



Paul Eberharter

Eberharter Architects, Inc.

JANUARY 2007

PROJECT REVIEW

City Villa LLC
New Urban Neighborhood
Bremerton, WA



North Bremerton
Townhomes
New Urban Neighborhood
Part of City Villa Project

Roseway Lane Condos LLC
20 Unit Mixed Use
Bremerton, WA



St. Marie Plaza LLC
37,000 SF
Medical/Dental
Bremerton, WA



Olympic Silhouette LLC
4 Town Home Condos
Poulsbo, WA



Kingston Marina View LLC
6,000 SF Commercial and 3
Residential Units
Kingston, WA



Kingston Ponds LLC
Husky Lane
5—5Acres Lots
Kingston, WA



Park Terrace LLC
Mixed Use Urban Infill
Kingston, WA



**Eberharter
Architects, Inc.**

**P.O. Box 430
11003 NE California St.
Kingston, WA 98346**

Ph: (360) 297-5955

Fax: (360) 297-5915

INSIDE:

| | |
|----------------------|---|
| City Villa | 2 |
| Kingston Ponds | 2 |
| Kingston Marina View | 2 |
| Olympic Silhouette | 3 |
| Park Terrace | 3 |
| Roseway Lane | 3 |
| Saint Marie Plaza | 4 |



CITY VILLA
Residential and Commercial
23 Acres in Bremerton, WA

City Villa – Bremerton, WA

City Villa is a 23 acre new-urban neighborhood project in Bremerton, Washington. Located near the intersection of Wheaton Way and Riddell Road, City Villa is within the City of Bremerton’s proposed new Wheaton-Riddell District Center. We are proud to be working with the city to define the framework that will shape this area of east Bremerton.

At approximately 106 acres, the District Center will provide a regional focus with services for residents within the center, the surrounding neighborhoods, and unincorporated areas farther to the north.

In August, the City of Bremerton issued its Memo of Understanding which officially launched the process for bringing about public involvement in the district sub-area plan. Three well-attended public meetings were held to raise the public’s awareness, and to gather ideas for the District Center. Meetings with the City of Bremerton Department of Community Development, Washington State Department of Transportation, and Kitsap Transit provided a great opportunity to share information on the future needs of, and plans for, Wheaton Way which runs through the District Center’s core.

Refinement of the City Villa Master Plan continues as we work in conjunction with various departments within the City of Bremerton, and receive input from District Center public meetings. The short-term goal is to complete the District Sub Area Plan effort, containing City Villa design guidelines, for City Council adoption by mid-2007. Following this will be the submission of site construction plans and permit requests.

We are encouraged by the support and involvement we are receiving for the City Villa project from both the City of Bremerton and the public at large.



View side of Three Cedars
Model at Kingston Ponds

Kingston Ponds on Husky Lane – Kingston, WA

Kingston Ponds on Husky Lane is a 25 acre property that will consist of five homes, each on a five acre lot, surrounded by thirteen acres of common green space with trails and wonderful views to a central beaver pond. Located 5 miles north from downtown Kingston, these properties will provide quiet country living with easy access to Kingston and the east Sound.

A great amount of care and time have gone into wetland studies and mitigation planning for the project. The mitigation plans have been submitted to the Kitsap County Department of Community Development (DCD) for site work approval. House plans have been completed for the three housing models. Site work to build the roads and install the utilities is anticipated to begin late Spring or mid-year of 2007. Sales of lots are anticipated to begin in the Spring of 2007.



Kingston Marina View

Kingston Marina View–Kingston, WA

Kingston Marina View is a 6,100 SF property located between Main Street and West Kingston Road in Kingston. The project design combines 6,000 square feet of retail and office space with three condominium residential units.

A pre-application meeting was held with the Kitsap County Planning Department and their approval is anticipated in early 2007. Submission to the county of completed building plans for building permits is expected by late summer, 2007.

Views of Puget Sound and the marina along with a three-minute walk to downtown Kingston and the ferry terminal are just a few features that will make this project attractive to businesses and residents.

Olympic Silhouette – Poulsbo, WA

Olympic Silhouette, located in downtown Poulsbo, is a 19,200 SF parcel to be subdivided into two lots, each with a two-unit town home.

