

THE WARMINGTON GROUP OF COMPANIES

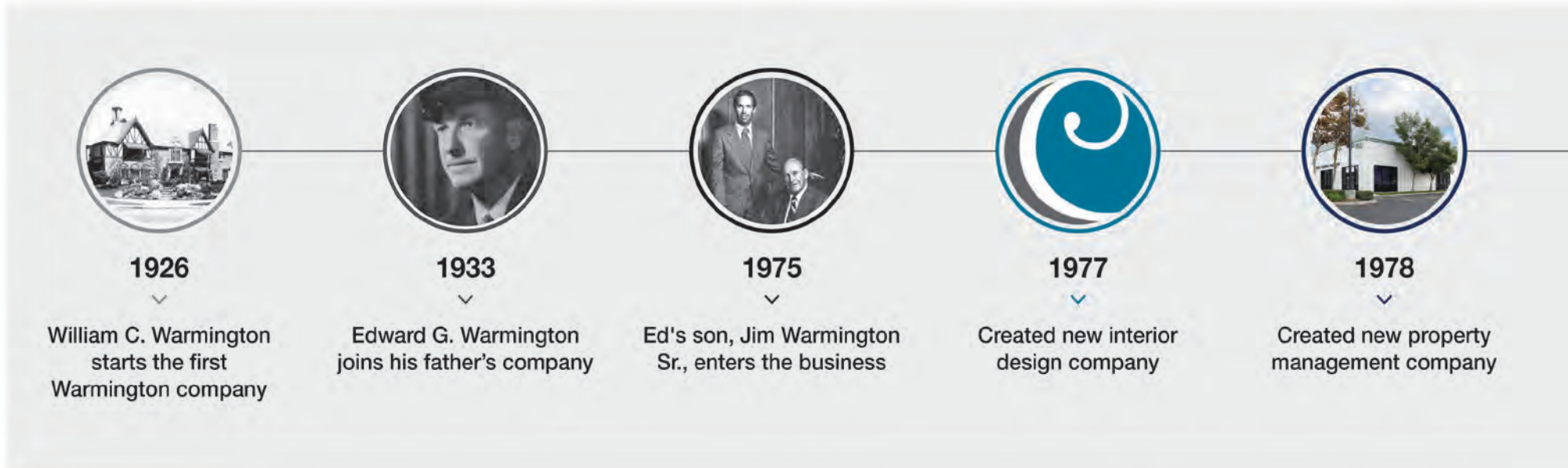
A Wealth of Experience, a History of Success.

Celebrating 90 years.



Warmington
BUILDING A LEGACY SINCE 1926

The evolution of a company: "Homebuilder to



With a rich history that spans nine decades, Warmington is proud to have played a unique role in the development of Southern California and beyond. In a rare display of longevity, growth, and versatility, the Warmington group of companies has been continuously operating and building a legacy since 1926.



1926: William C. Warmington founded the very first Warmington company in Los Angeles, as a custom homebuilder for Hollywood executives and luminaries including Shirley Temple, Douglas Fairbanks, Jr., Claudette Colbert and Henry Fonda, among others. Warmington quickly earned a reputation as the "homebuilder to the stars." Its homes were in up-and-coming locations of that time: Bel Air, Beverly Hills, Brentwood, Westwood, and Hancock Park. Many of these custom estate residences still stand today and are revered for their style, history, and impressive craftsmanship.

1933: In 1933, William's son, Edward G. Warmington, joined his father's firm. Before that decade ended, Ed was specializing in smaller homes of 2,500 to 3,500 square feet.

As the 1940's unfolded, Warmington was building its first "tract" homes in areas like Lakewood and Belflower, suburbs of Los Angeles. As it became apparent that Beverly Hills and its environs were filling rapidly and that good housing for moderate income families was needed, especially later in that decade as the post-war building boom was in full swing; that early Warmington company began to place more emphasis on tract development.



1975: Having worked for his father since the mid-1960's, Jim Warmington Sr., assumed leadership of the family's company as president. Determined to meet the strong demand for housing and recognizing an opportunity to further grow his company, Jim Sr. expanded into new areas like Cerritos, Cypress, Anaheim, Orange, Santa Ana, Irvine, and others. It was during this time that Warmington began to build and market a "townhouse" project.

This pioneering effort proved to be a huge success and pointed the way for much of that company's activities in the coming years. Also, during this time, the company introduced several distinctive product lines or "series of homes" that offered the variety, style, and price point to appeal to all types of buyers and helped Warmington create its niche in the planned community environment that was emerging.



