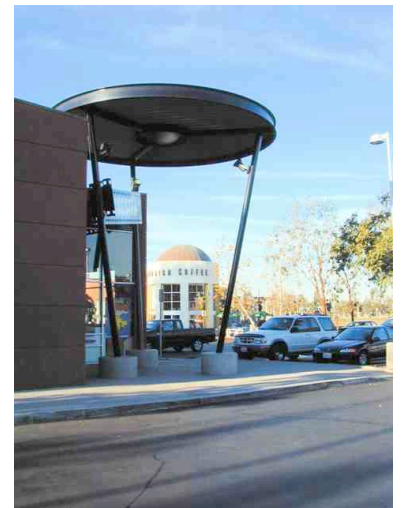




Firm Profile

Stearns Architecture was formed in 1992 by Principal Leland W. Stearns on the basis of over 30 years of experience in the field of architecture. Stearns Architecture provides architectural services for a broad range of uses including retail, residential, recreation, education, office and industrial projects.

Stearns Architecture specializes in designing buildings and complexes with a unique character and sense of place growing out of each project's special circumstances. We are especially interested in mixed use and infill projects that address the urbanization of the suburbs. We utilize BIM (Building Information Modeling) technology on all of our projects for more accurate visualization of the project during design and better coordinated construction documents. Beyond this, we provide building owners and their contractors the advantage of full access to the model / database for their use during construction and maintenance throughout the life of the building.



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Retail

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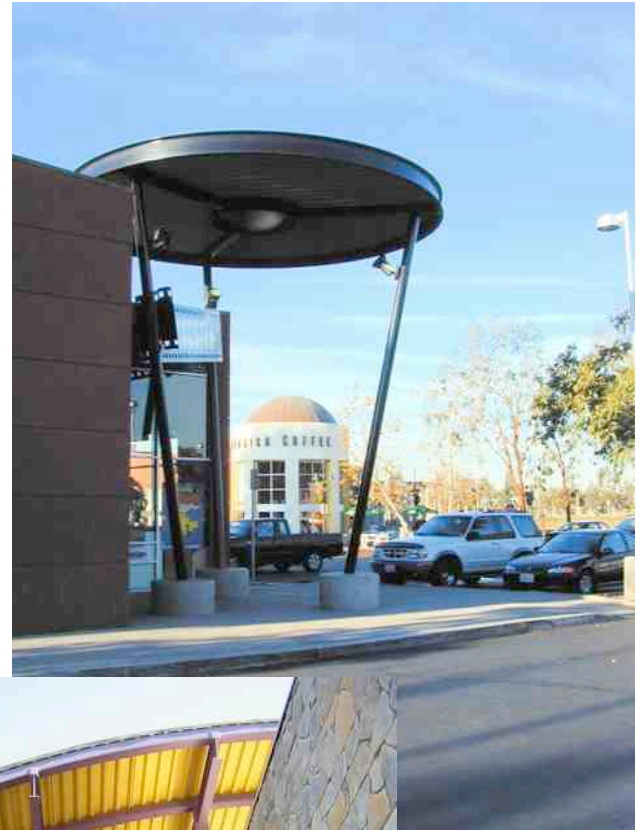
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Ocean Ranch II Retail Center

Laguna Niguel, California. Regional outdoor shopping/entertainment center. 10 buildings including a 7 screen theater, restaurants, market, bank, and medical building.

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Park Place Mixed Use Center

Irvine, California. The Retail Center is one of the first phases of an extensive development of the existing corporate headquarters site. The center has food uses, An Edwards Cinema and other retail uses. Stearns Architecture was Design Architect with Urban Concepts as Architect of Record.



