



# ARCHSTONE



November 20, 2012

## City of Newport Beach

Attn: RFQ Administrator  
purchasing@newporbeachca.gov

**RE: RFQ No. 13-16  
City Hall Re-Use Project**

### Contact Person:

Richard Lamprecht  
Archstone  
Executive Vice President, Development  
3 MacArthur Place, Suite 600  
Santa Ana, CA 92707  
714-689-7064  
RLamprecht@archstonemail.com

### Team:

- Archstone - Lead Developer
- MVE & Partners - Architect
- TC Collins & Associates - Development Consultant
- Government Solutions - Government Relations

### Proprietary/Confidential Information:

- Financial Capability and Past Performance
- Conceptual Financing Approach

To The City of Newport Beach:

Archstone and MVE & Partners are pleased to respond to The City of Newport Beach Request For Qualifications No. 13-16 City Hall Re-Use Project. The project team will include T.C. Collins & Associates, Government Solutions, Inc., and other to be determined qualified consultants. Archstone will act as the lead developer on the project and work jointly with all team consultants, city participants and key stakeholders to deliver a luxury mixed-use residential development.

Archstone and its team of consultants recognize this project is one of high priority for the City of Newport Beach. This project will act as a gateway to the Newport Beach/Balboa Peninsula with a public promenade and plaza, retail and high-end residential. The Archstone Team strongly believes that we can deliver a successful multi-family community on this site for the following reasons:

- The recent downturn in the economy has proven the long term, consistent economic viability of luxury multi-family housing in core locations. Hotel industry viability is elastic, susceptible to economic downturn and presents significant seasonality and vacancy that will not similarly impact multi-family housing. Our strategic goal is to develop a luxury multi-family community which can sustain year round occupancy and provide maximum use of this highly visible site.
- The existing infill site allows for a successful Greenlight compliant, 99-unit high-end multi-family development along with significant open park space, sufficient parking, and a respectful approach to buffer the Fire Station from the residential.
- The Archstone team has been specifically structured to provide the City of Newport Beach with the best development team for this scenario, while allowing for flexibility to work with the city's preferred engineers and consultants.

Archstone owns and operates in excess of 2,400 apartments in Orange County and 59,000 units nationwide while MVE & Partners has designed and built in excess of 1,800 units in the city of Newport Beach and over 26,000 units in Southern California. The City Hall Re-Use site presents a gateway project for the city of Newport Beach and it is our aim to design and provide the highest quality housing and commercial space for residents while providing the city with long-term revenue from a ground lease. Our team is excited about the opportunity to move forward on this landmark project.

Sincerely,  
**Archstone**

Richard Lamprecht  
Executive Vice President, Development



## table of contents.

<b>1.</b>	<b>Transmittal Letter</b> Cover Letter and Binding Signature	1
<b>2.</b>	<b>Table of Contents</b> Table of Contents	2
<b>3.</b>	<b>Qualifications, Related Experience, References</b> Development Team Qualifications Organizational Chart & Team Experience Previous Projects Experience with Long-Term Ground Leases References	3 7 21 24 25
<b>4.</b>	<b>Financial Capability and Past Performance</b> Financial and Litigation Issues	26
<b>5.</b>	<b>Conceptual Development Approach</b> Conceptual Development Approach Design Observations Design Process Property Management	27 29 30 32
<b>6.</b>	<b>Conceptual Financing Approach</b> Conceptual Financing Approach	33
<b>7.</b>	<b>Appendices &amp; Attachments</b> Relevant Project Experience Sheets	34
<b>8.</b>	<b>Exceptions to Terms &amp; Conditions</b> Exceptions to Terms & Conditions	69
<b>9.</b>	<b>Proposer Information Form</b> Attachment A	70
<b>10.</b>	<b>City of Newport Beach Disclosure Statements</b> Attachment B	72



**Archstone is one of the largest owners of high-quality apartment communities in the United States** and is focused primarily on the acquisition, development, redevelopment, operation and management of apartment communities in select supply-constrained, coastal markets.

While Archstone’s roots can be traced back to 1963, the modern day Archstone has been operating since 1991. As of June 30, 2012, Archstone owned or had an ownership interest in 182 communities in the United States with 59,355 units that were operating or under construction. In addition, as of June 30, Archstone owned, had an interest in or controlled land for the development of 29 communities in the United States that were in planning and would add more than 8,517 new units to its overall portfolio.

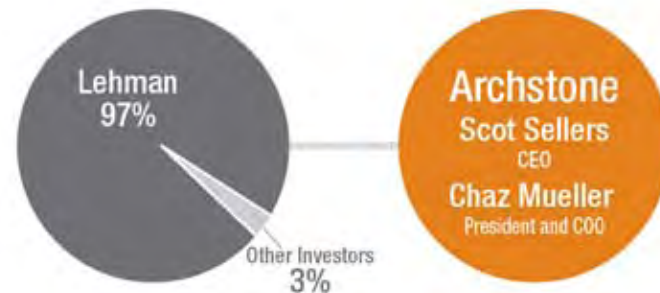
## Irreplaceable portfolio in stable markets.