1977 - 1996: The 1970's were a time of great growth for Warmington. In addition to expanding its product line and market areas locally and regionally with its expansion into Northern California, new business endeavors saw the formation of what is today Warmington Properties, Inc., and Chateau Interiors & Design. These new Warmington companies meant increased diversification and specialization into the realms of interior design and ultimately options management, as well as building apartment communities and commercial and multifamily acquisitions, and property management in multiple states including California, Nevada, and Arizona. Warmington further expanded its presence in 1996 when it opened a Nevada division and began building new homes and apartments in the Las Vegas area.

More than a Home Builder. A full service Real Estate Organization.

With its long history and abundance of new homes in markets throughout California and Nevada, the Warmington name is most often associated with homebuilding. But Warmington also is a property management company with a portfolio of both multifamily and commercial properties valued at more than \$875 million.

the stars" to star homebuilder and beyond.



1980

Northern California division opens



1996

Nevada division opens



2007

Jim Warmington Jr. becomes president



2009

Created new online options management company



2016

Warmington celebrates 90th anniversary

2007: Jim Warmington Jr. became President, officially beginning the group's fourth generation of Warmington family leadership. By December, the world had officially entered into "the great recession and once again, Warmington fell back on its strength, conservatism, and diversification as it adjusted to these new realities and found its niche in a depressed market. A corporate reorganization that reduced overhead and improved efficiency positioned Warmington to concentrate its efforts on projects not sought after by the bigger, public builders, who generally favored those with higher lot counts and finished lots. Warmington leveraged its reputation and built personal relationships with sellers, thereby gaining access to many "off market" opportunities.



2011-2016: In 2011, Warmington's acquisition strategy of identifying sub-markets that were displaying strengthening demand and stabilizing prices, which primarily included infill locations within positive employment areas and low resale distress, had begun to pay off.

A major turning point came in 2012 when Warmington was selected by the Rancho Mission Viejo company to build the first new neighborhood in four years within the South Orange County gated village of Covenant Hills, in Ladera Ranch. The Legacy Collection, as it was known, was very well received because of its innovative single-



level styling that included a strong emphasis on indoor/outdoor living spaces, and its luxurious, view-oriented setting. This was a signal that the market was coming back. There was pent-up demand, and shoppers were ready to buy when the opportunity and price were right. Warmington bolstered its land acquisition teams in all of its divisions, combining its core strengths of longevity and experience with its current model of versatility and ingenuity to acquire new deals and achieve sales success in a wide variety of markets with multiple product types.

The group continues to actively seek revenue-generating projects that fall within its entitlement, land development, and homebuilding expertise; and is aggressively looking for new acquisitions that maximize its primary expertise of entitling and developing land, and building homes to create beautiful residential communities.

In 2016, Warmington celebrates 90 years and four generations of family leadership. Jim Warmington Jr. is now serving as CEO, overseeing the management and executive responsibilities of the Warmington group of companies. Matt Tingler became president of Warmington Residential in January.



scan to view video

Around the block a few times.

In its nine decades, Warmington has seen and survived it all -- from Great Depression through Great Recession. Starting with the lows of the stock market crash in 1929, through the ensuing great depression, "stagflation" in the 1970's, record-high 18% interest rates in the 1980's and the subprime mortgage crisis brought on by the great recession that began in 2007, Warmington's strength, conservative business practices and ability to adapt has ensured its success for 90 years.

Still growing after all these years.

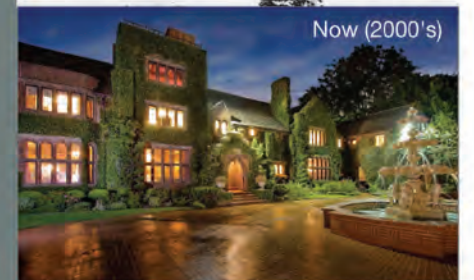
Warmington has been recognized by the Orange County Business Journal as a Fastest Growing Private Company in 2007, 2012, 2013, 2014 and 2015 and as one of OC's Largest Private Companies in 2014, 2015 and 2016. And it regularly makes Professional Builder's list of Housing Giants.

A lasting glow instead of a flash.

As a custom homebuilder, Warmington worked with many renowned Los Angeles architects in the 1920's through 1940's like Wallace Neff, Paul Williams and Gerard Colcord. These architects and many of the homes they designed have withstood the test of time and are still revered today, commanding impressive prices at market. Warmington had the privilege of crafting these homes and was credited for "giving the architect's genius its fullest expression and delivering work of the highest order."