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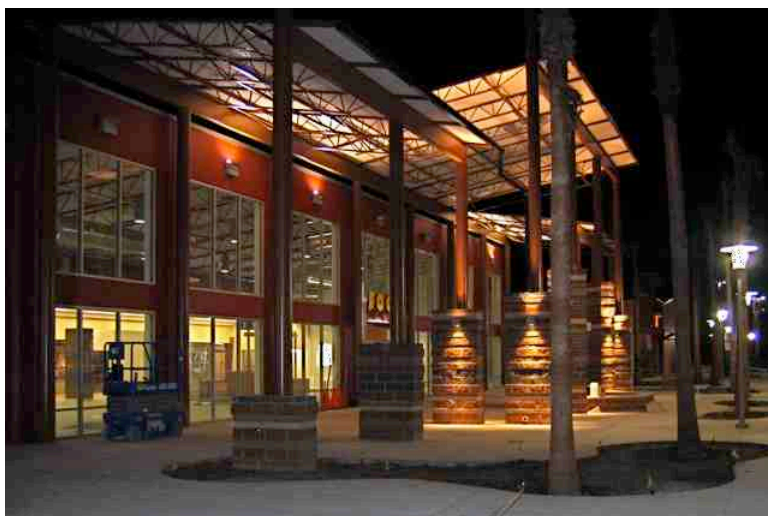
Seattle Premium Outlets

500,000 sf factory outlet retail center with food court, designed to reflect the region it is located in. Stearns Architecture was Design Architect with Architects Orange as Architect of Record.



Rio Grande Outlets

Mercedes, Texas. 500,000 sf factory outlet retail center with food court, designed to reflect the region it is located in. Stearns Architecture was Design Architect with Architects Orange as Architect of Record.



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Shady Creek Medical Center Retail

Irvine, California. 8000 sf retail/food building within a 150,000 sf medical office building complex.

Office / Medical



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Office Building

Ocean Ranch II mixed use center, Laguna Niguel, California. A 48,000 square foot, three story Office Building with a fitness center and swimming pool.

The building is noteworthy for the large percentage of glazed area, sunshades and openable windows. These elements, coupled with a high degree of control over heating and air conditioning systems optimize natural daylighting and personal control over the working environment.



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Legacy Medical Park

Tustin California. Part of the Tustin Legacy Master Plan for Shea Properties. This project consists of 6 medical and general office buildings and 1 food court building, totaling 240,000 sf.

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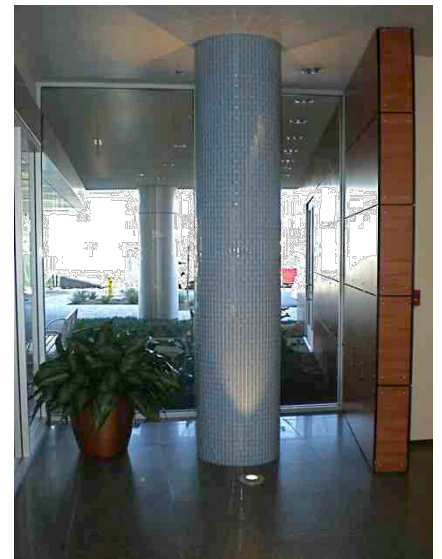
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Providence Medical Center

Fullerton, California. An 84,000 sf medical office building, parking structure, medical office condominium building, food court building, and a remodel of an existing office building to match.





Shady Creek Medical Center

Irvine, California. 150,000 sf medical office building complex with an 8000 sf retail/food component.



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Mixed Use / Residential



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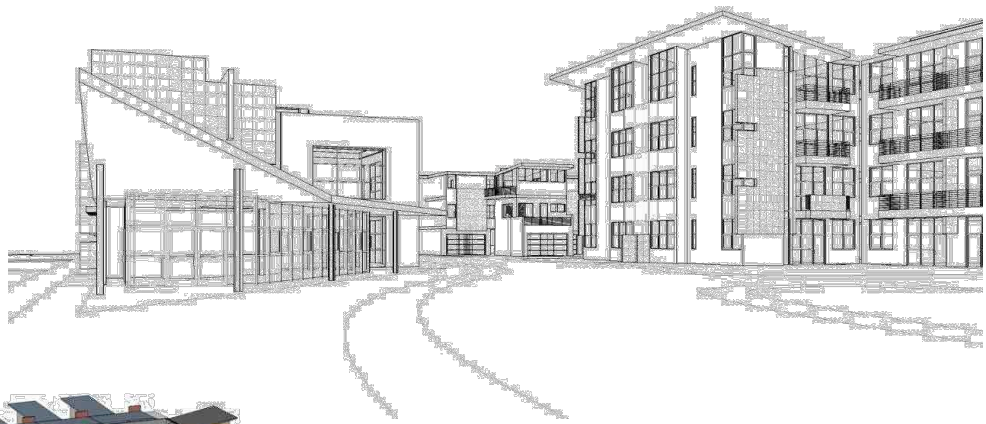
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Westside Lofts

