



## BOSTON HARBOR LAND COMPANY LLC SYNOPSIS OF EXPERIENCE

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**Game Farm Courte**  
Auburn, WA  
1991  
39 Lots

The first of a series of developments we did in partnership with a residential production builder. We performed the acquisition, entitlement, site development construction management, marketing and sales functions for the homes.

**Kingsview**  
Yelm, WA  
1995  
20 Lots

Small 29 lot neighborhood in town of Yelm with an investor partner. We performed the acquisition, entitlement, site development construction management, marketing and lot sales functions.

**Sumner Farms**  
Sumner, WA  
1997-9  
65 Lots

One of the very first neo-traditional (NTD) communities developed and built in the Northwest. We re-designed an ordinary cul-de-sac design into a NTD design increasing the lot yield from 39 to 65. We also performed the site design, acquisition, entitlement, site development construction management, marketing and home design functions. Sumner Farms became part of the "Daffodil Neighborhood" along with an elementary school, park, multi-family and commercial elements. We received the Vision 20/20 award from the State of Washington for creating the best example of employing the principles of The Growth Management Act in the State in the first 10 years of its adoption.

**Southridge**  
Kent, WA  
2000-1  
180 Lots

We provided site development construction management under a consulting contract.

**McKenny Crest**  
Olympia, WA  
2002  
20 Lots

Small community purchased with all approvals in place. We performed acquisition, site development construction management, marketing and home design functions.

**Creskide**  
Sumner, WA  
2001-3  
103 Lots

3 phased Planned Unit Development. Site is adjacent to Salmon Creek and entailed much work with Critical Area ordinances, density transfers etc. Performed acquisition, entitlement, site design, site development construction management, marketing and lot sales functions. As with all our communities we created the CCR's, formed the HOA and managed it through build-out.

<p><b>Channel Landing</b> Anacortes, WA 2003-8 9 Lots</p>	<p>Intimate, large lot enclave overlooking the Guemes Channel and State Ferry Terminal in Anacortes. Directed at larger lot, higher income demographic that has been ignored in this market area. Performed acquisition, site design, entitlement, site development construction management and lot sales functions.</p>
<p><b>Trophy Tee</b> Olympia, WA 2002-4 86 Lots</p>	<p>Golf course development located within Indian Summer GCC that provided fairway, large lot, off-fairway, attached and detached lot product. Performed acquisition, site development construction, marketing and lot sales functions.</p>
<p><b>Briarton Village</b> Olympia, WA 2004-8 291 Lots</p>	<p>291 lot/unit Master Plan Development zoned Neighborhood Village. In creating the site design we employed a “curve-a-linear” street pattern that utilizes approximately 30% less impervious surface which reduces development costs and helps mitigate an existing high surface water condition. Entitlement approvals included annexation and the processing of highly technical parallel master plan and preliminary plat applications. We performed the acquisition, site design and entitlement functions for our partnership with a residential production builder.</p>
<p><b>Afton Village</b> Lacey, WA 2004-5 88 Lots</p>	<p>Residential community providing a mix of single family detached and attached duplex homes. Located within a master plan approved business park. Sold to national builder, D.R. Horton as “permit ready”. We performed the acquisition, site design, entitlement and project sales functions.</p>
<p><b>Beaumont</b> Olympia, WA 2004-7 66 Lots</p>	<p>Mixed density community providing single family detached and attached duplex housing product. Sold to national builder, D.R. Horton. We performed the acquisition, site design, entitlement, site development construction, and lot sales functions.</p>
<p><b>Whitmore Glen</b> Olympia, WA 2004-8 82 Lots</p>	<p>Mixed density residential community located in highly sought after area of Olympia market. Negotiated with City for sale of 2.3 acres in corner of site for a City Park. Site development included Hazardous Waste removal of pesticides from old Christmas tree farm. Performed acquisition, entitlement, and site development construction management functions.</p>
<p><b>Southlake</b> Lacey, WA 2005-8 64 Lots</p>	<p>Residential community of 64 lots contained within an 68 acre site. The site plan features mixed densities, open spaces, nature trails and parks. Because of wetlands on site the site plan and entitlement process involved work with critical areas and several state agencies. We performed acquisition, entitlement, and site development construction management functions.</p>

<p><b>Peacock Ridge</b> Shelton, WA 2007-8 900+ Lots</p>	<p>Regional timber company was referred to us because of our ability to form consensus with jurisdictions, work well with them, and secure development entitlements that are on the “front-edge” of the development cycle within a jurisdiction and market cycle. We gained approval for master-site plan approval, annexation and eventual development from County, City and School District. Project fell victim to the down-side of the housing/economic cycle and we opted to back away for the foreseeable future. Maintain good relationship with seller for when the property becomes developable.</p>
<p><b>Bentridge</b> Olympia, WA 2004-9 501 Lots</p>	<p>A 501 lots/units Master Plan Development zoned Neighborhood Village. In the entitlement process we have dealt with school concurrency issues and the general NIMBY sentiment that comes with development of 72 acres adjacent to existing neighborhoods. We are performing the acquisition, site design, and entitlement functions and will perform the marketing and lot sales work when ready. Project is being developed in partnership with a family trust. All equity requirements for land purchase were provided internally.</p>
<p><b>Total</b></p>	<p>Over 2,500 lots acquired, entitled, developed and/or sold</p>
<p><b>Additional Projects</b></p>	<p>In addition to our primary market of the I-5 corridor in Washington we have been retained to provide consulting, market identification and analysis, acquisition and project management services throughout the greater Northwest including Portland and its’ suburbs of Beaverton, Hillsboro, Mt. Angel, Silverton, North Plains, and Wilsonville; Boise and its’ suburb of Meridian; Denver and the suburbs of Castle Rock and Colorado Springs; and Sacramento and its’ suburb of Roseville. These projects included master plan communities, golf course communities, mixed use and mixed density residential communities and single family detached residential communities.</p>