



A Passion for Great Places®





History

Committed to building lasting communities that enrich quality of life today and in the future, DMB is a diversified real estate investment and development company founded in 1984. DMB's property holdings located in the Western United States include primary residential and resort/recreational communities, signature commercial and mixed used developments, and high-quality country clubs, health clubs and spas.



Our Unique Approach

DMB strives to build extraordinary communities that enrich people's lives, creating long-term value for the greater community and also our Company, partners and customers. It is DMB's commitment to community life and partnerships that distinguish our legacy, creating communities that live well and are sustainable for generations to come.

DMB

A PASSION FOR GREAT PLACES™





Primary Home Communities





SCOTTSDALE,
ARIZONA

DC Ranch

Nestled in the McDowell Mountains, DC Ranch pays homage to the heritage of the land with distinctively crafted homes, premier golf and rich family experiences.

- Partnership with the Marley-Corrigan Family
- 8,300 acres at the geographic center of Scottsdale
- Entitled for approximately 3,000 homes
- Entitled for 1.6 million square feet of commercial space
- 3,697 acres retained for community development
- 4,600 acres added to McDowell Sonoran Preserve which will ultimately include 36,000 acres of natural, public open space



SCOTTSDALE, ARIZONA



Silverleaf

Silverleaf offers an artful design for desert living with both the closeness to social amenities and the luxury of private residential club living.

- Partnership with the Marley-Corrigan Family
- 2,000 acres in Scottsdale
- A private enclave of 700 custom and semi-custom homesites in classic neighborhoods and grand estates within the DC Ranch community
- 50,000-square-foot Silverleaf Club and Spa
- Tom Weiskopf-designed 18-hole championship golf course



BUCKEYE, ARIZONA



Verrado

Comfortably familiar, yet completely original, Verrado recaptures the friendly spirit of a great American small town.

- Partnership with Caterpillar Foundation
- 8,816 acres in the foothills of the White Tank Mountains
- Entitled for approximately 14,000 homes, including an active adult district for approximately 3,000 homes
- Entitled for 4 million square feet of commercial space
- Elevation ranges from 1,100 to 3,600 feet
- Elaborate park and trail system
- High-performing elementary, middle and high schools located within community
- Banner Health Care facility opened the first phase of its health care facility within the community in 2012 with plans to expand as the community grows



MESA, ARIZONA



Eastmark

The heart and hub of the East Valley, Eastmark aspires to be the connector for great neighborhoods, education and active centers of commerce, economically driving the entire region.

- Partnership with Brookfield Residential Properties, Inc.
- 3,200 acres at the center of the East Valley
- Entitled for 15,000 homes including 1,000 active adult residents and 550 gated executive club community homesites
- Apple's first Arizona operations are located at Eastmark
- Entitled for up to 20 million square feet of commercial development, including up to 6,000 hotel rooms
- Adjacent to the Phoenix-Mesa Gateway Airport and ASU Polytechnic campus
- Nationally ranked charter school, BASIS and Sequoia Elementary opened in 2013 and 2014.



SURPRISE, ARIZONA

Marley Park

Marley Park brings to life the best of what communities used to be – the timeless expression of neighborhood, home and haven.

- Partnership with The Kemper and Ethel Marley Foundation
- 956 acres in the heart of Surprise
- Entitled for approximately 3,800 homes
- Entitled for 90 acres of commercial land, 1 million-square-feet of commercial usage
- Private recreational pool and 6,000-square-foot private recreational facility
- 140 acres of neighborhood parks; 45-acre public use education and recreation complex
- Uniquely themed neighborhood parks are linked by the pedestrian-friendly Arbor Walk





ONE SCOTTSDALE



One Scottsdale

One Scottsdale provides luxury residential choices with the convenience of shopping, dining and working just a few steps away.

- Partnership with Macerich
- 80 acres in the heart of Scottsdale
- Up to 1,000 mixed-use residential townhomes and condominiums
- 1.8 million square feet of commercial space
- Jefferson at One Scottsdale opened 388 multi-family residential apartments and also a 10,800-square-foot clubhouse. The second phase is under construction now.
- Close proximity to Scottsdale Airpark



SAN DIEGO, CALIFORNIA



Santaluz

Santaluz is a model of innovative design with special care taken to protect the community's character and enhance the natural setting.