Costa Mesa, California. 150 lofts in 4-story buildings, 5 freestanding live-work units, and 40,000 sf of office space in 3 buildings of 2-4 stories. Concrete structural frames with masonry and steel exteriors reflect the industrial character of the area as well as its emerging urban future. Stearns Architecture has secured City entitlements as Design Architect with Architects Orange as Architect of Record for future project development.

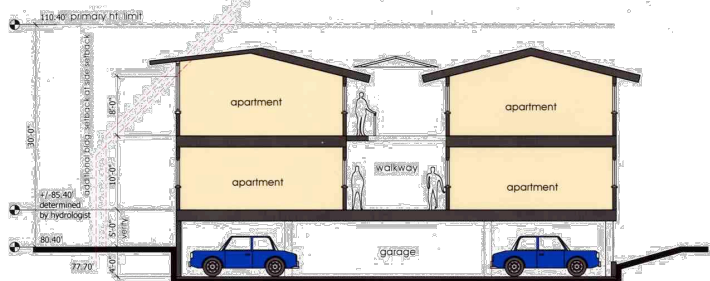


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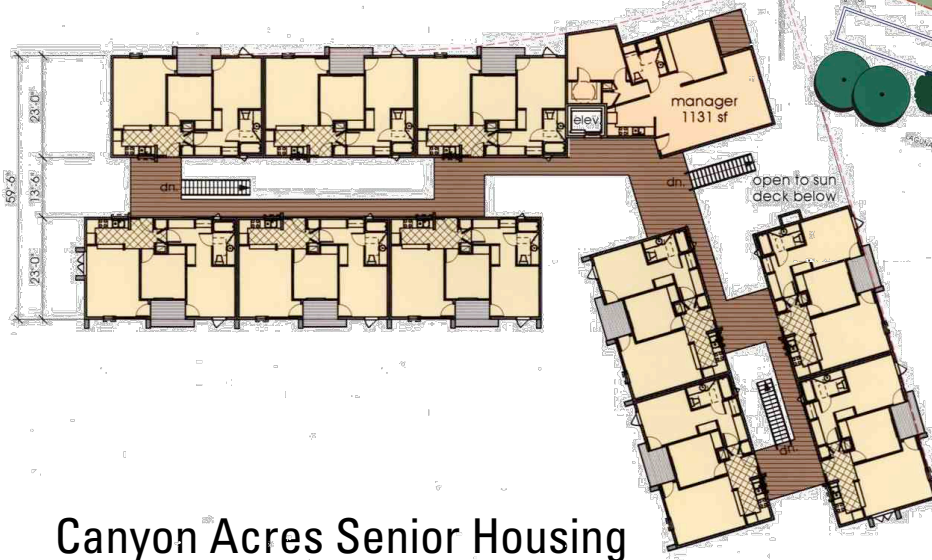
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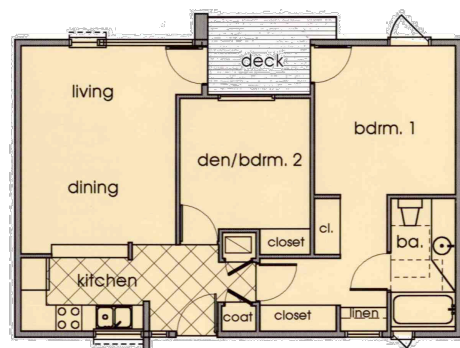


SECTION THROUGH UNITS



Canyon Acres Senior Housing

Laguna Beach, California. Affordable senior housing project with an emphasis on community space and passive solar site design.



