



Multi-Disciplined Forensic Analysis
Risk Management / Insurance & Finance
Innovative Infrastructure Integration
Program Management / Quality-QA&QC
Inspiring Global Real Estate Development
Transportation/Energy/Manufacturing

CivTek International

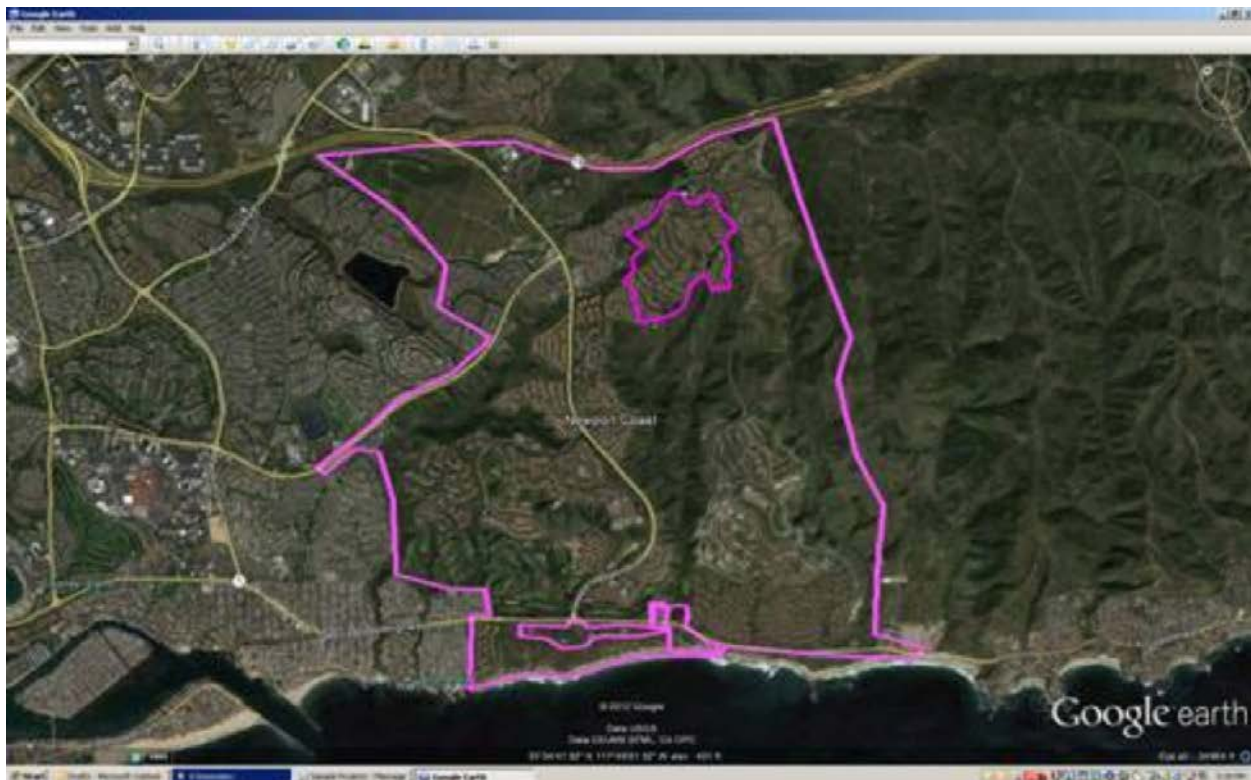
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www.civtek.com

tyoung@civtek.com

Newport Coast - 9000 acre luxury residential & Historic District, Orange County, CA

Acted as master developer's project manager and engineering lead starting with raw land working through evolution of the master plan and entitlements until finished lots were sold to merchant builders. This includes several miles of backbone roads and infrastructure, realigned 2.5 miles of PCH, extensive grading, utilities, endangered species, archaeology and brutal environmental permitting.





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Skyborne Development (Coachella Valley, California) - Performed final Survey and Engineering Quality Control Services for large one square mile private project. CivTek's services were usually on the overall project's critical path schedule. Construction activities commenced as soon as CivTek completed its services. Construction activities peaking at an

estimated \$200,000 per day relied on timely Quality Control and Surveying services.

CivTek mobilized with a professional survey and engineering team of 150 years combined experience plus GPS, conventional survey equipment, computers, and job trailers to run up to ten field survey crews. CivTek employed GPS and conventional survey techniques. The project required hiring local labor and running as many as seven survey crews simultaneously. Staff and workers performed in up to 122 degree heat at an extremely fast pace seven days per week, 16 hours per day, for approximately eight months during 2006. CivTek conducted final quality control checks and redesign to fit field conditions on engineering plans and surveying, including sewer, water, site design (including engineering elements of landscape architecture), roadway and, required, performed pragmatic redesign in the field under severe schedule constraints.



when

In addition to the entire subdivision infrastructure, the project involved developing a fire house site (including trash enclosures and ADA requirements) as well as public roads, drainage channels, and bridge structures.



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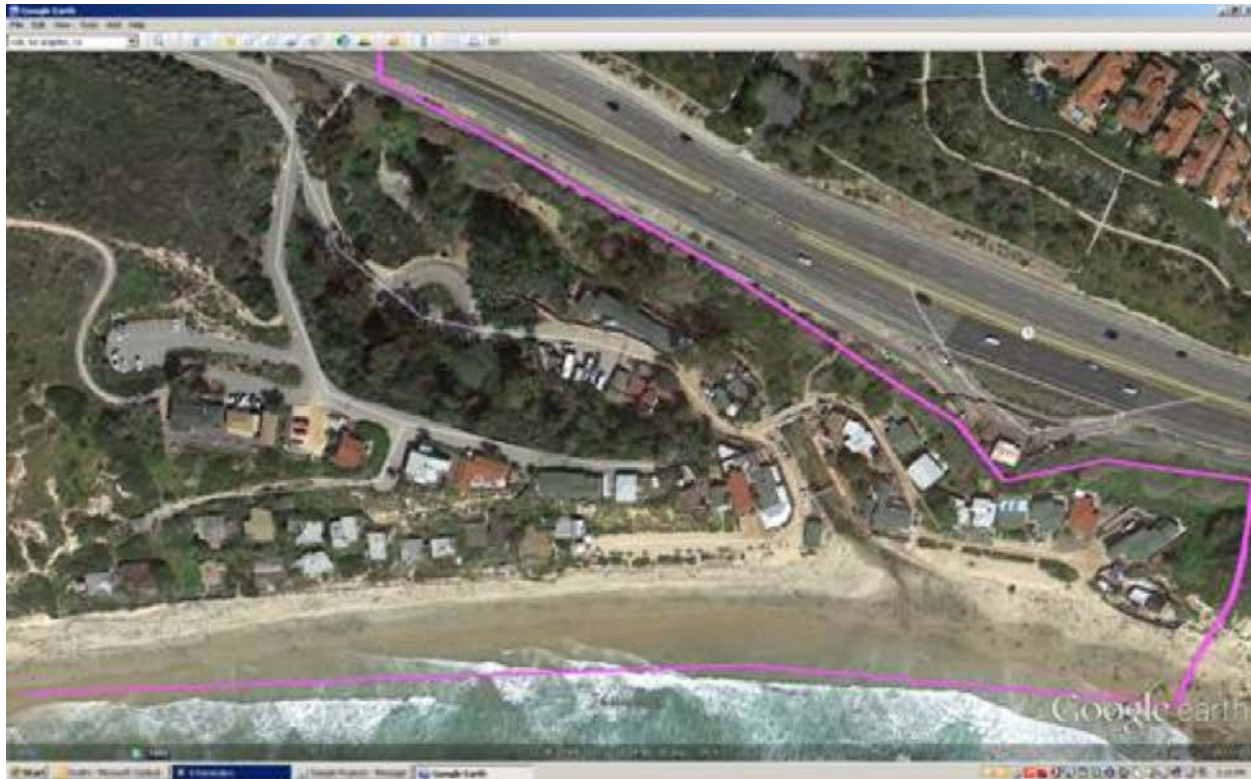
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Crystal Cove Historic District – Orange County, CA

Founded a development partnership that was contracted by the State of California to design, build, finance and operate a boutique resort hotel (we were bought out before construction started).





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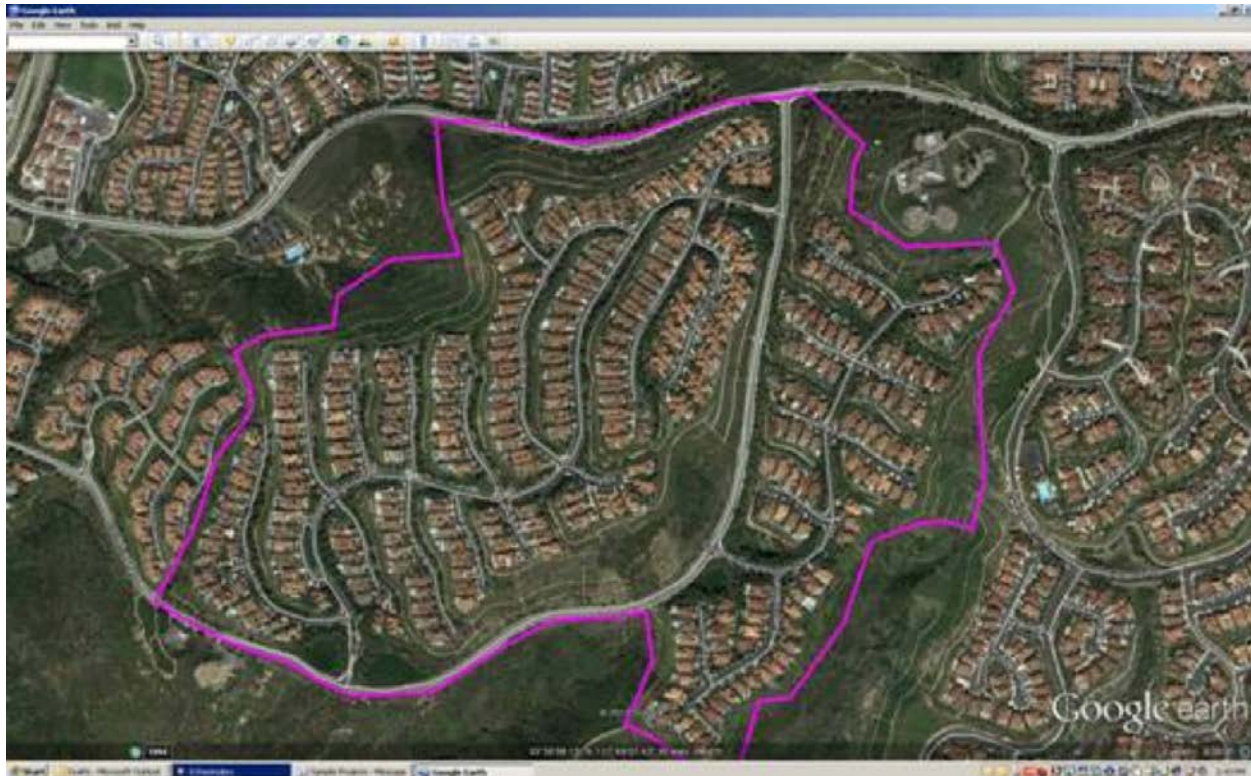
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Newport Coast Builder Sites – Newport Beach, CA

Joint design program with TIC and builders, design master plan, grading, and infrastructure through build-out





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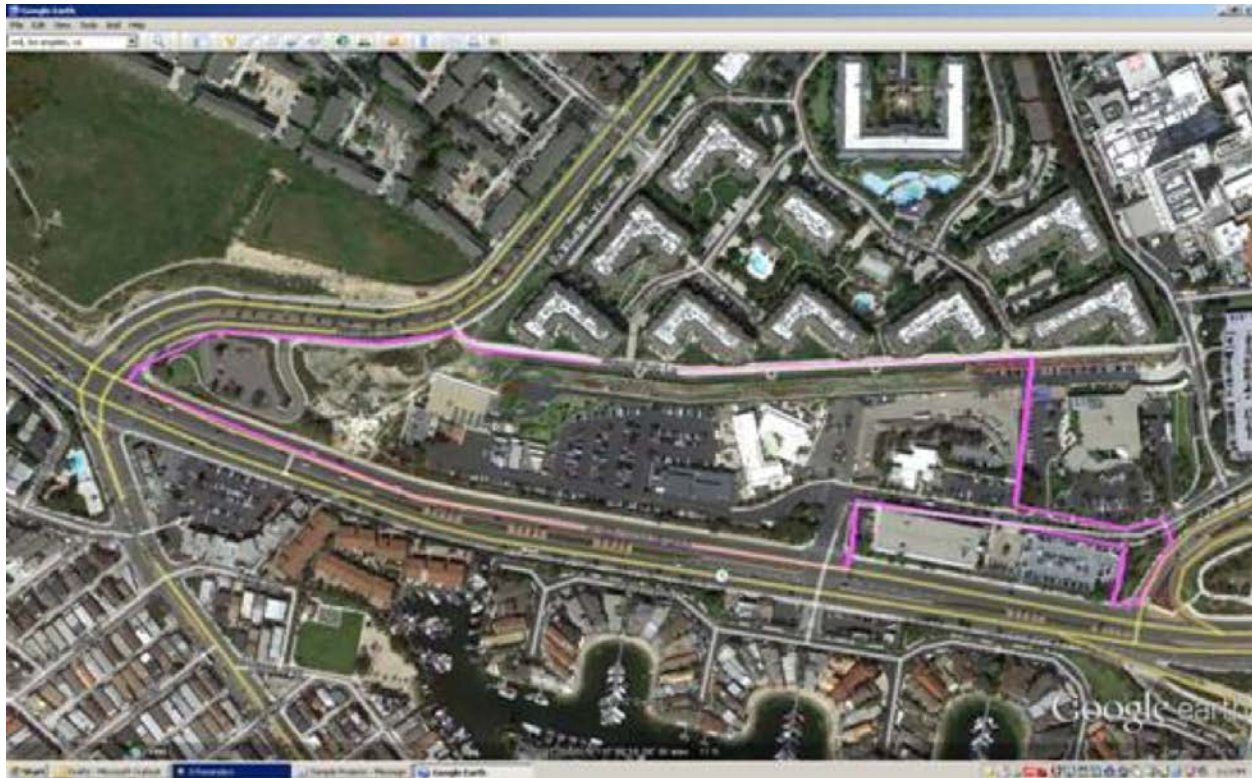
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Hoag Hospital South Campus – Newport Beach, Ca
Fixed Fee Design-Build of site expansion including a 1,000' x 40' retaining wall in the Coastal Zone





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Irvine Spectrum Entertainment Center - 150 acre destination retail – Irvine, CA
Master developer's engineer for 3 phases of infrastructure, grading, streets and utilities (there were 5 total)





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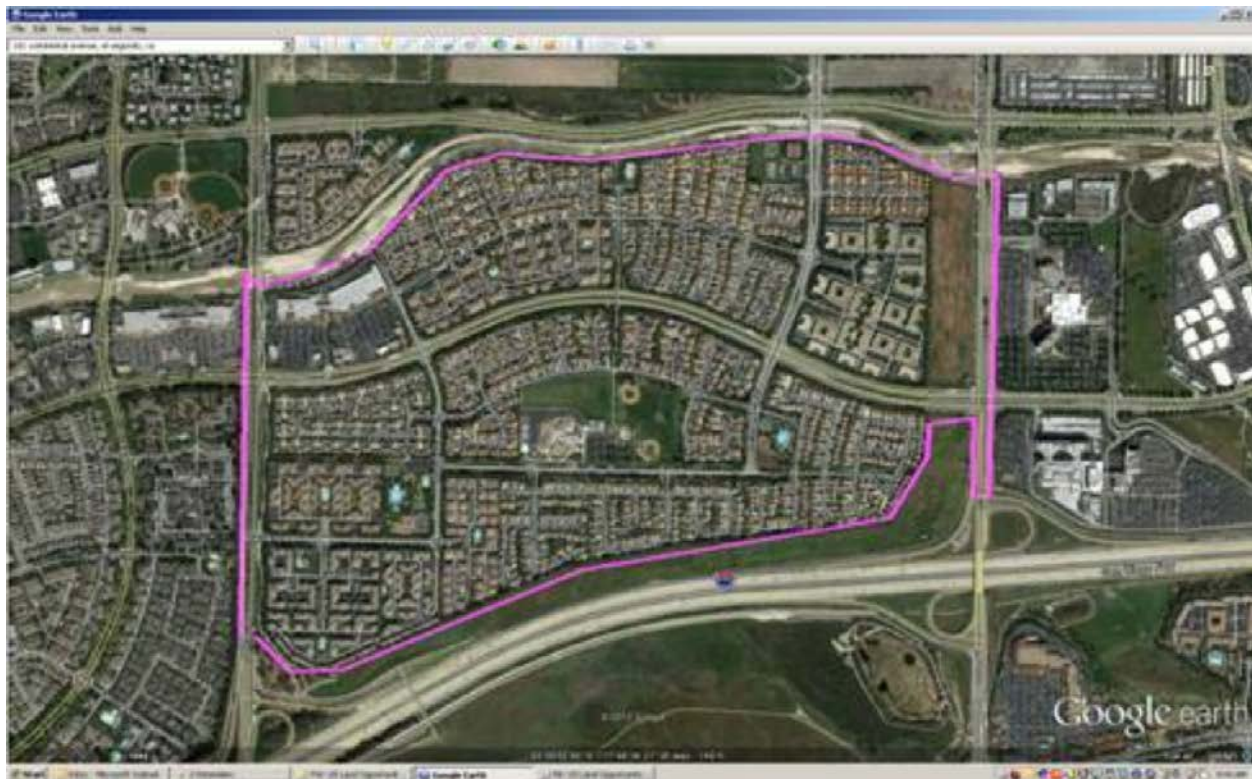
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Oak Creek - 200 acre infill residential sold to 40 builders simultaneously – Irvine, CA

Master developer's lead engineer for planning, subdivision mapping, back-bone street and utilities design and construction and construction management support





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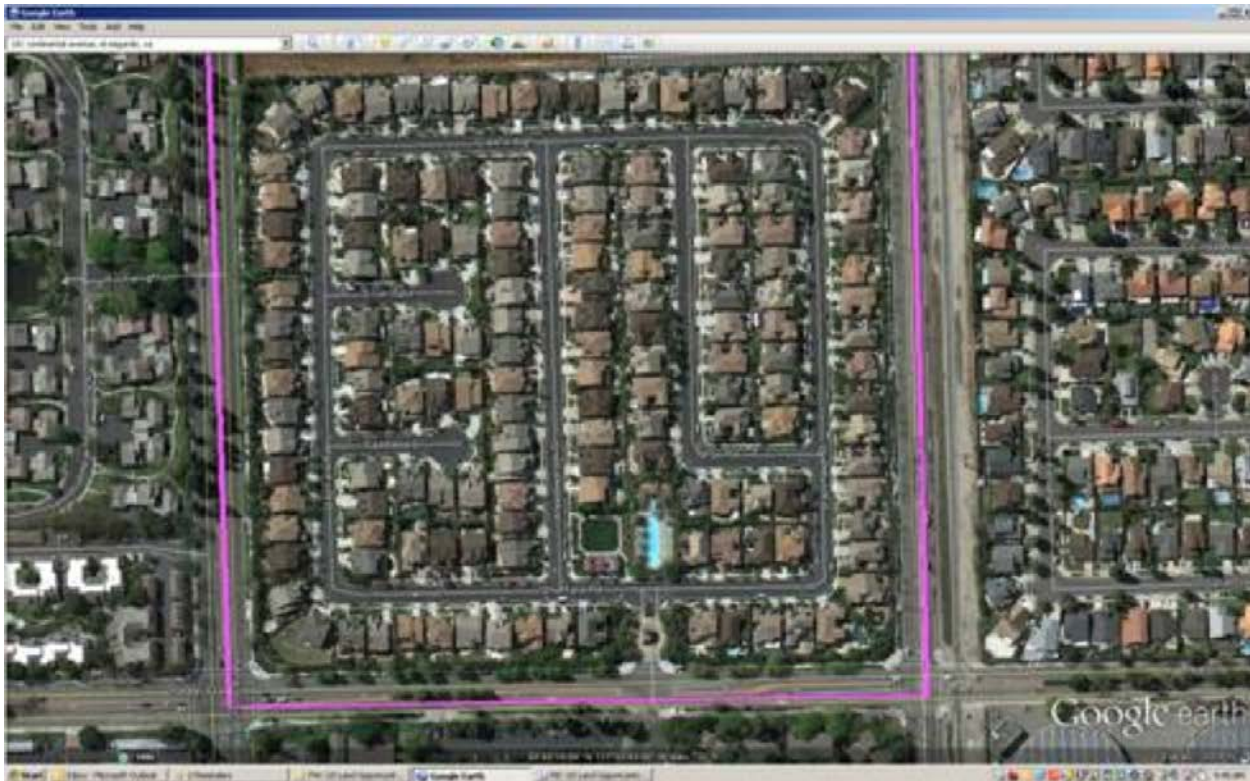
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Armstrong Ranch - 160 unit infill residential – Shea Homes, Santa Ana, CA
Master development engineer, EIR technical studies, purchase and sale agreement, all perimeter and intract streets and utilities, brought in home builder/buyer and acted as his entitlement and engineering leader until built out





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Armstrong Ranch YMCA, Aquatics Center and Temporary Church – Santa Ana, CA

Subdivided, designed and permitted all facilities





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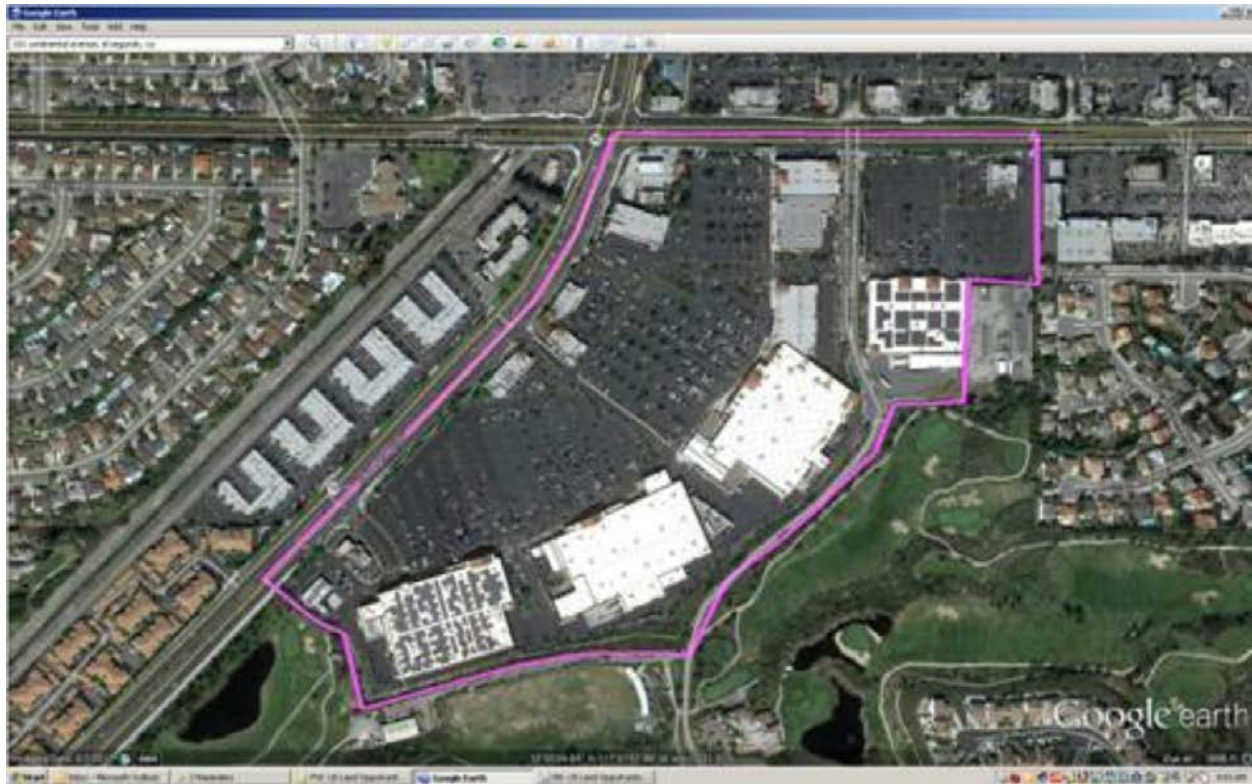
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La Habra Westridge Plaza - 60 acre Chevron Oil headquarters redevelopment as retail – La Habra, CA

Engineering lead to owner. Started with an existing campus, planned, entitled, mapped, designed, permitted, demolition of existing buildings and supervised construction of all horizontal improvements including 2 CalTrans highways (Beach and Imperial).