These town homes will be 1,650 square feet on average, with three bedrooms, two-and-a-half baths, and a two-car garage on the ground floor. Close proximity to downtown Poulsbo and views of the Olympic Mountains are some of the attractive benefits of this project.

The binding site plan was submitted to the City of Poulsbo in November of 2006 for review. Final arrangements for construction easements are being completed with adjoining property owners. Sale of the project is anticipated in late Spring or early Summer of 2007.



Olympic Silhouette Townhomes

Park Terrace – Kingston, WA

Park Terrace is a 1.66 acre property located in Kingston, Washington with close access to shopping and banking services, and easy walking to downtown Kingston and the ferry terminal. The proposed development of Park Terrace underwent changes based upon the pre-application meeting with Kitsap County Department of Community Development (DCD) in August, 2006. The focus remains on a three story mixed-use development with the commercial portion of the project more prominently featured. The residential area is situated toward the rear of the property to take advantage of woodland views. Conceptual planning for the new development is in progress.

We continue to work with the county and surrounding land owners to bring California Street through from 1st Street to Lindvog Way for improved community access. Public response has been favorable and is seen as an important asset to the surrounding neighborhoods. Additional wetland studies and mitigation planning are in progress. Wetland mitigation plans, proposed road plans, updated project design, and a second pre-application meeting request will be submitted to the Department of Community Development in April, 2007.

Roseway Lane – Bremerton, WA

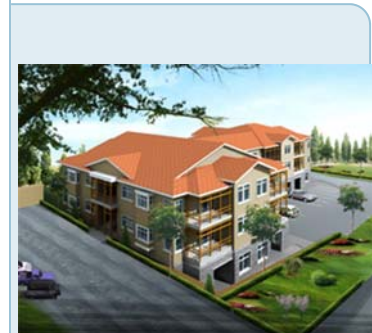
Roseway Lane, located in Bremerton, Washington, is a 1.3 acre property that will offer 16 affordable condominiums above 6,500 square feet of ground floor business space. This project is located north of the Wheaton Way-Riddell Road intersection.

An administrative site plan review with the Kitsap County Hearing Examiner is underway. The architectural drawings and engineering work are ready to submit for this meeting. To maximize the value of the project it is important to combine the road easements of Roseway Lane with an adjacent property. This item will be resolved pending the sale of the adjacent property which is expected to be completed by March, 2007. At that time, the easements can be combined and all of the documents will be submitted for site plan approval by the Hearing Examiner.

Nor'west plans to have Millennium Building Company as the General Contractor for the project. Construction financing discussions are still on-going with local banks. The start of construction is targeted for mid-Summer 2007.



Park Terrace



Roseway Lane

Saint Marie Plaza—North View



Saint Marie Plaza - Bremerton, WA

St. Marie Plaza is a 1.17 acre property on which approximately 37,000 square feet of medical, dental, and professional office space is planned. Located north of Riddell Road, east of Wheaton Way, and adjacent to the Fred Meyer Shopping Center in Bremerton, Washington, the conceptual design for the project is a three-story building over a parking garage which will extend underground to the north.

A pre-application meeting was held with the Kitsap County Department of Community Development (DCD) in February, 2006. An Administrative Site Plan Review by the DCD's director is required upon submission of appropriate application documents.

The original plans considered offering limited medical and dental services from this location, but revised plans now propose such services for the entire building. The expansion of services

required the planning of additional underground parking space extending to the north of the property.

Nor'west continues to work closely with Fred Meyer who has contractual rights to review and approve the project plans. Fred Meyer had approved an earlier design of the same building area with less parking.

Submittal of project documents to the DCD is expected in mid-Summer, 2007. Construction is anticipated for Spring of 2008. This project could be sold upon receiving permit approvals by the DCD or Nor'west could construct and sell the finished building.

January 2007

Nor'west Properties LLC

11003 NE California Street
P.O. Box 430

Phone: 360-297-5955

TFree: 877-543-8079

Fax: 360-297-5915

E-mail:

paul@nor-west.net

Visit us on the web at:
www.nor-west.net