South Brea Lofts

Brea, California. 47 loft live/work residences that includes retail and restaurant lease space along the main street edge. This project provided a NEV (neighborhood electric vehicle) and charging station with each unit. A higher project density was achieved due to the smaller NEV parking space requirements and the shared commercial/residential spaces.



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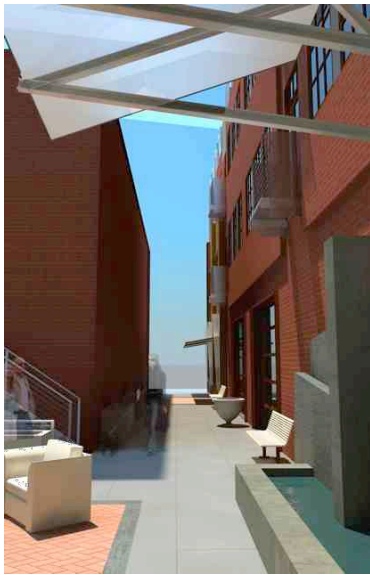
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The Courtyard Pasadena

Pasadena, California. A mixed-use infill project in Old Town Pasadena consisting of new 3 and 4 story masonry buildings and renovation of several existing 2-story historic buildings. A mix of offices and retail with an emphasis on food uses and the creation of outdoor spaces. Stearns Architecture was design consultant to Architects Orange.

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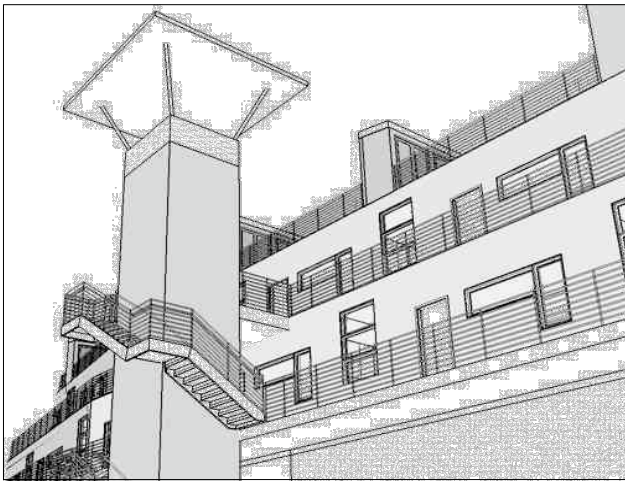
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Balboa Blvd. Lofts

A live/work waterfront compound in Newport Beach, California with a parking court and commercial street frontage. The buildings are designed to reflect the historic industrial aesthetic of the neighborhood.



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Surf City Mixed Use

Huntington Beach, California. 16 open plan lofts with large decks for the beach lifestyle, over commercial space on Pacific Coast Hwy., with a second restaurant building.



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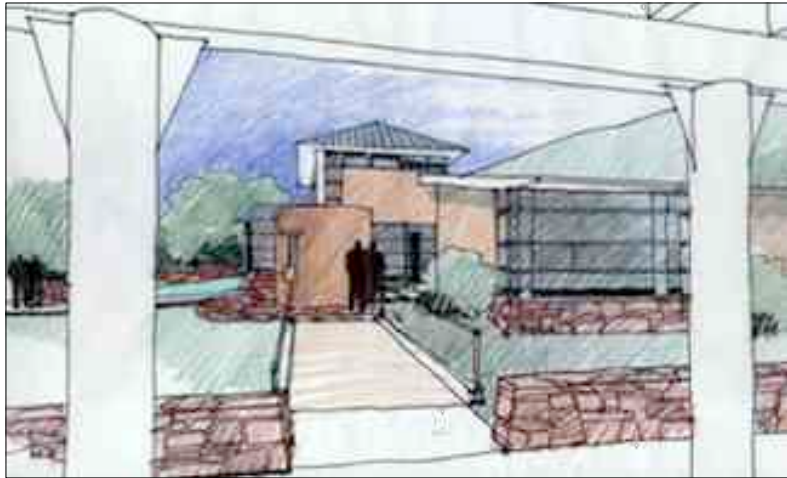
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29th St. Lofts

Live/work loft residences that are infill projects in urban areas, such as the Cannery Village district in Newport Beach, California. The 29th St. project (for CWI Development) is entitled to include a neighborhood electric vehicle with each unit, along with smaller parking space requirements to accommodate it.