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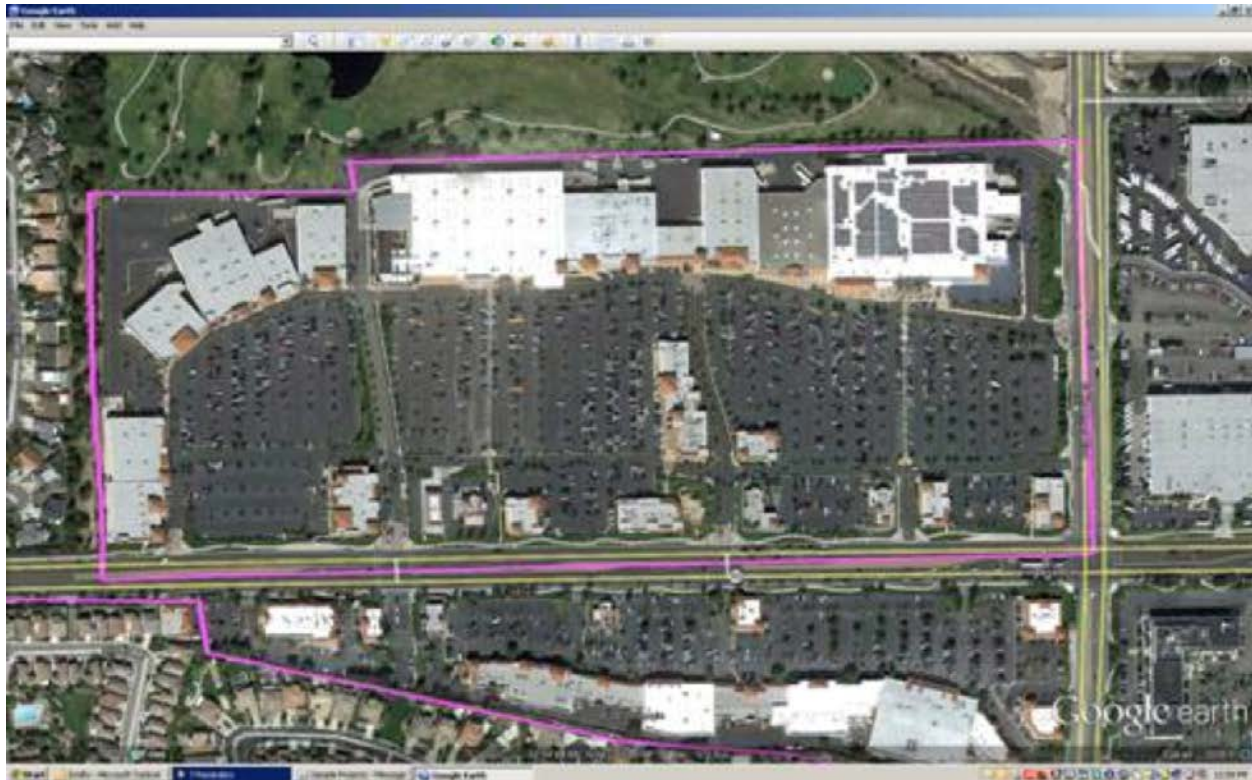
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Brea Union Plaza - Brea, CA

50 Acre retail center design, entitlement, permitting and construction on former Unocal campus with remediation





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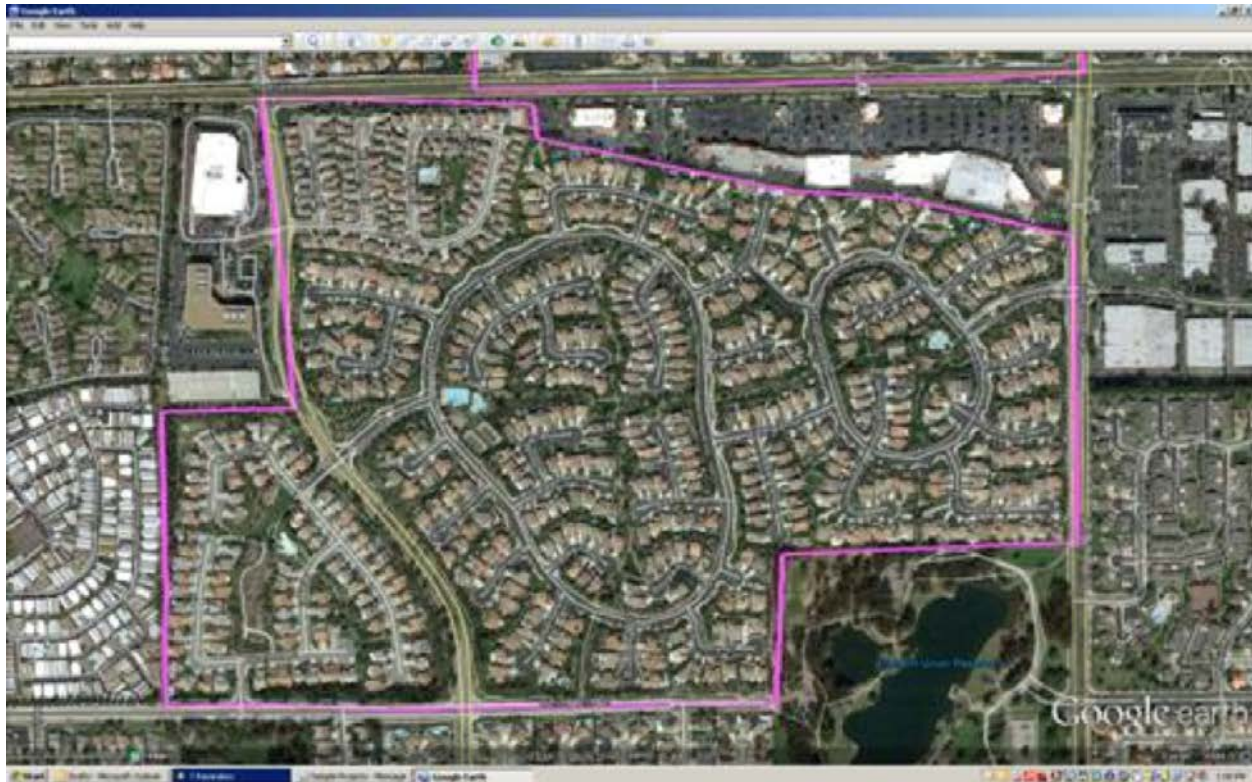
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Imperial Properties – Brea, CA

Oilfield redevelopment as residential, master plan, grading, infrastructure and remediation





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Crossroads – Irvine, CA

50 acre retail center re-imaging, all site design, permitting and construction oversight.





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FoodPark – Irvine, CA

12 acre retail center reimaging, all site design, permitting and subdivision





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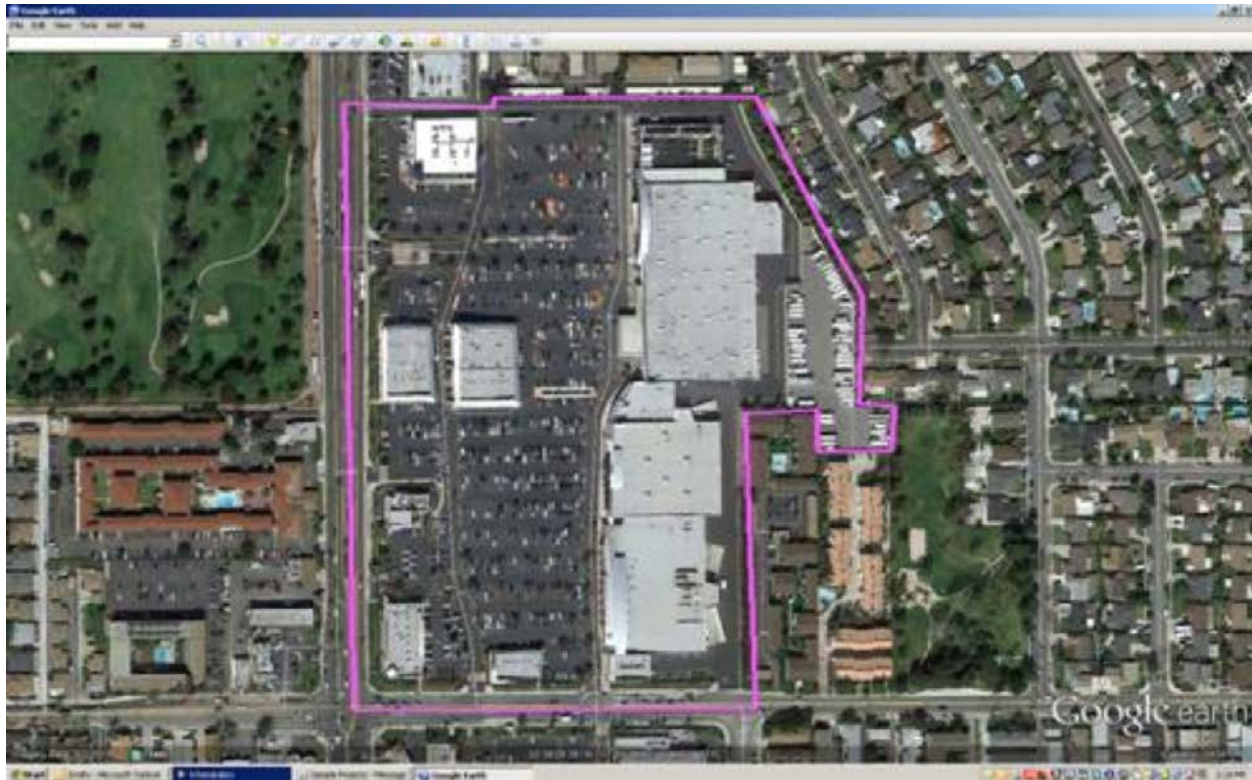
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Harbor Center – Costa Mesa, CA

26 acre retail center demo and redevelopment, all site design, permitting and subdivision



Security Capital Industrial Trust - Acquisition of industrial property for warehouse and distribution REIT – Foothill Ranch, CA
Advisor to acquiring REIT, prepared feasibility studies, cost estimates, purchase recommendations, mapping and master plans and then stepped out after sale.





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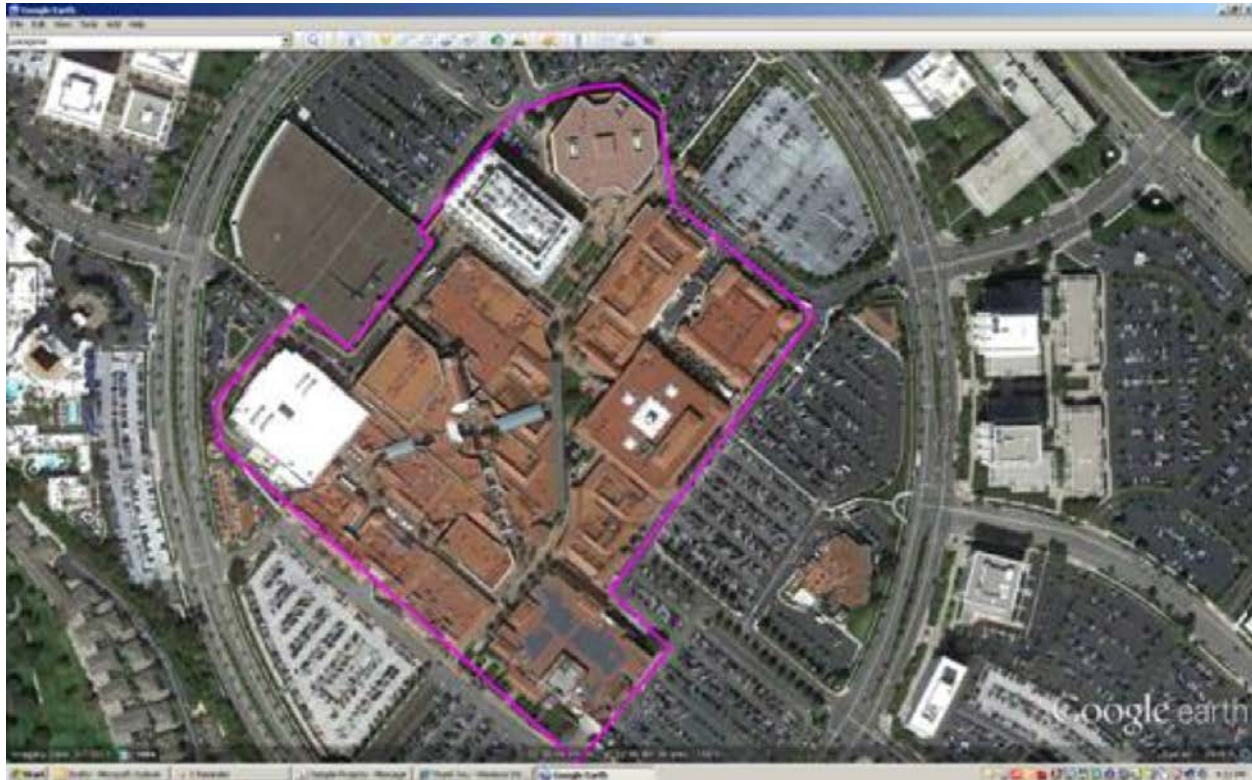
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Fashion Island – Newport Beach, CA

Retail center landscape re-imaging, provided precision base mapping.





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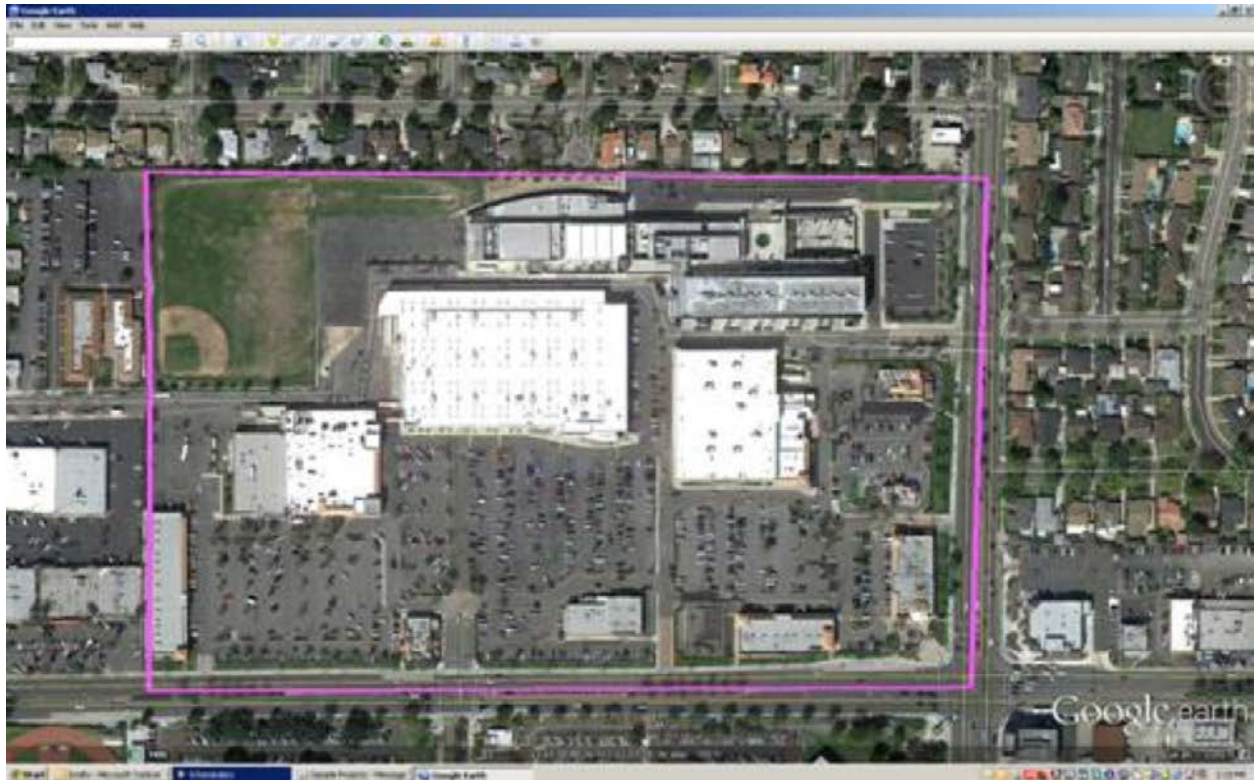
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Bristol Market Place – Santa Ana, CA

Retail center redevelopment master planning and engineering including school site





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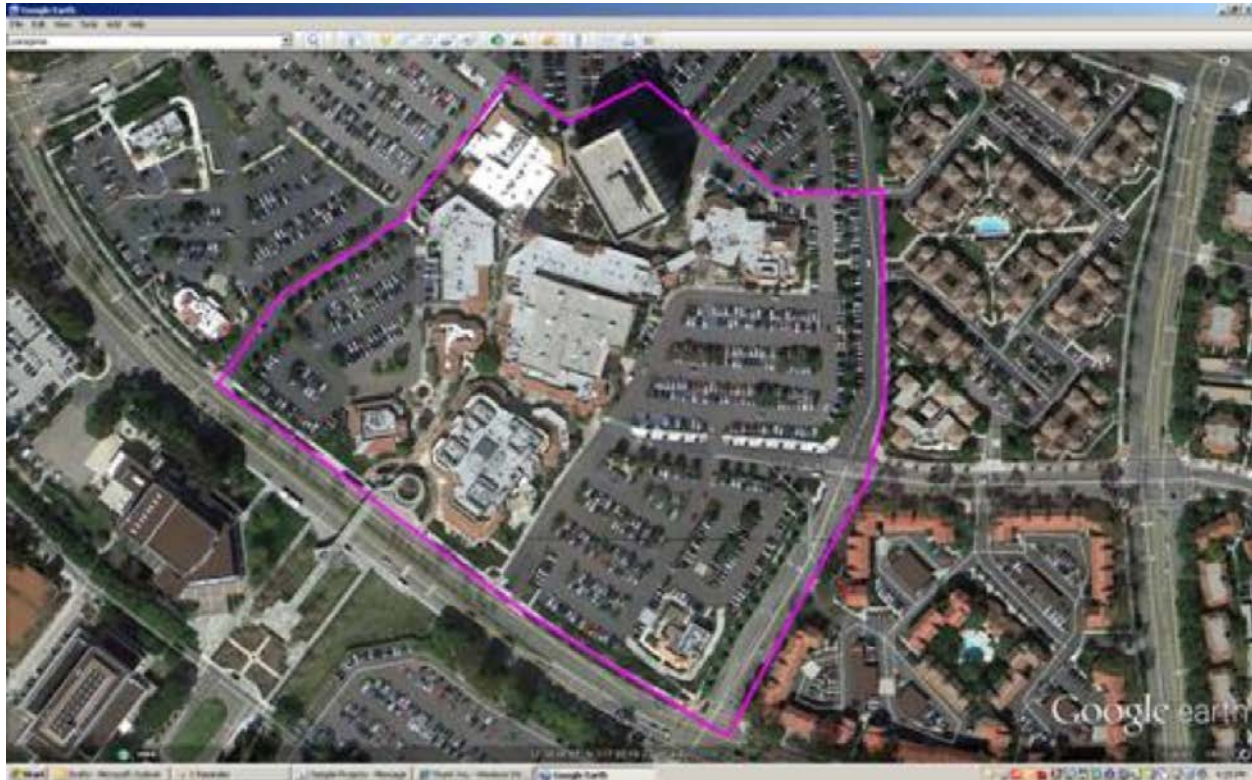
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University Center – Irvine, CA

Retail Center Expansion – provided subdivision and infrastructure.