- Partnership with Taylor Morrison
- 3,800 acres on the Southern California coast
- 850 homes that emphasize indoor/outdoor living and reduce impact on the land
- Rees Jones-designed golf course
- 35,000-square-foot interior and 5,000-square-foot exterior Clubhouse and Spa built on an expansive nine-acre site with stunning coastal and valley views



ORANGE COUNTY,
CALIFORNIA

Ladera Ranch

Ladera Ranch is a community of distinctive residential villages and neighborhoods reminiscent of traditional Southern California towns.

- Partnership with Rancho Mission Viejo (Moiso and O'Neill families)
- 4,000 acres in Orange County
- Approximately 1 million square feet for retail, commercial and employment uses
- Extensive neighborhood recreational facilities, including clubhouse, trails and parks
- 1,600 acres of protected countryside
- Neighborhood design recalls the past history of Rancho Mission Viejo, while creating a community for the future





Resort/Recreation Communities





KAUA`I, HAWAII



Kukui`ula

Picturesque and desirably located on the sunny southern coastline of Kaua`i, Kukui`ula is a luxury residential community with authentic surroundings and signature amenities.

- Partnership with Alexander & Baldwin, Inc. (A&B Properties, Inc.)
- 1,010 acres stretching for two miles along the southern coastline of Kaua`i near historic Old Koloa Town and the National Tropical Botanical Garden
- Entitled for up to 1,500 resort and timeshare homes
- The Shops at Kukui`ula includes 91,000 square feet of retail, restaurant and commercial spaces
- Tom Weiskopf-designed 18-hole golf course
- Luxury amenities include the Plantation Clubhouse, resort-style pools, spa, community gardens, and upcountry farm, fitness center, fishing lake and Keiki cottage (children's play area)





TRUCKEE,
CALIFORNIA



Lahontan

One of the finest private residential golf club communities in America founded on the idea of establishing a unique community with a way of life reminiscent of Lake Tahoe's historic grand estates and summer lodges.

- Partnership with Highlands Management Group
- 906 acres in north Lake Tahoe
- 509 custom homesites
- 24,000-square-foot clubhouse and lodge featuring spa and gourmet dining
- Tom Weiskopf-designed 18-hole golf course and nine-hole par-three course
- Fitness center and miles of trails; Martis Creek, a natural trout stream; and Gooseneck Reservoir, a gathering place for native wildlife
- Camp Lahontan, a four-season recreation center on five acres





PARK CITY, UTAH

Glenwild

This exclusive community offers a four-season lifestyle amid expansive, flower-filled meadows and majestic alpine slopes.

- Partnership with Grayhawk Development
- 1,600 acres in the alpine slopes of the Wasatch and Uinta mountain ranges
- 195 custom homesites
- Tom Fazio-designed 18-hole golf course
- 35,000-square-foot clubhouse and spa



FLAGSTAFF, ARIZONA

Forest Highlands

With 36 holes of private golf, Forest Highlands Golf Club is unmatched by any other high-country community in Arizona.

- Partnership with the Forest Highlands Homeowner's Association
- 1,100 acres in the ponderosa forests of northern Arizona
- 170 custom homes and homesites
- Tom Weiskopf-designed 18-hole championship golf course
- Fitness center, children's camp and pool