Education / Religious



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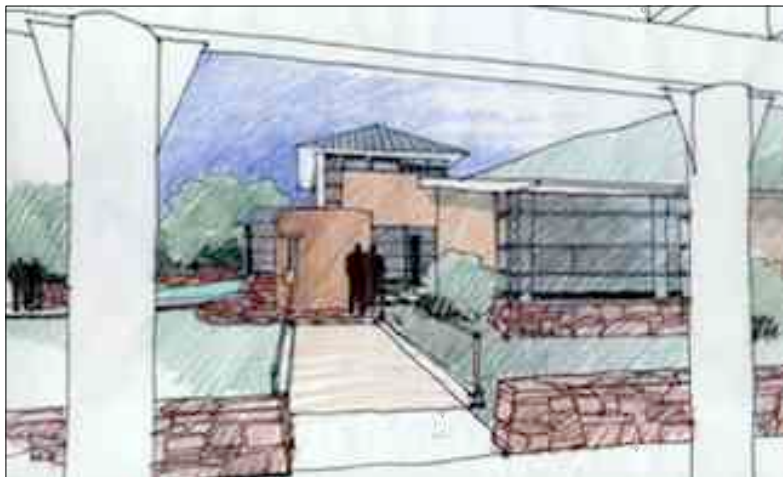
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Santa Fe Waldorf School

Master Plan and new building for Waldorf School, Santa Fe, New Mexico, scheduled for construction in 2009. Previous projects have included a remodel to the main building and the junior high building.



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Parking Structures



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Park Place, Irvine, California. A 780 car structure for which Stearns Architecture was the Design Architect and Walker Parking Consultants the Architect/Engineer of Record. The project continues the strong contemporary design direction at Park Place and is clad with an aluminum louver skin system with glass enclosed elevator towers. This is the first of six similar structures planned.



Park Place Parking Structure 1

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Park Place, Irvine, California. The second structure in a series of six to be built in a similar aesthetic. Stearns Architecture was the Design Architect and Parkitects the Architect/Engineer of Record.



Park Place Parking Structure 6

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Providence Medical Center Parking Structure

Fullerton, California. Stearns Architecture was the Design Architect and IDG was the Architect of Record. Built as part of a new medical/retail complex, also designed by Stearns Architecture

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Shady Creek Medical Center Parking Structure

Irvine, CA. Stearns was the Design Architect, and Choate Parking Consultants was the Architect of Record. A 3 level, 3000 car structure serving a new medical and retail complex also designed by Stearns Architecture.

Planning / Urban Design



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Park Place Master Plan

Irvine, California. Master Planning of approximately 105 acres of mixed use development which will add approximately 1.8 million square feet of Office, Hotel, Retail, Residential and other uses on the site of the existing corporate facility. Park Place will become a "City within a City."

Tustin Legacy

Stearns Architecture was a member of the community planning team for the Tustin Legacy project.



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Interiors and Tenant Improvements



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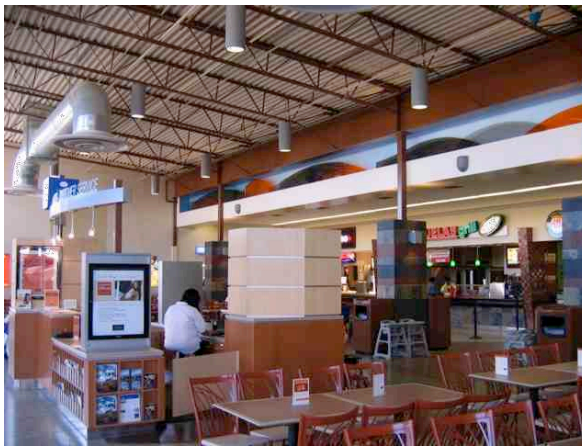
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Interiors and Tenant Improvements

Retail, food and residential uses.