Then (1940's)



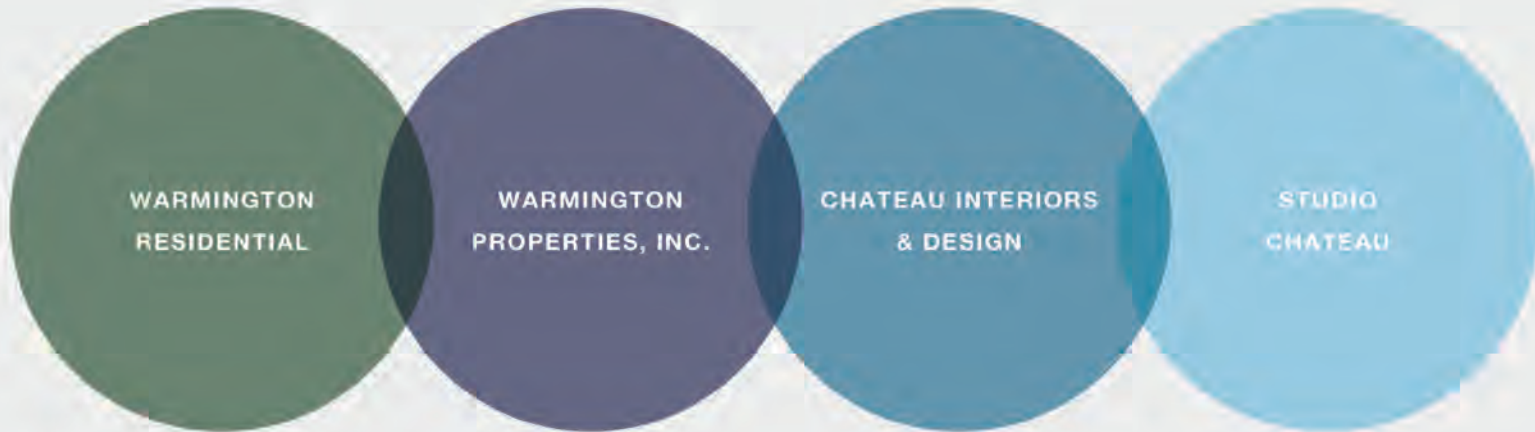
Now (2000's)

Our most famous spokesman.

In the 1970's, Warmington had the distinct honor of working with Mr. Dick Van Dyke. He thought very highly of Warmington and its commitment to excellence and did some promotions on our behalf. Warmington built many homes for movie stars but getting to work with Dick Van Dyke definitely was a high point and a huge benefit to us having ties to Hollywood!



The Warmington group of companies



We are a group of synergistic real estate companies that are strategically aligned, sharing resources and years of combined experience.

Warmington Residential

This flagship company is focused on residential construction and develops and builds a variety of housing types including single-family and multifamily communities.

A foundational strength of Warmington Residential is its reputation and long-standing relationships with many of its key partners and investors. The group of home building companies' longevity and many years of experience provide a key advantage in the marketplace.

In addition to its corporate headquarters and Southern California division offices that are located in Costa Mesa, California, Warmington Residential has division offices in San Ramon, California and Las Vegas, Nevada.



Warmington Properties, Inc.

Warmington Properties has developed, acquired and managed commercial, industrial, retail, apartment and marina property assets throughout California, Nevada and Arizona.

With a total value of more than \$875 million in assets under management, WPI's portfolio includes 10 apartment communities, 2 student housing projects and 21 commercial properties. Our expertise covers a wide range of property sizes, asset classes, product types and regions.



Chateau Interiors & Design

Chateau Interiors & Design is an all-inclusive interior design firm.

Initially established to service new Warmington homebuyers in the coordination, selection and installation of options and upgrades, Chateau Interiors & Design set the standard for excellence in its approach to new home buyer options and upgrades services. Since its inception, the company has evolved into an autonomously operating company with a variety of builder-clients.



With an expansive main showroom located in Irvine and regional showrooms in Corona and Las Vegas, Nevada; Chateau Interiors & Design serves approximately 600 new home buyers annually and currently serves as the "in-house" design center for Warmington, as well other large and mid-size builders in Southern California.

Studio Chateau

Studio Chateau offers innovative options management.



An innovative builder-specific options management software program, Studio Chateau is currently servicing 374 communities across the U.S. It has quickly become an industry standard and has garnered the attention of homebuilders throughout the country. With 40 builder-clients, including four of the top 10 nationwide builders, Studio Chateau is significantly improving the homebuyer experience and increasing

the volume of options and upgrades sold. All of its builder-clients count on the reliability, ease of use and convenience that Studio Chateau provides.



