



# Outlets *at San Clemente*

A Beautiful Way to Save



An Advertising Supplement to the Orange County Business Journal. November 9, 2015  
Sponsored by:



CRAIG REALTY GROUP





Craig Realty Group Managing Partner Steve Craig surveys construction progress in mid-July.

## Outlets at San Clemente to Celebrate November Grand Opening with Tree Lighting Concert and Inaugural Moonlight Madness Event

*Orange County's first coastal outlet shopping center will offer visitors an unparalleled experience and signature community events*

**B**rowsing will meet ocean breezes as Outlets at San Clemente opens to the public and invites Southern Californians to the November 12-15, 2015 grand opening weekend of the outlet shopping and lifestyle center developed by Craig Realty Group. Outlets at San Clemente will become the only ocean-facing outdoor outlet shopping and dining destination in Orange County.

Craig Realty Group properties are known for five-star customer service, beautifully manicured settings, and thoughtful attention to detail. Outlets at San Clemente will offer a range of resort-like services and amenities, such as a VIP loyalty program with an exclusive lounge, valet parking, comfortable restrooms designed for shoppers' ease, as well as complimentary Wi-Fi, baggage check and stroller or wheelchair rentals.

Giving Orange County and northern San Diego County shoppers a relaxing community hub to gather, shop, dine and enjoy, the lifestyle center with ocean views will be an inviting environment evoking the spirit of a Spanish village — yet offering the most modern amenities to attract sophisticated shoppers and fun-seekers.

The classic Spanish architecture with graceful archways, decorative turrets and romantic balconies showcases a property more indicative of a resort than a shopping center. Consumers will be able to shop among storefronts designed to tell an unfolding story, as no two building faces are the same and details are seldom repeated throughout the center.

Upon completion of Phase I, Outlets at San Clemente will showcase nearly 70 retailers. The grand opening will feature more than 35 retail stores — such as Bass Factory Outlet, Calvin Klein, Chico's Outlet, Cole Haan, Columbia Sportswear Company, Converse, GUESS Factory Store,

**Outlets**  
at San Clemente

H&M, Levi's Outlet Store, Nike Factory Store, The PUMA Outlet Store, Tilly's, Tommy Hilfiger, Under Armour, Vans, and White House Black Market. To fuel up while shopping, visitors can enjoy favorite fast-casual eateries, including Panera Bread, Ruby's Diner (opening Spring 2016) and Starbucks.

### UPCOMING EVENTS

#### Grand Opening Weekend

Thurs., Nov. 12 – Sun., Nov. 15  
10:00 a.m. – 9:00 p.m.

Prizes, Special Offers and Entertainment

#### Ribbon Cutting

Thurs., Nov. 12  
10:30 a.m.

Official Public Ceremony

#### Tree Lighting Concert

Sat., Nov. 14  
5:00 p.m.

Featuring American Authors, best known for Top 40 hit "Best Day of My Life;" American Idol Winner Nick Fradiani; and local singer John Lindahl

#### Moonlight Madness

Thurs., Nov. 26, 8:00 p.m. – Fri., Nov. 27,  
10:00 p.m.

26-hour Doorbuster Shopping

#### Shopping Extravaganza

Sat., Dec. 5  
10:00 a.m. – 7:00 p.m.

Inaugural Charity Fundraiser  
[ShopOSC.com/tickets](http://ShopOSC.com/tickets)

The final development plan includes more than a dozen dining options, including four restaurants with scenic ocean views overlooking the Marblehead Coastal development. Additional stores and restaurants will open throughout 2016. Craig Realty Group envisioned the opportunity to bring consumers a shopping, dining and entertainment lifestyle center on the ocean more than 18 years ago. Outlets at San Clemente will be this and more, including helping to bolster the economic development of Orange County and the City of San Clemente by increasing tax revenue, attracting visitors and creating job growth. It is estimated that development of the property will create 1,500 full-time, part-time and seasonal jobs among tenants and center employees when fully completed.

Four days of grand opening festivities will commence on Thursday, November 12 with a ribbon cutting ceremony followed by family-friendly entertainment throughout the series of outdoor courtyards and promenades.

On Saturday, November 14, Outlets at San Clemente will hold its inaugural Tree Lighting Concert, to feature American Authors, best known for their Top 40 song "Best Day of My Life;" 2015 American Idol winner and rising star Nick Fradiani; and local up-and-coming singer from the first season of X-Factor, John Lindahl. Hosted by Valentine of 104.3 MY FM's morning show, the free concert in Center Court is open to the public and includes the lighting of the center's fresh-cut live Christmas tree from Mt. Shasta decorated with 3,000 twinkling lights and holiday decor.

Opening just in time for holiday shopping and bringing deep discounted pre-Black Friday deals, Outlets at San Clemente will kick off the holiday shopping season by hosting its inaugural Moonlight Madness all-night event on Thanksgiving night. Outlets at San Clemente retailers will open doors at 8 p.m. on Thanksgiving, November 26, and shops will remain open all night and throughout Black Friday on November 27 until 10 p.m.

Door-buster offers and holiday savings will continue throughout the weekend, offering a new holiday tradition for friends and families. Additional opportunities for holiday shopping will be available when Outlets at San Clemente hosts its first annual Shopping Extravaganza fundraiser on Saturday, December 5, to benefit 18 local charities. Shopping Extravaganza features a private catered lunch, wine and craft beer tastings, entertainment and up to \$50,000 in prizes.

Participating Shopping Extravaganza organizations include: Costa Mesa-based Girls Incorporated of Orange County; Dana Point-based Dana Point Symphony; Duarte-based City of Hope; Irvine-based JDRF and Tilly's Life Center; Laguna Beach-based Pacific Marine Mammal Center; Laguna Hills-based Western Youth Services; San Clemente-based organizations Boys & Girls Club of South Coast Area, Family Assistance Ministries, Kids Around the World, and Sunrise Rotary Club; San Juan Capistrano-based Assistance League of Capistrano Valley and Mission San Juan Capistrano; Santa Ana-based Big Brothers Big Sisters of Orange County, Court Appointed Special Advocates (CASA) of Orange County, Goodwill of Orange County, and the Wellness and Prevention Foundation; and Tustin-based ALS Association Orange County Chapter. Outlets at San Clemente will donate \$25 for every \$35 ticket purchased and tickets are on sale now at [shoposc.com/tickets](http://shoposc.com/tickets).