TRUCKEE,
CALIFORNIA

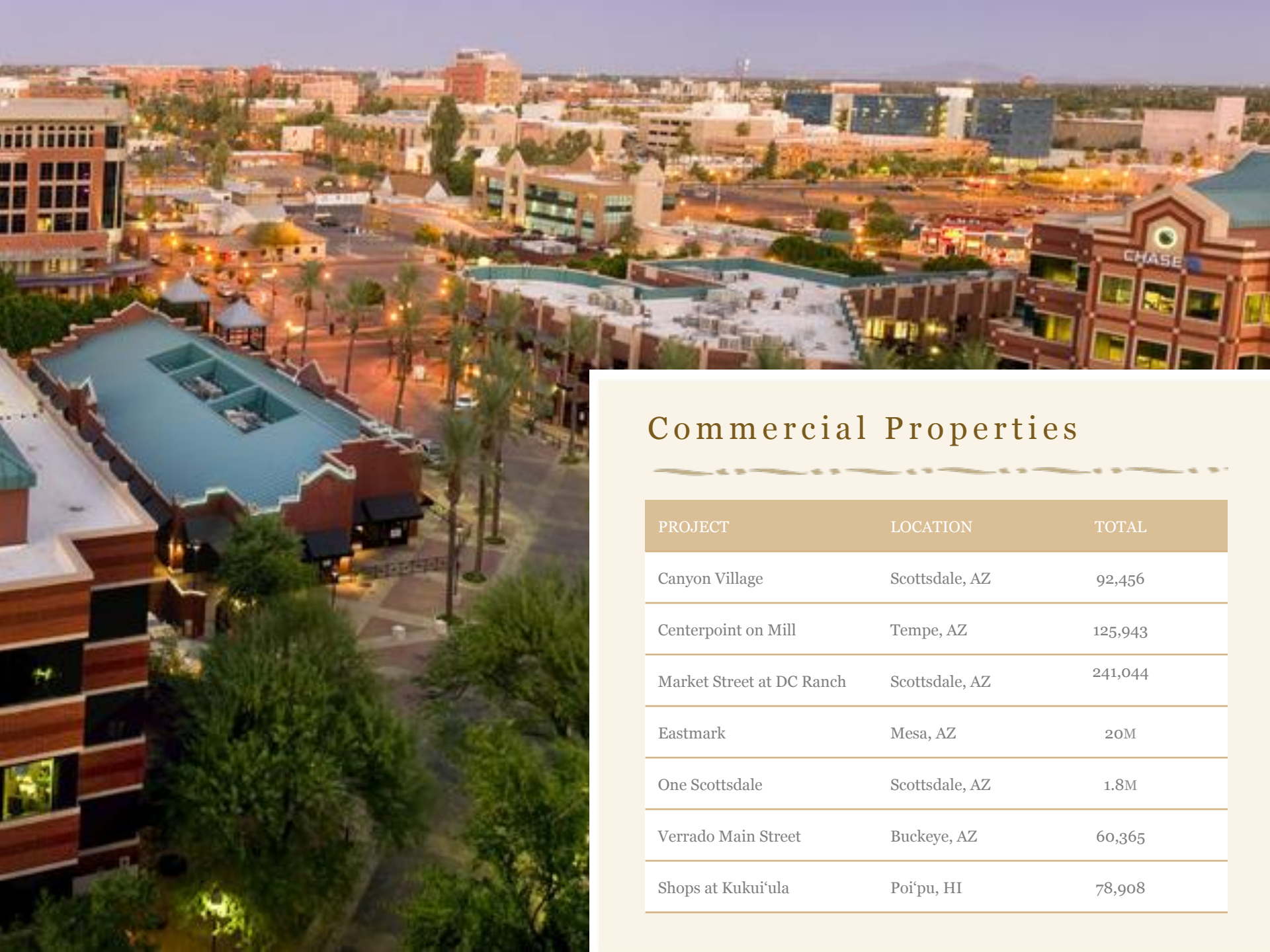


Martis Camp

Located in the historic Martis Valley, Martis Camp is a pristine, four-season private golf and ski community that blends seamlessly into the high Sierra landscape.

- Partnership with DMB Pacific Ventures and Highlands Management Group
- 2,177 acres within the Martis Valley between Truckee and the north shore of Lake Tahoe
- Entitled for 650 homes
- Four-season amenity package including direct ski access to Northstar-at-Tahoe and an 18-hole Tom Fazio-designed golf course
- 50,000-square-foot Camp Lodge Clubhouse that includes dining, spa and fitness; 18,000-square-foot Family Barn recreation center with screening room, swimming and bowling, indoor basketball, amphitheater and performance stage





Commercial Properties

PROJECT	LOCATION	TOTAL
Canyon Village	Scottsdale, AZ	92,456
Centerpoint on Mill	Tempe, AZ	125,943
Market Street at DC Ranch	Scottsdale, AZ	241,044
Eastmark	Mesa, AZ	20M
One Scottsdale	Scottsdale, AZ	1.8M
Verrado Main Street	Buckeye, AZ	60,365
Shops at Kukui‘ula	Poi‘pu, HI	78,908



SCOTTSDALE,
ARIZONA

ONE SCOTTSDALE™



One Scottsdale

Highly coveted location planned for specialty retail, dining, Class A office and hotel uses along with a variety of luxury residential choices.