HomesByWarmington.com



WarmingtonPropertiesInc.com



ChateauInteriorsandDesign.com



StudioChateau.com



It takes a family to build a home.

Best wishes to the Warmington family of companies on 90 successful years. We look forward to our continued partnership as you reach the century mark and beyond!



Resmark[®]
Land and Housing

Resmark.com



Your team
always
makes a big
impression.



Congratulations to
Warmington Residential
from all your friends
on The Ranch.



RANCHO MISSION VIEJO®



Tablelands takes you back to a simpler time when families had dinner together, kids rode their bikes from dawn to dusk, and when community meant just that

tablelands
COSTA MESA

Matt White Custom Homes and Warmington Residential Collaborate to Create Tablelands

*New boutique community to debut
in Eastside Costa Mesa in early 2017*

It seems fitting that, as we celebrate the 90th Anniversary of Warmington Residential, Matt White Custom Homes would announce its latest project with the storied homebuilder: Tablelands. This new boutique community – currently in development in sought-after Eastside Costa Mesa – continues the tradition of creating quality homes and meaningful communities for which Matt White Custom Homes and Warmington Residential are known.

“The influence of Warmington Residential in our industry can’t be overstated,” says Matt White, founder of Matt White Custom Homes. “Our company continues to draw inspiration from Warmington’s legacy, and we are honored to be collaborating with them on our latest project, Tablelands.”

A modern homebuilding company founded on the traditional principles of quality, integrity and value, Matt White Custom Homes (MWCH) is one of the most trusted builders of new home communities and fine custom homes throughout Southern California. Tablelands, the firm’s third development partnership with Warmington Residential, encompasses an exclusive collection of eight single-family detached homes in a prime Eastside Costa Mesa location.

Inspired by the coastal farmland history of the site, and in honor of its ideal Costa Mesa location, MWCH selected the name Tablelands – a direct translation of Costa Mesa (Spanish for “coastal tableland”) – for the project. The community is set to premiere in early 2017 and will offer an appealing range of floor plans designed with today’s families in mind. Designed in appealing modern farmhouse style, the homes at Tablelands will span two levels, approximately 1,900 square feet, and feature three to four bedrooms. Each floor plan also includes spacious rooms – indoors and out – for everyday living and entertaining, year-round.

“We intentionally conceived Tablelands to take us back to a simpler time,” says White. “A time when families gathered around the dinner table every night, when kids spent summers playing outdoors from dawn to dusk, and when community meant just that. Tablelands is the type of place where today’s homeowners want to live, raise families, and really know and enjoy their neighbors.”

Family-favorite Eastside Costa Mesa provides the perfect setting for the homes at Tablelands. As one of the most popular addresses in Orange County, Eastside Costa Mesa places homeowners within minutes of the best shopping, dining and entertainment that Costa Mesa and Newport Beach have to offer – as well as the world-class beaches of Newport and Huntington.

Tablelands is set to follow on the success of MWCH’s other intimate communities within Eastside Costa Mesa, including Nautica, Midtown and East Haven. In each of these quickly sold-out developments, MWCH demonstrated that their unique blend of art and science is what makes a home feel like “Home.”

“To us, every home we develop is much more than a project,” says White. “It’s a promise to deliver an extraordinary home for modern living that stands the test of time.”

For more information on Matt White Custom Homes and Tablelands, please visit tablelands8.com or call 714.557.1325.



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- WORKERS COMPENSATION
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- SURETY
- PERSONAL LINES

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*Congratulations to
Warmington on your
90 year anniversary.
We are proud to partner
in your success.*



A Trusted Source for All Your Land Development Needs

When Moote Companies was established our mission was clear: to develop long-standing relationships with our clients by delivering a high quality service that is consistent with our core values and that put the client and the project first.

Over the course of our firm's history, we have developed an unparalleled service to meet the diverse needs of our clients. Whether we are estimating the land development improvements, administrating the site purchasing process, or managing the work in the field, our firm strives to exceed our client's expectation. Our service is objective, accurate, on time and can be trusted.

By leveraging our firm's extensive employee knowledge, experience and industry relationships, Moote Companies has become the premier firm for all our client's pre-construction, during construction and post-construction needs.

We look forward to working with you and your organization and appreciate the opportunity to introduce you to our team.

"Accurate, detailed, and on schedule while meeting our financial objectives is my assessment of Moote Companies. They provide initial land development budgets and then validate them with purchasing the site work. I would recommend them to any Developer taking on land development."