Boasting 30 to 70 percent off suggested retail pricing, Outlets at San Clemente will offer high-caliber merchandise for shoppers seeking value and a superior experience.

"We are thrilled to open the first and only ocean-facing outdoor outlet shopping and dining destination in Orange County," said Steven L. Craig, managing partner, Craig Realty Group. "For us, it's all about location and design. Outlets at San Clemente has an unparalleled coastal location with easy accessibility and freeway access, complemented by incredibly unique architecture that will transport consumers to the atmosphere of an Andalusian village. Our goal is to redefine what consumers have come to think of outlet shopping."

*Outlets at San Clemente is located at 101 West Avenida Vista Hermosa, San Clemente, Calif. 92672. For more information about Outlets at San Clemente and its events, visit [www.outletsatsanclemente.com](http://www.outletsatsanclemente.com). Follow Outlets at San Clemente on social media at the following handles: Twitter - @OutletsSC; Facebook - OutletsAtSanClemente; and Instagram - @OutletsSC.*



Palm trees, vibrant pavers and unique storefronts line shoppers' path at Outlets at San Clemente – grand opening on November 12, 2015.

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*Photographed at Sea Summit in San Clemente, CA*



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Citadel Outlets – one of the world's top outlet shopping centers – in Los Angeles, Calif.



Minutes from downtown Los Angeles, the 700,000-square-foot center boasts more than 130 world-class brands.

## Private Developer Creates New Category of 'Luxury Outlet' Shopping with Powerhouse Of Southern California Properties

**B**ased in Newport Beach, Calif., Craig Realty Group has entered the outlet shopping arena and emerged as the dominant outlet center developer in Southern California.

The mid-sized private company, founded in 1995 and led by President and CEO Steven L. Craig since its inception, has earned a reputation for cultivating properties that redefine what shoppers expect from a retail outlet experience. From five-star customer service to beautifully manicured settings and a range of resort-like services and amenities, Craig Realty Group sets the industry standard for what's been termed 'luxury outlet' shopping.

Recently, Craig Realty Group expanded its local portfolio –which includes L.A.'s Citadel Outlets, Cabazon Outlets located just outside of Palm Springs and the lavish, ocean-facing Outlets at San Clemente, Grand Opening on Nov. 12 – with the purchase of Outlets at Barstow, located halfway between Los Angeles and Las Vegas on the I-15. The acquisition brought new opportunity to the ambitious company and solidified Craig Realty Group's long-standing leadership position as *the* Southern California retail outlet powerhouse.

### Citadel Outlets

Truly a retail destination in every sense, Citadel Outlets provides a luxury outlet shopping experience that is **so L.A.** Located just minutes from downtown Los Angeles off the I-5, the 700,000 square foot center attracts millions of visitors each year from all over Los Angeles, Southern California and the world. Each holiday season, Citadel Outlets lights up the L.A. skyline with record-breaking décor including the World's Tallest Live-Cut Tree and World's Largest Bow. Citadel Outlets was purchased by Craig Realty Group in 2003, followed by a \$52 million dollar renovation and extensive property expansion. With over 130 world class stores, stunning historical Assyrian architecture and Craig Realty Group's top-tier amenities and VIP services, the company's flagship property is one of the world's top outlet shopping centers.

### Outlets at Barstow

Craig Realty Group's purchase of the historic Barstow property brought the center under local ownership and management for the first time ever – a management that understands the demands of the regional, domestic and international retail consumer. Built in 1994, Outlets at Barstow was one of the first outlet centers ever developed and has grown into one of the industry's most high-performing and lucrative centers. Expanded in 2007, the property is situated on 36 acres and is comprised of 171,000 square feet of retail space. Outlets at Barstow is currently at maximum occupancy and abuts approximately 8 acres of malleable real estate for future expansion.



Citadel Outlets' historic Assyrian wall entrance.

### Outlets at San Clemente

Outlets at San Clemente is the first and only ocean-facing outdoor outlet shopping and dining destination in Orange County. Created to provide 'A Beautiful Way To Shop', the center is an unexpected experience alongside the Pacific Ocean; a place where the serene, ocean-side community can come together to shop, dine and enjoy. With breathtaking views, smooth, bold Spanish-style architecture and state-of-the-art amenities, this new shopping destination will drive tourism, generate economic gains and usher in a new era of progress.

### Cabazon Outlets

Conveniently located between Palm Springs and Los Angeles, Cabazon Outlets offers a unique desert landscape shopping experience. This intimate 65,000 square foot center is nestled between the San Rosa and San Gorgonio Mountain Range in a community that attracts over 15 million annual visitors.

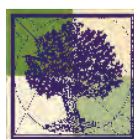
### Beyond Southern California...

Craig Realty Group has been pivotal in pioneering the changing landscape of retail outlet shopping not just in Southern California but in burgeoning markets across the country. As the industry's largest private developer, Craig Realty Group owns, operates and manages nearly 5.2 million square feet of existing retail development in 7 states. Other centers include Outlets at Anthem in Phoenix, Arizona; Outlets at Conroe located near Houston, Texas; Outlets at Castle Rock located south of Denver, Colorado; Outlets at the Dells, Baraboo, Wisconsin; Outlets at Hillsboro, Hillsboro, Texas;

Outlets at Loveland located north of Denver, Colorado; Outlets at Silverthorne located west of Denver, Colorado; Outlets at Traverset Mountain in Lehi, Utah; Outlets at Vicksburg in Vicksburg, Mississippi; and East Hills Mall in St. Joseph, Missouri.

Projects in development include Chicagoland Outlets at Country Club Hills, Illinois; Outlets at Kapolei Commons, Oahu, Hawaii; Outlets at Richmond, Virginia; Outlets at Cleveland, Ohio and Outlets at Lacey, Washington.