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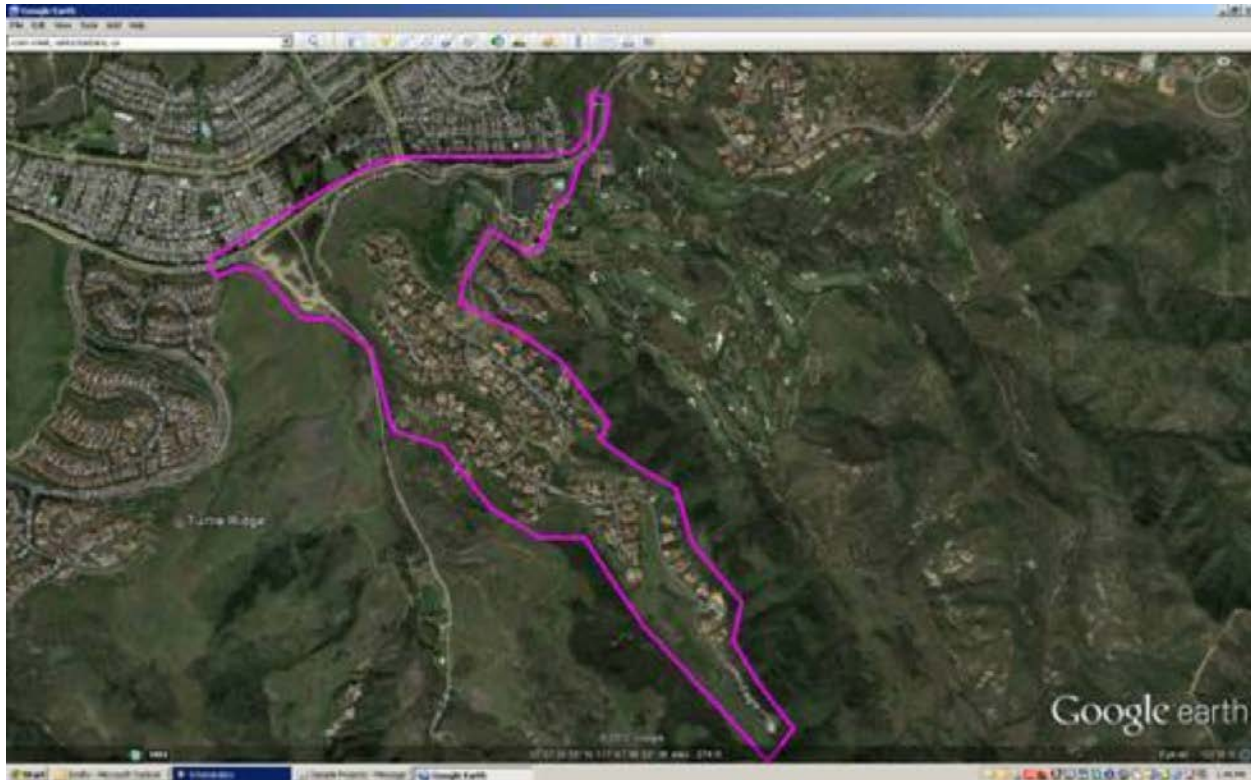
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Shady Canyon Golf Residential – Irvine, CA
Phase 1 Infrastructure master plan, access, water supply system and NCCP
reserve reconfiguration





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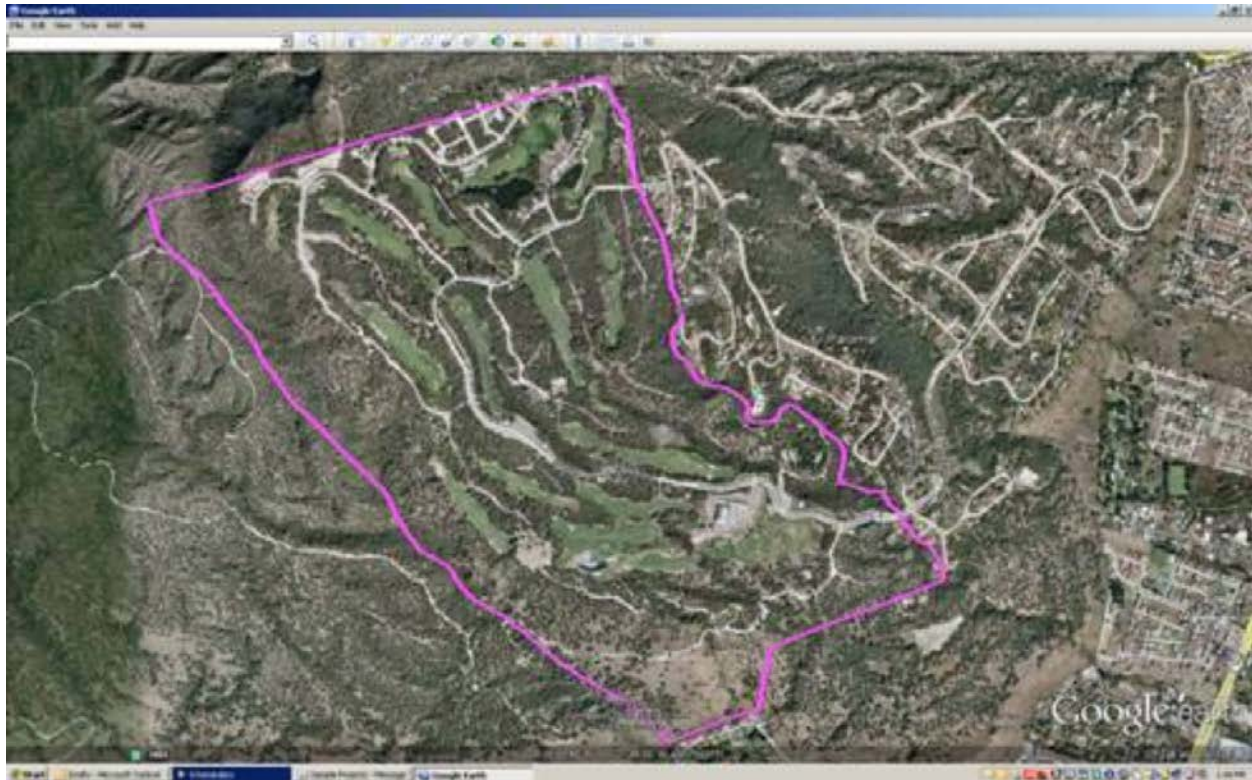
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El Palomar Golf Community – Guadalajara, Mexico

Master plan, infrastructure, golf routing, subdivision mapping, water & sewer plant, EXIM Bank and NAFTA





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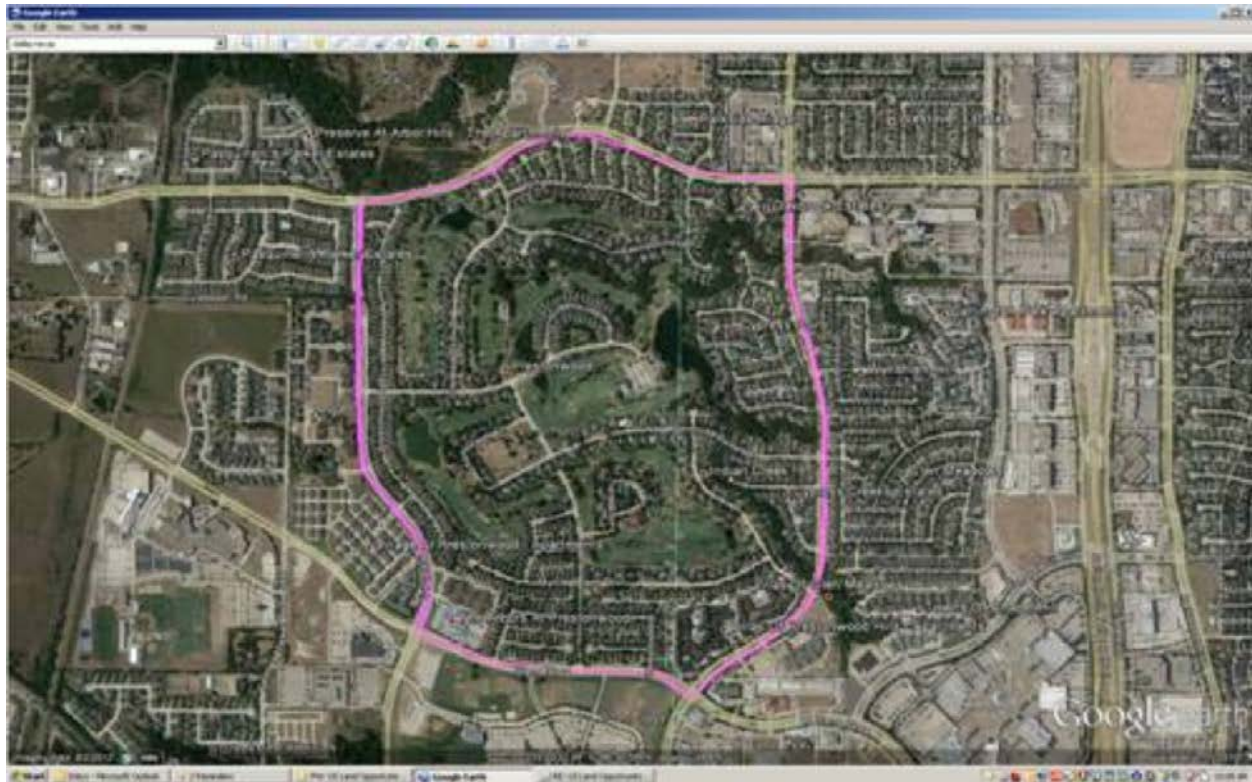
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Indian Creek (golf course & residential), Prestonwood Country Club - Dallas, Texas

Project engineering manager, prepared master plans, designed subdivision maps (called Preliminary Plats in Texas), infrastructure and subdivisions, lake and flood control systems, supervised construction and apportioned costs to consortium of property owners.





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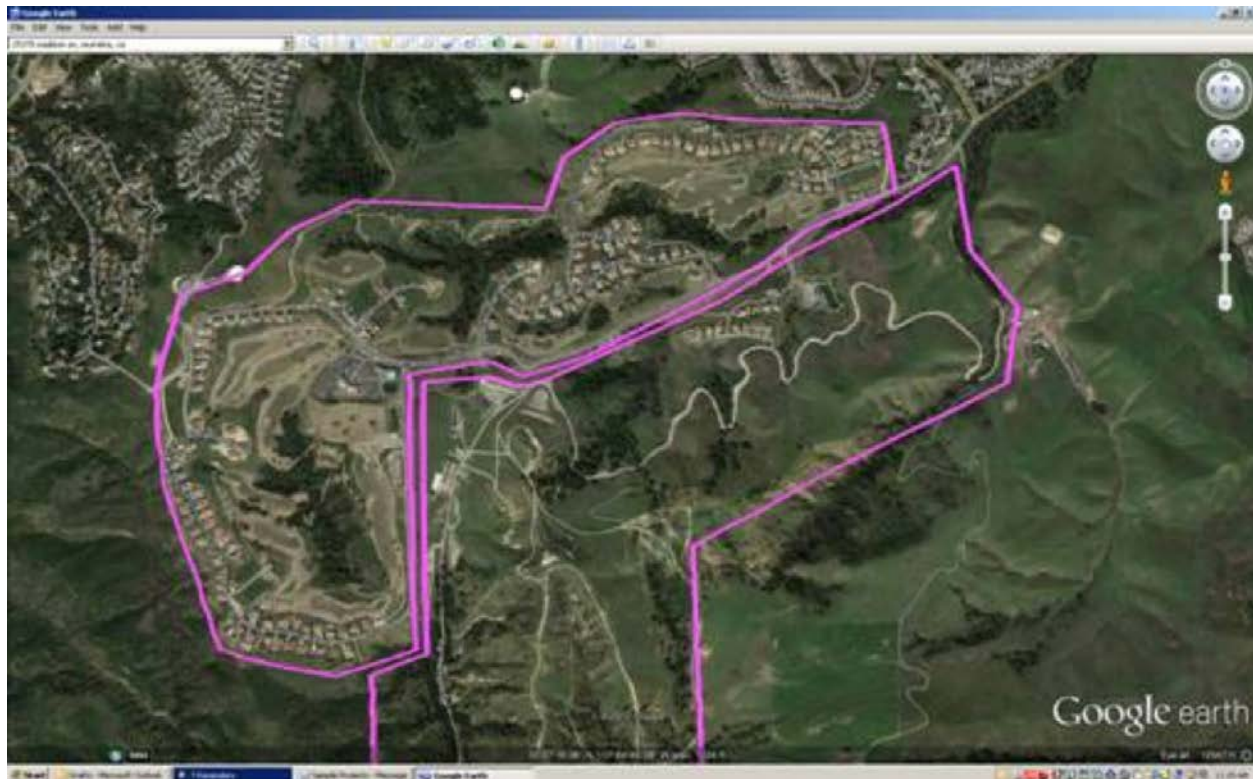
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Vellano Country Club – Chino Hills, CA

A Reese Jones turned Greg Norman gold course community, master plan, course lay-out, entitlement, TTM, grading (300' relief), infrastructure and custom lot marketing

Aerojet General Site Re-Use – Chino Hills, CA

Master planned the re-use, remediation and development.





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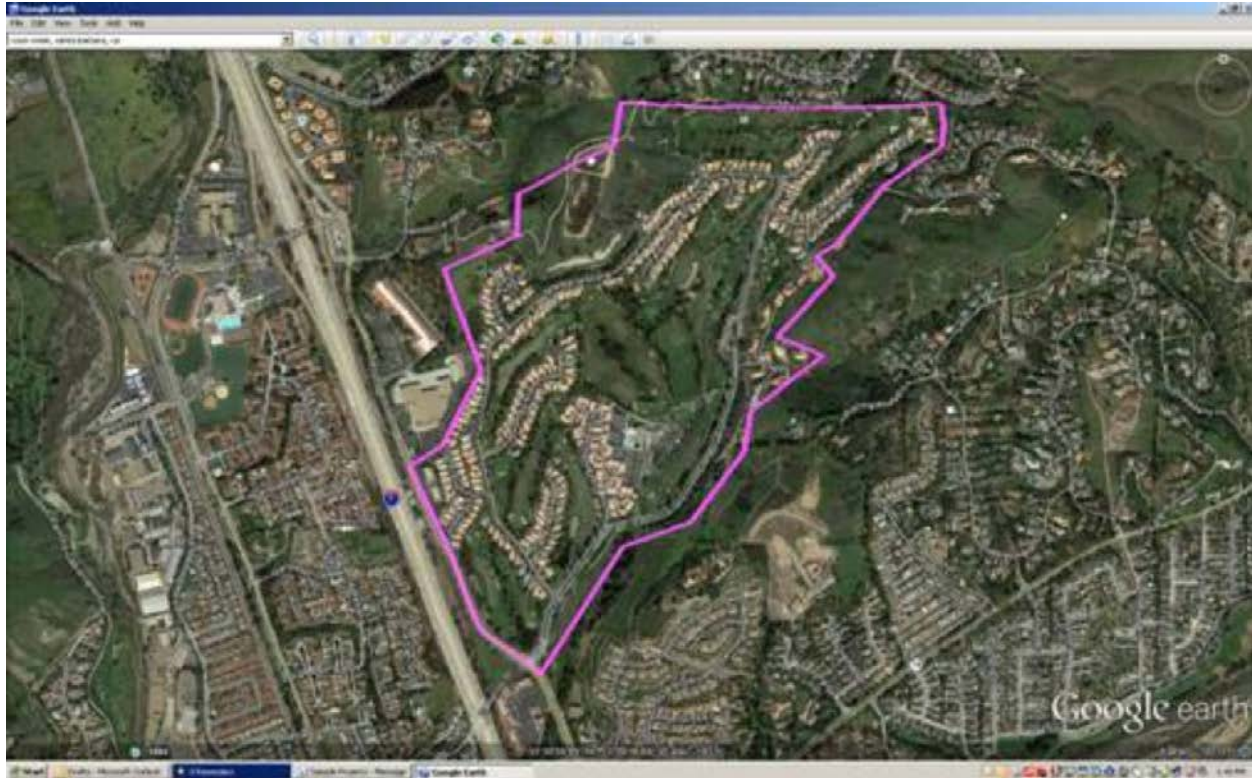
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Marbella Country Club – San Juan Capistrano, CA
Development master plan, lot lay-out, golf water feature system





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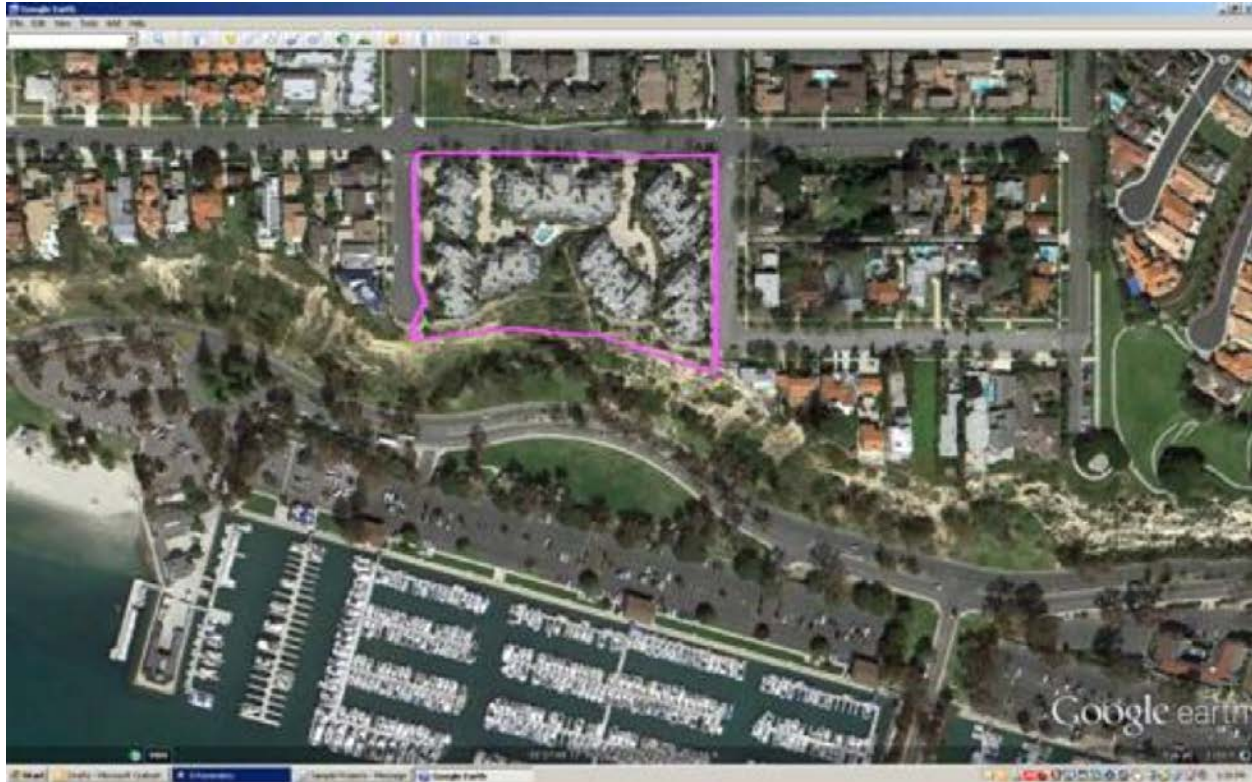
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The Admiralty – Dana Point, CA

Luxury condos, designed site improvements, utilities and subdivision





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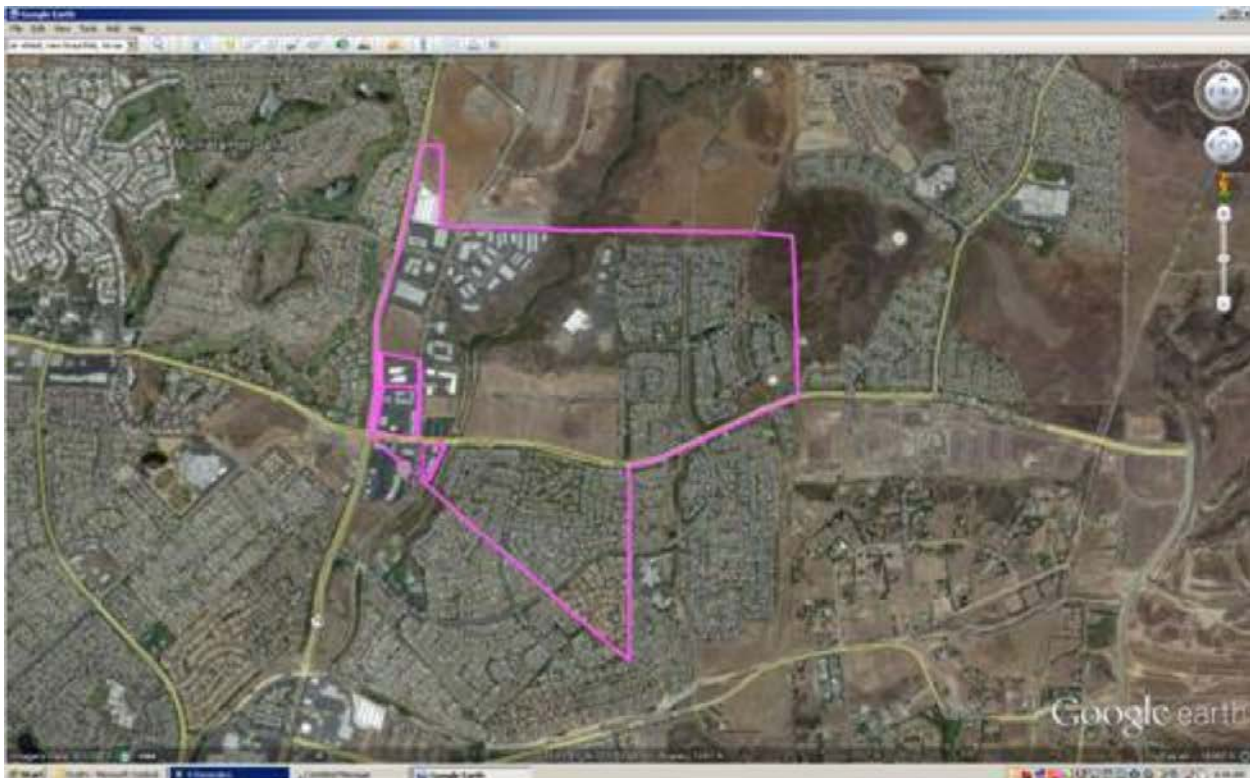
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Winchester Ranch / Silverhawk - 650 acre master plan in Riverside County, CA
Prepared the master land use plan, TTM, grading plan, flood control channel, bridge, reservoir, all infrastructure plans and permits, CalTrans encroachment permits, acted as Special District Engineer formed CFD 88-4 and raised \$30M





