

Five Projects Designed by KTG Y Group Receive Awards

Award-winning KTG Y GROUP, INC., Architecture and Planning, is pleased to announce that five of its residential projects have received industry accolades including the highly coveted Builder's Choice Design & Planning Grand Award and the Grand SAM Award. KTG Y's Royal Court in Morgan Hill, Calif., which was included in the Single Family Detached Product category, received the Builder's Choice Grand Award. Nuevo Amanecer Apartments in Pajaro, Calif. received a Merit Award in the Affordable Housing Community category. In the Builder's Choice award category of Best Attached Housing Project Mid Rise 4 to 7 Stories, The Lofts at Playa Vista in Playa Vista, Calif. also received a Merit Award. KTG Y's downtown Escondido project City Square earned three awards including the Grand SAM Award as San Diego's Best Overall Project Award. Sunset Cove Plan 3 - San Elijo in San Diego was a finalist in the Best Attached Housing Product \$500,001 and Over category.

November 2, 2007 (FPRC) -- IRVINE, CALIF. - Award-winning KTG Y GROUP, INC., Architecture and Planning, is pleased to announce that five of its residential projects have received industry accolades including the highly coveted Builder's Choice Design & Planning Grand Award and the Grand SAM Award.

This is the 27th year for the Builder's Choice Awards, the U.S. housing industry's most prestigious design awards program. To commemorate the winning projects, an awards show was recently held at The Ritz Carlton Hotel in Washington, D.C.

KTG Y's Royal Court in Morgan Hill, Calif., which was included in the Single Family Detached Product category, received the Builder's Choice Grand Award. The noteworthy project consists of 12 detached single family homes targeting well-employed families priced out of market rate homes. Royal Court includes nine affordable and three market rate homes that blend comfortably with new adjacent apartments.

Nuevo Amanecer Apartments in Pajaro, Calif. received a Merit Award in the Affordable Housing Community category. Nuevo Amanecer Apartments are affordable, quality homes for low income migrant and resident farm workers who were living on the site. The developer for both Royal Court and Nuevo Amanecer Apartments was South County Housing Corporation (SCH) of Gilroy, Calif. South County Community Builders (an affiliate of SCH) was the builder of the Royal Court single family homes. Segue Construction of Richmond, Calif. was the builder of the Nuevo Amanecer Apartments.

"I am happy that the collaborative process that created both Royal Court and Nuevo Amanecer has been so well received," stated David Senden, KTG Y's design principal of Royal Court and Nuevo Amanecer Apartments. "It is very rewarding to build housing that working people can afford."

In the Builder's Choice award category of Best Attached Housing Project Mid Rise 4 to 7 Stories, The Lofts at Playa Vista also received a Merit Award. There are a total of 63 units in The Lofts at Playa Vista in Playa Vista, Calif. and these open-plan homes offer a living environment reminiscent of artist lofts in New York and San Francisco. The ceilings are high, the walls are almost

non-existent, the interior space is avant-garde contemporary, and the architecture is South of France romantic. The developer is KB Home of Valencia.

The Building Industry Association (BIA) of San Diego County and its Sales and Marketing Council recognized KTGy during its annual SAM Awards show. SAM, which stands for sales, advertising and marketing, is the building industry's prestigious awards program and honors excellence in residential design, merchandising, sales and marketing of new homes in San Diego and southern Riverside County. More than 650 guests attended the recent awards banquet held at the San Diego Marriott Hotel & Marina.

KTGY's downtown Escondido project City Square by Barratt American of Carlsbad, Calif. earned three awards including the Grand SAM Award as San Diego's Best Overall Project Award presented by the Building Industry Association. The highest recognition possible, the Grand SAM recognizes a community showcasing innovative architecture, interior design and merchandising. This year's panel of judges from across the western United States deemed City Square the Best Community Priced Under \$700,000.

City Square Plan 1 was awarded the honors for Best Attached Housing Product \$500,000 and Under and City Square Plan 3 received the award for the Best Attached Housing Product \$500,001 and Over. City Square Plan 2 was also recognized as a runner up in the Best Attached Housing Product \$500,000 and Under category.

City Square has also been honored by the Downtown Business Association of Escondido with a 2007 People's Choice Award for its chic downtown Escondido neighborhood. Located in downtown Escondido's vibrant urban core, City Square will eventually include 102 attached townhomes in eight buildings. The first two buildings encompassing 18 homes have been completed and construction is now underway on the next two buildings. Construction completion for these buildings is anticipated for April 2008.

The San Diego County BIA and its Sales and Marketing Council also recognized KTGy's Sunset Cove Plan 3 - San Elijo in San Diego by William Lyon Homes of Newport Beach, Calif. as a finalist in the Best Attached Housing Product \$500,001 and Over category. Located just one mile above Mission Bay, KTGy designed Sunset Cove to reflect classic beach-style architecture.

KTGY GROUP, INC., Architecture and Planning, was created in 1991, with project viability and client satisfaction as abiding priorities, while providing complete planning and architectural design services for residential communities, retail developments and related specialty projects. In a complex and changing world, the firm consistently delivers innovative solutions that reflect clear understanding of development, marketing and financial performance.

KTGY takes particular pride in its highly motivated and principal led studio teams, who deliver superior services, thus strengthening clients' long-term growth and earnings objectives. Serving clients throughout the United States, the firm has locations in Irvine, Santa Monica, Oakland and Denver.

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