For more information about Craig Realty Group, visit [www.craigrealtygroup.com](http://www.craigrealtygroup.com) or call 949.224.4100.



**CRAIG REALTY GROUP**



# GORGEOUS

VALUES ARRIVE NOVEMBER 12

Shop big brands at deep blue discounts in a stunning, Spanish-style village overlooking the Pacific. Orange County's first and only coastal outlet shopping experience opens November 12. Welcome to **A Beautiful Way to Save.**

Outlets  
*at San Clemente*

OutletsAtSanClemente.com  
I-5 at Avenida Vista Hermosa



## AmTrust Surety Congratulates Craig Realty Group on the Development of the Outlets at San Clemente

**A**mTrust Surety is proud to have participated in the development of the Outlets at San Clemente by providing nearly \$18 million of subdivision bonds.

Subdivision bonds ensure that improvements, which are required to support development activity, are completed within the time frame agreed upon by the developer and municipality with jurisdiction over the property. Typical improvements include sidewalks, water, sewer and storm drains. In most cases, upon completion, these improvements are dedicated to the municipality. On occasion, subdivision bonds are required to guarantee completion of other items like a bridge, which was among the improvements guaranteed on behalf of Craig Realty Group in the development of the Outlets at San Clemente.

With over 35 years of surety bond experience, AmTrust Surety provides a comprehensive line up of surety bond products. We have long played an integral role in providing support to developers, home builders, contractors, business entities, and individuals throughout California and all across the country. Our clients range in size from the largest national home builders to local, privately held construction and development operations.

AmTrust Surety is based in Southern California and has branch offices throughout the nation, including locations in Brea and San Diego. We are licensed in all 50 states, Washington D.C. and the U.S. Virgin Islands.

AmTrust Surety is pleased to have enjoyed a long-term relationship as the subdivision bond provider of choice for Steve Craig and the Craig Realty Group. We greatly value our decade-long partnership, and we wish Steve and his group continued success.

*For more information, call 800.782.1546 or visit [www.AmTrustSurety.com](http://www.AmTrustSurety.com).*



  
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Montage Deer Valley, Deer Valley, Utah, Built by Layton Construction, 2010

## Building Lasting Structures and Lasting Relationships

Outlets at San Clemente is positioned to be the ultimate shopping experience in the Orange County area. Craig Realty Group operates some of the top outlet malls in the region including Citadel Outlets, Cabazon Outlets and recently-purchased Outlets at Barstow, and outlet malls in nine other locations in the country with another half-dozen developments in the planning stages.

“Outlets at San Clemente is really the culmination of all the experiences this company has had over the last 30 years. Each project, we try to make them better, but an extraordinary effort has gone into this one,” explains Steven L. Craig, managing partner of Craig Realty Group.

Layton Construction was well positioned geographically and with the experience necessary when Craig Realty Group went shopping for a builder in Utah several years ago. Layton Construction was selected to build Craig Realty Group’s Outlets at Traverse Mountain in Lehi, Utah in 2011.

The Utah outlet mall is at the epicenter of Utah’s burgeoning economy, as Utah boasts one of the fastest growing economies in the nation, and within view of the outlet mall is the impressive Adobe campus, as well as over a million square feet in new Class-A office buildings—either built in the past five years or still under construction—to house the influx of other high tech companies. New housing developments dot the landscape. A new trauma center hospital, also recently completed by Layton Construction, provides yet another quality of life amenity in this fast-growing area. Craig Realty Group saw the potential, capitalized on the open site a number of years ago, and their outlet mall now stands ready to reap the benefits of their forward thinking and planning.

Layton Construction moved 600,000 cubic yards of earth on the steep-sloped 50-acre site to create a level pad to accommodate the 225,000 square foot center. The build-out was completed with nearly the same speed and frenzy that shoppers empty the shelves of a Craig Realty Group outlet center store on Black Friday. In just 12 months, the undeveloped site was transformed to a finished outlet mall, open for business to meet the holiday season shoppers of 2012. Forty-one stores, including Banana Republic, Coach, Michael Kors and Nike opened their doors. A second phase has since been completed, adding stores like H&M.

Outlets at Traverse Mountain reflect Craig Realty Group’s commitment to quality. Craig said, “Clearly the design and execution of the center came out very strong. Every person who sees it is pretty amazed at the quality of the finish.” Attention to details include a 12,000-square-foot spacious customer lobby with a



50-foot-tall fireplace, upscale restrooms, a walkable site that accommodates persons in wheelchairs or parents with strollers—there is not a single stair in the development to navigate. Glass atrium canopies protect shoppers from Utah winter snow and hot summer sun.

### Local Presence

Layton Construction is not a newcomer to Orange County. For the past decade, Layton has been doing business in Southern California. Craig Realty Group invited Layton Construction back to build Outlets at San Clemente, adding again to Layton Construction’s presence in Southern California.

Over 40 projects have been completed by Layton in California in recent years, including retail, hospitality, mixed-use retail and housing, corrections, corporate offices and distribution centers. Loma Linda University Medical Center in Murrieta, Kaiser Permanente Medical Office Building in Temecula, and numerous hospital renovations headline Layton’s healthcare work.

Layton Construction’s Irvine office is command central for projects constructed in the Southern California region. Led by Executive Vice President John Thornton, Layton Construction’s Southern California team is building on existing relationships in the area and upon the experience of its team members to enter new markets and find new opportunities. John Thornton said, “Layton Construction has a rich history of construction in the western United States over six decades. With each new project we acquire and successfully complete in the Southern California market, we further our reach and deepen our relationships with customers, which is vital to our continued success in the commercial construction industry.”

### National Reach

With nine offices located throughout the continental United States and Hawaii, Layton Construction is recognized by Engineering News Record (ENR) magazine as the 76<sup>th</sup> largest commercial contractor in the nation on the publication’s Top 400 Contractors list published annually. Layton Construction’s 2015 revenues will tally over \$1 billion.

Customers nationwide appreciate Layton Construction’s innovation, integrity and predictable outcomes, inviting Layton to build for them in many places around the country. Layton has constructed in 38 states.

