

Stephen J. Matley

Construction Management Land Development Development and Construction Consulting

Partial Project Experience

Project Name & Description

Project Location & Notes

Educational and Religious Institutions



San Diego State University - Chapultepec Hall

- \$12,000,000 Bio-Hazard Remediation & Reconstruction
- 11-Floor California State University Residence Hall
- 540-Student Resident Capacity

San Diego, CA

15,18,20,23,25,26,29,30,31,32
34,38,39



Congregation Beth Israel

- 65,000 SF Religious & Educational Center on 3 Acre Site
- Multiple Award Winning \$17,000,000 Facility
- San Diego County's Largest Synagogue Complex

San Diego, CA

6,11,12,13,15,16,19,20,24,27,28,29
30,31,32,33,34,42

Public Sector / Government Agency Projects



NAWS China Lake

- Design-Build Fire Alarm & Reporting System Replacement
- 180+ Buildings from 1,000 sf up to 500,000 sf
- Research Laboratories, Hangars, Schools, Offices, Storage, Machine Shops, Communications, etc.

Ridgecrest, CA

20, 22, 24, 25, 26, 27, 28, 29
30, 34, 35, 38



MCLB Barstow

- D/B Fire Suppression System Replacement
- D/B Fire Alarm and Reporting System Replacement
- 52,000 sf Warehouse, 15,000 sf Engine Shop and 18,000 sf Dynamometer Test Cell Facility

Barstow, CA

20, 22, 24, 25, 26, 27, 28, 29
30, 34, 35, 38



Naval Post Graduate School at NSA Monterey

- Design-Build Fire Alarm & Reporting System Replacement
- Fire Sprinkler Repair/Replacement
- 4 Multi-Story Military Higher Education Buildings
- Laboratories, Test Cells, Auditorium, Offices, Classrooms

Monterey, CA

20, 22, 24, 25, 26, 27, 28, 29
30, 34, 35, 38



North Embarcadero Visionary Plan, Phase III

- Management of \$6,600,000 Design Phase for \$54,000,000 Infrastructure Improvement Project
- 3,500,000 SF of Public Infrastructure Improvements
- Multi-Agency (SD City, SD County, Port, CCDC, US Navy)

San Diego, CA

11,14,15,16,18,20,27,28,30,31,34,42

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Coachella Valley Mosquito & Vector Control

- 19,000 SF Headquarters & Operating Facilities
- \$3,800,000 Design-Build New Construction
- Fleet Facilities, Entomological Lab, Operations, Admin

Indio, CA

11,20,24,27,28,29,30,31,32,33,36,42



James R. Mills Building (Trolley Center)

- \$6,000,000 Exterior Reconstruction/Abatement Project
- 12-Floor Government Office Building w/Clock Tower
- 8-Level Parking Structure & Mass Transit Facility

San Diego, CA

15,20,24,27,28,29,30,31,32,33,36,42



Bradley Field

- Municipal Little League Park Demolition & Replacement
- Public Agency & Non-Profit Partnership

Coronado, CA

20,23,24,30,31,32,35

Redevelopment Agency / Public-Private Partnerships



900 F Street

- \$12,000,000 Urban Mixed-Use Apartments & Retail
- 120-Unit, 4-Floor Apartment Building
- Street Level Retail Storefronts & Lofts
- 2-Level Subterranean Parking structure

San Diego, CA

11,14,15,20,23,24,28,29,30,31,33
34,42



Gateway Chula Vista, Phase I

- 100,000 SF Commercial/Retail Redevelopment Project
- Separate 6-Level Parking Structure

Chula Vista, CA

6,11,13,14,15,20,23,24,26,28,29,30
31,32,34,42

Community Associations Reconstruction

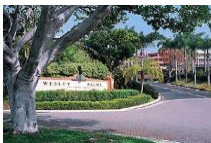


Lindbrook Town-Homes & Condominiums

- 36 Two-level Town-homes
- 4-Floor Condominium Building with 32-Units
- \$35,000,000 Seismic Retrofit & Reconstruction
- 2-Level Concrete Parking Structure