- Jay Deckard
Corporate Vice President, Community Development
Warmington Residential

Our Story

Moote Companies was established from the foundation of The Moote Group in 1974. Our founder, Paul A. Moote, founded the company with honesty and integrity being at the foundation of our service. Our sole purpose is to assist developers, builders, financial institutions, municipal agencies, engineers, land brokers and appraisers with certain aspects of their land development and infrastructure processes. Our core services emphasize civil engineering and construction feasibility, land development, cost estimating, infrastructure, bidding and purchasing, construction management, and project administration.

Because Integrity Matters

We pride ourselves on having integrity and honesty with every client relationship. After many years of client successes, we have earned the reputation as a reliable, objective third party in

the land development and building industry. We are known for an accurate, timely, and comprehensive service that always maintains what is best for the project as our first priority. We treat each new project as if it's our own, always looking for ways to enhance and value engineer the project. By providing our clients with an accurate, timely, and comprehensive service we have become a valuable member of our client's team.

What We Do

We provide the industry with a diversified set of services ranging from land development cost estimating to site purchasing and bidding, all the way through construction management and project close out. Our services are well known across the industry as being objective, timely, and accurate. We understand the many aspects of each client's land development and infrastructure needs.

We Have Experience

We have consulted our clients through many landmark developments and federally funded projects throughout the western United States. Over the past four decades, we have maintained a strong reputation and close relationships with land developers and builders, financial institutions, engineers, government agencies and contractors.

For more information, contact Greg Perrine at gperrine@moote.com or 949.428.1400 ext. 246.



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Chateau Interiors & Studio Chateau Offer the Ideal Interior Design Solutions for the New Home Builder

Chateau Interiors & Design and Studio Chateau have been servicing the new homebuilder community for more than 45 years combined.

Founded in 1978, Chateau Interiors is a full-service interior design firm assisting new homebuyers in creating a home that reflects their personal style, while focusing on meeting the needs of the homebuilder options program. Chateau Interiors also offers interior design solutions to homeowners who desire professional consultation and design upgrades. Their team will create a plan, set a budget, make selections and oversee all installations and professional services.

Headquartered in Irvine, California, they maintain a 6,000-square-foot design center and state-of-the-art showroom. Chateau Interiors is the largest, most-recognized and technologically advanced interior design firm on the West Coast with three showrooms, including Corona and Las Vegas locations.

In 2012, Chateau Interiors was named Design Center of the Year by The SoCal Awards followed by a Sliver Award Winner at The Nationals, the nation's largest sales and marketing competition honoring superior sales and marketing achievements by individual professionals, homebuilders, associates, and sales and marketing councils.

Studio Chateau is a software technology that offers a web-based program that improves communications during the new home purchase process paired with the interior options selection process. The system connects the homebuyer, sales, design center, purchasing,



accounting, construction, trade partners, subcontractors and escrow by providing them all with accurate real-time information.

Studio Chateau includes: a visual, lot-specific options catalog for each community, drag-and-drop placement diagrams for each floorplan, construction cut-off date notification and management, purchase order generation and subcontractor notification, flooring entry and installation date management, accounting management and customer service follow-up and survey. The creation of this innovative program stems from the 38-year history of sister company Chateau Interiors.

Studio Chateau continues as the nation's leader in design center technology for homebuilder options. They have just celebrated their seven-year anniversary and marked the occasion with new branding efforts to include a modernized logo and responsive website.

With 788 new homebuilder communities using Studio Chateau, the software has sold more than \$304 million in flooring in addition to more than \$1.1 billion in option sales.

Currently, over 49,000 homebuyers, vendors and homebuilders are utilizing Studio Chateau to sell their options and upgrades.

The Chateau Interiors and Studio Chateau partnership strike the ideal balance for the home builder with a complete solution for all their design center needs.

For more information regarding Chateau Interiors & Design or Studio Chateau, visit online at www.chateauinteriorsanddesign.com and www.studiochateau.com.

HERE'S TO



FRIENDS

The ones who look after each other—always ready to lend a hand. Kindred spirits with a will to make their community a better place.

Congratulations to our friends at Warmington Residential, on 90 years of excellence in home building.



Building on Nine Decades of Success

Honoring a Longtime Partner

"Quality. Ethics. Performance. A business doesn't reach its 90th year without such essentials," says Robert N. Goodman, Chairman and CEO of The Resmark Companies about investment partner The Warmington Group. For Warmington, these cornerstones are all part of a time-tested approach to developing communities and homes that are important to the residents that call them home. And for equity partner Resmark, the Warmington way is precisely what makes the company a trusted, long-time joint venture development partner.