### The Layton Legacy

Sixty-three years ago, Alan W. Layton, a World War II veteran, Purple Heart



Outlets at Traverse Mountain, Lehi, Utah, 2012

recipient, and survivor of the Battle of the Bulge, left employment with the Bureau of Reclamation to start his own construction company. From those humble beginnings, the company has grown to be a national leader.

Layton Construction has built stadiums, airports, museums, hospitals, office buildings, resorts, facilities for the 2002 Olympic Winter Games held in Salt Lake City, convention centers, prisons and about anything else you can imagine.

But more important than building buildings, Layton Construction prides itself on its commitment to excellence, building trust, and establishing relationships with its customers that last long past the construction of a building.

Sheer growth of the company is not critical to Layton Construction management. Most important are the relationships built and maintained with customers, employees and subcontractors—an ideology that founder Alan W. Layton strived to establish and cultivate within his company. Following in his father's footsteps, company president and CEO David S. Layton said, "Those relationships help the Layton organization learn and grow in an industry where the rules of finding and developing opportunities keep changing. We will continue to build on the strong foundation of our past. Our best years are ahead of us—I inherited my dad's positivity. I think he would be proud of his company today and how we've moved it forward."

For more information, please visit [www.laytonconstruction.com](http://www.laytonconstruction.com) or call 949.453.8300.

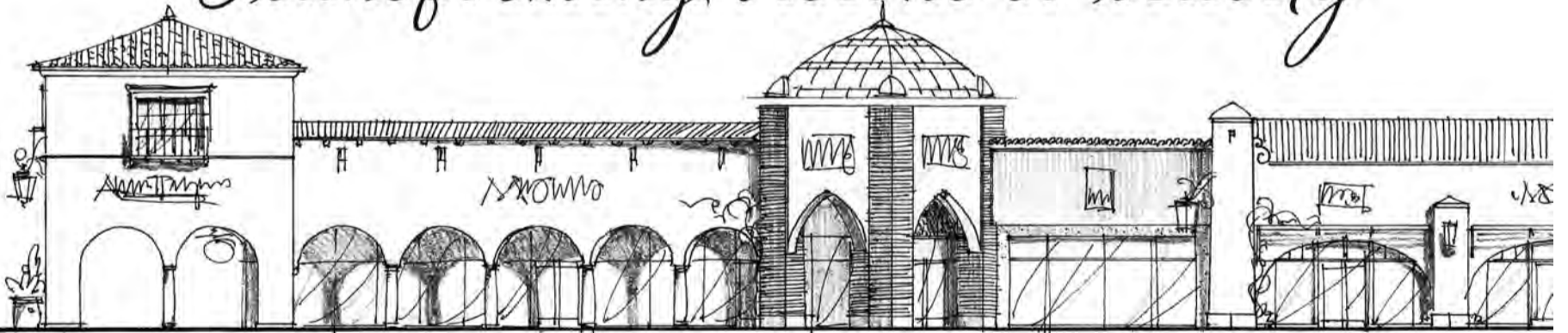
# Outlets at San Clemente

Cal Pac Sheet Metal is proud to celebrate the successful completion of the Outlets at San Clemente and honored to have contributed to this distinctive project.

**Congratulations to Craig Realty Group and Outlets at San Clemente!**

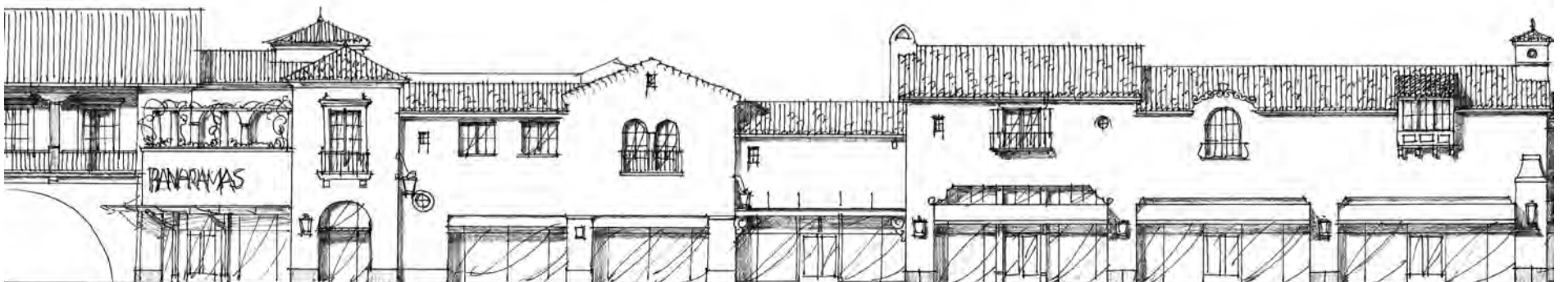
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## Come Explore the Hillside Homes at Esencia

The hillside home of your dreams is awaiting you at Esencia, a brand new village perched atop prominent ridgelines on Rancho Mission Viejo — where 12 brand new neighborhoods feature a variety of homes priced from the high \$400,000s to over \$1 million.

Enjoying a prominent position along some of the highest elevations of the Rancho Mission Viejo community, in the center of South Orange County, the village of Esencia offers a diverse array of brand new neighborhoods terraced into west-facing hillsides affording coastal views or backcountry panoramas.

The neighborhoods of Esencia are designed for homebuyers of all ages and life stages, with four “Gavilan” neighborhoods of primarily single-story homes offered exclusive to the 55+ crowd.

