



NEWS FOR IMMEDIATE RELEASE

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Tiscareno Associates, MJR, and Exxel Construction win the PCBC Gold Nugget Grand Award

The Winner, "The Villas in Woodinville Village," Signals New Era in Housing Design

Seattle, Washington, June 26, 2009: Announced at the 46th annual Pacific Coast Builders' Conference awards presentation in San Francisco, Tiscareno Associates, MJR Development and Exxel Construction won the Grand Award for "Outstanding Renovated Multifamily Project" for The Villas apartments at Woodinville Village. The winners of this year's award are unlike homes that won design competitions in the housing boom. They are more affordable, make good use of the structure in place and stand out because of how they fit into the context of their setting.

The judges felt this was a great example of "just doing the right things". With limitations on the exterior footprints, a careful redesign of interior spaces, and the creation of simple but effective outdoor spaces transform old apartments into a totally fresh and attractive living environment. The message is clear, take advantage of the site and what it offers, there is a lot to admire here in the results."

Before the transformation, The Villas 39 apartments held little appeal beyond their natural surroundings. Using the existing footprint, each building was transformed from a low-rent ugly duckling into luxury apartments for the discerning tenant. The Villa's 45,000-square-foot residential buildings are situated in a stunning setting, a stone's throw from the Burke Gilman trail, overlooking Chateau Ste. Michelle winery with views of Mount Rainier. The floor plans were old fashioned and did not take advantage of the beautiful setting.

All unit plans were considerably altered to take advantage of views down the valley and of Mt. Rainier by adding large windows, changing the shared walls or reorienting the units 90 degrees from the previous layout. The new floor plan was updated with an open kitchen, dining and living room floor plans. One plan has living/dining/kitchen spaces on the second level to take advantage of a vaulted ceiling space to create a loft style unit. There are 5 different unit plans that range from 1,100 to 1,700 square feet to appeal to a variety of tenants.

The design maximized the unusual zipper shaped footprint that had strict shoreline regulations that prevented change to the building envelope. The new architectural look addressed those constraints using a Northwest Craftsman style with touches of European wine country details, such as the trellis.

The landscape also needed a complete facelift. Newly landscaped courtyard entries and terraced back decks create outdoor private spaces and semi-private spaces. As an added amenity, a resident can directly access a regional trail from their terrace.

The project is located at insert address 14625 NE 145th Street, Woodinville. View images of the project at <http://woodinvillevillage.com/living/The-Villas> or <http://www.tiscareno.net/portfolio/multi-family-residential/redwood-village-apartments.php>

About Tiscareno Associates

Tiscareno Associates is a Seattle-based architecture and urban design firm. The firm provides architectural services for new office buildings, renovations and tenant improvements, mixed-use projects, and retail environments. The firm's work has shaped communities throughout the Northwest, including Kent Station, Mill Creek Town Center, Redmond's Riverpark, Sweetbrier on Upper Queen Anne, and Plaza 520 in Bellevue. For more information about Tiscareno Associates, see www.tiscareno.net.

About MJR Development

Founded in 1991, MJR Development is a real estate development firm committed to making real estate dreams a reality for their clients. MJR has developed numerous commercial and residential developments throughout Washington. This includes mixed-use developments such as Tiara de Lago, a luxury condominium project in downtown Kirkland, and Madison-Lofts, a high-end loft development in Seattle. MJR has also developed numerous office buildings including Lakeview Place in Kirkland, where MJR offices are currently located. MJR is also known for quality government office projects, such as the largest building in Poulsbo, Creekside Center. All MJR projects have been Class A buildings that users are proud of and that are sought after in the community. This is accomplished through inspiring a talented team with vision, drive and passion to surpass expectations.

www.mjrdevelopment.com

About Exxel Pacific Construction

Exxel Pacific, Inc. was founded in 1989 by Sid Baron, Chairman of the Board, and Kevin DeVries, President. Exxel Pacific grew out of the development activities of Exxel Development Group, an active multi-family and commercial development company in northwest Washington.

Exxel Pacific began working with various long term clients in providing unique and comprehensive construction and development experience. The reputation of honesty, integrity and high ethical values creates a team approach to construction. Exxel Pacific provides valuable pre-construction services to many clients and believes the time spent early in development provides for a higher quality project. Exxel Pacific has continued to grow and has become a leader in commercial construction throughout the west coast.

www.exxelpacific.com