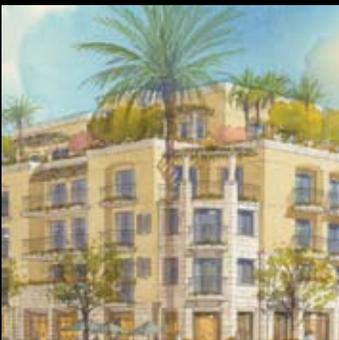


# THE TOP 5 INNOVATIVE DEVELOPERS



By Karen Greene

In the dawn of society, people naturally lived and worked in the same environment. Travel was limited to the abilities and scale of the human body. With the industrial revolution, rural populations flocked to the cities, and the United States saw a drastic increase in single use buildings that separated the large numbers of workers from the factories. The suburbs were born. Pollution from the workplace pushed living spaces even further away, and the commute began.

Due to the changes in our environment, we are beginning to revolutionize how we live and work. Current practices, such as commuting long distances, are simply not going to be feasible options in the future. Fortunately, THE Top Developers of our Region have taken our new needs for living and working and have run with them.

THE Magazine would like to recognize those developers of our Region who are working towards making Pasadena and the surrounding cities into walking communities. With gorgeous condominiums and the efficiency of mixed use buildings, we are well on our way to ensuring that our Region has a future – a future with a healthy environment and a strong society.

Mike Balian's passion to create and execute projects with finely detailed craftsmanship stems from his long family history in architecture, engineering and building. Mike aspires to raise the bar for Pasadena's development standards by continuing to construct striking homes with timeless architecture. He has built his reputation on an uncompromising dedication to detail and constant innovation. Mike's rigor at Toledo Homes provides owners

with exceptional residences designed for longevity. He is driven to provide the highest standard of living, to enhance the environment, to build splendid buildings and to serve the community of Pasadena. In 1986, Mike entered the construction business with industry heavyweight Mr. Albert G. Tutor. During his time with Mr. Tutor, Mike bolstered his construction skills in building commercial, residential and industrial projects. In 1990, he

set out on his own as a general contractor for residential and commercial projects. In 1993, inspired by Pasadena's rich architectural heritage, Mike established Toledo Homes with a clear vision to create and build superior homes in a sophisticated environment. Over the years, he has assembled a diverse and talented team with backgrounds in construction, architecture, marketing, design, law and management.

**Q U A L I T Y**

**D E T A I L S**



Photo and rendering courtesy of Toledo Homes



**Mike Balian:**  
Founder / President

#### **TOLEDO HOMES**

**Corporate Office:**

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ToledoHomesInc.com

**Major Developments:**

Delacey Place, Old Pasadena; Hudson Terrace, South Lake; Bellagio Village, Marengo Avenue; Venezia Village, South Oakland; Michillinda Terrace