sup>th</sup> Avenue U.S., LLC. | E/side 11 <sup>th</sup> bet Broadway / E           | 309 apartments (20 affordable);<br>5k retail               | Pending completion of building plans | Not Available | Not Available    |
| <b>13<sup>TH</sup>, PARK AND C</b><br>CCDP 2006-61<br>534-206-01, 02, 05 & 06           | Willmark Communities                        | S/side C bet Park / 13 <sup>th</sup>               | 108 apartments;<br>9k retail                               | Pending completion of building plans | Not Available | Not Available    |

| PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)            |                                 |  |   |  |               |                  |
|---|---------------------------------|--|---|--|---------------|------------------|
| PROJECT   | DEVELOPER                       | LOCATION   | DESCRIPTION                                     | STATUS   | START DATE*   | COMPLETION DATE* |
| <b>BAHIA VIEW</b><br>CCSDP 2007-27<br>535-153-11                        | Bahia View Condominiums, LLC    | S/side Market bet 14 <sup>th</sup> /<br>15 <sup>th</sup> | 95 condominiums<br>(6 affordable);<br>5k retail | Pending completion of building plans   | Not Available | Not Available    |
| <b>BAYSIDE FIRE STATION</b><br>CCDP 2010-27<br>533-321-01,02            | City of San Diego               | SE corner<br>Pacific Highway /<br>Cedar                  | Three-bay<br>City of San Diego<br>Fire Station  | Pending completion of building plans   | Not Available | Not Available    |
| <b>BELLA PACIFICO</b><br>CDP 2012-34<br>533-213-18                      | Thomas Chen & Associates        | Pacific<br>Highway/California/Fir                        | 71<br>condominiums;<br>3k retail                | Pending completion of building plans   | Not Available | Not Available    |
| <b>CITIPLACE</b><br>CCDP 2007-03<br>533-342-07,08,13,14                 | Essex Property Trust            | N/side Ash bet<br>Front / First                          | 140 apartments;<br>3k retail                    | Pending completion of building plans   | Not Available | Not Available    |
| <b>COLUMBIA TOWER</b><br>CCDP 2008-47<br>533-404-01,07                  | Chhatrala Group                 | S/side A<br>bet<br>India / Columbia                      | 387-room hotel;<br>6 condominiums               | Pending completion of building plans   | Not Available | Not Available    |
| <b>EL VILLAJ</b><br>CCDP 2012-36<br>533-582-05                          | Jeff Svitak                     | 1941-1945 Columbia<br>Street                             | 18 apartments                                   | Pending completion of building plans   | 5/13          | 1/14             |
| <b>FRONT AND CEDAR</b><br>CCDP 2010-66<br>533-361-06<br>533-354-07 & 08 | Cornerstone Communities         | NE corner<br>Union / Cedar                               | 9 condominiums                                  | Pending completion of building plans   | Not Available | Not Available    |
| <b>HARBOR VIEW HOTEL</b><br>CDP 2012-09<br>533-114-03 &<br>760-007-22   | GLJ Partners                    | Pacific<br>Highway/Grape/<br>Fir/<br>California          | 364-room hotel                                  | Pending completion of building plans   | Not Available | Not Available    |
| <b>KETTNER &amp; ASH</b><br>CCDP 2011-14<br>533-392-03,05,07            | Bosa Development                | SW corner<br>Kettner / Ash                               | 285<br>condominiums;<br>12k retail              | Pending completion of building plans   | Not Available | Not Available    |
| <b>LANE FIELD NORTH</b><br>(Port District)                              | Lane Field San Diego Developers | Harbor Drive /<br>Broadway /B/Pacific<br>Highway         | 400-hotel rooms;<br>25k retail                  | Conceptual Design<br>Approved/Pending Coastal<br>Commission Approval and<br>completion of building plans | Not Available | Not Available    |

| PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)   |  |   |   |   |               |                  |
|--|--|---|---|---|---------------|------------------|
| PROJECT  | DEVELOPER                                      | LOCATION                                      | DESCRIPTION   | STATUS  | START DATE*   | COMPLETION DATE* |
| <b>LUCIA NEL CIELO</b><br>CCDP 2012-37<br>535-180-03   | SD Mega Block, LLC                             | 16 <sup>th</sup> /17 <sup>th</sup> /F/G       | 424 apartments;<br>3k retail  | Pending completion of building plans  | Not Available | Not Available    |
| <b>GASLAMP HOTEL</b><br>(formerly Marriott Renaissance Hotel)<br>GQSP 41-0552<br>535-084-02,05,07,09 | The Robert Green Company                       | N/Side J bet 5 <sup>th</sup> /6 <sup>th</sup> | 362-room hotel;<br>4k retail  | Pending completion of building plans  | Not Available | Not Available    |
| <b>NAVY BROADWAY COMPLEX</b>   | Manchester Financial Group                     | Broadway / Harbor / Pacific Highway           | 1,265k office;<br>350k Navy office;<br>1,500 hotel rooms;<br>160k retail;<br>40k museum | Development Agreement;<br>Master Plan, Phase I Buildings Consistency Determination Approved | Not Available | Not Available    |
| <b>PACIFIC &amp; BROADWAY</b><br>CCDP/CDP 2012-23<br>533-531-03                                      | Bosa Development                               | Pacific Highway/Broadway/E/ Rail Corridor     | 232 condominiums;<br>16k retail   | Pending completion of building plans  | Not Available | Not Available    |
| <b>PALATINE</b><br>CCPDP 2011-42<br>533-241-04 & 11  | Duane Schinnick                                | North side of Fir bet Columbia / State        | 101 apartments  | Pending completion of building plans  | Not Available | Not Available    |
| <b>PARK AND G</b><br>CCDP/PDP 2012-17<br>535-146-01 & 04   | OliverMcmillan Foster G 12 <sup>th</sup> , LLC | Park/G/13 <sup>th</sup> /Market               | 208 apartments;<br>5k retail  | Pending completion of building plans  | Not Available | Not Available    |
| <b>STADIUM VIEW</b><br>CCDP 2012-07<br>535-136-09,10,11  | Stadium View Condominiums, LLC                 | 10 <sup>th</sup> /11 <sup>th</sup> /G/Market  | 117 condominiums;<br>6k retail  | Pending completion of building plans  | Not Available | Not Available    |

| PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)                                  |  |   |  |   |               |                  |
|--|--|---|--|---|---------------|------------------|
| PROJECT  | DEVELOPER  | LOCATION                                      | DESCRIPTION                                | STATUS                                  | START DATE*   | COMPLETION DATE* |
| <b>450 B OFFICE BUILDING AND PLAZA ENHANCEMENT</b><br>CCDP/PDP 2012-63<br>533-435-01 | BCL, Inc.  | N/side B bet 4 <sup>th</sup> /5 <sup>th</sup> | 50k office addition;<br>9k retail addition | Pending Board Approval                  | Not Available | Not Available    |
| <b>11<sup>th</sup> AND BROADWAY PHASE TWO</b><br>CCDP/SDP 2011-50<br>534-333-02 & 09 | Pinnacle 11 <sup>th</sup><br>Avenue U.S.,<br>LLC | E/side 11 <sup>th</sup> bet<br>Broadway / E   | 309 apartments;<br>5k retail               | Pending Planning Commission<br>Approval | Not Available | Not Available    |
| <b>ATMOSPHERE</b><br>CCDP 2011-23<br>533-451-02,16, 10, 11<br>& 12                   | Wakeland<br>Housing &<br>Development<br>Corp.    | Beech/Ash/4 <sup>th</sup> & 5 <sup>th</sup>   | 205 affordable;<br>apartments<br>1k retail | Pending City Council Approval           | Not Available | Not Available    |
| <b>BLUE SKY</b><br>CCDP/PDP 2013-06<br>534-066-01 thru 07                            | Gray<br>Development                              | 8 <sup>th</sup> /9 <sup>th</sup> /A/B         | 939 apartments                             | Pending Board Approval                  | Not Available | Not Available    |

| PROJECTS COMPLETED IN 2012                                       |                                    |   |   |          |             |                  |
|--|------------------------------------|---|---|----------|-------------|------------------|
| PROJECT  | DEVELOPER                          | LOCATION  | DESCRIPTION                               | STATUS   | START DATE* | COMPLETION DATE* |
| <b>CEDAR GATEWAY</b><br>CCDP 2007-37<br>533-382-01,04-06         | Squier Properties                  | N/side Cedar bet<br>5 <sup>th</sup> / 6 <sup>th</sup> | 65 affordable<br>apartments;<br>4k retail | Complete | 1/10        | 3/12             |
| <b>BRANT CENTURIA</b><br>CCDP 2011-54<br>534-022-03              | Steven Brandt                      | E/side Ninth bet<br>Cedar / Date                      | 4 apartments                              | Complete | 10/11       | 8/12             |
| <b>VILLA CUSMA</b><br>CCDP 2009-38<br>533-582-07 & 08            | 1907 Columbia,<br>LLC              | NE corner<br>Columbia / Fir                           | 40 apartments;<br>6k retail               | Complete | 2/11        | 11/12            |
| <b>UNITED STATES<br/>FEDERAL<br/>COURTHOUSE</b><br>533-569-01-05 | General Services<br>Administration | S/side Broadway<br>bet<br>Union/State                 | 426k courthouse                           | Complete | 5/09        | 11/12            |