Among the neighborhoods now open for sale are the following:

- ▶ Aurora – townhomes ranging in size from 1,340 sq. ft. to 1,931 sq. ft. by William Lyon Homes
- ▶ Trellis – single family detached homes ranging in size from 1,512 sq. ft. to 1,899 sq. ft. by Warmington Residential
- ▶ Aria – single family detached homes ranging in size from 1,763 sq. ft. to 1,948 sq. ft. by TRIPointe Homes
- ▶ Citron – single family detached homes ranging in size from 1,797 sq. ft. to 2,205 sq. ft. by Ryland Homes
- ▶ Ventana – single family detached homes ranging in size from 2,207 sq. ft. to 2,669 sq. ft. by Shea Homes
- ▶ Cirrus – single family detached homes ranging in size from 2,698 sq. ft. to 3,211 sq. ft. by Meritage Homes
- ▶ Aubergine – single family detached homes ranging in size from 3,097 sq. ft. to 3,765 sq. ft. by TRIPointe Homes

Gavilan homes now available to those age 55 and above include the following:

- ▶ Vireo – single family detached homes ranging in size from 1,456 sq. ft. to 1,950 sq. ft. by William Lyon Homes
- ▶ Avocet – single family detached homes ranging in size from 1,473 sq. ft. to 2,110 sq. ft. by Standard Pacific Homes
- ▶ Cortesa – single family detached homes ranging in size from 1,816 sq. ft. to 2,362 sq. ft. by Shea Homes
- ▶ Alondra – single family detached homes ranging in size from 2,325 sq. ft. to 2,589 sq. ft. by Shea Homes

And, opening on Saturday, November 14 is Heirloom, single family detached homes ranging in size from 2,351 sq. ft. to 3,233 sq. ft. by Ryland Homes.

Start your home search at The Canyon House, home to the Esencia Visitors Center and Canyon Coffee, a coffee house proudly serving Peet’s Coffee. Also found at The Canyon House is a secluded patio with comfortable couches facing an outdoor fireplace; an event lawn, The Courtyard with inviting seating underneath a heritage oak tree; and The Studio, an ideal gathering spot for festive parties, fun events, club activities, arts & crafts, and more. Plus, don’t miss The Retreat, an inviting indoor-outdoor space with vaulted open-beamed ceilings, a fireplace and flat screen TV, lots of seating for socializing or dining, and rustic barn doors that opens to reveal Esencia’s incredible vistas.

Plus, now under cultivation adjacent to The Canyon House is Esencia Farm, a community farm with a variety of row crops and fruit trees, raised planter beds, a harvest/preparation barn, chicken coop and greenhouse. Esencia Farm is the third



farm on The Ranch. Each farm is under the care of the Rancho Mission Viejo Community Farmer who oversees the crops and orchards, conducts communal farming classes and demonstrations, and hosts special farm-to-table dinners and events for residents living on The Ranch.

And, exclusive to “Gavilan” residents age 55-plus is The Outlook, now under construction along Esencia’s edge and boasting views that look toward the rugged Chiquita Ridgeline and its wide canyon. The Outlook is expected to include a covered outdoor great room, a resort-style lap pool with cabanas, a fire pit and an outdoor dining area with barbeque grills. In addition, opening this winter is The South Plunge for all Ranch residents. The Plunge will include a neighborhood pool, children’s water play area, event lawn, and an outdoor grilling and dining area.

And, planned to start construction next year is

Esencia’s signature recreational and community-gathering place, the view-oriented Hilltop Club with fitness center, swimming pool and spas, wading pool, staffed event bar, arcade, fire pits, barbeque pavilion, bocce courts and expansive event lawn. Additional facilities and amenities planned for Esencia include The Pavilion multi-purpose building (with gymnasium, tot lot, outdoor gathering “movie zone” space, and open play area with soccer field and softball backstop), as well as a future sports park with athletic courts, and even a dog park with dog watering and washing stations, plus more.

Slated to open for instruction at Esencia in 2018 is Esencia K-8 public school, part of the acclaimed Capistrano Unified School District. Esencia high school students will attend the award-winning Tesoro High School or any number of esteemed private schools nearby.

To learn more about Esencia, visit [www.RanchoMissionViejo.com](http://www.RanchoMissionViejo.com). Or, start your home search at the Visitors Center in The Canyon House today. To reach Esencia, exit the I-5 at Ortega Highway and proceed inland to Antonio Parkway. Turn left, then right onto Cow Camp Road and follow the signs to Esencia. The Visitors Center is open daily at 10:00 am. For more information, call 949.768.1882.



# Congratulations to Layton Construction and Craig Realty Group on the Completion of the Outlets at San Clemente!



## Outlets *at San Clemente*

The management and employees of Rick Hamm Construction Inc. would like to thank Steven Craig for the opportunity to be part of this amazing project.

We're proud to be part of your construction team!



[www.rickhamm.com](http://www.rickhamm.com)

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## Plenty of Convenient Parking Spaces in Bomel-Built Garage

Visitors to the new Outlets at San Clemente will enjoy the convenience of leaving their vehicles in an attractive new parking structure built by Orange County-based Bomel Construction.

### More than 1,100 Stalls

The new two-level garage will please shoppers who want to keep their vehicles in the shade during the many sunny days in scenic San Clemente. The 1,167-stall garage is not only convenient, but sports an extraordinary design.

"In terms of the finishes and the overall look, it is by far the most elaborate garage that I've been a part of," said Bomel Project Manager Matt Prince. "It's quite decorative," he added. "There are many materials that we do not see on garages, with distinctive geometry on many of the columns and walls."



High-end features and finishes include five entry towers with clay tile roofs; copper gutters and downspouts; pre-cast concrete balustrades, pre-cast stair treads and pre-cast planters. Foam shapes were integrated into the plaster system across most elevations. The entire exterior is coated in plaster with an undulating Spanish Colonial-style finish. And different concrete-formed archways, 62 in all, are part of each of the garage's exposed elevations.

"We have been very pleased with their work," said Steven Craig, president and CEO of Craig Realty Group, owner of the Outlets at San Clemente.

### Distinct Design

The garage's distinct design and unusual formwork commanded the rapt attention of Bomel's construction crews.



"When this project started last year, I thought all the architectural walls and arches would be very difficult to form and pour in a production-oriented capacity. But our concrete and formwork crews did a phenomenal job," said Prince, referring to Tim Perdew, project superintendent; Mike Alexander, general formwork superintendent; and Andre Walters, deck formwork superintendent.

"Considering the speed and pace of the schedule, these men played an integral part in getting a challenging project completed quickly and accurately," Prince beamed.