- 80 acres located in the heart of Scottsdale at the northeast corner of the Loop 101 freeway and Scottsdale Road
- 1.8 million square feet of mixed-use space for retail, dining and class-A office space
- Close proximity to the Valley's freeway system, Phoenix Sky Harbor International Airport and Scottsdale Airpark
- Anchored by Dial Henkel North American Corporate Headquarters, a 348,000-square-foot facility with four levels of office space designed to incorporate environmentally responsible features



centerpoint.
on mill™

TEMPE, ARIZONA

Centerpoint on Mill

Eight city blocks in the heart of downtown Tempe, near METRO light rail, Tempe's municipal center, US Airways and Arizona State University.

- Public-private partnership with the City of Tempe
- Eight city blocks in the heart of downtown Tempe offering 125,943 square feet of mixed-use space for retail, dining, office and entertainment uses
- Pedestrian-friendly urban atmosphere
- Adjacent to Arizona State University's main campus
- Minutes from Phoenix Sky Harbor Airport, Loop 202, 101 & 60 freeways and METRO light rail



SCOTTSDALE, ARIZONA



Market Street at DC Ranch

Market Street at DC Ranch reflects the site's history, offering a unique dining and social experience.

- Partnership with the Marley-Corrigan family
- Unique integration of commercial and open space for special events
- 30-acre, 241,044-square-foot upscale mixed-use neighborhood center in Scottsdale, within the DC Ranch community
- Easily accessible by the 101 freeway



SCOTTSDALE
ARIZONA

Canyon Village

Mixed-use development of luxury office, retail and restaurant space at the center of the DC Ranch and Silverleaf communities.

- Partnership with the Marley-Corrigan family
- 5.6 acres located at Thompson Peak Parkway and Legacy Drive in the center of DC Ranch and at the doorstep to Silverleaf, adjacent to the DC Ranch Village Health Club
- Four buildings of formal Mediterranean architecture totaling 92,456 square feet of retail and office space



Shops at
Kukui`ula Village®

KAUA`I, HAWAII

Shops at Kukui`ula

Elevated views span the coast, with timeless architecture in a setting that offers lively diversion and a dynamic connection to Kaua`i.

- Partnership with Alexander & Baldwin (A&B Properties, Inc.)
- 78, 908-square-foot specialty retail center situated between old Koloa Town and the National Tropical Botanical Garden, adjacent to the resort community of Kukui`ula



BUCKEYE, ARIZONA



Verrado Main Street

Dynamic walkable downtown core for residents and visitors to shop, dine, work and socialize.

- Partnership with the Caterpillar Foundation
- 60,365 square feet of commercial space located in the burgeoning West Valley growth corridor directly off I-10
- Banner Health opened the first phase of its health care facility within the community in 2012 with plans to expand as the community grows



Village Health
Clubs & Spas

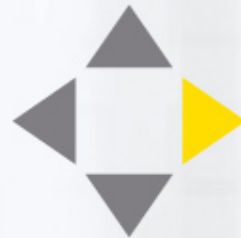
ARIZONA

Village Health Clubs & Spas

DMB offers an experience far beyond typical health clubs in our collection of Village Health Clubs and Spas. The clubs have established a reputation as the best places to enjoy health and wellness by consistently being named the best health clubs in the state.

- The Village Racquet and Health Club – Phoenix
- Gainey Village Health Club and Spa – Scottsdale
- DC Ranch Village Health Club and Spa – Scottsdale





EASTMARK™

The heart & hub of the East Valley.

