



October 12, 2018

Dear Neighbor,

Over the past 2 years, more than 200 of you engaged in the process to design The Junipers. From community open houses and design charrettes to one-on-one and small group meetings, your feedback and suggestions helped shape the vision for The Junipers as a new age-qualified (55+) residential community that incorporates community benefits for the entire Glens neighborhood. Thank you!

During the planning process, many neighbors expressed a desire for a local and trusted builder to be chosen to build The Junipers community. Earlier this summer, Lennar Homes approached 33North with interest to become the community builder. After much consideration, Max and Jeff have accepted Lennar's offer to purchase the property and the plan for The Junipers. Lennar's extensive experience in and around the Rancho Peñasquitos area and their long-time legacy of creating communities that are not only beautiful but also enrich local surroundings made them uniquely qualified to be the builder partner for The Junipers.

Lennar's San Diego team (formerly CalAtlantic Homes) has been instrumental in the thoughtful planning, design and creation of award-winning communities, like Del Sur and the 55+ enclave of Auberge. The same quality and attention to detail that made Auberge popular will ensure The Junipers is a place we can all be proud of, a place that will be great for the City of San Diego, the Glens neighborhood and the future residents of The Junipers.

Lennar is committed to maintaining the current plan for The Junipers. Lennar values the community feedback that served as the plan's foundation and looks forward to continuing to work with the Glens neighborhood as The Junipers progresses through the City's process. (The plan for The Junipers is still under review by the City of San Diego and technical studies for the Environmental Impact Report are in process.)

Join in for a "Meet the Builder" Community Open House

October 26, 2018

Hotel Karlan in the Rancho Santa Fe room

Drop-in anytime between 4:00pm – 8:00pm

The "Meet the Builder" Community Open House is your opportunity to meet the Lennar team, learn more, ask questions and see updated imagery for The Junipers.

Understanding you might have questions, The Junipers Community Outreach team and Lennar project leadership are available for one-on-one and small group meetings. Please feel free to reach out at any time via The Junipers website: www.connecttheglens.com or via email: info@connecttheglens.com.

In addition, new questions/answers have been added to the FAQs page on the website. If there is a specific topic not included on the FAQs page, please email any time and The Junipers Community Outreach Team will be in touch.

Thank you for your candid questions, honest feedback and willingness to participate in the community planning process for The Junipers!

Max Frank
33North

Jeff Warmoth
33North

Bill Ostrem
Lennar Homes

Ryan Green
Lennar Homes