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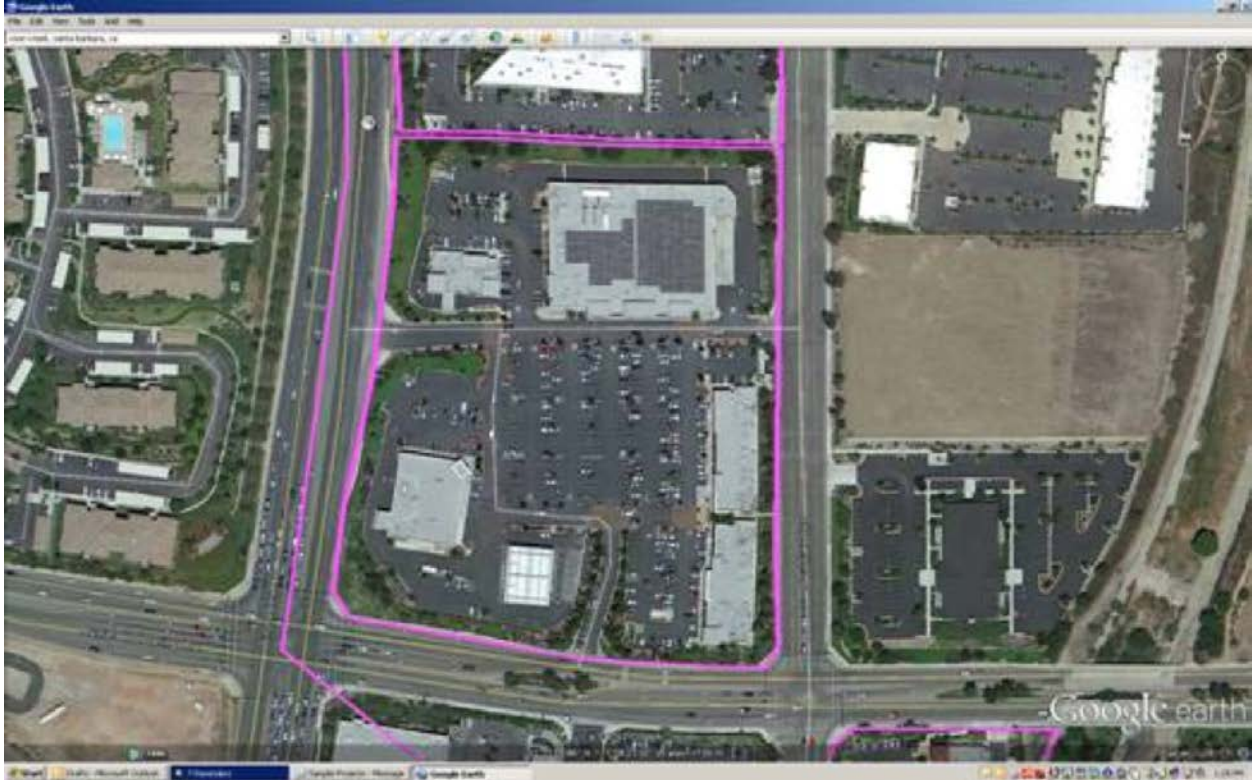
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Vons Retail Center – Riverside County, CA
12 acre Retail Center design, permitting and construction





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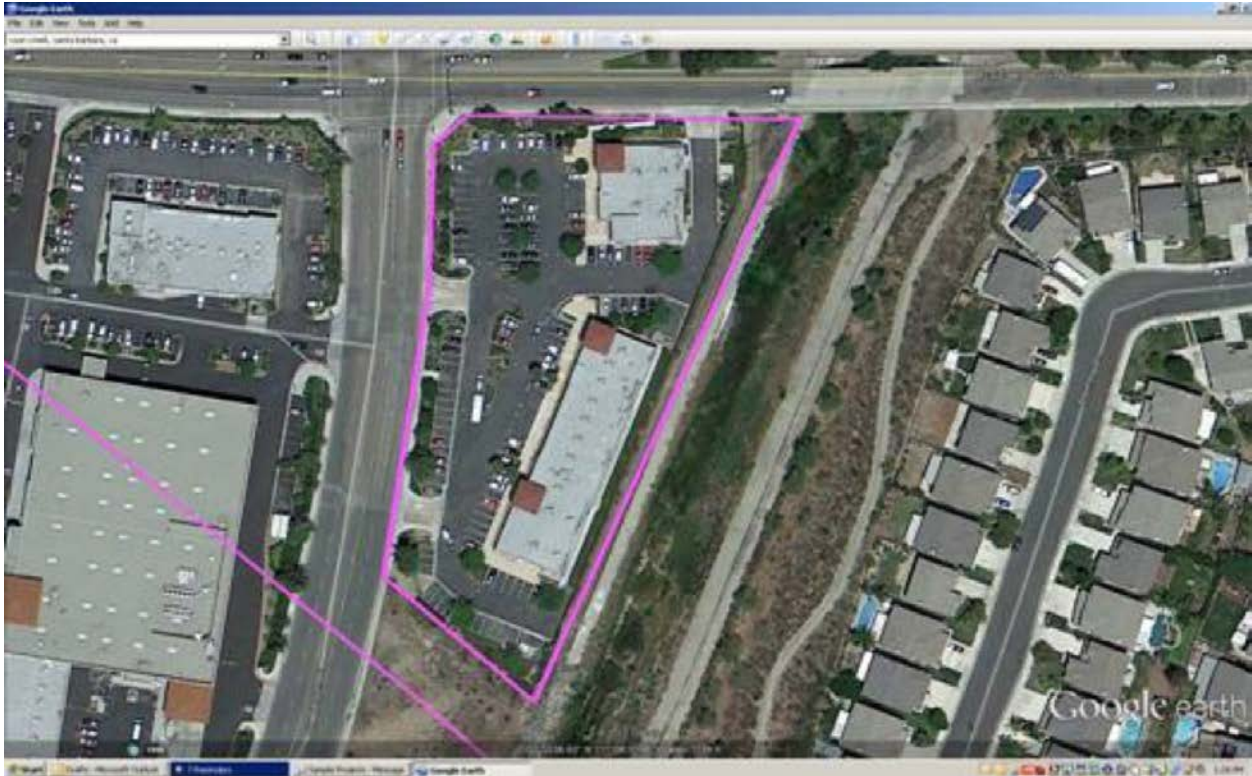
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Sky Canyon Plaza – Riverside County, CA
3 acre retail center, design, entitle, build





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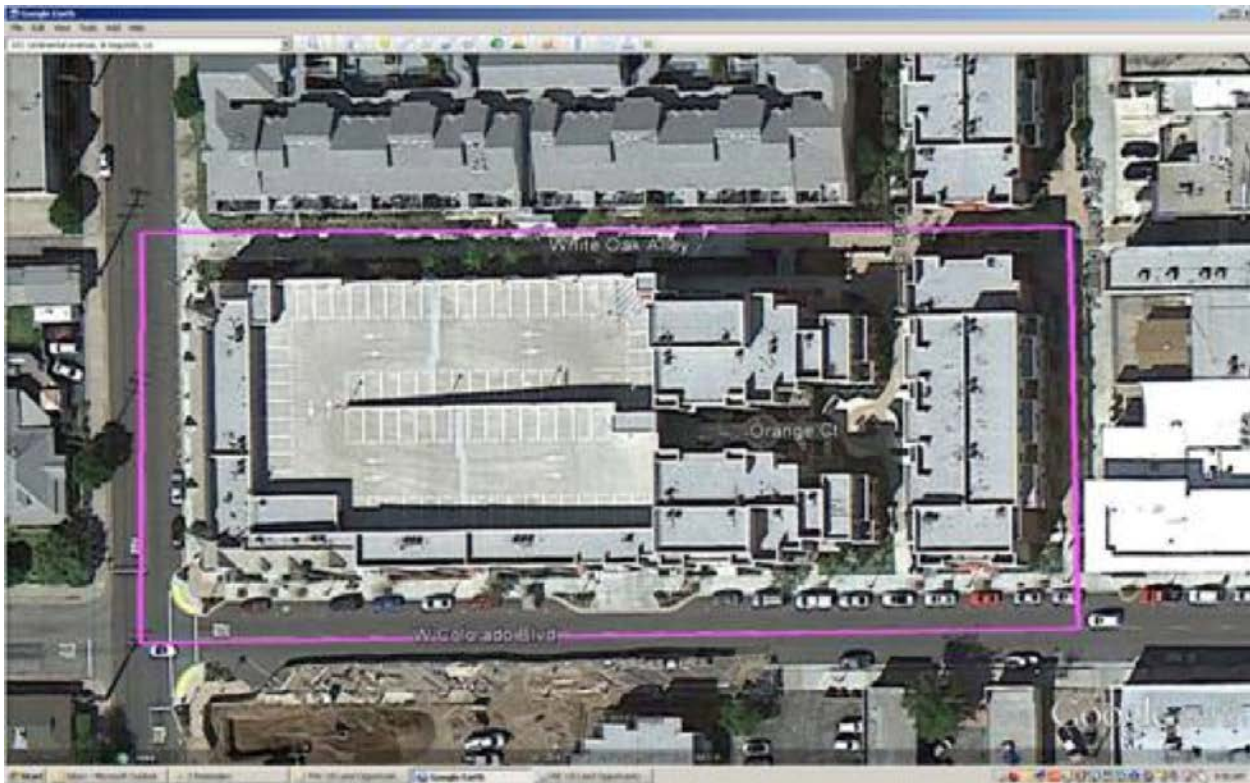
Winchester Office Park – Riverside County, CA

2 – 40k SF office buildings, design, entitle, map, condominium, construction support



Colorado Commons - 64 unit mixed use condo wrapping a new parking structure – Monrovia, CA

Engineering, subdivision and entitlement design consultant to public private partnership. Prepared, processed, permitted and supervised construction of all horizontal improvements.





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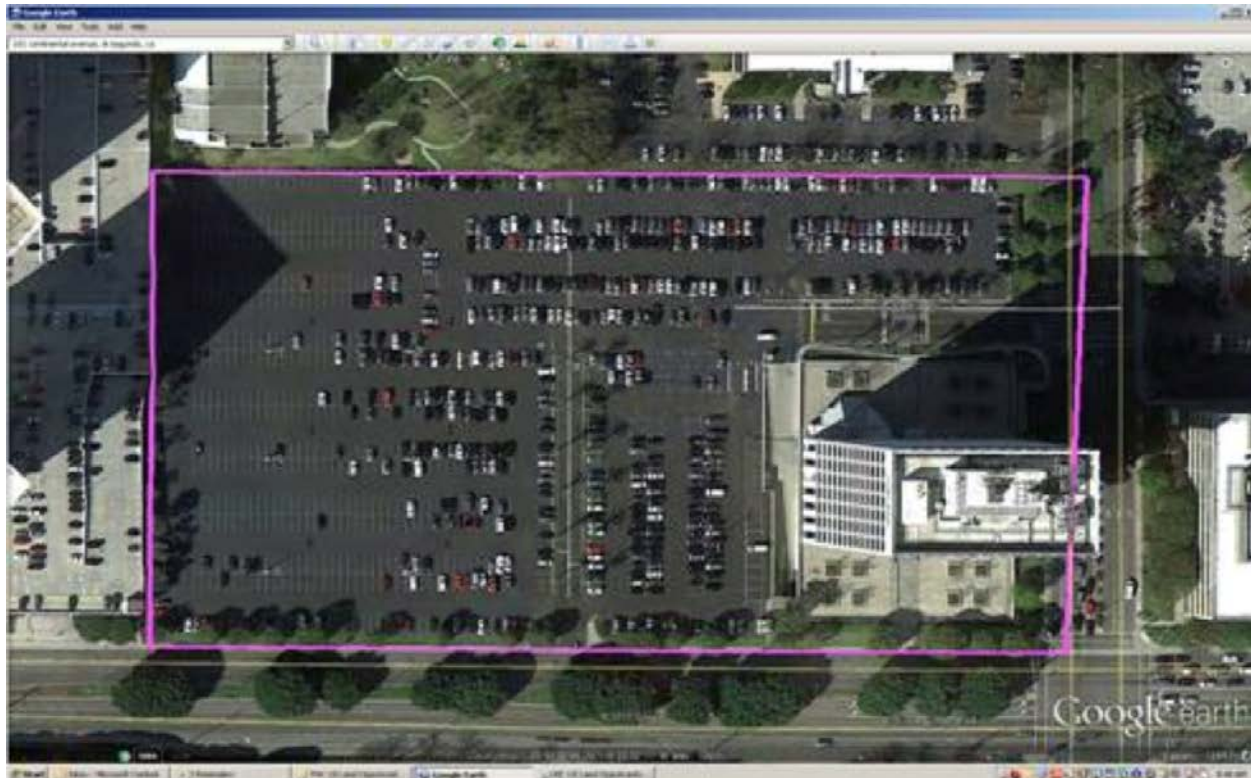
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Barker Pacific 101 Continental - Office renovation and conversion to office + business hotel and retail (not built yet) – El Segundo, CA
Planning, engineering, mapping and entitlement... nothing built yet.





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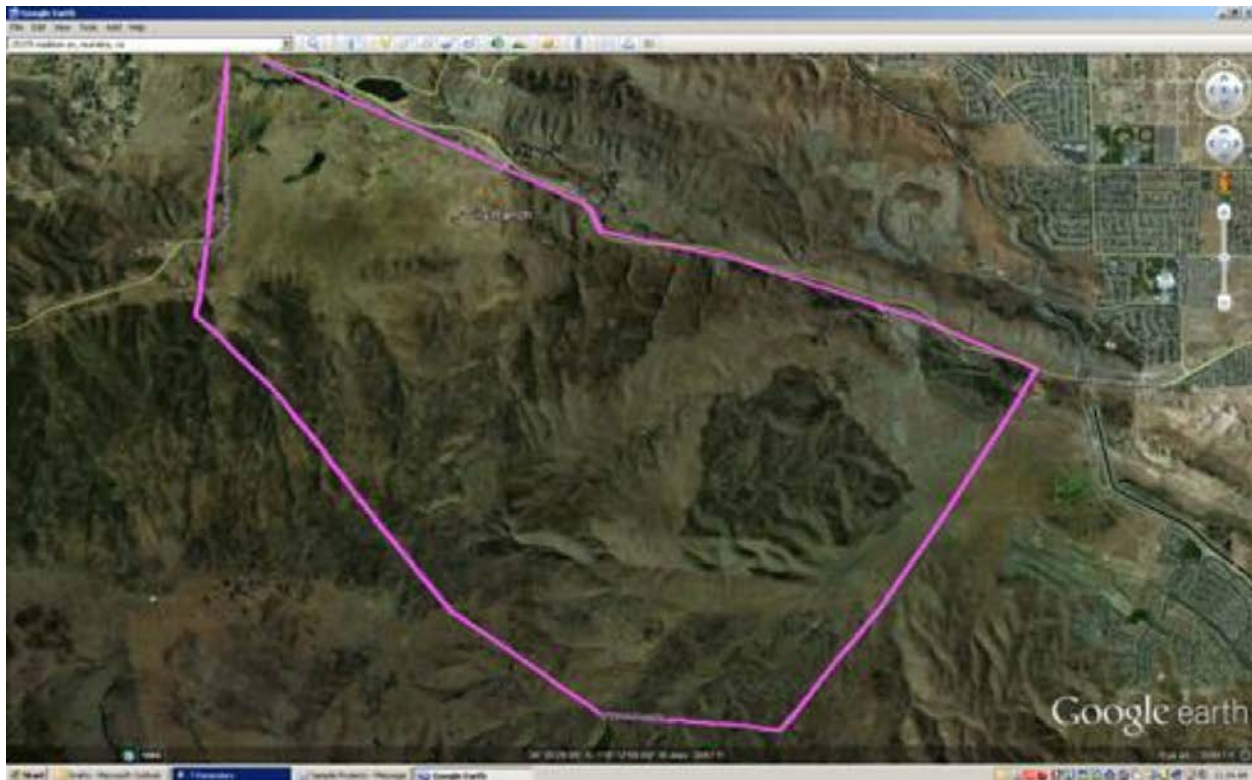
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Ritter Ranch – Palmdale, CA

10,000 acre Master Plan for 7,000 units + golf, and commercial. Master infrastructure funding plan and development strategy, BK turn-a-round plan





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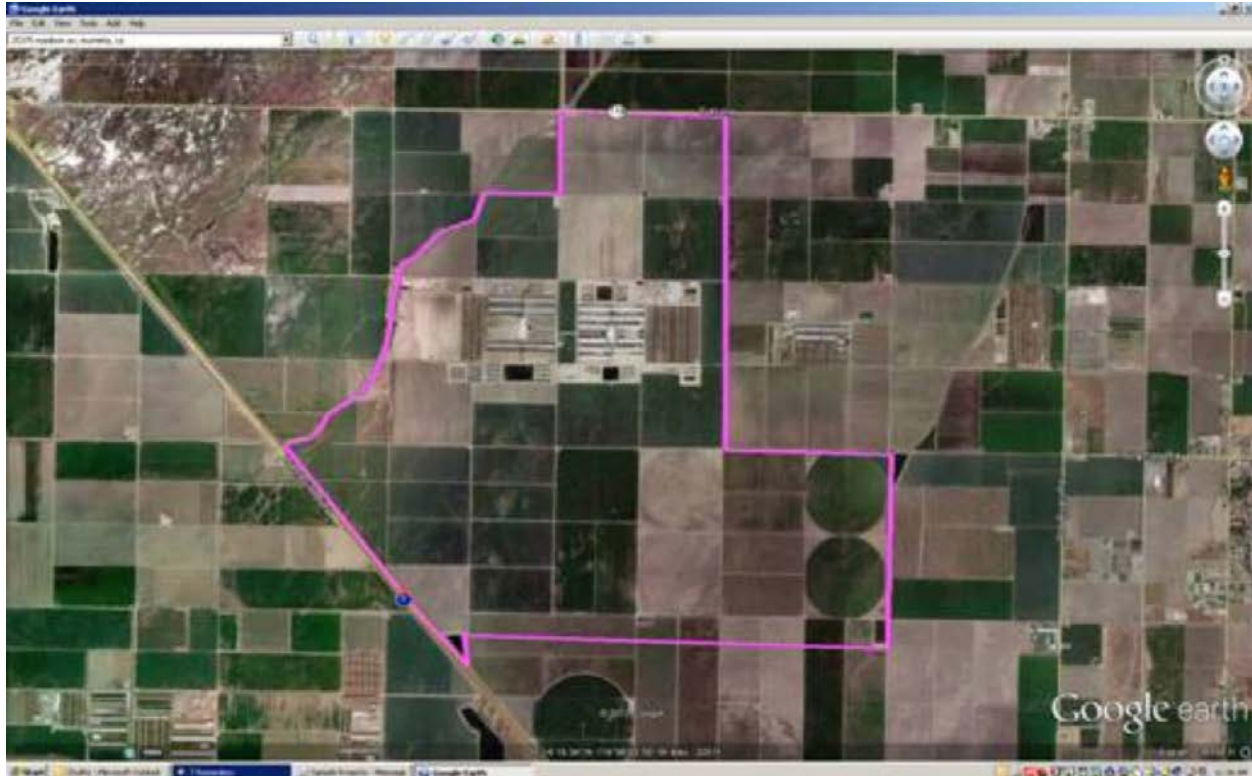
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Pacificana – Bakersfield, CA

5,000 acre master plan, TTM, infrastructure, golf courses





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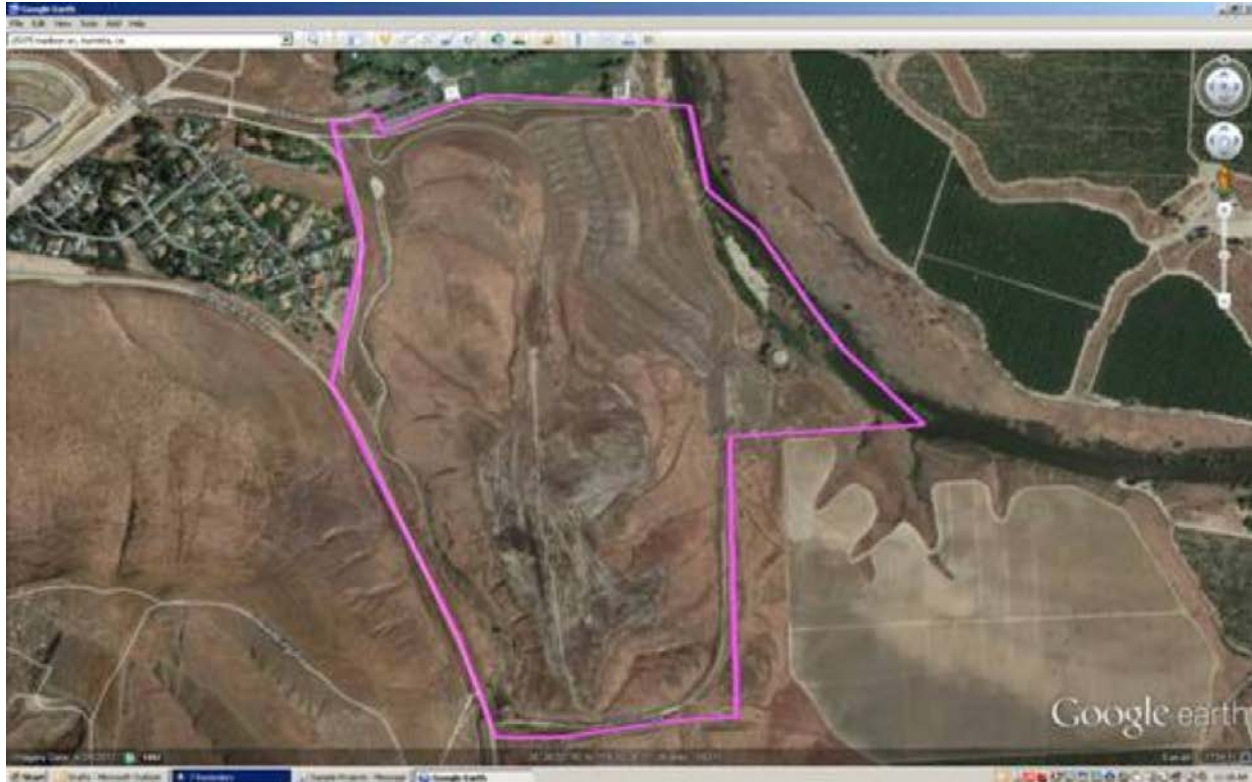
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Rivers Edge – Kern County, CA
Master plan, TTM and grading plan