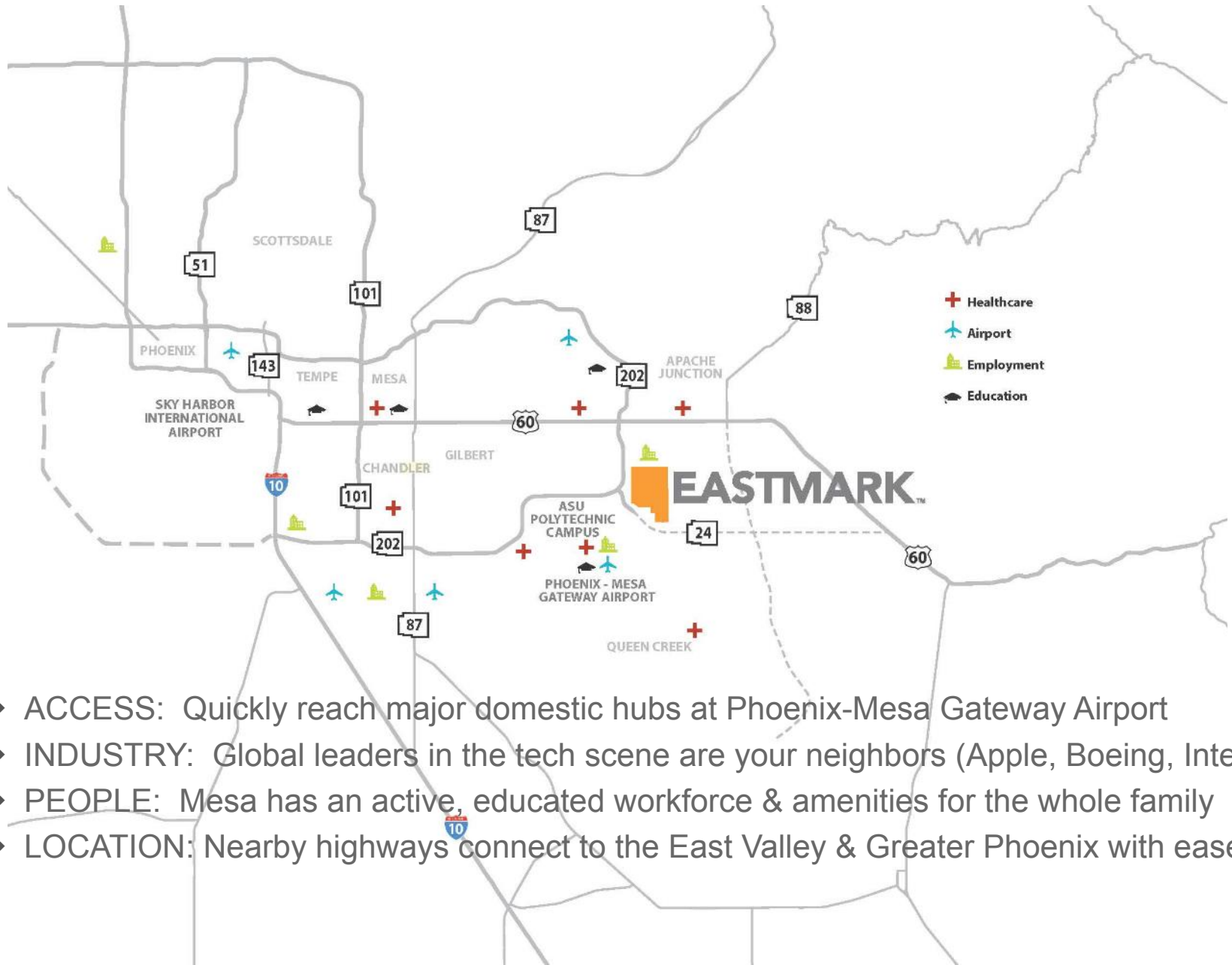
April 2014



A DMB COMMUNITY®



The Heart & Hub of the East Valley



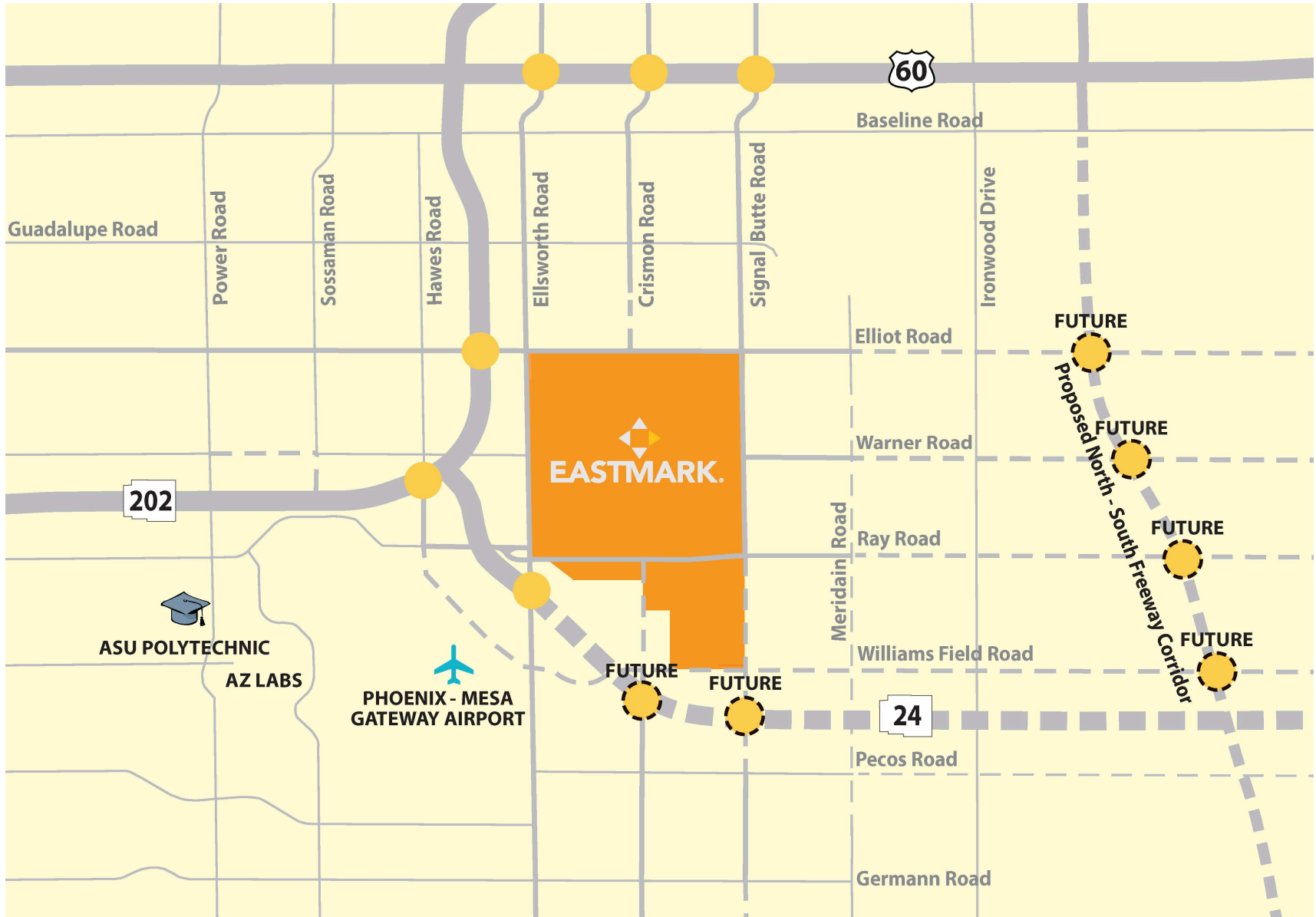
- ❖ ACCESS: Quickly reach major domestic hubs at Phoenix-Mesa Gateway Airport
- ❖ INDUSTRY: Global leaders in the tech scene are your neighbors (Apple, Boeing, Intel)
- ❖ PEOPLE: Mesa has an active, educated workforce & amenities for the whole family
- ❖ LOCATION: Nearby highways connect to the East Valley & Greater Phoenix with ease

An Overview

- ❖ Mesa, Arizona
- ❖ 3,200 acres (5 square miles)
- ❖ Located adjacent to Phoenix-Mesa Gateway Airport.
- ❖ Eastmark is the largest remaining parcel of contiguous land within the Mesa planning area
- ❖ Entitled for up to 15,000 residential units and 20 million square feet of commercial development including up to 6,000 hotel rooms.



Eastmark Accessibility



Vision

Office and Employment

Responding to the underserved office market in the Southeast Valley, appropriately sized parcels for businesses of all sizes will be provided. Eastmark will not simply be where to locate your business, it will be the place to grow your business. DMB is committed to bringing high quality employment to Eastmark to meet the goals of the City of Mesa.



Hotel & Convention

Hotel and convention uses could bring in more than a million people per year to Eastmark, bring vitality to the area, showcasing the Mesa area and bring business to the Phoenix-Mesa Gateway Airport.



Destination Resort

A resort hotel with golf, spa and associated residences with views to the Superstition Mountains will go far in establishing a high-end identity, helping to brand Eastmark as a distinctive destination and prestigious employment and residential address.



Retail & Entertainment

Attractive and exciting retail and entertainment venues will contribute to the energy the hospitality uses, emerging office and existing and future residents in the area.



Golf

18 holes of golf for resort and private uses along with associated residential enclaves will cater to executives looking to move their businesses to Eastmark.



Aeronautics

DMB intends to work with our local aeronautics industry, ASU, Science Foundation Arizona and the Department of Defense to develop a strategy to incubate research and development opportunities at Eastmark. The presence of the airport will provide a strategic advantage to this element.