Since its beginnings in 1926, when William C. Warmington quickly became the go-to "builder to the stars" in and around Hollywood, the company has grown into a full-service real estate organization with expertise in residential home building and community development. From classic Warmington suburban neighborhoods, to innovative homes in urban pockets, the family heritage of craftsmanship stands the test of time and appeals to next-generation buyers.

"While Warmington has always been known for its quality work, what's equally impressive is that the new generation of leadership, led by CEO Jim Warmington Jr., brings the company's original brand promise to the modern consumer," says Connie Emmitt-Stern, Executive Vice President of Investments with Resmark's Land and Housing group. Keeping a finger on the pulse of what's current and desired by the modern consumer, Warmington maintains what Emmitt-Stern describes as "a blend of tradition and relevance that's very unique."

Sharing a Vision

Teaming up early in the current economic recovery, Warmington and Resmark found they share similar strategies for identifying prime locations in desirable residential submarkets. Together, they have partnered on multiple projects from the hills of Orange County and the streets of Los Angeles to San Francisco's Peninsula and East Bay.

Equally important, the two companies share values that are as important as the land their developments are built on.

"The first thing we consider when looking at a new investment is, who is the partner? Our business is only as good as the partners we create relationships with," Goodman adds.

"Resmark has many valued partners, and we respect when both sides can come together with a longer term view," Emmitt-Stern points out. "It's not about a one-time transaction, but a longstanding body of work together. We know Warmington shares this vision, because they value enduring affiliations with lenders and equity partners."

Celebrating Successful Communities

It was 2012 when Warmington and Resmark joint ventured to develop the Legacy Collection at Covenant Hills in Ladera Ranch. The luxurious homes' size and price point were considered unusual at the time, but the community was very well-received in the market. It was a bold move, but one that underscored the power of the right partners. Next up was NELA, an innovative urban new home project in L.A.'s up-and-coming Glassell Park, whose close out proved that Warmington could make its mark far from the suburbs.

2016 will see final closings at Annie Street and Talamore, two Bay Area urban infill projects; continuing sales at Trellis and Canopy at Escencia in Rancho Mission Viejo, luxury stacked flats at Opus at Beacon Park in Irvine's Great Park, as well as at the Driftsong community at Wallis Ranch in Dublin.

Next year is set to be equally active. Warmington and Resmark will continue their partnership with the launch of several additional projects, including Trestle, a sister community to Driftsong; single family attached and detached homes in Silicon Valley's hot Mountain View zip code; and The E.R.B., a mixed-use and single family development in trendsetting Eagle Rock northeast of Los Angeles.

After nine successful decades, Resmark's Goodman notes that Warmington has quite literally become a household name among home buyers and the real estate community alike, adding, "This milestone anniversary is truly cause for celebration."



Canopy at Escencia at Rancho Mission Viejo



Opus at Beacon Park at Great Park Neighborhoods, Irvine



Driftsong at Wallis Ranch, Dublin



EPIC Honors Warmington's Success



EPIC Retiree Bill Bergan sends his congratulations from one of his favorite fly-fishing spots

Passing on a great legacy of ownership and leadership over a 90-year span is an amazing accomplishment for any company. But when it's a residential home-building company that can survive the ups and downs of their industry for 90 years, it is a true testament, not only to the integrity and hard work of the owners and employees at Warmington Homes, but also speaks to the quality of their product and their ability to adapt and change to the needs of their customers.

This isn't to say that over the 90-year period there have not been obstacles on their path to success, but everyone at Warmington Homes remained steadfast; maintained their high standards of construction; followed their business model, even when others disagreed; and found a way to survive and thrive when many others failed, particularly over the most recent long and difficult recession.

Warmington Homes has proven time and time again that they can build with attention to detail and high quality, yet maintain a reasonable and competitive price point for their customer. We hope that this 90th year will provide nothing but ongoing positive results for Warmington and give them renewed strength and ingenuity to survive another 90!

With all of the changes in the surety industry over the past decade, we are proud to remain a part of Warmington Homes' surety team for more than 35 years and thank Warmington for their continued partnership with us. We wish for many more decades of success and extend a heartfelt "congratulations" to the entire Warmington Family on this fantastic milestone of 90 years in business!

All the best,

Your Surety Team at EPIC:

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Matt White Custom Homes
 Congratulates Warmington Residential
 on 90 Years of Building Homes
 for Generations to Come.

Continuing Warmington's legacy of creating quality homes and meaningful communities, MWCH - in collaboration with Warmington Residential - presents **Tablelands**, 8 single family detached homes in Eastside Costa Mesa.