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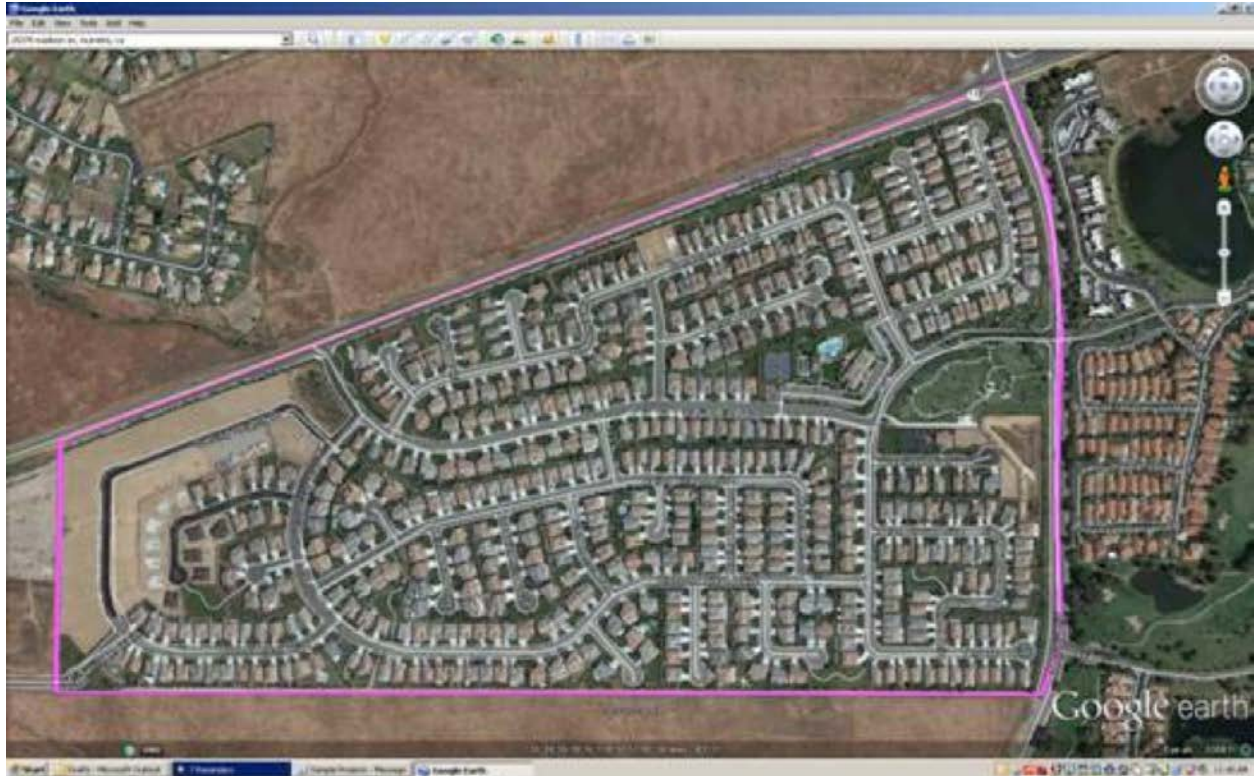
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Country Club – Kern County, CA
Master plan, TTM and development budget





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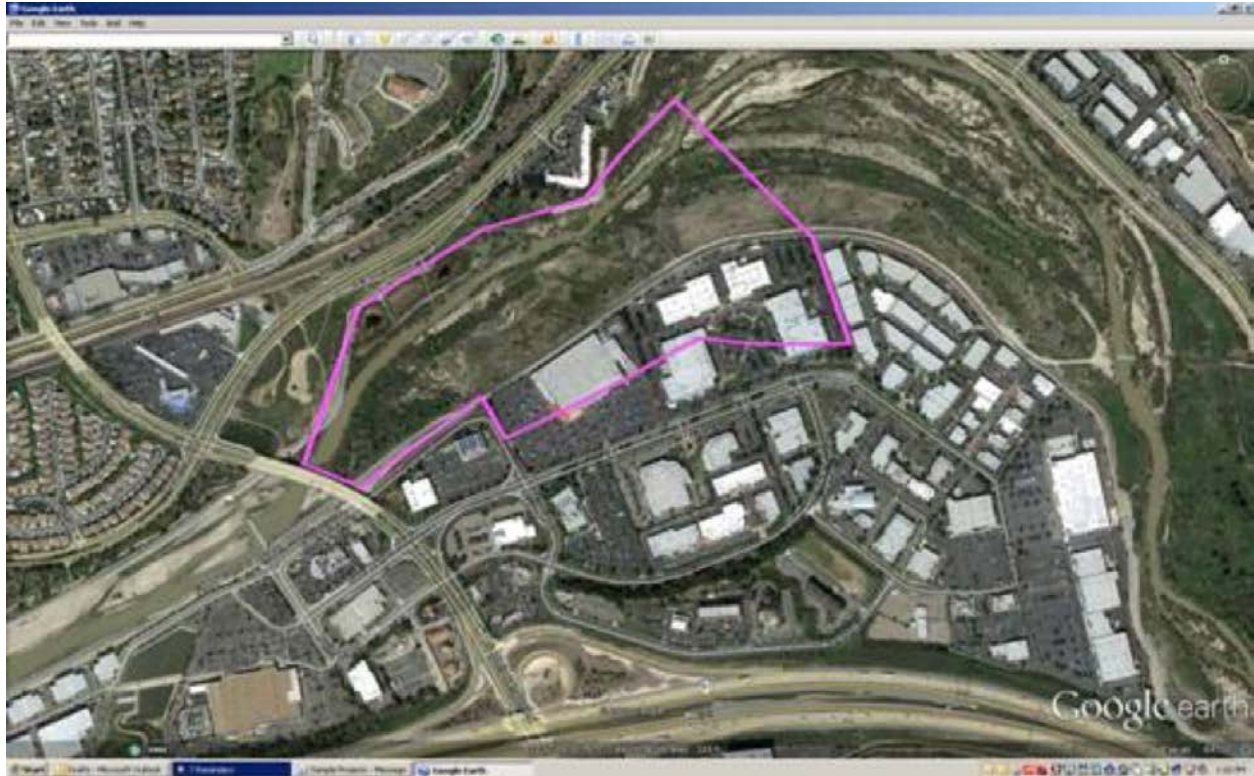
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Savi Ranch, Anaheim Hills, CA
Flood Plain and FIRM revision





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Indus Mixed Use Site – Chino Hills, CA

Master planned, financial modeling, entitlement strategy, subdivision mapping





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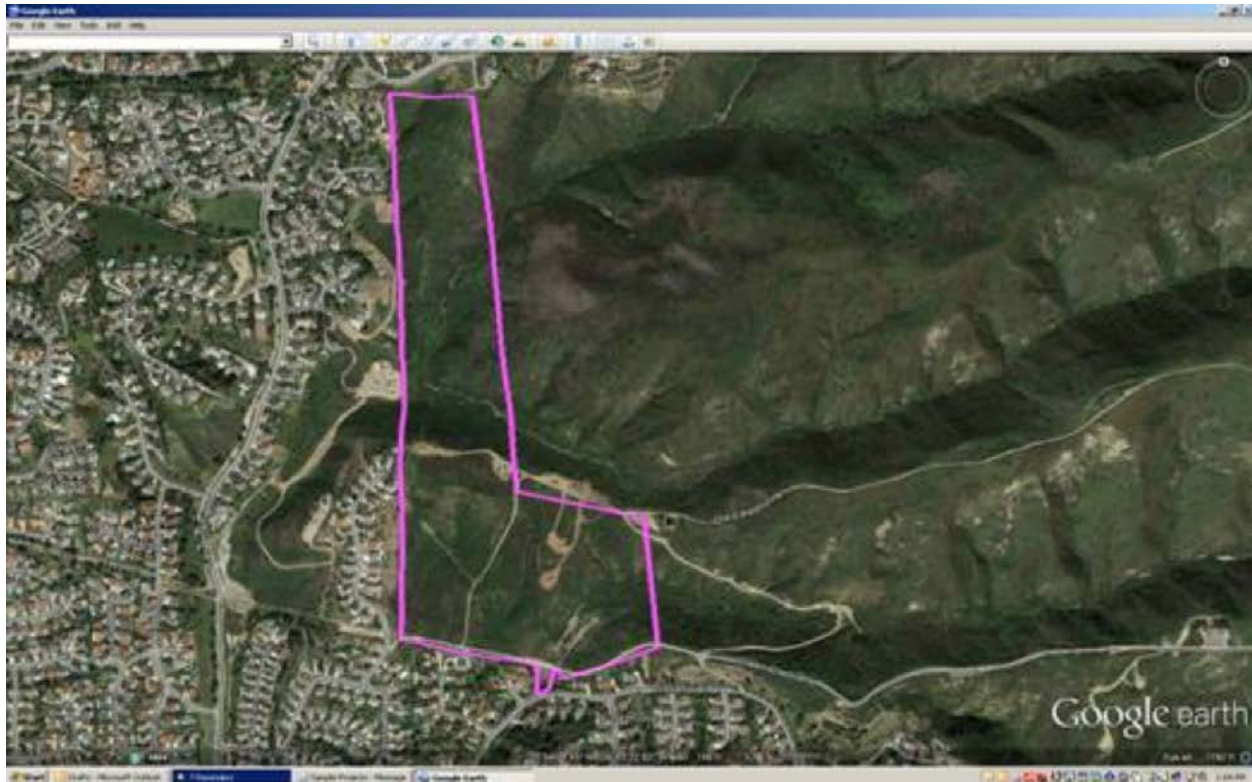
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Cielo Vista – Yorba Linda, CA

Residential development master plan, product repositioning and development budget





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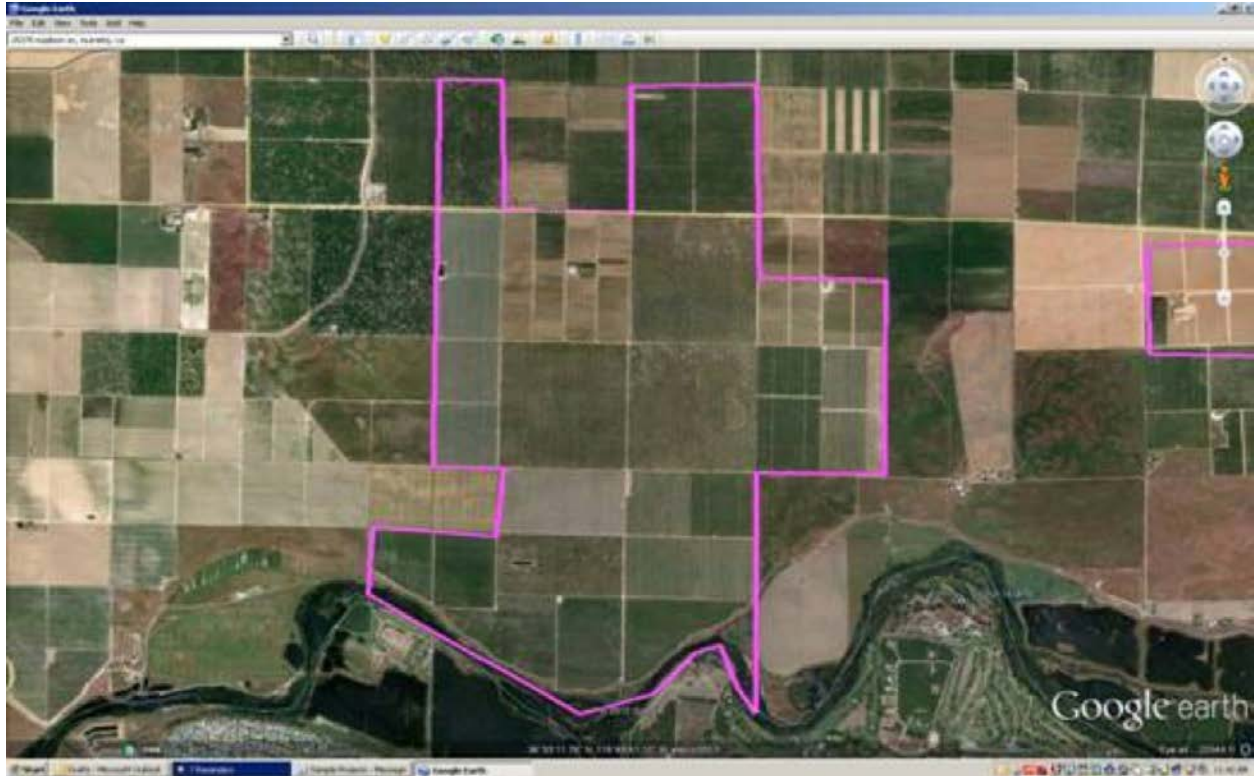
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S&J Ranch Castle & Cooke – Madera County, CA
7,000 acre Master development plan and infrastructure budget for Murdock.





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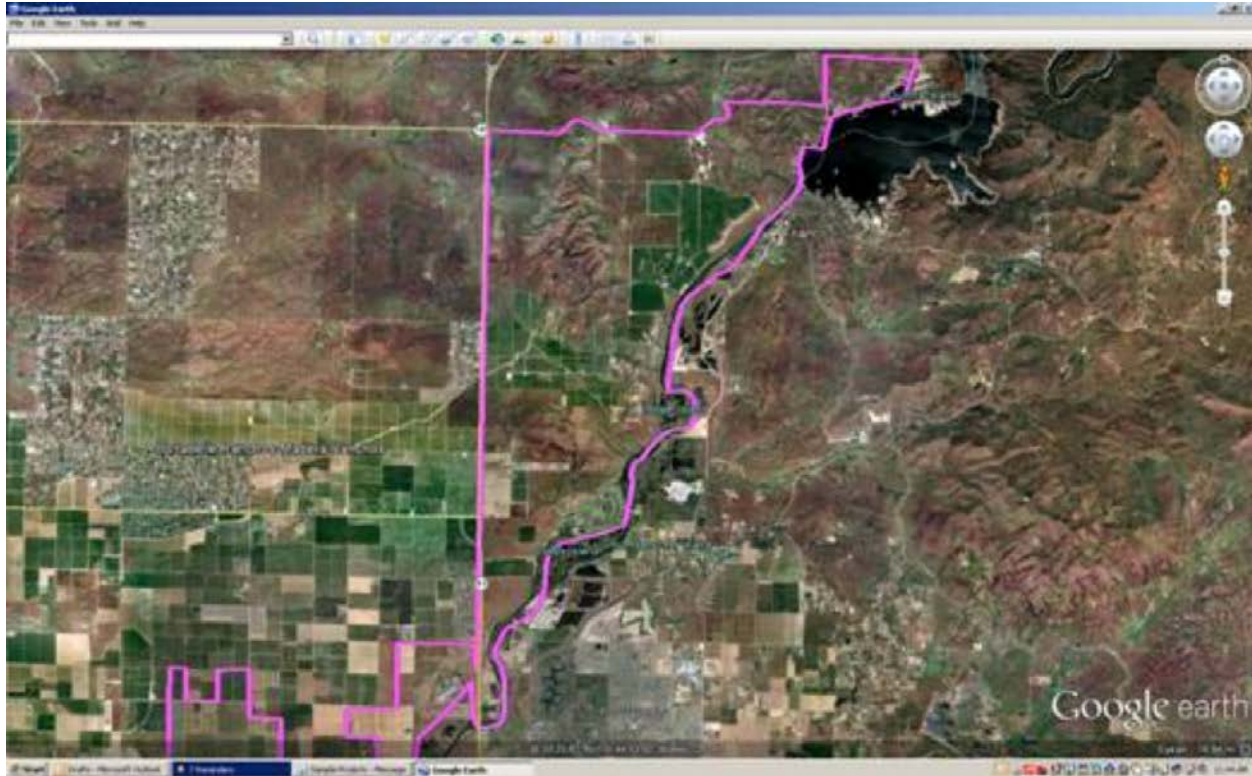
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University of California - County of Madera, CA
15,500 acre Master development and infrastructure plan





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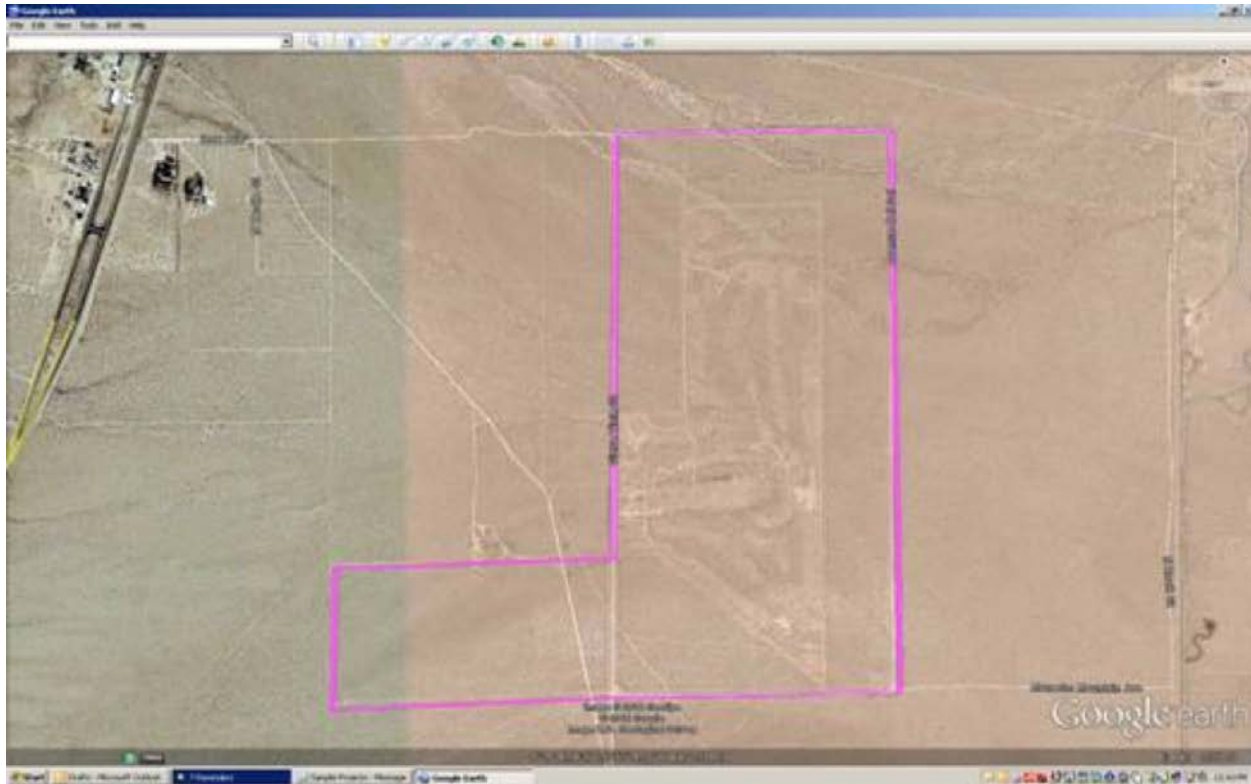
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www.civtek.com

tyoung@civtek.com

Sierra Vista – Ridgecrest CA

340 acre, 520SF, 240MF golf community master plan, entitlement and funding strategy





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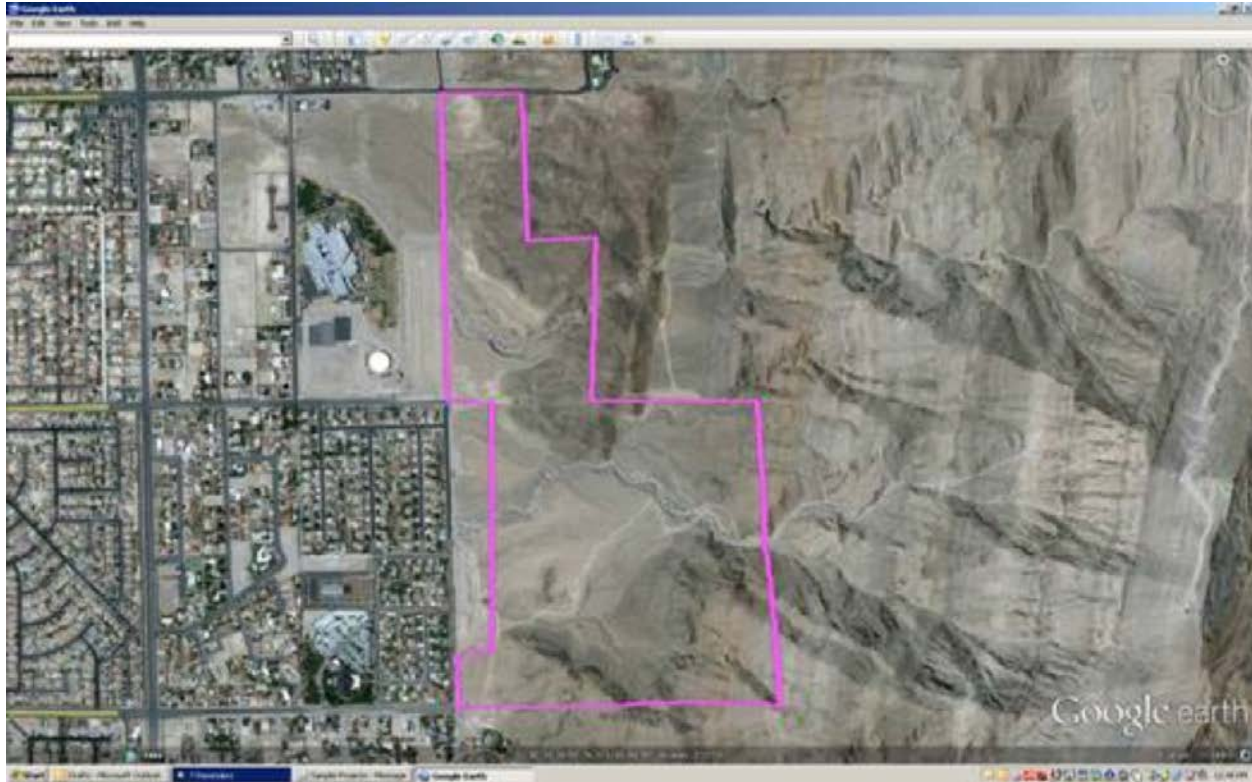
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Sage Sunrise 195, Las Vegas, NV
200 acre, 300 lot master plan, TTM and infrastructure plan