U.S. Operating Portfolio			
Markets	Assets	Units	% of NOI
Southern California	54	18,355	22%
Washington D.C. Metropolitan Area	43	13,920	30%
San Francisco Bay Area	23	8,270	17%
Seattle	11	2,909	4%
New York City	14	4,419	16%
Boston	11	2,958	8%
Other Markets	18	5,684	3%
<b>Total Operating</b>	<b>174</b>	<b>56,525</b>	<b>100%</b>
<b>Total Under Construction</b>	<b>8</b>	<b>2,830</b>	
<b>Total Operating &amp; Under Const.</b>	<b>182</b>	<b>59,355</b>	





ownership structure and governance.



- Day to day operations and strategic direction for Archstone are run by Archstone’s executive management team.
- Major decisions regarding Archstone require the consent of Lehman.

significant experience.

#### High Probability of Success

- **Local Newport Beach Experience/Knowledge**
  - » Rick Lamprecht, Archstone’s Executive Vice President in-charge of development in the Western U.S., successfully entitled and developed Newport Ridge, Baypointe, The Colony, Newport Bluffs and Bordeaux as the former senior development executive for the Irvine Company. Rick’s relationships with the City of Newport Beach and recent entitlement and development experience in the city will ensure the successful entitlement of and closing on the City Hall Re-Use property.
- **Experienced Consulting Team Assembled/Identified**
- **Successfully Processed Complicated Entitlements**
  - » In 22 months, Archstone successfully processed an Environmental Impact Review, the removal of a mobile-home park overlay zone, a zone change, a vesting tentative map, and a site development permit for a highly controversial site in San Diego.



about MVE.

**McLarand Vasquez Emsiek & Partners (MVE) is one of the country's most innovative and respected architectural firms,** encompassing an experienced team of facility programmers, planners, architects, computer graphic specialists and interior designers.

With over 36 years of industry experience, MVE provides an extensive variety of key architectural, planning, interiors and graphic design services to sophisticated clients, having established a successful reputation based on its expertise, strength and diversity of work. The 100-person firm is recognized for our award-winning architecture for large-scale office buildings, multi-family residential communities, mixed-use developments, institutional facilities, entertainment complexes and resort master plans. The firm's expertise lies in its demonstrated abilities to implement highly attractive and functional architecture, creating unique environments where people want to live, learn, work and play. Our success in providing quality results is evidenced by an excellent repeat clientele and by prestigious awards based on creativity and teamwork.

MVE has developed an impressive portfolio of exciting large-scale projects and master plans. We understand complex and dense urban fabrics, and how to strengthen and build new projects which provide value, enhance cities and create a sense of place that citizens and visitors will return to again and again.

Significant in the wide range of projects on which MVE is involved is our sensitivity to the human-scale, as evidenced by an awareness of architectural context and an attention to detail. With the firm's close working relationships with clients combined with technical expertise, we are able to achieve high-quality designs of distinct complexity and style, while remaining responsive to market demands, space utilization and construction costs.

It is our mission to provide outstanding work product and service for our Clients. In achieving this goal, we strive to bring creativity, enthusiasm, technology and experience to the process. We create built environments that work with form, space, light, color and context and combine it with the landscape to develop projects from which both the client and the greater community will benefit. If we are successful, our projects will cause comment, show excellence and inspire.

We view the practice of Architecture as much more than just the creation of buildings: it is the creation of environments in which people spend a portion of their lives. It is the concentrated efforts of numerous people endeavoring to do what they do best, accepting important design challenges, blending together and contributing as a team. It is in this spirit that MVE works closely with all parties to design highly effective and economical projects. We have no set "style" or design agenda, but rather develop each facility to suit the needs, wants and desires of our clients. This is coupled with a realistic approach to technology, constructability and cost consciousness.



## about T.C. Collins & Associates.



T.C.C.A.

**Since 1987, T.C. Collins & Associates, Inc. (TCCA) has provided full service real estate consulting and management for property owners, developers, tenants and general contractors.**

Comprised of senior advisors and backed by a proven team of specialty

consultants, the company is focused on providing quality services that result in successful real estate strategies and their implementation.

Nimble in size, TCCA is able to handle projects small and large all the while making quick and attentive decisions on behalf of clients. While TCCA has experience with all facets of real estate, some of its unique capabilities employed for this assignment may include Project Management, Permit Expediting, Community Outreach Coordination, Agency Coordination, Financial Modeling Support, Coordinate & Secure Market & Feasibility analysis.