Encino, CA

15,20,23,25,26,28,29,30,31,32,34
37,39



Wesley Palms

- \$8,000,000 Flood Damage Reconstruction
- 6-Floor Retirement & Convalescence Facility
- 50-Acre Extended Retirement Community

San Diego, CA

15,20,23,25,26,27,28,29,30,31,32,33
34,37,39,42



Palm Desert Resorter

- \$13,000,000 Defect Reconstruction
- 960-Unit, 350-Acre Gated Golf Course Community
- 7.5 Miles of Road, Curb, Gutter Removal /Replacement
- Repairs Included Mechanical, Electrical, Plumbing
Slab Cracks, Pools, Driveways, Drywells.

Palm Desert, CA

20,23,25,27,28,29,30,31,32,33,34,38
39,41,42

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Palm Desert Greens

- 400-Acre Golf Course Community of 500+ Homes
- Flood Control/Storm Drain System Reconstruction

Palm Desert, CA

23,24,27,28,29,31,32,34,39



Ocean Towers

- \$55,000,000 Seismic Retrofit & Reconstruction
- Twin 19-Floor Towers, 317 Luxury Residential Units
- 3-Level Subterranean Parking Structure

Santa Monica, CA

15,20,23,25,26,28,29,30,31,32,33,34

37,38,39,42

Single Family Residential / Production Homes



Morningridge

- 28 High-End Single Family Homes
- Community Association
- Environmental Mitigation & Monitoring

Carlsbad, CA

15,20,21,40



Wildflower

- 36 Move-Up Single Family Homes
- Semi-Rural Low Density
- State Water Quality Mitigation Program

Wildomar, CA

15,17,20,21,40



Marigold

- 38 Move-Up Single Family Homes
- Community Association
- Community Park

Menifee, CA

17,20,21,28,42



Bridgewalk

- 68 High-End Single Family Homes
- Gated Community Association
- Rural Low-Density Equestrian Estates
- On-Site & Off-Site Sewer & Lift Station Design

Woodcrest, CA

5,7,15,20,21,28,29,31,34,42



La Mesa Hilltop

- 36 High-End Single Family Homes
- Community Association
- Suburban In-Fill Project

La Mesa, CA

20,21



Big Tree

- 55 High-End Single Family Executive Homes
- Community Association
- Suburban In-Fill Project
- Sensitive Habitat Preservation

Murrieta, CA

7,8,11,15,17,20,21,22,27,28,31,34,40

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Development, Land Acquisition & Entitlement



Kirby Partners

- 22-Acres, 69-Lot R-1 Subdivision
- Entry-Level Home Sites

San Jacinto, CA

2,3,11,19,31,35

Orangewood Investment Partners

- 15-Acres, 13-Lot A-1/C-1 Subdivision
- Equestrian Custom Home Sites

Hemet, CA

2,3,5,6,7,11,15,19,20,31,35



Sanderson Ranch

- 38-Acres, 211-Lot R-1 Subdivision
- Gated Community for Entry-Level Homes

San Jacinto, CA

15-North Valley View Partners

- 20-Acres, 51-Lot Low-Density Subdivision
- Executive Home Sites

Oakley, CA

2,3,6,15,17,19,22,27,28,30,31,35



Ramona Meadows

- 79-Acres, 250-Lot R-1 Subdivision
- Entry Level Home Sites

San Jacinto, CA

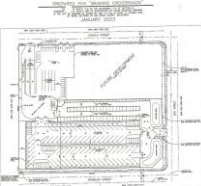
2,3,4,9,10,19,20,31,35,42

The Centre at San Jacinto

- 68-Acres, 300-Lot R-1 Lot Subdivision
- Entry-Level Home Sites in City RDA Area

San Jacinto, CA

2,3,9,19,20,31,35,42



Banning Crossroads

- 9.25-Acres, 2 C-3 Zoned Parcels
- 2.5-Acre Hard Corner - Retail
- 6.75 Acre Office / Light Industrial

