

TROON PACIFIC

FREQUENTLY ASKED QUESTIONS

1. In which markets does Troon Pacific operate?

Troon Pacific is a global brand that currently concentrates its focus on the San Francisco Bay Area in California.

2. How long has Troon Pacific been in business?

Founded in 2000 by Greg and Charlot Malin, San Francisco-based Troon Pacific got its start because the Bay Area is home to a population that cares about sustainability, the environment and healthy living. Additionally, the region is one of the country's most unique and dynamic markets in which to invest. The company manages multiple projects annually, with combined stabilized values in excess of \$50 million. Troon Pacific's portfolio of properties has spanned the state of California and features both single-family homes and deluxe condominiums.

3. What does "healthy living" mean from a developer point of view?

Globally, Troon Pacific is one of the only luxury residential developers that incorporates "healthy living" into every detail, a term that describes the thoughtful considerations which impact the architectural design and health-related features of the home: air quality, sound, lighting, safety, amenity and material choices. Design features that offer multiple exercise options as well as healthy food preparation are also incorporated into each home. In an effort to ensure each home is as healthy inside the walls as it is out, Troon Pacific works directly with industry leaders to engineer wall systems, integrate waterproofing techniques and build shells to help reduce the risk of natural forces such as mold, radon, dust, off-gassing and other unseen urban elements. Many Troon Pacific properties are also LEED Platinum certified, ranking them among the highest-rated green projects in the nation.

Thoughtful healthy living details and behind-the-wall enhancements often include:

- Healthy Living
 - Low or no VOC paints and sealants to reduce off gassing
 - No added urea formaldehyde to cabinetry whenever possible
 - Air filtration at MERV 13 levels with a goal of at least three air changes per day
 - Whole-house water filtration
 - Gaggenau steam ovens for healthier cooking
 - Focus on natural light infiltration throughout our homes
 - Lap pools on occasion
- Behind the Walls
 - Clever design features conceal televisions, speakers, appliances and other amenities
 - Thoughtfully implemented framing creates a conduit between floors and plumbing for future expansion flexibility
 - Gypcrete, a form of lightweight concrete, installed over subfloors for leveling of floors, sound reduction, improved fire rating, and efficient heating transmission
 - Spray foam insulation at exterior envelope helps minimize air infiltration and enhances vapor barriers to wine rooms, cold pantries and steam rooms for superior performance
 - Acoustic clay around drain lines helps mitigate sound transmission
 - Water-resistant anti-fracture membranes on all floor substrates help minimize damage from water infiltration

TROONPACIFIC

- Quietrock (sheet rock) in select areas like elevator walls, mechanical rooms and plumbing walls adjacent to bedrooms to reduce sound transmission
- Irrigation lines stubbed out in thoughtful locations for ease of watering and reducing the need for unsightly drip irrigation lines
- Blower door testing at various points in the development confirms the home meets stringent air tightness standards
- The use of a third party verification system ensures that all construction-related processes for irrigation, waterproofing and insulation meet the highest standards of development

4. What does LEED certification mean?

LEED (the U.S. Green Building Council's Leadership in Energy and Environment Design) is a certification program that is transforming the way people think about how buildings and communities are designed, constructed, maintained and operated across the globe. Comprehensive and flexible, LEED is a green building tool that addresses the entire building lifecycle recognizing best-in-class building strategies.

All four of Troon Pacific's most recent homes earned the highest available distinctions and ratings for energy efficiency from organizations including LEED.

5. What does "urbane design" mean from a developer point of view?

Urbane design refers to the thoughtful integration of all of the above in a way that does not compromise architectural integrity. One who walks into a Troon Pacific home will not necessarily know that it's one of the most sustainable homes in the nation based on its visual appeal.

- Design Integration
 - Natural light – thoughtful use of windows, exterior doors and glass is a consistent facet to Troon Pacific's design implementation
 - Holistic approach to design – making sure architecture works with landscape design and interior design
 - Bring the outside in – often incorporating greenery, light and space into the home, blurring the line between interior and exterior space.