The Outlets at San Clemente is the second project completed by Bomel Construction for Craig Realty Group. Two years ago, Bomel built a five-level, 500-stall garage at Craig Realty's Citadel Outlets near the City of Commerce. Bomel is nearing completion of a third Craig Realty project, a nine-level, 1,000-stall garage, also at Citadel Outlets.

"We've continued to grow the relationship," Craig said.

For more information, contact Vice President of Business Development Derral McGinnis at 714.921.1660 or visit [bomelconstruction.com](http://bomelconstruction.com).

### About Bomel Construction

Established in 1970, Anaheim Hills-based Bomel Construction is widely regarded as the dean of parking structure construction in the West. The design-build concrete contractor has completed major parking structures for developers and owners of many of the largest shopping malls, casinos, stadiums, high-rise office buildings, colleges and universities throughout the West. In 2011, Bomel launched its Architectural & Site Concrete Services Division, which enables the company to provide a single-source solution for its clients.

## CONGRATULATIONS

To the Outlets at San Clemente on your successful opening!

- |                           |                            |
|---------------------------|----------------------------|
| Prototyping               | Installations              |
| Window Displays           | Store Profiling            |
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Great works are performed not by strength, but by perseverance.

We couldn't be more proud to be the advertising and marketing partner of Outlets at San Clemente. Branding Orange County's first and only coastal outlet shopping experience has been exciting. It's also been extremely gratifying to see all the effort from so many people come together into a truly beautiful asset for our community. It's exactly the kind of partnership we thrive on.



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## OUTLET

**OPEN 11/12**

**VISIT OUR NEW STORE IN  
THE OUTLETS AT SAN CLEMENTE**






**50<sup>th</sup>**  
**BEN'S ASPHALT, INC.**  
**ANNIVERSARY**  
 1961-2011

# Outlets *at San Clemente*

**Ben's Asphalt is proud to celebrate the successful completion of the Outlets at San Clemente and honored to have contributed to this distinctive project.**

**Congratulations to Craig Realty Group**



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 Since 1961**

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Sea Summit's network of five community parks integrate with approximately four miles of new trails along the plateau facing the Pacific Ocean and descend to PCH and San Clemente Beach

## Sea Summit at Marblehead Now Open

**A**fter nearly 40 years of planning and great anticipation, Sea Summit at Marblehead, the new-home community on the coastal bluffs of San Clemente, California, officially opened on November 7 and 8, 2015. The 248-acre property – including 116 acres of protected mesa and canyon habitat – is one of the last remaining opportunities of its size for new coastal residences in Southern California.

"It is no exaggeration to say that opening of Sea Summit at Marblehead is an historic moment," said Taylor Morrison Division President Phil Bodem. "Its inspiring homes, trails and nature preserve reflect decades of careful planning – one of the longest development periods for a coastal project in California. At long last, we are proud to unveil Sea Summit's rich, coastal environment and views, and to create a new habitat for life well-lived at the edge of the sea."



Sea Summit offers 309 luxury, single-family residences. The grand opening was the first opportunity to experience 12 new model homes of Sea Summit's four unique neighborhoods: Aqua, Sapphire, Azure and Indigo. The new homes are interwoven with the adjacent native preserve, sandstone bluffs, ravines and trails, with prices ranging from the low \$ 1 millions to the mid \$ 2 millions.

The two-day public grand opening included gourmet food trucks, live music, strolling magician and stilt performers, caricature artist and interactive photo booth.

Sea Summit's network of five community parks (totalling 12 acres) integrate with approximately four miles of new trails along the plateau facing the Pacific Ocean and descend to PCH and San Clemente Beach. The nature preserve and trails have been open since April 2015. The nature preserve – 116 acres of protected mesa and canyon habitat – is managed by the Center for Natural Lands Management, which is granted an easement over the property. Sea Summit at Marblehead's "preservation development" approach enhances its pristine oceanfront habitat while providing a resort-like experience for residents.

Sea Summit's trails were constructed by Taylor Morrison Home Corporation and are maintained by the city of San Clemente.

Sea Summit recently revealed plans for its resort-inspired clubhouse. The Summit Club – a Spanish Colonial-style community center designed by Robert Hidey Architects will be the social heart of Sea Summit overlooking the ocean.

To sign up for priority registration or for more information about Sea Summit at Marblehead, visit [www.seasummitlife.com](http://www.seasummitlife.com).



The new homes are interwoven with the adjacent native preserve, sandstone bluffs, ravines and trails



# Outlets at San Clemente

*Diamond Roofing* is proud to have contributed to the successful completion of the Outlets at San Clemente, the only ocean-facing outdoor outlet shopping destination in Orange County, and honored that Craig Realty Group selected us for this distinctive project.



A special thanks to our distributors



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## Congratulations Craig Realty Group

Wells Fargo would like to congratulate Craig Realty Group on the grand opening of the Outlets at San Clemente. Thank you for 18 years of business.

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## After 28 Years in the Ad Business, Irvine's HEILBrice Remains Quick on Its Feet

If change is the only constant, HEILBrice Marketing Communications has initiated it, weathered it and embraced it. The longtime Orange County ad agency keeps evolving – from a solid retail focus to full-service capabilities that have opened doors in travel and tourism, sports marketing and fashion. What drives them? The challenges of today's infinitely changing marketing and advertising industries.

"We've always been right there with evolving technology and marketing trends," says Co-Founder and Co-Chief CEO Hal Brice. "Today, we're in a great position, able to layer our retail sensibility and strategic insight with digital savvy. I'm not sure anyone else can thread the needle between brand building over time and driving sales week by week."



The agency works under the philosophy that ideas are never limited to products or services, but should be big enough to build a business. "Our goal is to surround our clients' brands with 360 degrees of communications and support that allows their business to expand efficiently," Brice said. "HEILBrice grew up with large, sophisticated retail companies, and that's given us powerful insight on integrated communications. We understand the critical points of brand contact with the consumer, which include everything from TV to in-store to websites to the side of a delivery truck or the way the telephone is answered," Brice continued.

The agency's services include account planning and research; loyalty marketing; creative services across all media (digital, social, print and broadcast); media planning and placement; and video editing and recording in the agency's recording facilities.

