



TheVIEW  
ON OVERHILL



## Building on a Legacy.

Resting atop the exclusive View Park-Windsor Hills area of Los Angeles County, The View on Overhill will offer residents premier access to its unparalleled views, rich cultural history, and limitless accessibility.

With location, style, quality, and value being the hallmarks of this urban enclave, The View has been designed with the finest level of architectural detail and finish selections, and will be constructed to the high standards demanded by the discerning homeowners of the View Park-Windsor Hills community.

Through its simple beauty, style and intelligent design, The View will reflect the very best of the View Park-Windsor Hills Legacy, while also redefining the experience of its upscale, urban lifestyle for the next generation.



## Style. Classic. Sophistication.

Upon entering The View's loft-height lobby off of Overhill Drive, you will encounter a serene, sophisticated environment fused with unique sensibility and style.

Designed by architects, Michael Luna & Associates, the interiors of this five-story, 88-unit new home community will be finished with a warm, natural aesthetic, complimenting the exterior's architectural design, plush landscaping and picturesque city views. Resting upon three levels of subterranean parking, the project is designed to accommodate 206 parking stalls, with 22 slots reserved for visiting guests.

The View will consist of one-, two- and three-bedroom residences, ranging in size from 1,288 SF to 2,400 SF, in price from the \$400,000's to the \$500,000's, and will offer exclusive keycard access to the residents of the eight luxurious penthouse units. From every level, breathtaking views will pour through the windows, showcasing The View's superior location and lasting value. Unit floor plans are designed as innovative living spaces, and will be accentuated with granite countertops and wood cabinets.

Outside, the project's resort-styled pool with Jacuzzi and sun decks unite with a resident clubhouse and fitness center, forming the vibrant heartbeat of this exclusive urban lifestyle.



## Urban Life Connected.

Conveniently located near five major thoroughfares, the Stocker Corridor Walking Trail, the Norman O. Houston Park and Crenshaw Expo Line, The View is geographically poised within a pedestrian friendly setting, and network of conveniently located transportation connections.

The project's flourishing, hillside community offers sought-after accessibility to highways, the Los Angeles International Airport, restaurants, shops, entertainment, hiking, and public parks; making way for the 53 bicycle spaces incorporated into The View's project design.



## Unparalleled Cityscape Views.

Scheduled to begin construction in 2016, The View will offer homeowner's spectacular cityscape views. Where the terrain permits unencumbered views, the project will afford panoramic scenic vistas of the Westside of Los Angeles, the Santa Monica Mountains, Hollywood Hills to the north, and on particularly clear days, the San Gabriel Mountains.

Looking towards the west, there are panoramic views of the Santa Monica Bay; while to the south, one would be able to enjoy vistas of the South Bay, LAX, the Palos Verde Peninsula, and the Harbor area. Therefore, The View will have no adverse effect on the area's scenic skylines.

To help visualize various view perspectives of the project placed on the 1.84-acre site, the following aerial map with location numbers depicts various View Simulations. Each number represents the location from which one would view the site as it currently exists ("Before"), and how it would potentially look with The View's structure placed on it ("After").

## Changing Urban Landscapes.

*The View on Overhill Aerial Map*



## View Simulation 1: Overhill Drive

*Northbound View on Overhill Drive*

**BEFORE**



**AFTER**



## View Simulation 2: Overhill Drive

*Southbound View on Overhill Drive*

**BEFORE**



**AFTER**



## View Simulation 3: Neighboring Residences

*View from Residential Areas*

**BEFORE**



**AFTER**



## View Simulation 4: Neighboring Residences

*View from Residential Areas*

**BEFORE**



**AFTER**



## View Simulation 5: Neighboring Residences

*View from Residential Areas*



## View Simulation 6: S. La Brea Avenue

*View from Northbound on S. La Brea Avenue*





## View Simulation 7: S. La Brea Avenue

*View from Northbound on S. La Brea Avenue*

**BEFORE**



**AFTER**



## View Simulation 8: S. La Brea Avenue

*View from Southbound on S. La Brea Avenue*

**BEFORE**



**AFTER**





## About The Bedford Group.

For over 30 years, The Bedford Group of Companies has specialized in changing urban landscapes. As one of Los Angeles' leading Urban Infill Real Estate Development Firms, Bedford has developed a reputation as a builder of uncompromising *quality, style and value.*

Fueled by the vision that upscale, urban living can be sophisticated, as well as accessible, The Bedford Group has dedicated more than 15 years to providing quality homeownership opportunities throughout The View's neighboring Baldwin Hills community. As a result, the firm has grown to become one of the most successful urban developers in the area.

Past new homes communities developed by Bedford in the Baldwin Hills area include: the Terra Nova Townhomes, 55 one-, two- and three-bedroom townhomes located at the top of the hill on Don Lorenzo Drive; and Baldwin Parc and Bedford Promenade, a total of 172 one-, two- and three-bedroom condominiums that sit along the foot of the community on Santa Rosalia Drive.

The firm's portfolio also includes the development of Bedford President, Charles Quarles' personal family residence in View Park, along with two additional single family homes.



## Meet the Developer.

The Bedford Group of Companies was founded by Charles Quarles, a Second-Generation Community Builder, who began building residential and commercial projects in and around Los Angeles as a youth for his father's construction company.

After earning his MBA from Harvard University, and spending several years in banking, Quarles became President of his father's construction firm, EAC Construction, where he served for five years.

As a natural progression, in 1980, Quarles formed The Bedford Group of Companies to continue his father's legacy, as well as the provision of quality housing opportunities throughout his childhood community of South LA.



To date, Bedford's has grown to develop thousands of units, and employ an executive leadership group with over 100 years of combined professional experience in California real estate development, specializing in the acquisition, land planning, entitlement, construction, and sales and marketing of urban infill projects.



Lastly, in addition to his professional and business achievements, Quarles has also remained an active participant in his local community as illustrated by his support of numerous community-based organizations; and his dedication to educating the next generation of urban developers by teaching at the Real Estate Associate Program, and speaking to students at Crenshaw High School.

# The VIEW

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THE  
Bedford  
Group  
OF COMPANIES

12400 Wilshire Blvd., Suite 850  
Los Angeles, CA 90025  
310-568-8500; 310-568-1021 (Fax)  
[TheBedfordGroup.com](http://TheBedfordGroup.com)