

# Daybreak Named 2010 Community of the Year

by the National Association of Home Builders

Rio Tinto

January 11, 2011

Hodges Design  
2500 Kirkham Street  
Oakland, CA 94607

Dear Roger,

Kennecott is pleased to announce that Daybreak received two major industry awards from NAHB during this year's International Builders Show. The Best in American Living Awards (BALA) recognize developers, builders, architects and others in the industry for their creativity and innovation in residential design and development.

Daybreak received the **Community of the Year** award as well as the **Platinum award for best Suburban Smart Growth Community** for 2010.

Thank you for the outstanding contribution you have made towards community planning, product innovation, design excellence, and sustainable development that have contributed to these awards.

I would also like to inform you that Segro Homes won a BALA **Platinum award for Affordable Home Design**, as well as **Best in the Mountain Region** for their Parkway Series town homes. As you'll recall, the Parkway Series swept their category in this past year's Parade of Homes.

Holmes Homes also received an award from the National Sales & Marketing Council for "Best model home merchandizing for a home under \$300,000." for their Harbor Heights Town Home Collection in the Brookside Home Gallery.

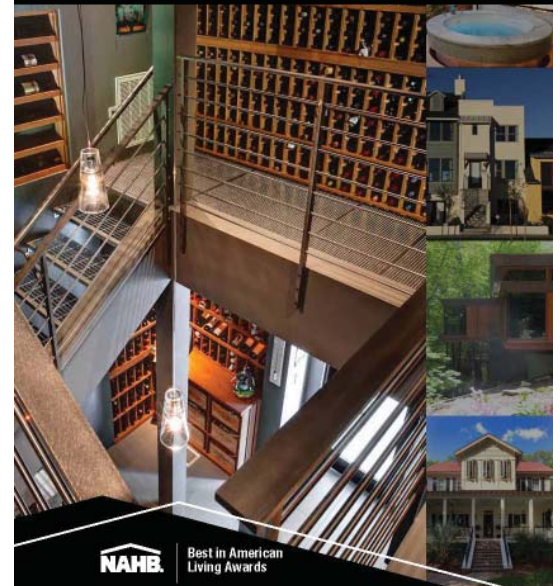
Please join me in congratulating these builders specifically, and the entire Daybreak team and community collectively.

Sincerely,



Stephen James  
Manager Community Planning and Neighborhood Design  
Kennecott Land

## 2010 BALA PORTFOLIO



2010 BALA Portfolio can be downloaded at:

[http://www.nabb.com/fileUpload\\_details.aspx?contentTypeID=3&contentID=150893&subContentID=317312](http://www.nabb.com/fileUpload_details.aspx?contentTypeID=3&contentID=150893&subContentID=317312)

The National Association of Home Builders has awarded Daybreak as its national Community of the Year, as well as their Platinum Award for Suburban Smart Growth citing that:

"The master planned community of Daybreak exemplifies the possibilities of Smart Growth development at the suburban edge."

"Perhaps one of the most extraordinary features within the Daybreak master plan is the intent to accommodate thousands of jobs in a number of commercial and service centers, ranging from neighborhood services, to corporate campuses catering to regional and national employers. Such forethought and planning will allow Daybreak to eventually become a self-sustaining community, where many of the residents can work, live and play without leaving the community, and where those that do commute can do so on convenient and fast public transportation." (NAHB 2010 BALA Portfolio, pages 8-9 and 35)

Hodges Design is proud of its role as Daybreak's master planner. Roger Hodges has led this effort for Kennecott Land/Rio Tinto since 2002, at Hodges Design since 2009 and previously at Calthorpe Associates.

Hodges Design