Explore and Experience Elevated Living at Esencia

- ▶ Meet up for coffee and conversation at The Canyon House
- ▶ Enjoy the bounty of the harvest at Esencia Farm
- ▶ Take the kids for a hike through Oak Canyon
- ▶ Join your Gavilan “gal-pals” for water aerobics at The Outlook
- ▶ Mark the progress of The Hilltop Club, now under construction

The choice is all yours at Esencia, the scenic South Orange County village now offering a wide assortment of new homes for sale, recreational amenities, events, activities and clubs for homebuyers of all ages and life stages!

Priced from the upper \$300,000s to over \$1 million, the homes at Esencia include an impressive selection of attached and detached homes, as well as “Gavilan” neighborhoods of primarily single-story homes exclusive to the 55+ crowd.

Terraced along hillsides and atop some of the area’s highest elevations, homes at Esencia are now available within the Canyon House Neighborhoods and the brand new Hilltop Neighborhoods, where distant coastal views and territorial backcountry panoramas abound.

Visit www.RanchoMissionViejo.com today to download driving directions to the Esencia

Esencia

Visitors Center where helpful community representatives will assist you in your home search; share about RanchLife programs, partnerships, events, activities and clubs; as well as show you 3D computer images of Esencia’s many social and recreational amenities!

The Visitors Center is also “the place” to hear about the new Sendero Marketplace retail plaza (welcoming Gelson’s soon), Esencia K-8 school (slated to open in Fall 2018), the docent-led activities on The Reserve at Rancho Mission Viejo, and life in the Agrihood™ where three community farms conduct culinary workshops, grow fresh produce and help foster healthy lifestyles.

Plus, get the details on The Hilltop Club, scheduled to open this coming Spring. Envisioned as the recreational and social heart of Esencia, The Hilltop Club is designed as a resort-style clubhouse with indoor-outdoor fitness and group exercise spaces, swimming pool, wading pool, spa, seasonal/special events bar with lounge seating, BBQ pavilion, bocce ball courts, game arcade, firepits, and a large lawn for community events and celebrations.

Then, visit the model homes for the existing Canyon House Neighborhoods, including those Canyon House Neighborhoods offering new phases in the Hilltop Neighborhoods

Congratulations to the Warmington group of companies on your 90th anniversary.

Warmington Properties, Inc. is proud to be a part of your success.



Value. Service. Location.

Warmington Properties, Inc. (WPI) is a full service real estate company specializing in acquisitions and asset management. Our portfolio includes apartment communities and commercial properties throughout California, Nevada and Arizona.



WarmingtonPropertiesInc.com

Congratulations

WARMINGTON HOMES

ON **90** years

WE ARE HONORED AND PROUD TO BE A PART OF THIS GREAT STORY.

YOUR SURETY TEAM

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(encompassing the existing all-age neighborhoods of Aria and Aubergine by TRIPointe Homes, Citron and Heirloom by CalAtlantic Homes, and the Gavilan 55+ neighborhood of Cortesa by Shea Homes).

And, head up to The Hilltop Neighborhoods' brand new model homes:

- ▶ **Sage** – townhomes ranging from 931 to 1,791 sq. ft. by Meritage Homes. Priced from the high \$300,000s
- ▶ **Veranda** – townhomes ranging from 1,681 to 2,254 sq. ft. by MBK Homes. Priced from the high \$500,000s
- ▶ **Iris** – a “Gavilan” neighborhood of primarily single-story detached homes ranging from 1,729 to 2,340 sq. ft. by CalAtlantic Homes. Priced from the mid-\$600,000s
- ▶ **Arista** – a “Gavilan” neighborhood of primarily single-story detached homes ranging

- from 1,466 to 1,875 sq. ft. by Del Webb Homes. Priced from the high \$600,000s
- ▶ **Canopy** – single family detached homes ranging from 2,153 to 2,799 by Warmington Residential. Priced from the low \$700,000s
- ▶ **Briosa** – single family detached homes ranging from 3,069 to 3,491 sq. ft. by William Lyon Homes. Priced from the high \$900,000s

Explore and experience Esencia today, recently named “Master Planned Community of the Year” by the Building Industry Assn. of Southern California AND voted “Best New Home Community in Orange County” by local newspaper readers!

For more information, visit RanchoMissionViejo.com or call the Esencia Visitors Center at 949.768.1882.