\* NOTE: Construction dates are provided to Civic San Diego by the Applicant/Developer

**DOWNTOWN SAN DIEGO  
2012 FINAL PROJECT STATUS**

|   | CONDOMINIUMS | APARTMENTS         | COMMERCIAL                           | HOTEL<br>ROOMS | PUBLIC PARKING |
|---|--------------|--------------------|--------------------------------------|----------------|----------------|
| PROJECTS UNDER CONSTRUCTION (8)                 | 0            | 1,540              | 67k RETAIL<br>0k OFFICE              | 0              | 0              |
| <i>Total Units Under Construction</i>           |              | <i>1,540 Units</i> |                                      |                |                |
| PROJECTS APPROVED;<br>PENDING CONSTRUCTION (26) | 1,346        | 1,593              | 295k RETAIL<br>1,945k OFFICE         | 3,443          | 0              |
| <i>Total Units Pending Construction</i>         |              | <i>2,939 Units</i> |                                      |                |                |
| PROJECTS SUBMITTED;<br>PENDING APPROVAL (4)     | 0            | 1,453              | 15k RETAIL<br>50k OFFICE             | 0              | 0              |
| <i>Total Units Pending Approval</i>             |              | <i>1,453 Units</i> |                                      |                |                |
| <b>TOTAL (38)</b>                               | <b>1,346</b> | <b>4,586</b>       | <b>377k RETAIL<br/>1,995k OFFICE</b> | <b>3,443</b>   | <b>0</b>       |
|   | <b>5,932</b> | <b>TOTAL UNITS</b> |                                      |                |                |

## DOWNTOWN SAN DIEGO PROJECT COMPLETION HISTORY

|  | CONDOMINIUMS                 | APARTMENTS | COMMERCIAL                 | HOTEL<br>ROOMS | PUBLIC PARKING |
|--|------------------------------|------------|----------------------------|----------------|----------------|
| PROJECTS COMPLETED IN 2012 (4)           | 0                            | 109        | 10K RETAIL<br>0K OFFICE    | 0              | 0              |
| PROJECTS COMPLETED IN 2011 (1) *         | 0                            | 0          | 0K RETAIL<br>0K OFFICE     | 0              | 0              |
| PROJECTS COMPLETED IN 2010 (5)           | 0                            | 605        | 25k RETAIL<br>0k OFFICE    | 0              | 0              |
| PROJECTS COMPLETED IN 2009 (7)           | 241                          | 1,116      | 51k RETAIL<br>0k OFFICE    | 450            | 0              |
| PROJECTS COMPLETED IN 2008 (10)          | 391                          | 299        | 52k RETAIL<br>50k OFFICE   | 1,496          | 0              |
| PROJECTS COMPLETED IN 2007 (18)          | 1,821                        | 264        | 233k RETAIL<br>325k OFFICE | 393            | 0              |
| PROJECTS COMPLETED IN 2006 (15)          | 600                          | 452        | 120k RETAIL<br>123k OFFICE | 0              | 0              |
| PROJECTS COMPLETED IN 2005 (17)          | 1,347                        | 235        | 138k RETAIL<br>374k OFFICE | 235            | 1,925          |
| PROJECTS COMPLETED IN 2004 (23)          | 1,932                        | 492        | 122k RETAIL<br>0k OFFICE   | 580            | 4,603          |
| PROJECTS COMPLETED IN 2003 (16)          | 948                          | 823        | 91k RETAIL<br>0k OFFICE    | 0              | 275            |
| PROJECTS COMPLETED IN 2002 (15)          | 551                          | 599        | 51k RETAIL<br>0k OFFICE    | 261            | 0              |
| PROJECTS COMPLETED IN 2001 (13)          | 439                          | 100        | 26k RETAIL<br>0k OFFICE    | 178            | 500            |
| PROJECTS COMPLETED IN 2001-2012<br>(144) | 8,270                        | 5,094      | 919k RETAIL<br>872k OFFICE | 3,593          | 7,303          |
|  | <b>13,364    TOTAL UNITS</b> |            |                            |                |                |

\* Thomas Jefferson School of Law competed but not listed as one of specific land uses in table.