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Sage Logandale, NV

240 unit equestrian master plan, TTM and entitlement extension





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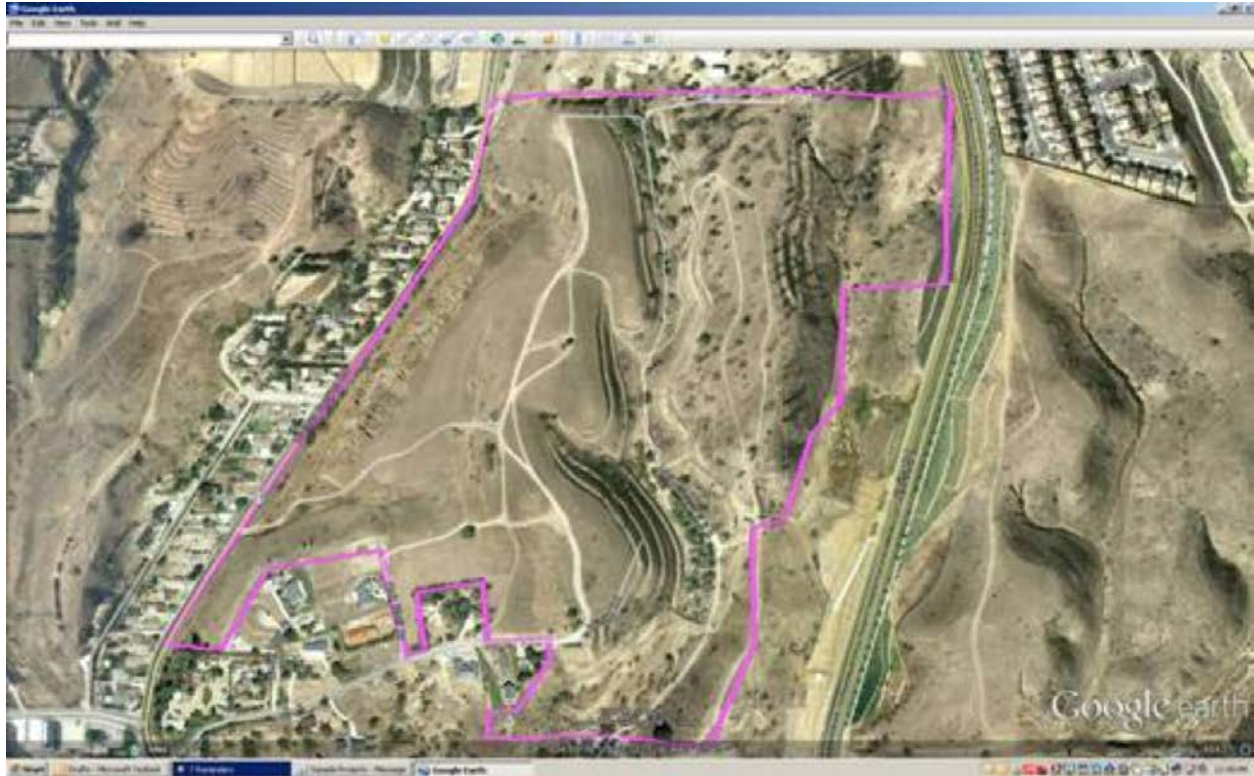
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Vistas – Moorepark, CA
110 lot conceptual grading and lotting plan





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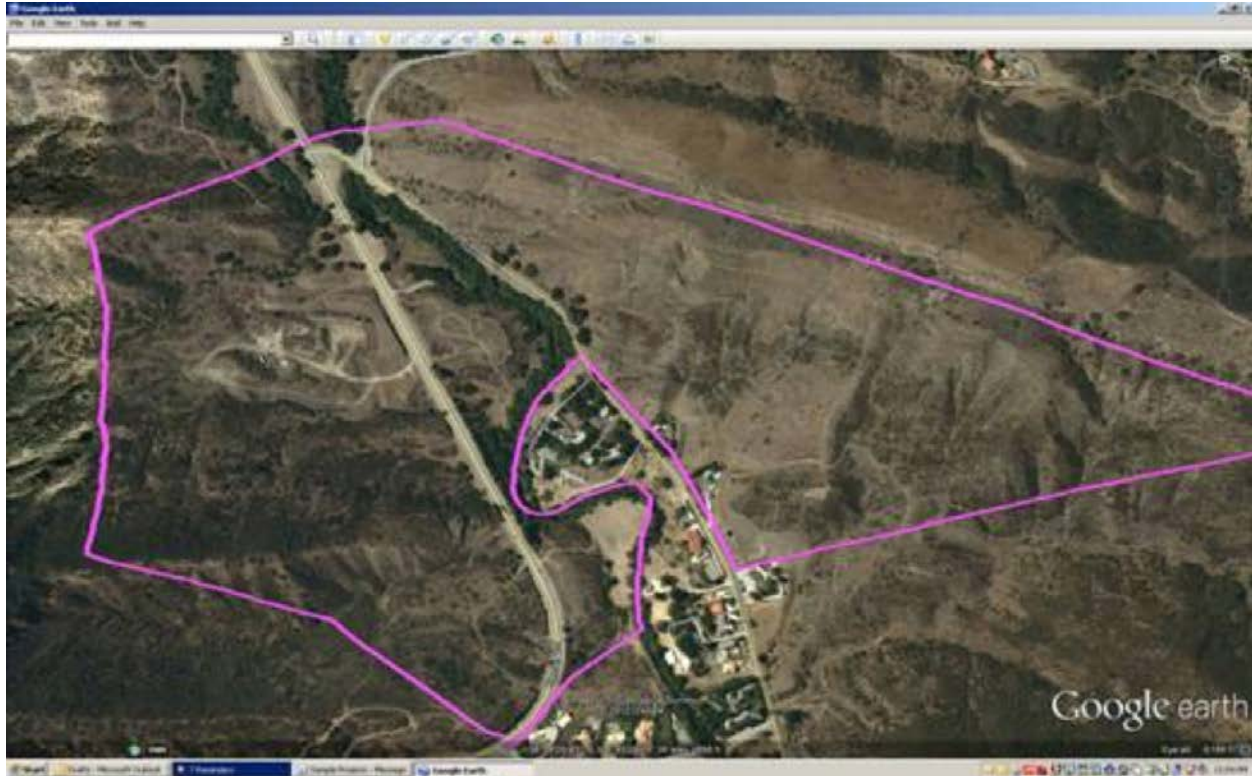
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Live Oak Ranch – Agoura Hills, CA
250 lot master plan, infrastructure plan and cost budget





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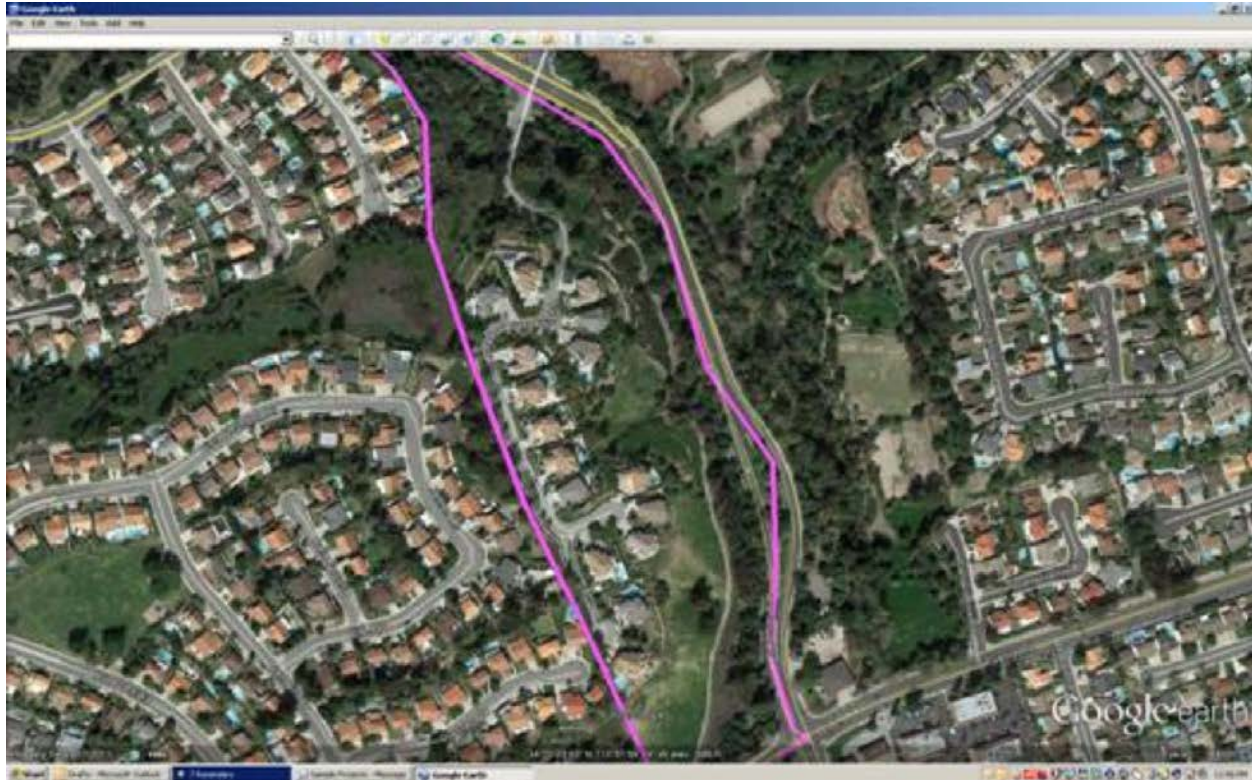
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Rodeo Ridge Estates – Walnut, CA

BK work-out 150 custom lot subdivision design, entitlement and build-out





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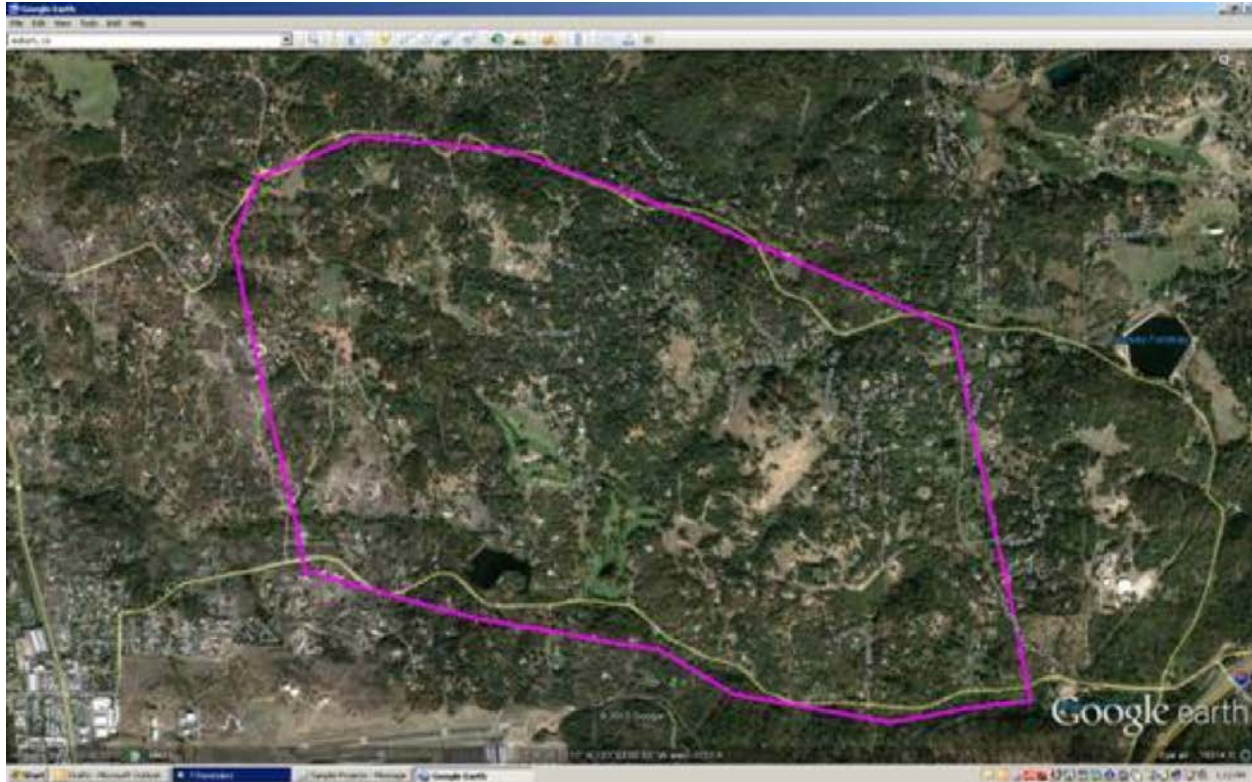
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Auburn Ranch – Auburn, CA
5,000 acre development master concept plan





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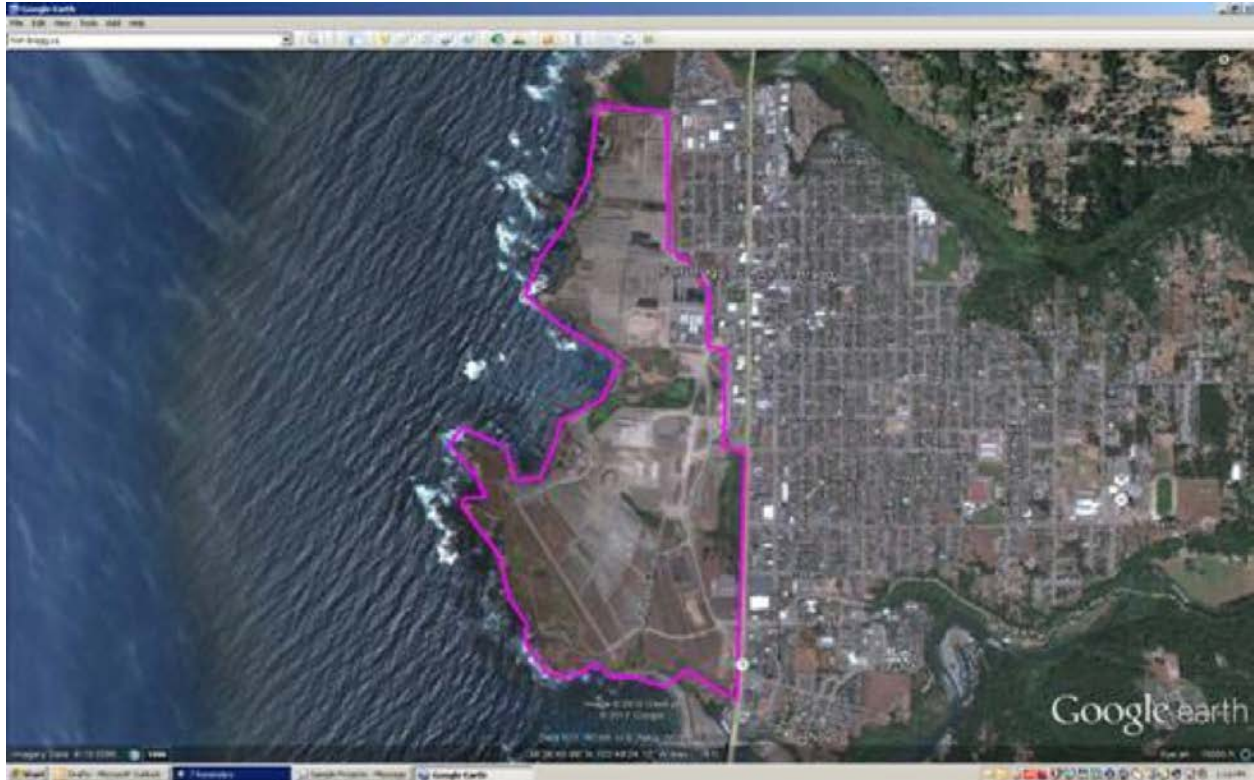
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Georgia Pacific - Fort Bragg, CA

Saw mill redevelopment master plan and value opinion





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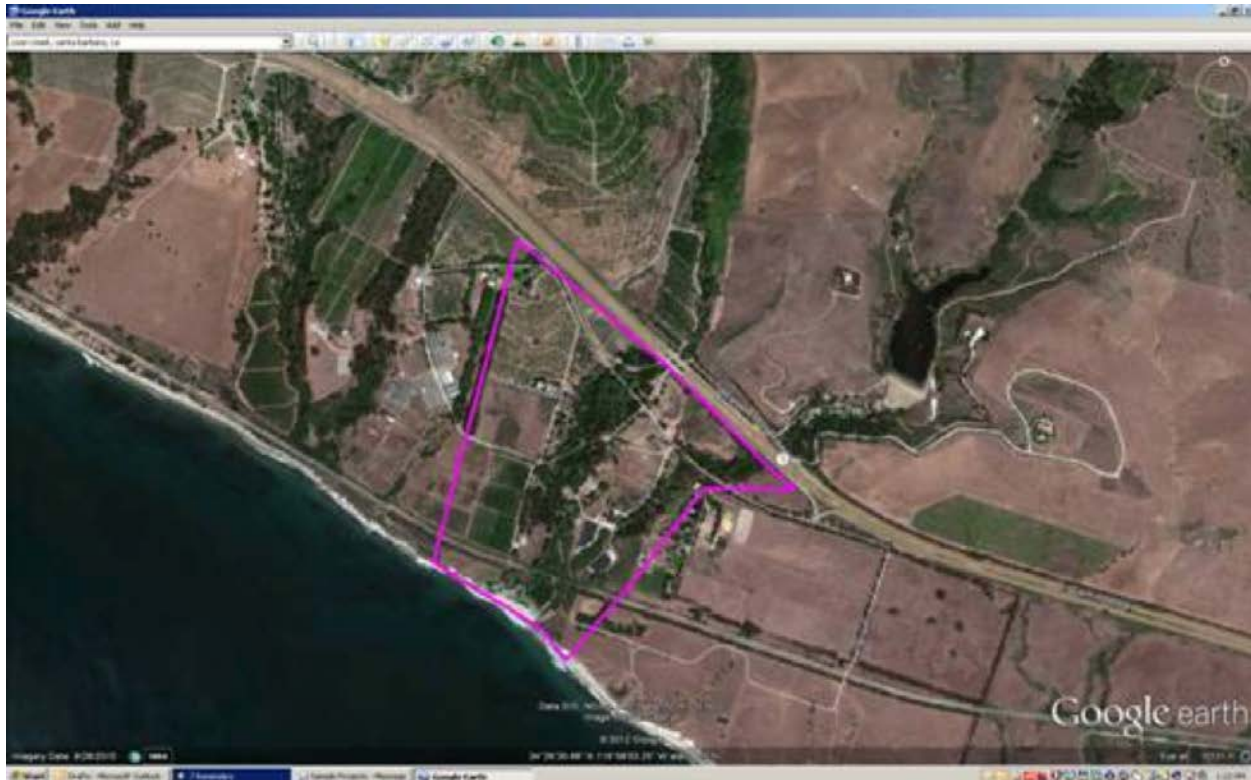
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Coon Creek Steelhead Trout Fish Passage – Santa Barbara, CA
Watershed analysis and hydraulic restoration of blocked fish passageway from ocean to inland waterway





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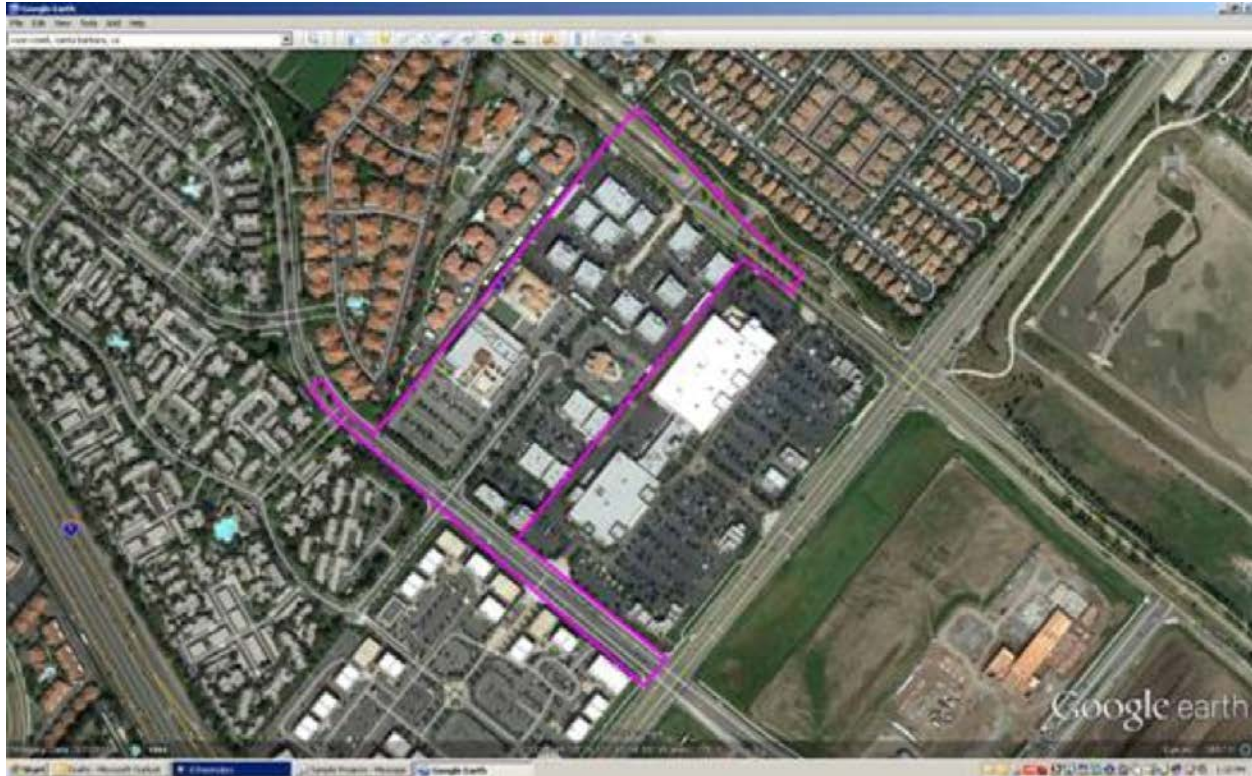
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Jeffrey Corporate Center – Irvine, CA
Subdivision and infrastructure for multiple office park buyers