Eastmark – Flexible Design & Speed



- ❖ A flexible planning framework allows us to take advantage of new opportunities- be ready for development, re-development in the future.
- ❖ We control and ensure the appropriate integration of compatible uses.
- ❖ Unique planning framework allows us to respond quickly to the market and take advantage of opportunities
- ❖ Businesses can move quickly to develop here with limited approvals

Apple Manufacturing



- ❖ Apple purchased 1.3 million sf First Solar building for their manufacturing facility
- ❖ *Business Facilities Magazine* awarded this transaction it's Economic Development Deal of the Year Gold Award. This national award acknowledged all Arizona partners involved for creating new jobs and an overall economic impact of about \$1.3 billion.
- ❖ Apple's partner GT Advanced Technologies is producing sapphire glass there now
- ❖ Apple is estimating that they will create close to 1,500 construction jobs
- ❖ Once operational, they are anticipating 700 new manufacturing jobs

The Big Idea: Life in SynchroniCity



Eastmark's Integrated Living

LIVE



WORK



PLAY



LEARN



Community Life – The Difference



- ❖ Connection. It defines the experience of living in Eastmark
- ❖ Distinct neighborhood settings, thoughtfully crafted to provide deliberate opportunities for neighbor to neighbor interactions at every turn
- ❖ The rich experience of community life will bring residents together, fostering authentic, collective experiences that enhance quality of life today and in the future.

Education – BASIS at Eastmark



- ❖ Publicly funded, privately run Charter School
- ❖ Open Enrollment
- ❖ Tuition-Free



- ❖ Opened August 2013 serving grades 5-8
- ❖ BASIS Charter Schools consistently rank in the top 10 high schools in the nation. Ranked as a top school by *US News & World Reports* and *Newsweek*, who ranked BASIS #1 on their list of America's Best High Schools
- ❖ The BASIS curriculum is consistent with the highest international academic standards and is designed to help students develop academic and organizational skills, as well as a deep knowledge base.

Education – Pathfinder Academy



- ❖ Tuition-free, public charter elementary school
- ❖ STEM (Science, Technology, Engineering and Mathematics) focused academics
- ❖ An Edkey, Inc. school. Edkey Inc. owns and operates 16 other charter schools throughout the state of Arizona
- ❖ Opened August 2014

Education - Grand Canyon University



- ❖ 100-acre campus, with 50-acre campus option
- ❖ Phased over 7 years
- ❖ Approximately 10,000 students and 2,000 employees

Commercial Planning



- ❖ First commercial plaza planning underway
- ❖ 45-acre mixed-use property will be developed in multiple phases
- ❖ First phase will be a grocery anchored neighborhood center to provide retail, services, amenities, and office spaces
- ❖ Second phase will include additional retail, office, lifestyle and entertainment uses

Future Phases



- ❖ AV Homes newest premier 55-Plus community
- ❖ 950 homes
- ❖ Includes a Village Center with fitness facilities, a resort-style pool, and an abundance of social events and activities.
- ❖ Opening 2015



- ❖ TerraWest Communities newest upscale luxury homes
- ❖ Gated community
- ❖ A variety of home plans will be offered by quality home builders
- ❖ Amenities will include a resort-style play pool, heated lap pool, fitness center, and energized social spaces. All expertly designed by the award winning Tate Studios of Scottsdale.
- ❖ Opening 2015



Planning/In Development



2013 Phase I Great Park/Visitors Center (completed)

2013 BASIS Mesa (completed)

2013 Phase I Housing (available)

2014 Phase II Great Park (in development)

2014 Phase II Housing (in development)

2014 Active Adult Housing (in development)

2014 Executive Housing (in development)



The Eastmark Great Park



- ❖ Public park
- ❖ 106 acres (1½ miles long) at completion
- ❖ The spine of the community connecting civic, recreation, employment and more.

A DMB Community



A PASSION FOR GREAT PLACES®

- ❖ DMB strives to build extraordinary communities that enrich people's lives and create long-term value for the greater community
- ❖ A strong commitment to partnership and community life distinguishes DMB's legacy; creating communities that live well and are sustainable for generations
- ❖ DMB's Arizona-based residential communities:
 - ❖ Verrado, Buckeye, AZ
 - ❖ DC Ranch, Scottsdale, AZ
 - ❖ Marley Park, Surprise, AZ
 - ❖ Silverleaf, Scottsdale, AZ
 - ❖ Eastmark, Mesa, AZ





Thank you.

www.Eastmark.com
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