*For a list of HEILBrice clients, as well as a detailed demonstration of their process and creative work, visit [www.heilbrice.com](http://www.heilbrice.com).*



The Canyon House at Esencia. Homes from the high \$400s to over \$1 million. Call 949-768-1882.

**As you cross the bridge** into the heart of Rancho Mission Viejo, you see it. A hillside village with views all the way out to the coast. This is Esencia.

It's like nowhere else. A preserved oak canyon greets the Napa-inspired Canyon House. Farm, parks and majestic oaks punctuate the elevated landscape.

And a yearlong calendar of lively events brings neighbors closer together. Who, exactly, is this all for? Couples creating roots?

Fun-loving families? The adventurous 55+ crowd? Yes, yes, and yes. See what Esencia can mean for you at [ranchomissionviejo.com](http://ranchomissionviejo.com).



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**AURORA** by William Lyon  
From 1,340 to 1,931 sq. ft.  
From the high \$400s

**TRELLIS** by Warmington  
From 1,512 to 1,899 sq. ft.  
From the low \$600s

**ARIA** by TRI Pointe  
From 1,763 to 1,948 sq. ft.  
From the mid \$600s

**CITRON** by Ryland  
From 1,797 to 2,205 sq. ft.  
From the \$600s

**VENTANA** by Shea  
From 2,207 to 2,669 sq. ft.  
From the \$700s

**HEIRLOOM** by Ryland  
Opens November 14  
From 2,351 to 3,233 sq. ft.  
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From 2,698 to 3,211 sq. ft.  
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From 3,097 to 3,765 sq. ft.  
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**CORTESA** by Shea  
From 1,816 to 2,362 sq. ft.  
From the \$700s

**ALONDRA** by Shea  
From 2,325 to 2,589 sq. ft.  
From the \$900s





## Rick Hamm Construction Lays the Foundation for the Outlets at San Clemente

**R**ick Hamm Construction Inc. (RHCI) is proud to have worked with Craig Realty Group and Layton Construction to provide the concrete work for Orange County's new coastal shopping experience, the Outlets at San Clemente. As the team that poured the foundation of this amazing retail center, RHCI literally got in on the ground floor!

### Commercial Expertise

RHCI has established a reputation in the California market as an honest and fair commercial concrete company. Over the past 35 years, we have built solid relationships with some of the most respected builders, contractors and architects. Our professional approach and years of experience allow us to get the job done right and overcome any obstacles that may present themselves.

From the initial phone call, our detailed proposals to the finished product, RHCI handles all phases of a project with skill and outstanding customer service. Our crews are the best in the business and our expert finishers ensure superior results.

Commercial services include:

- ▶ Foundations
- ▶ Slabs on grade
- ▶ Driveways
- ▶ Curbs
- ▶ Sidewalks
- ▶ Floors
- ▶ Retaining wall-blocks
- ▶ Geo grid block walls
- ▶ Poured walls
- ▶ Parking lots
- ▶ Repair cracks and joints
- ▶ Commercial steps
- ▶ ADA compliance
- ▶ Custom Wrought Iron & Railings



### Residential Expertise

RHCI is known to many as the go-to contractor of choice due to our knowledge, speed, versatility and reliability. We will meet all your project needs, large or small. We are available for work 24 hours a day, 6 days a week.

If you're looking to modernize your kitchen, update your bath, create a master bedroom or build a new addition to your home, we can build it for you. We promise to treat each customer's property like it's our own!

Residential services include:

#### Interior Construction

- ▶ Countertops
- ▶ Flooring
- ▶ Lighting
- ▶ Cabinets
- ▶ Painting

#### Exterior Construction

- ▶ Foundations
- ▶ Driveways
- ▶ Sidewalks
- ▶ Pavers
- ▶ Siding
- ▶ Swimming pools
- ▶ Decks
- ▶ Re-plaster existing pools
- ▶ Custom BBQs
- ▶ Stucco
- ▶ Masonry walls, etc.

#### Homeowners Associations

- ▶ 24/7 Emergency service
- ▶ General maintenance
- ▶ Repairs
- ▶ Deck and roof repairs
- ▶ Wrought Iron



Rick Hamm Construction, Inc. is a family owned business with more than 35 years of experience. Founded in 1977 by President Rick Hamm, RHCI was incorporated in 1986 and has been headquartered in the city of Orange since 1987. With this long history, RHCI's commercial concrete customers know that they can count on us to deliver quality results every time. Our residential customers appreciate we are a family oriented company looking to create your dreams, and give you quality above and beyond your expectations.

Whether it's a small driveway or a shopping center, office building or a backyard pool, RHCI has the experience to provide you with worry-free project management through completion of your concrete project. We truly believe that a company is only as good as its people. We may have the greatest capabilities in the world, but if we cannot build a relationship, then we have missed our goal as being the most service-oriented company you'll find anywhere.

### Core Principals

Our sole mission is to provide quality construction services with emphasis on safety, excellence and value to develop customer relations based on honesty, dependability and integrity. As a result, we have continued to grow and prosper as an organization and as individuals.

At Rick Hamm Construction, Inc., we recognize your satisfaction as job #1; below are a few of the core principles we use to get there:

#### Quality Driven

With more than 35 years of experience utilizing all types of building materials and expertise spanning all areas of concrete, pavers, and masonry construction, RHCI minimizes the number of subcontractors to manage by self performing a majority of the work, while providing the most integrated design solution. We have been able to consistently deliver on our reputation for uncompromising quality in whatever aspect our clients need us to perform.

#### Performance Driven

On-time construction is a must in today's environment. At RHCI, we appreciate the fact that time is money – especially to our customers. That's why on-time opening schedules and turnover dates must be met. We draw on our wealth of project experience, computerized project management, scheduling systems and diligence from the project managers to ensure the project is delivered on-time.

#### Client Driven

We are proactive in finding solutions for our clients that best achieve their goals. Lasting relationships are the lifeblood of our business. We want the client to feel that our staff is fully committed to the successful outcomes of projects – that's what sets our company apart from others.