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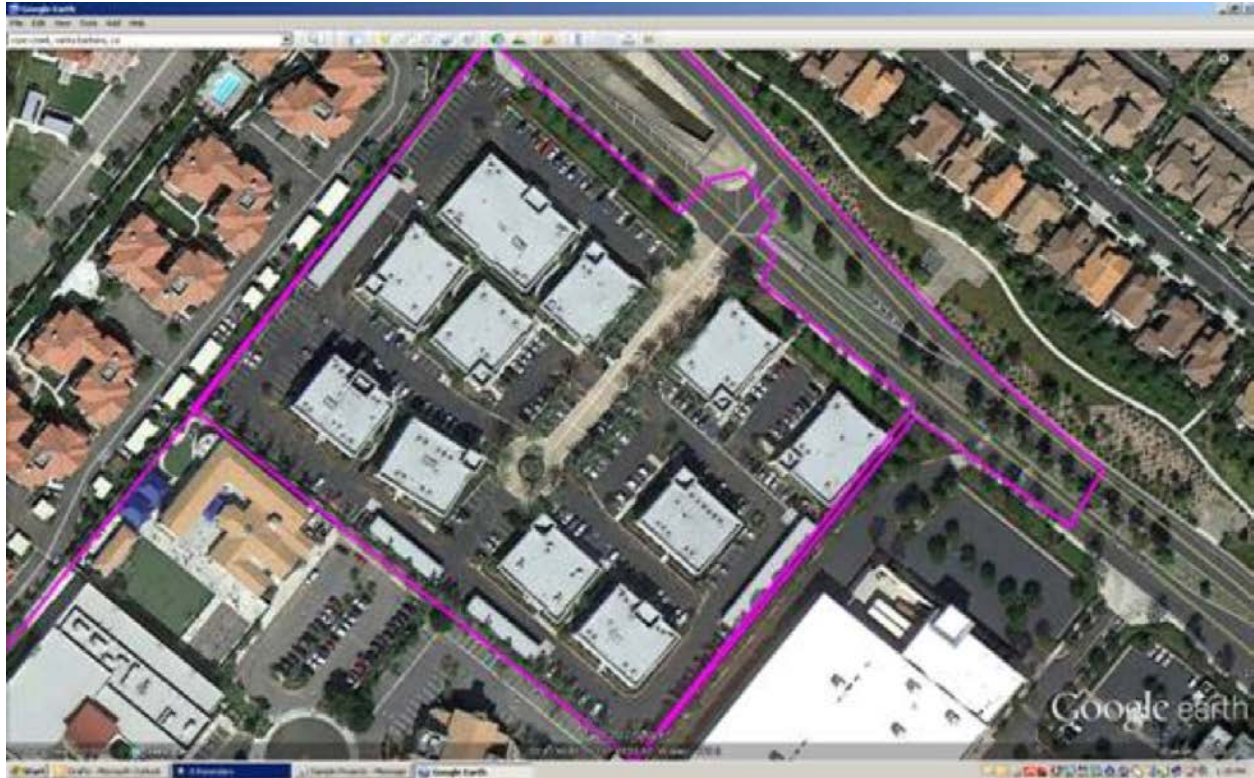
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Trabuco Office Condos – Irvine, CA
Final site design, permitting and condo subdivision





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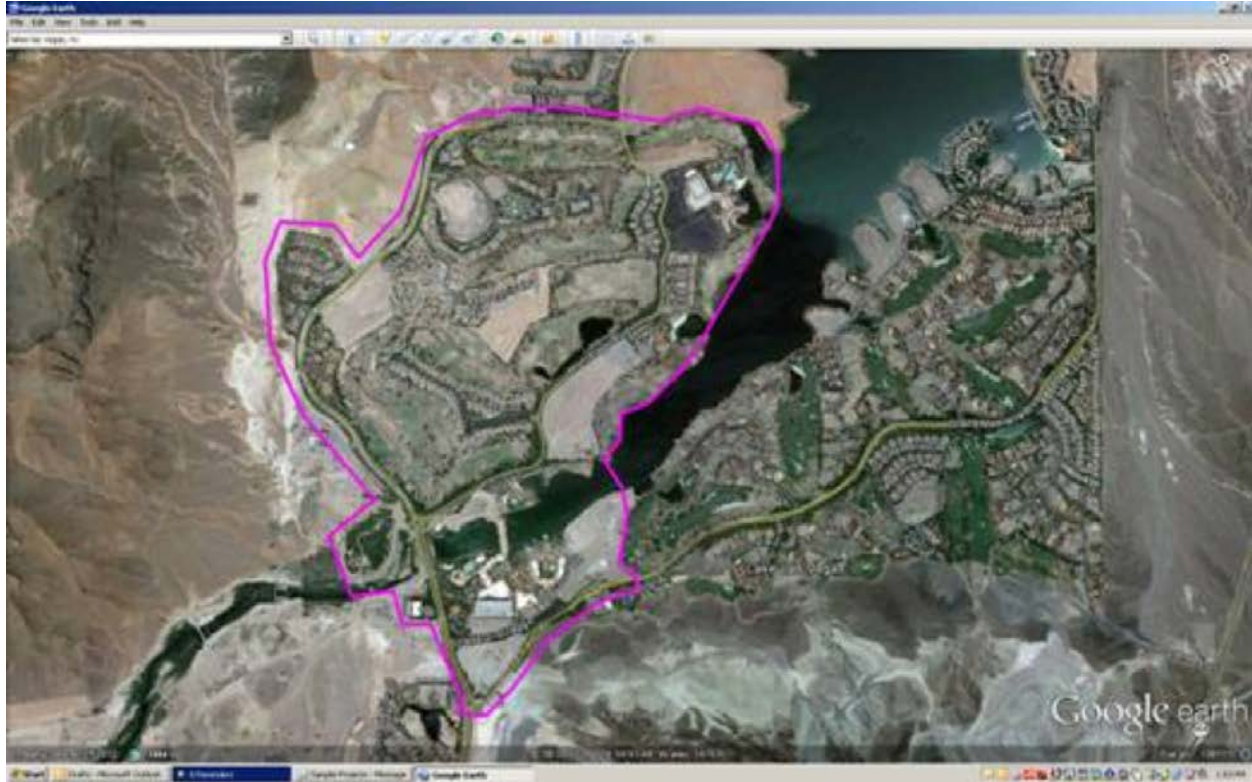
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The Lakes, Las Vegas, NV

Phase 1 master plan and utility system design advisory





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Apex Heavy Industry Park, NV

26,000 acre heavy high-hazard industry park master plan, development strategy and risk control





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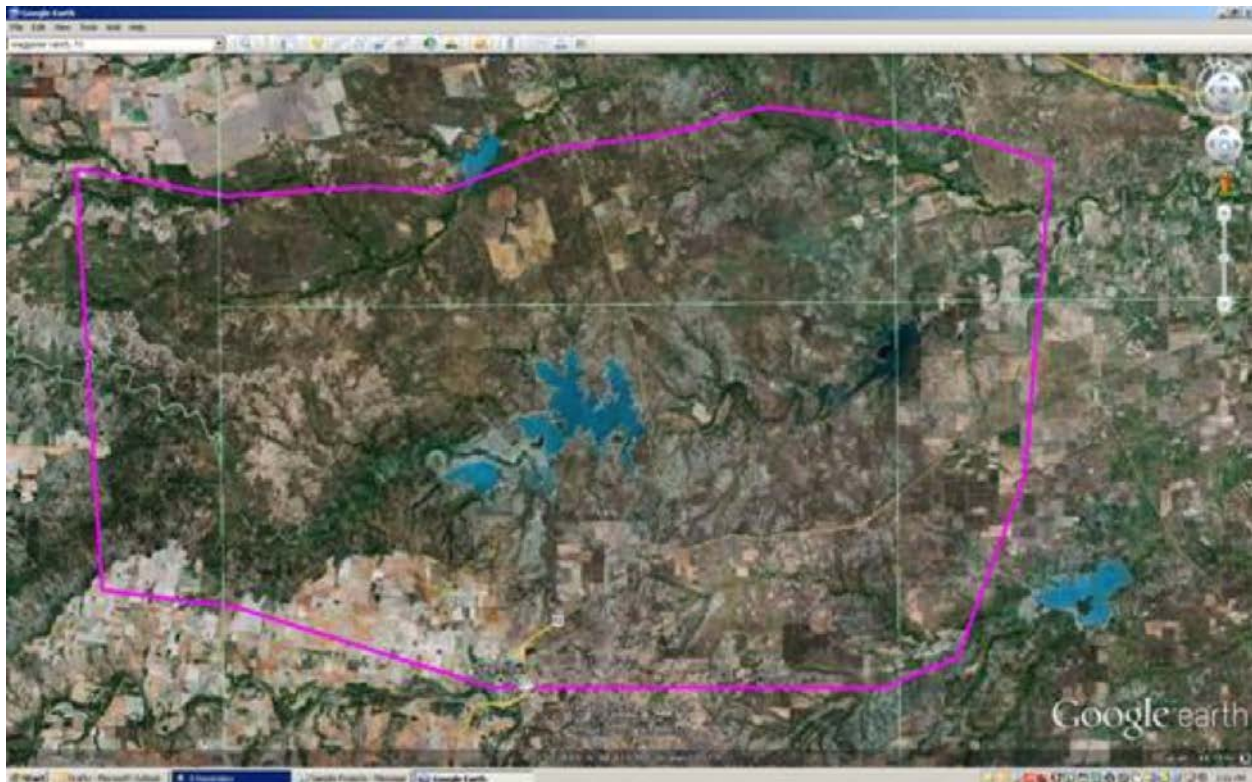
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Waggoner Ranch Estate – Texas

520,000 acre ranch, master plan concept, land use strategy, valuation, purchase and sale negotiation support





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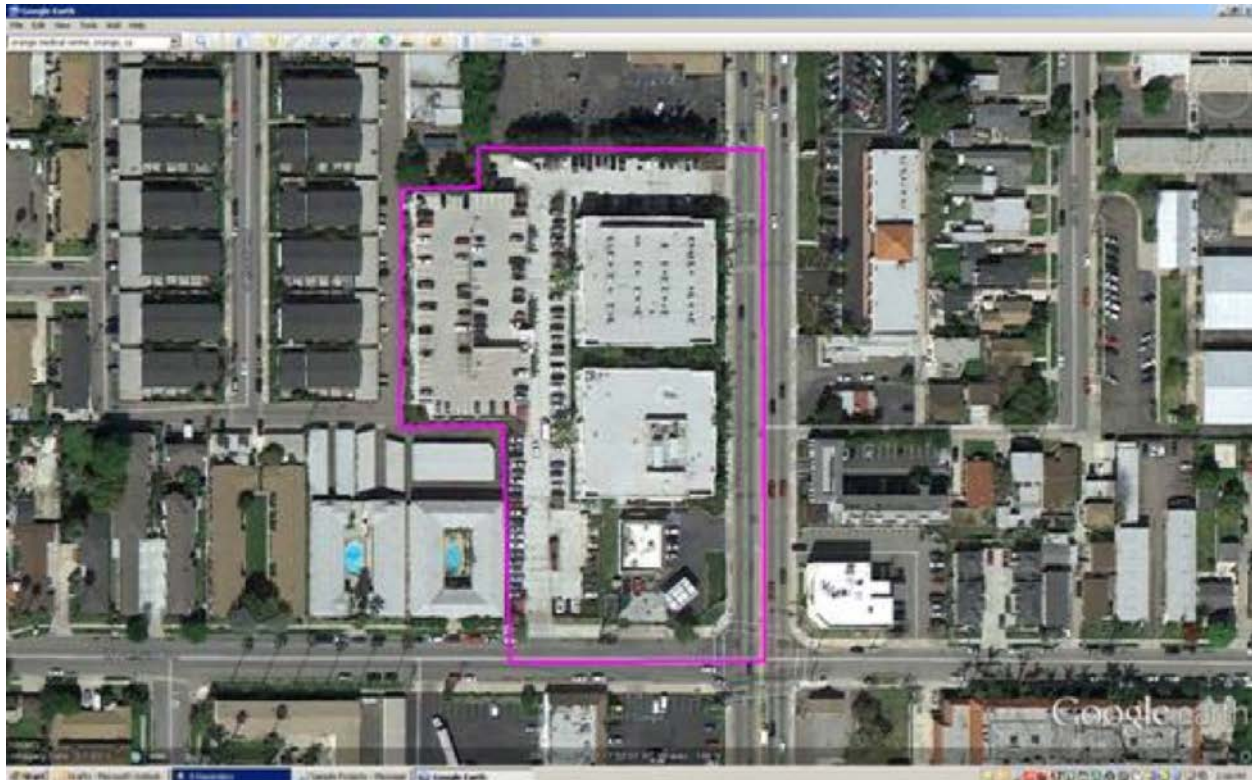
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Orange Medical Center – Orange, CA

2 MOB center with parking structure, design, entitle, permit and construction support





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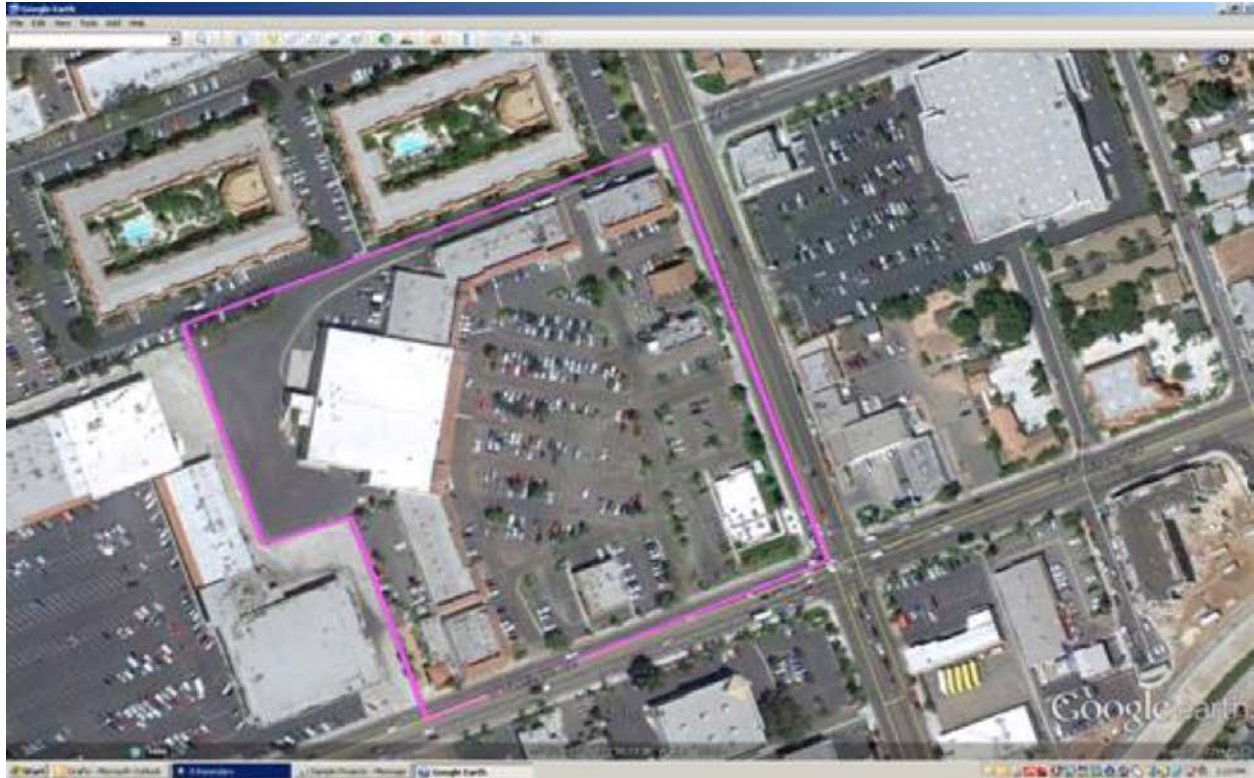
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Vineyard Square Retail Center – Escondido, CA

12 acre retail center demo and redevelopment for Albertson's Anchor





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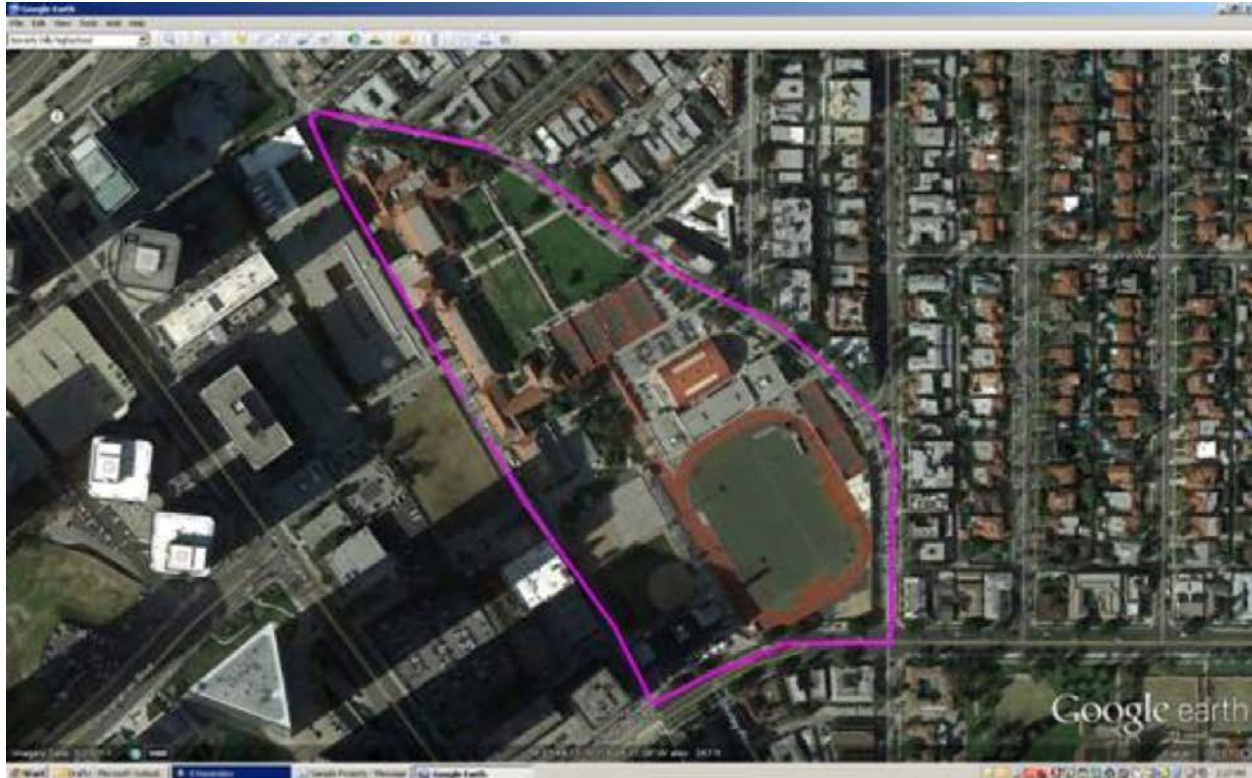
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Beverly Hills High School – CA

Master infrastructure planning and remediation program





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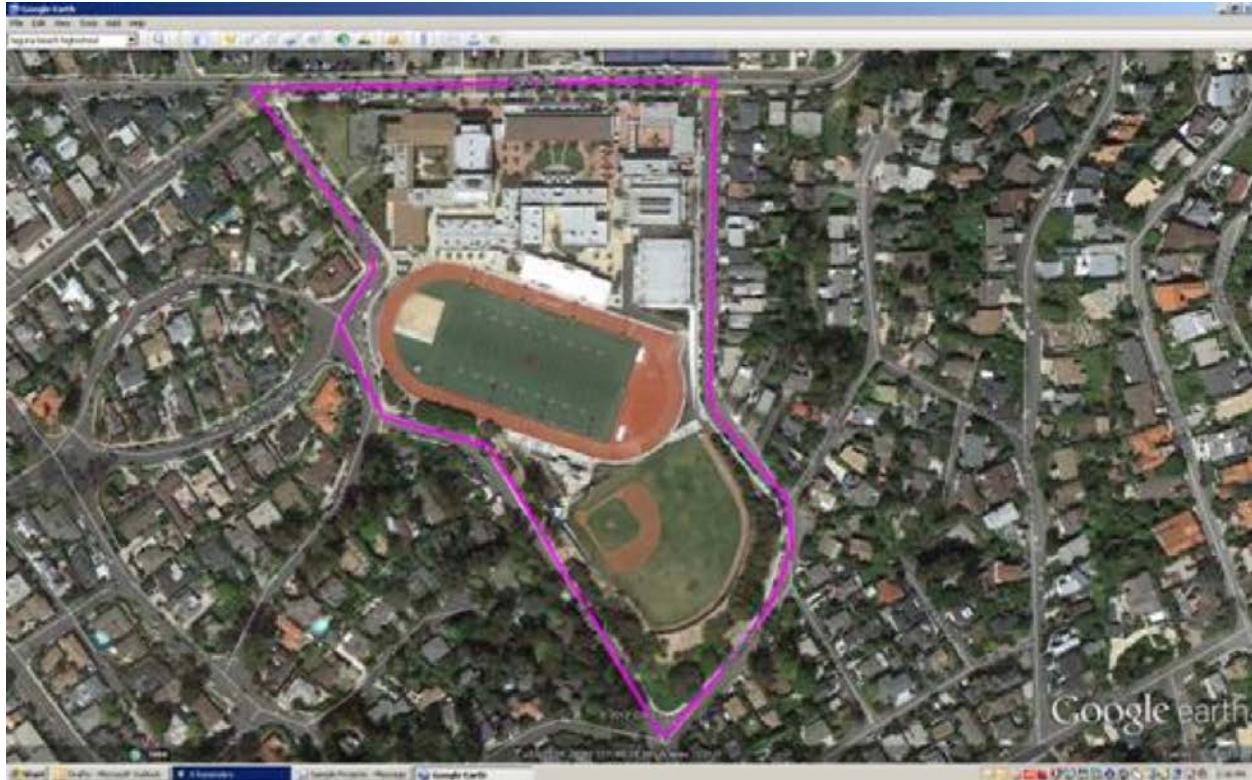
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Laguna Beach High School – CA

Advisor to redevelopment and re-imaging team





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San Juan Capistrano High School, CA Site and infrastructure engineering