Banning, CA

1,2,4,5,11,12,19,20,22,27,28,30
31,35,38

Lincoln Street-3 Partners

- 3.23-Acres, C-3 Zoned Parcel
- Commercial / Retail Freeway Frontage

Banning, CA

1,2,11,15,19,22,27,28,30,31,35



San Jacinto Mountain View Properties

- 17-Acres, 106-Lot PUD Subdivision
- Entry-Level Home Sites in Gated Community

San Jacinto, CA

2,3,8,9,10,11,17,19,31,35



7th Street-13 Partners

- 13-Lot Recorded Subdivision
- Entry-Level Home Sites

San Jacinto, CA

2,5,11,19,20,31,35

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East Coast Inland Partners I

- 42-Acres, 330 Lot Plat Map
- Entry-Level, Single-Family Home Sites
- Designed as Part of Multi-parcel Assemblage
- Sold to Multi-national Development Partnership

Marion County, FL

2,3 6,11,19,20,22,27,31,35

Anza Village Partners

- 8-Acres, 6 Lot parcel Map
- Commercial & Mixed-Use

Anza, CA

1,2,4,9,11,19,20,22



West Coast Inland Partners IV

- 37-Acres, 191 Lot Tentative Tract Map
- Entry-Level, Single-Family Home Sites
- City Park & Open Space

San Jacinto, CA

2,3,9,11,17,19,20,22,23

Anza Village Partners II

- 37-Acres
- Residential & Mixed-Use
- Rural Village Zoning

Anza, CA

1,2,4,9,11,19,20,22



Eloy 106

- 106-Acres, 365 Lot Tentative Plat Map
- Entry-Level, Single-Family Home Sites
- City Park & Open Space

Eloy, AZ

1,2,3,9,11,14,17,19,20,22,23

Canyon Crest

- 32 Executive Single Family Homes
- 3 Models, 3,500sf Each
- Acquisition, Entitlement, Improvement, Building

Escondido, CA

5,7,11,15,17,19,20,21,22,23,25,28,29,31,35



Show Low Development Partners

- 310-Acres, 508 Lot Plat Map
- Mixed-Use Commercial & Residential
- 55+ RV/Park Model Resort
- Master Planned Multi-Project Community

Navajo County, AZ

1,2,3,5,11,19,20,22,23

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Index & Description of Notes for Project History:

Note # & Description

Land Development

- 1 Purchased
- 2 Optioned / Assignment
- 3 Tentative Tract Map / Plat Map
- 4 Tentative Parcel Map
- 5 Final Map Recordation
- 6 Multi-Parcel Assembly
- 7 Final Engineering
- 8 Planned Unit Development
- 9 Re-Zone Application
- 10 General Plan Amendment
- 11 Site Plan / Lot Study
- 12 Conditional Use Permit
- 13 Lot Consolidation / Lot Line Adjustment
- 14 Development Agreement
- 15 Environmental Assessment / Monitoring
- 16 Mutual Easement Agreement
- 17 CFD Processing
- 18 FEMA Map Revision
- 19 Feasibility Study / Due Diligence Investigation
- 20 Permit Assistance/ Agency Coordination
- 21 DRE Processing / HOA Formation & Management
- 22 NEPA/CEQA Review & Approval

Note # & Description

Design & Construction

- 23 Site Selection
- 24 Demolition
- 25 Construction
- 26 Re-Construction
- 27 Hazardous Material Abatement
- 28 Design Consultant Selection
- 29 Design Process Management
- 30 Bid Document Preparation/Coordination
- 31 Estimating / Value Engineering
- 32 Project Budgeting / Financial Management
- 33 Bid/Selection Process Management
- 34 Contract Negotiations / Buy-Out
- 35 Project Manager / Managing Consultant
- 36 Managing Member/Partner
- 37 Turnkey Project Management
- 38 Disaster Remediation
- 39 Existing Site Condition Assessment
- 40 Scope of Work/ Repair Recommendations
- 41 Bond Exoneration
- 42 Litigation Support
- 43 Utility Coordination
- 43 Design-Build