6. What sustainable measures do you like to implement?

- Water conservation measures
 - Highly efficient irrigation systems designed by WaterSense® professionals
 - Drought-resistant plants
 - Rainwater harvesting tanks
 - Low flow toilets and faucets
- Air quality measures
 - Under-slab barriers to protect against potential soil contaminants and other gas infiltration through concrete slab and foundations
 - Whole House Heat and/or Energy Recovery Ventilation Systems (HRV/ERV)
 - Passive ventilation measures to balance the environment
 - Whole house MERV-13 filtered ventilation system
 - Low or no VOC paints and sealants

– more –

TROONPACIFIC

7. What amenities and technology do you like to implement?

- Thoughtful use of technology/home automation examples (modified for each home)
 - Siedle Biometric security entry panels
 - Savant whole home automation – including sound, lighting, climate and security
 - Prewiring of speakers and motorized shades throughout (including art shades at one location)
 - Whole house controlled lighting with vacation mode that controls lights, hot water recirculation, etc.
 - Air quality measures such as filtered air, air balancing vents, carbon monoxide detectors, etc.
 - Elevators and car vaults
 - Enterprise level firewall
 - Hidden speakers and TVs behind mirrors
 - Security cameras and network video recording installed in select locations
 - Entirely customizable solutions to meet the needs of discerning homeowners

Troon Pacific's Projects

1. Who is the typical homebuyer?

The target Troon Pacific client is part of a diverse group of engaged, discerning individuals (professionals, CEOs, executives and entrepreneurs) who span a wide range of interests, backgrounds and age groups. This clientele desires environmentally friendly results without the need for involvement in the complexities of luxury home construction.

2. How long does a typical project take?

Each project is different, and one of our strengths as a company is implementation. Construction typically takes between 12 and 18 months, plus time for permitting.

3. What new processes or techniques is Troon Pacific incorporating into its developments?

Troon Pacific incorporates a durability discussion in advance of each project to deal with individual project concerns or risks. Many unique, thoughtful and technically advanced features (both behind the walls and out) are routinely integrated, such as acoustic clay and specialty isolation components around drain lines to mitigate sound transmission; water-resistant anti-fracture membranes on floor substrates; extraordinary water conservation and air quality measures; biometric security and whole-house automation; maximum use of natural light and LED lights in bathrooms and kitchens; security cameras and biometrics – and most importantly, sophisticated interior design.

4. How many properties has Troon Pacific developed/completed and how many are underway? What are the details of those developments?

Troon Pacific has completed almost a dozen residences in San Francisco, with the four most recent achieving LEED Platinum status. The latest project, also poised for LEED Platinum certification, will be San Francisco's first ultra luxury passive home and is scheduled for completion in Q2 2014.

TROONPACIFIC

Highlights of each LEED Platinum development are below:



2750 Vallejo

2750 Vallejo Street

Completed in 2013, 2750 Vallejo is LEED Platinum certified and is an Energy Star-rated home engineered with highly advanced technical amenities. The home features solar panels that provide more than 11 percent of the energy needed and overall energy consumption is up to 70 percent less than a typical home of comparable size.



1970 Jackson

1970 Jackson Street

1970 Jackson is a LEED Platinum and Energy Star-rated home which incorporates natural light into every detail, including glass stairs and balcony floors. Troon Pacific completed the home in 2012.

1209 Filbert Street

Troon Pacific completed 1209 Filbert, a home renowned for its award-winning yard, in 2011 and designed its spaces with contemporary living in mind. The home centers around an open-plan living area with expansive walls that are bathed in natural light from large skylights. This home is LEED Platinum certified and Energy Star- and Indoor airPLUS-rated.



1209 Filbert

2342 Broadway Street

2342 Broadway, completed in 2010, blends a historic and classic San Francisco exterior with a European-influenced interior. Expansive views from every level ensure each room receives ample natural light that allows occupants to move effortlessly between indoor and outdoor spaces. 2342 Broadway is LEED Platinum certified, Energy Star- and GreenPoint-rated.

New: San Francisco's First Ultra Luxury Passive Home, 2680 Green Street

(Pending both passive house and LEED program certification)

The company's newest project, 2680 Green, will be a 4+ bedroom, 6½ bath ultra luxury passive home, a property that represents today's highest energy standard with the promise of reducing heating energy consumption by 90 percent.

About Troon Pacific

Founded in 2000 by Gregory and Charlot Malin, Troon Pacific is a boutique development company specializing in luxury residential development and is one of the only developers that incorporate healthy living and wellness into every detail. A Troon Pacific home combines forward design, sustainability and quality with utmost integrity while maintaining minimal impact on the environment. For more information, visit www.troonpacific.com.



2342 Broadway



2680 Green

MEDIA PLEASE NOTE:

Photos and interviews are available by contacting David Cumpston at (415) 561-0888 x 2316 / troon@landispr.com.

###