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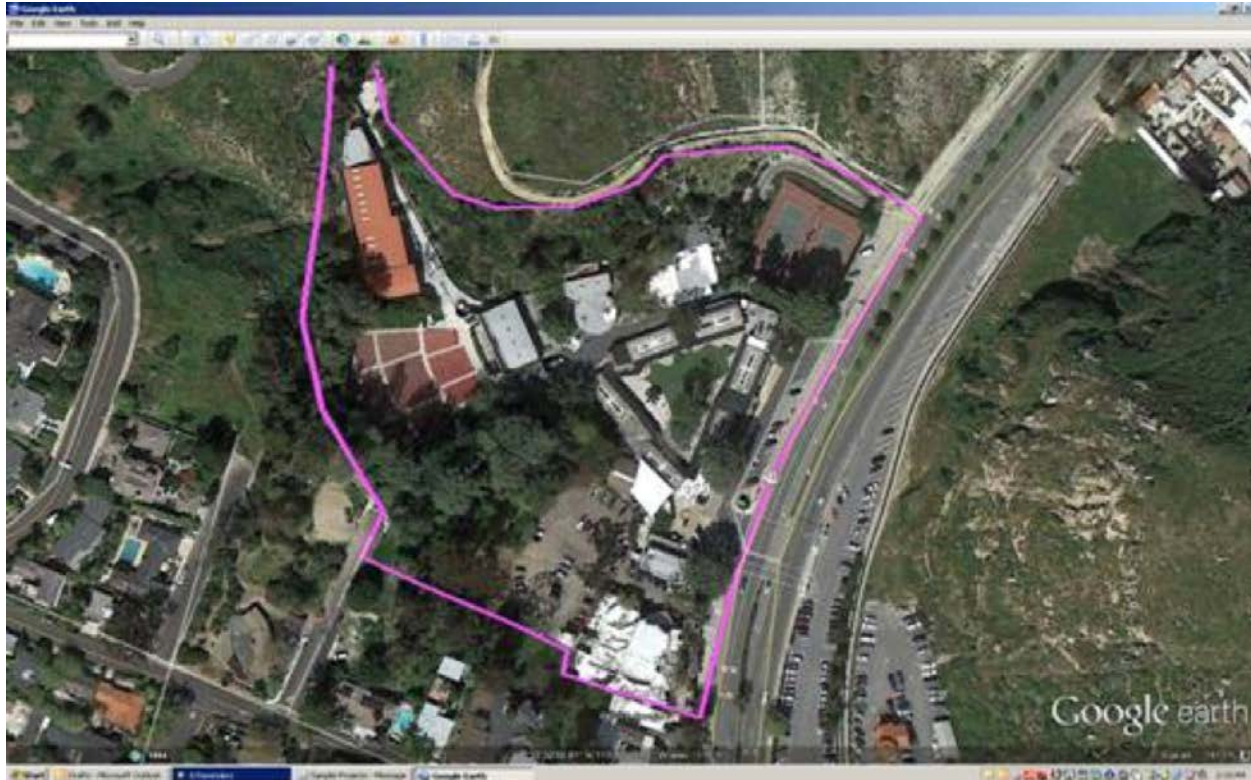
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Laguna Playhouse and Pageant of the Masters – Laguna Beach, CA
Legal descriptions and lease negotiation support





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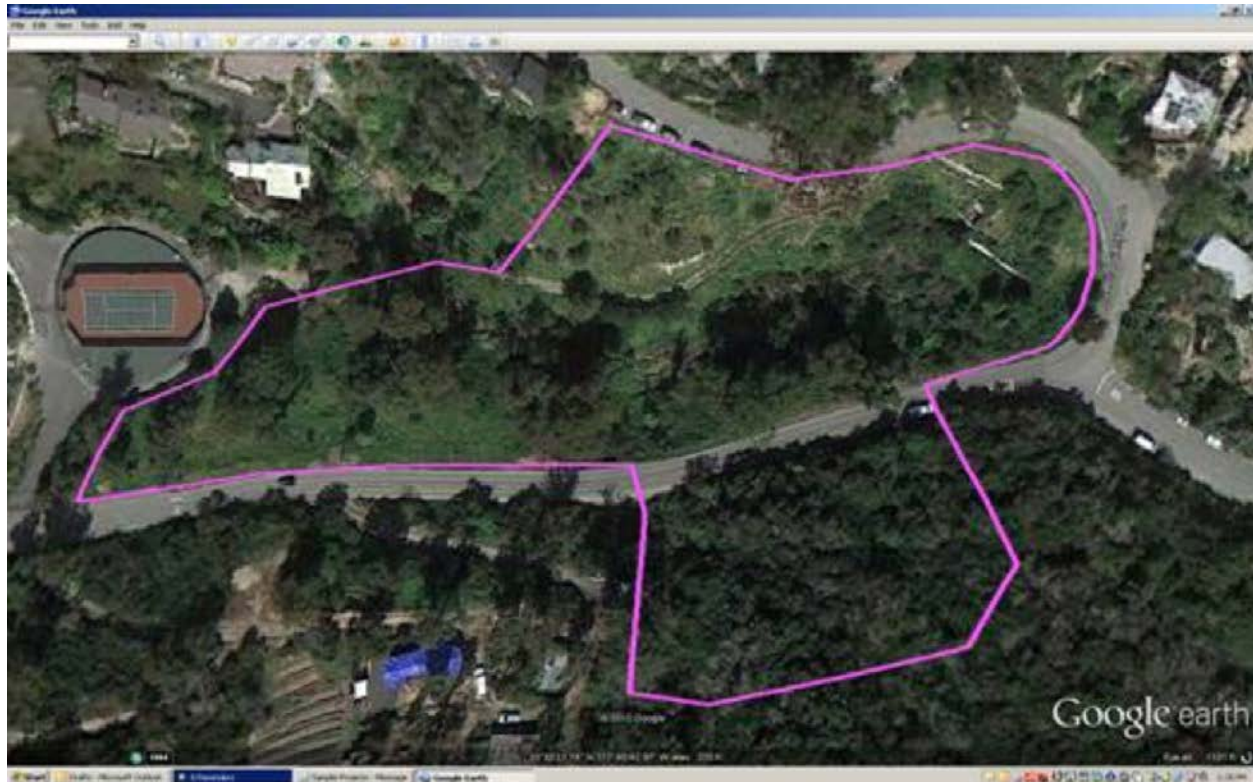
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Blue Bird Canyon Acquisition – Laguna Beach, CA

Legal descriptions, merger and open-space acquisition support to City Manager





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St Andrews Presbyterian Church – Newport Beach, CA

Site work and utilities design and permitting for demo and reconstruction program





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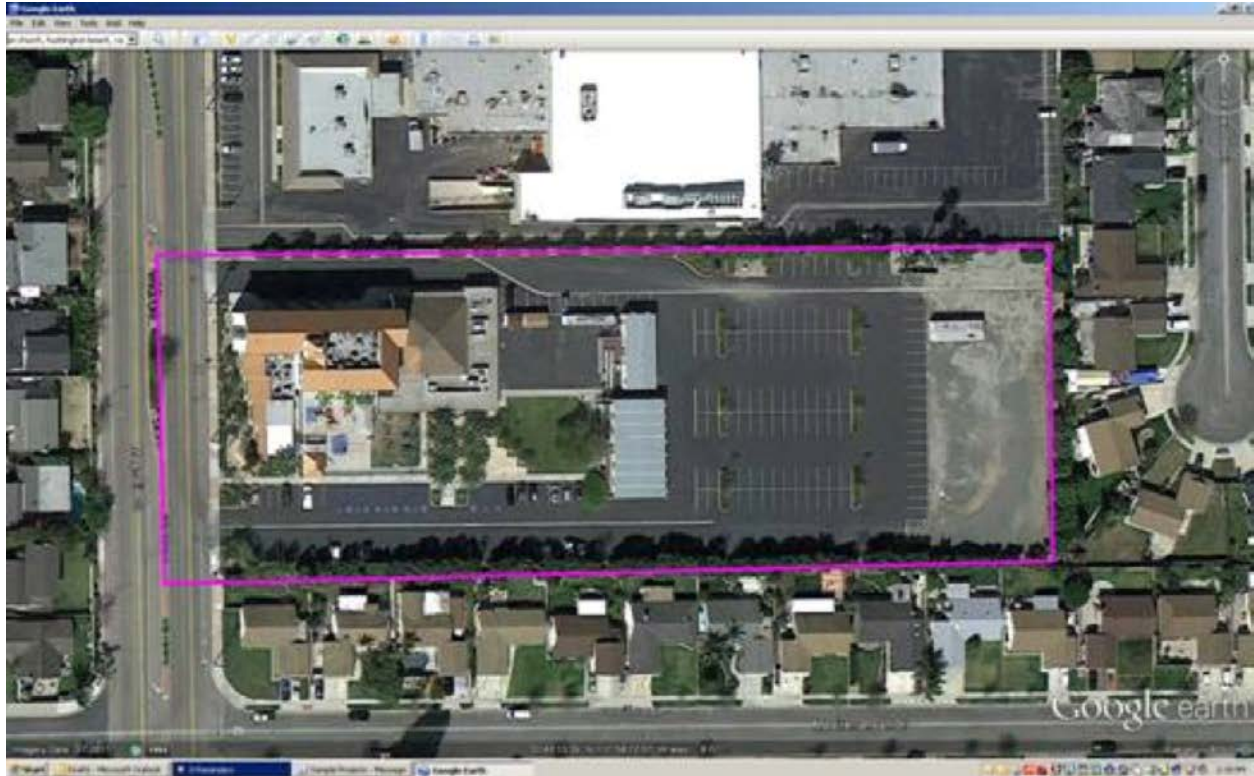
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Christ Presbyterian Church – Huntington Beach, CA
Site redevelopment engineering





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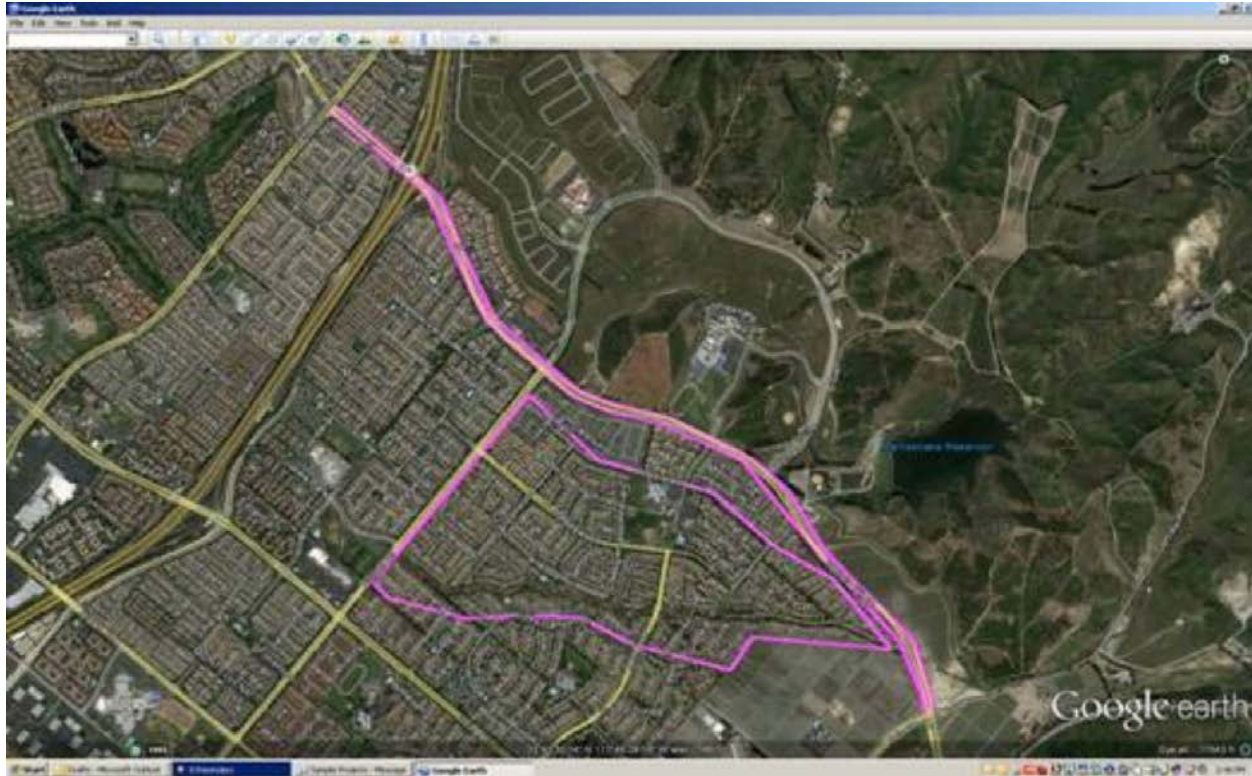
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Portola Parkway - Irvine, CA

Initial development phase infrastructure, Flood Plain recovery





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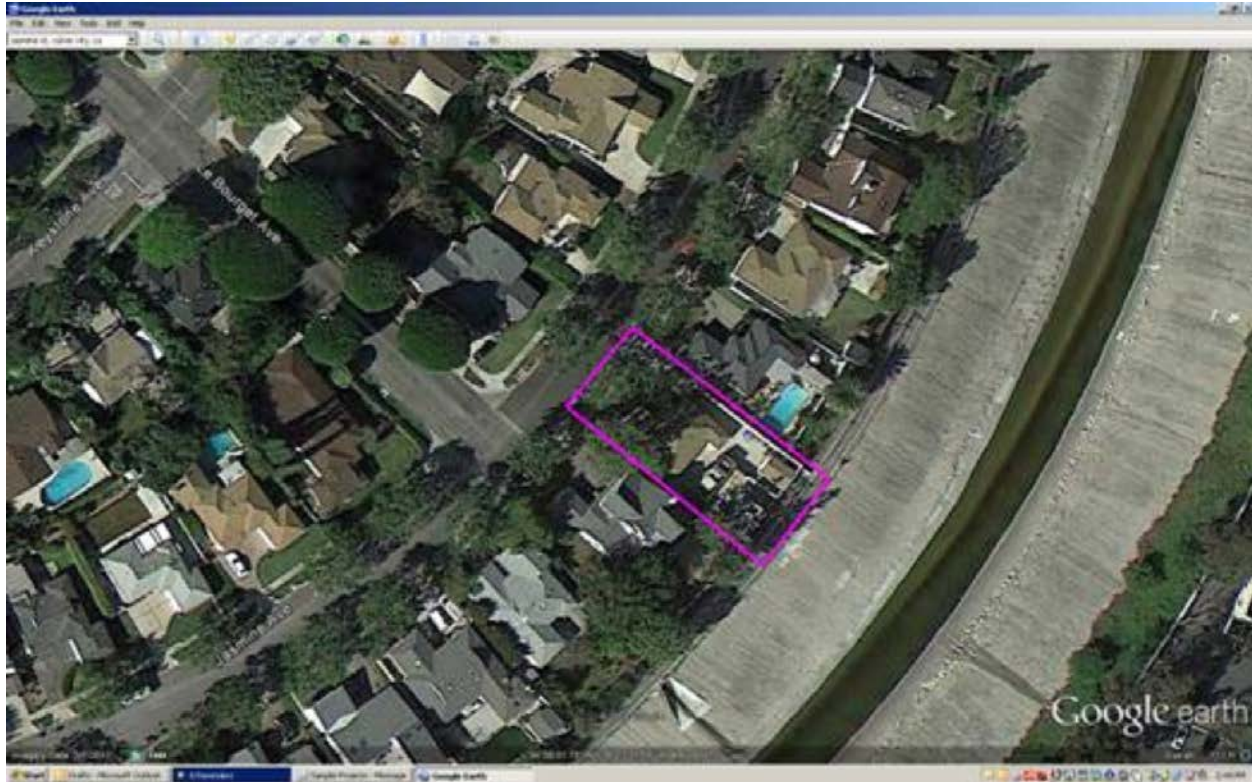
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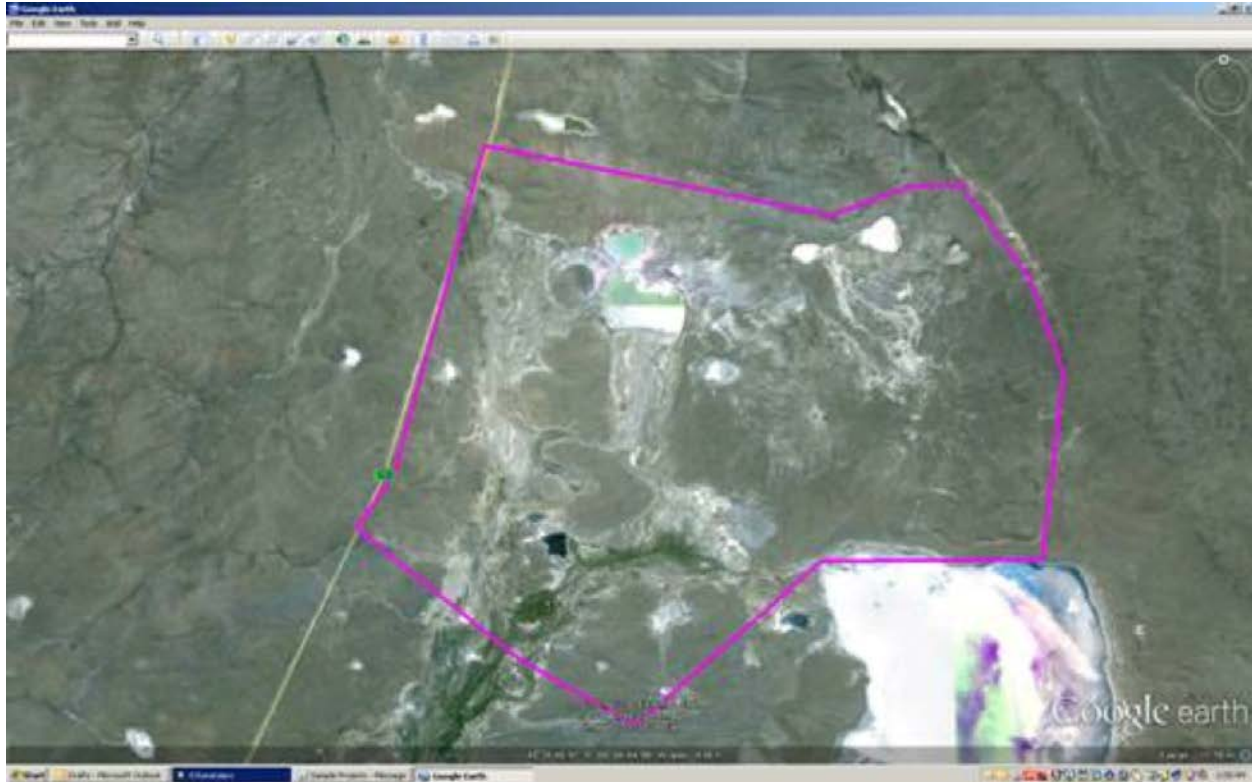
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Jasmine Pumping Station – Culver City, CA
CM Design-Build pump station disguised as a residence



Escal Gold Mine – Argentina

Master Plan access, paste plant, portals overburden stockpile





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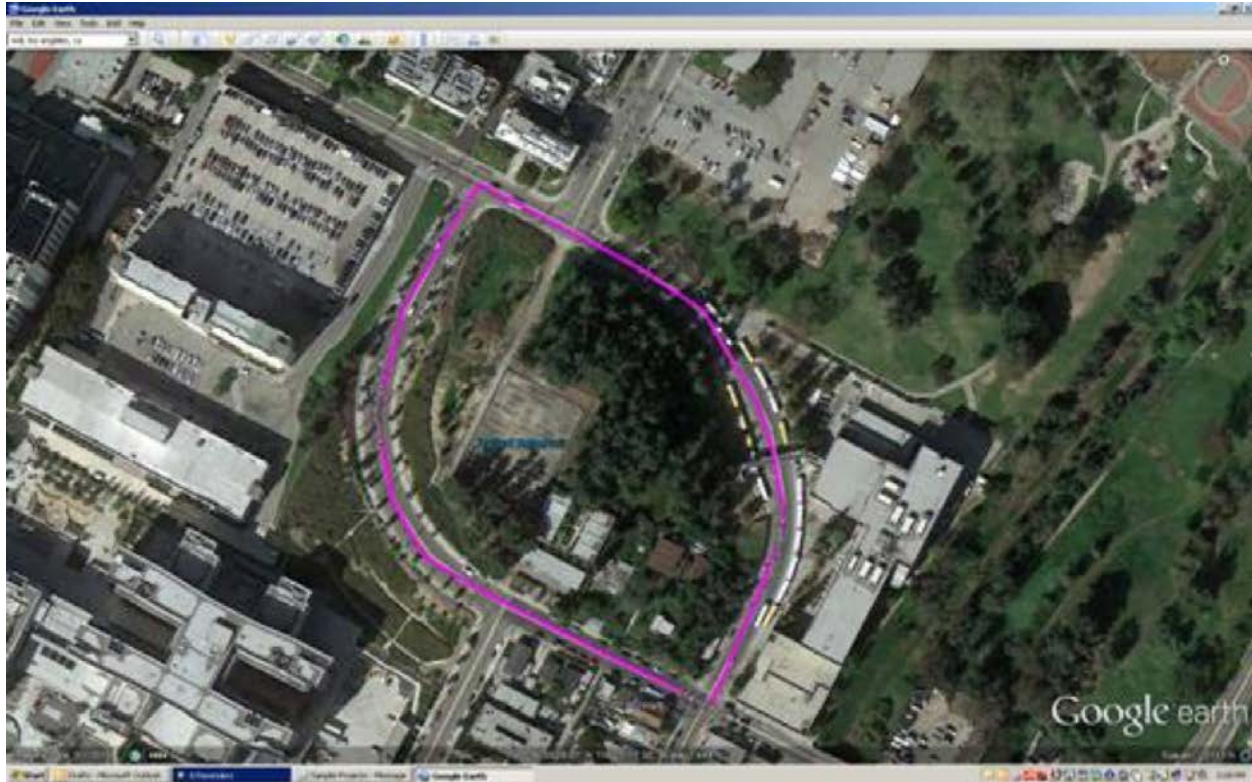
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Waste Disposal Superfund Site, La County, CA
Master plan for capping, closure and reuse





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Barranca Parkway Pedestrian Over Crossing, Irvine, CA

Elevated structure to increase clearance and re-aligned approaches to meet ADA accessibility