CONGRATULATIONS

WARMINGTON HOMES ON 90 YEARS OF BUILDING THE WEST COAST

It's been our privilege to partner with Warmington Homes for over 35 years and it's our honor to toast to their success. Their indelible mark of unabiding passion, character and integrity resonates in every residential community they've touched. Here's to another 90 years, the best is yet to come!



studiochateau.com



CHATEAU
INTERIORS & DESIGN

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Warmington Residential Introduces New Luxury Flats Collection at Great Park Neighborhoods

Life is different here at Great Park Neighborhoods. It's a place where friendships are made, new stories are written and the road less taken is encouraged. At Beacon Park, the second of the Great Park Neighborhoods, unique collections are made up of prestigious new homes offered by some of the most respected homebuilders in Orange County. Which is why we're happy to be part of Warmington Residential's 90-year anniversary of homebuilding. Warmington Residential is bringing their reputation as a recognizable name in the home building industry through Opus, a collection of brand new homes completing the story of Beacon Park at Great Park Neighborhoods, set to open on Saturday, November 5.

With a rich history that spans nine decades, Warmington Residential has played a distinctive role in the development of Southern California with a rare display of longevity, growth and versatility. Warmington Residential's status for custom-quality excellence and craftsmanship has carried forward to Opus at Great Park Neighborhoods' Beacon Park. This collection of luxury flats feature single-level living in a stylish and convenient setting in Irvine, around the perimeter of the sprawling Orange County Great Park. At Opus, five single-level plans will offer two to three bedrooms, a den (per plan) and optional open-air rooftop decks.

At Great Park Neighborhoods, residents are welcome to enjoy neighborhood amenities throughout Pavilion Park, Beacon Park and future neighborhoods. Amenities include resort-style pools and spas, a bocce court, the Meeting House and Patio with an outdoor kitchen, children's play areas, basketball courts and an expansive lawn. Also ready for exploration is The Lookout, a unique and elaborate tree house inviting guests to rest in the shade and enjoy a beautiful view overlooking the neighborhood park and Orange County Great Park.

Great Park Neighborhoods is also now home to two new, state-of-the-art public schools: Beacon Park School [K-8] and Portola High School. With award-winning education just around the corner, Beacon Park students have exclusive access to innovative education from the Irvine Unified School District, ranked among the best in the state.

At Beacon Park, new home collections are offered from nine homebuilders, D.R. Horton, K. Hovnanian Homes, Lennar, Pulte Homes, Richmond American Homes, CalAtlantic Homes, Shea Homes, Taylor Morrison and Warmington Residential, starting from the \$600,000s.



Opus at Beacon Park at Great Park Neighborhoods, Irvine

Visit Beacon Park between 10 a.m. and 6 p.m. To arrive, take the I-5 South and exit off Sand Canyon Avenue in Irvine. Continue on Sand Canyon Ave. to Irvine Blvd. and take a right. Then, make a right on Ridge Valley and follow the signs for Beacon Park. The neighborhood can also be conveniently accessed by taking 133 North Toll Road to the Irvine Blvd. exit, then proceeding east to Ridge Valley.

FivePoint Communities Management Inc. is the development manager of Great Park Neighborhoods, the only master-planned community adjacent to the Orange County Great Park. To receive the latest news about Great Park Neighborhoods and information about Beacon Park, visit GreatParkNeighborhoods.com.

Explore the luxury collections of Beacon Park, including Warmington's new Opus collection opening on Saturday, Nov. 5.

Congratulations
to Warmington
on 90 years
of success!



A trusted source for all your land development needs



Congratulations to our partners at Warmington Residential in their celebration of 90 years in business. We are honored to have done business together over the past decades with such a prestigious and experienced home builder. We wish you continued success in all endeavors.

Best Wishes,

Greg Perrine, Marji Knitter, and Paul Moote

Moote Companies



We are filled with optimism for the great things still to come.

Proud to be celebrating 90 years in 2016.

With a rich history that spans an impressive nine decades, Warmington is proud to have played a unique role in the development of Southern California and beyond. In a rare display of longevity, growth and versatility, the Warmington group of companies has been continuously operating and **building a legacy since 1926**. The very first Warmington company was founded by William C. Warmington in Los Angeles, California, as a custom homebuilder for Hollywood luminaries and executives as well as prominent business leaders of that era.

Today, the Warmington group of companies is a full-service real estate organization that maintains expertise in residential home building, entitlements, community development, apartment construction, acquisitions, interior design and apartment and commercial property asset management. Operating in California and Nevada, the group of companies is comprised of Warmington Residential, Warmington Properties, Chateau Interiors & Design and Studio Chateau.

Special thanks to our partners and associates. Your support over the years has made our success possible.





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Congratulations Warmington Homes

It has been an honor and a privilege to work alongside the Warmington Homes Team for the past 15 years.

Your commitment to top notch teamwork has produced some exemplary projects.

Design Tec wishes you many more years of success.



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and the legacy they have built over **90 YEARS** and will continue to develop for many more years to come.



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