#### Value Driven

Our experienced estimating department works in conjunction with our project managers to provide the most competitive prices possible. We strive to ensure good pricing and excellent support from our subcontractors and suppliers, thus ensuring you get the best possible job at the lowest possible price.

*RHCI is a licensed and bonded concrete contractor, and we would love to hear from you. Please feel free to call us or send us an email to get an estimate. To learn more, please call 1.800.742.4266 or visit [www.rickhamm.com](http://www.rickhamm.com).*



# Congratulations to the Outlets at San Clemente

AmTrust Surety is proud to have partnered with Craig Realty Group in providing the off-site bonds required to build the Outlets at San Clemente.

We congratulate the developer, Steve Craig, and his qualified team for creating a world-class facility that will serve as an economic generator for the San Clemente community and surrounding areas for years to come.

With over 35 years of surety bond experience, AmTrust Surety has long played an integral role in providing surety support to developers, home builders, contractors and business entities and individuals throughout California and all across the country. AmTrust Surety is licensed in all 50 states and Washington D.C.

To learn more about how AmTrust Surety can help your business, please call 800.782.1546 or visit [www.AmTrustSurety.com](http://www.AmTrustSurety.com).



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## New Taylor Morrison Neighborhood Debuts at Welton at Beacon Park

Taylor Morrison's newest Irvine neighborhood, Welton at Beacon Park, opened to the public with a weekend celebration August 15 and 16.

Part of the innovative Great Park Neighborhoods, named the 2015 Community of the Year by the National Association of Home Builders, Welton at Beacon Park offers the benefits of living in one of Southern California's most sought-after areas, while embracing home buyers' desires for a lifestyle offering great options for outdoor recreation.

Beacon Park is the most recent addition to Great Park Neighborhoods' master-planned community. Here, homes will center around Beacon Park, where residents will gather for fun on the Great Lawn and in the Meeting House, competing on the covered outdoor sport courts and lounging in the pool, while children explore the community's play areas.

"This is the type of community people long to call home," said Phil Bodem, president of Taylor Morrison's Southern California division. "It's a neighborhood that offers a lifestyle Californians value, and it's a destination community that welcomes a reprieve from the hustle and bustle of the outside world."

Taylor Morrison homes at Welton at Beacon Park feature open-concept kitchens and living rooms, three to four bedrooms, private master retreats, two-car garages and models that offer California rooms.

Homebuyers will have three thoughtfully crafted and well-appointed floor plans to choose from at Welton at Beacon Park, priced from the low \$900,000s and ranging in size from approximately 2,188 to 2,739 square feet.

Taylor Morrison offers a variety of architectural styles to choose from, including Spanish, Mid-Century Modern, American Traditional and Farmhouse styles.

In addition to a community of beautiful new homes, residents of Welton at Beacon Park will enjoy excellent shopping and dining at Woodbury Town Center and Orchard Hills Town Center, close proximity to major employment centers, and access to top-ranked schools.

Children living at Beacon Park will attend schools ranked in the top 10 percent of all California schools: Canyon View Elementary School, Jeffrey Trail Middle School and Northwood High School in the Irvine Unified School District.

For more information about Welton at Beacon Park visit [www.taylormorrison.com](http://www.taylormorrison.com).

### About Taylor Morrison

Taylor Morrison Home Corp. (NYSE: TMHC) is a leading national builder and developer based in Scottsdale, Arizona and operates under two well-established brands, Taylor Morrison and Darling Homes. Taylor Morrison builds and develops distinctive communities from coast to coast, serving a wide array of homeowners and aimed mainly at first-time, move-up, luxury and 55 or better customers. Darling Homes builds communities in Texas, catering to move-up and luxury homebuyers seeking a personalized building experience. For more information about Taylor Morrison and Darling Homes please visit [www.taylormorrison.com](http://www.taylormorrison.com) or [www.darlinghomes.com](http://www.darlinghomes.com).

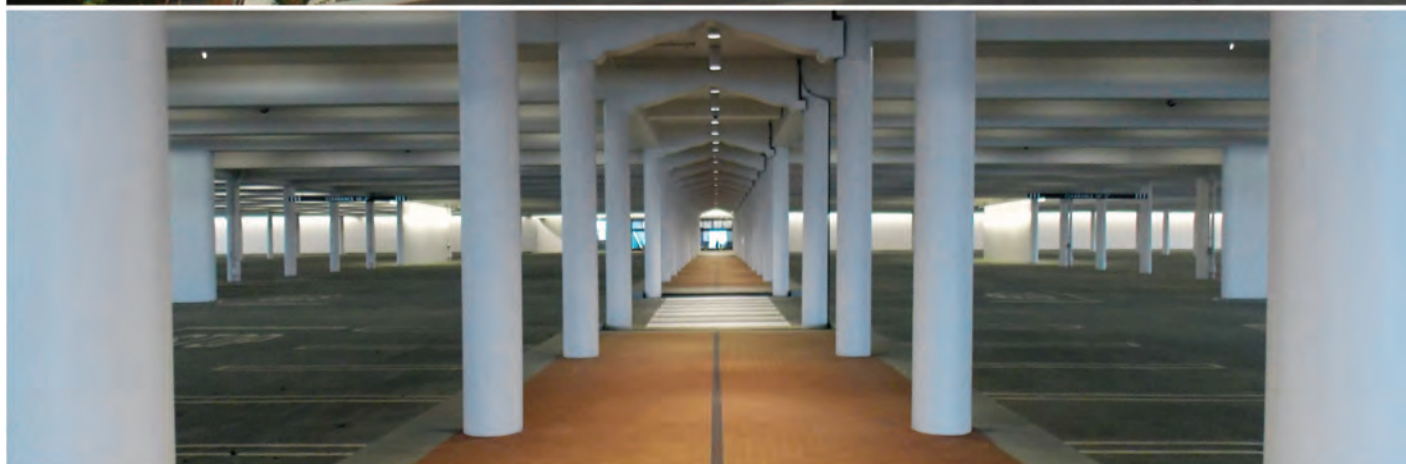


Bomel Construction is a proud contracting partner to



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for the Outlets at San Clemente Parking Structure



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Outlets  
*at San Clemente*

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