## about Government Solutions, Inc.

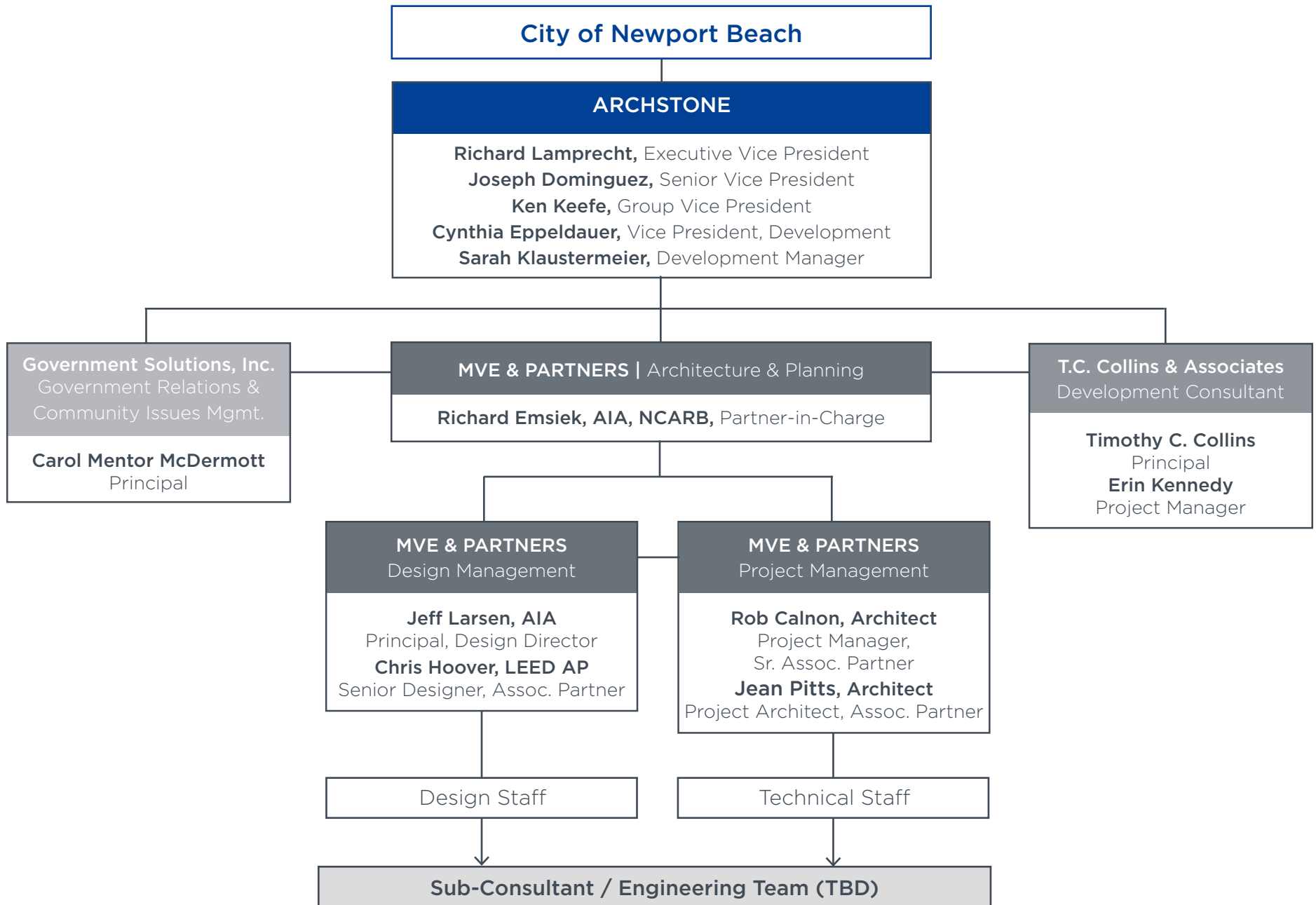


**Founded in 1993, Government Solutions, Inc. (GSI) is a full service strategic public affairs firm specializing in government, community and media relations.** With more than 50 years of combined experience in government and corporate settings, GSI staff specialize in turning the challenges of complex land use changes and developments in project victories.

The GSI team members are experts in identifying problems, conceptualizing solutions, resolving issues and expediting the process for both public and private sector clients. GSI staff has extensive backgrounds in government relations, environmental review and strategic planning, real estate entitlement assessment, land use entitlement, public policy, community relations, coalition building, research, media. Our team's strengths and areas of expertise include:

- **Government Relations** - Our staff is experienced with working with public agencies, government officials and managing project applications. Government Solutions has built a solid reputation by ensuring our clients navigate this process successfully and understand the nuances of strategically preparing their documents. We act as liaisons for our clients on the processing of General Plan Amendments, Zoning Changes, Environmental Impact Reports, Tentative Maps, Master Plans, Conditional Use Permits and other discretionary reviews in So. California cities and counties and with the California Coastal Commission.
- **Community Relations** - Government Solutions understands that the community has become a highly effective player in the development approval process. We frame our community outreach programs and messages to build consensus with the community and work to isolate opposition affecting our clients' objectives. We have successfully used the mutual gains approach as described by the MIT/Harvard Program on Negotiation with environmental groups, homeowners, residents and the business community.
- **Community Meetings** - Government Solutions customizes community meetings to meet our clients' specific needs. We provide strategic counsel on meeting format, timing, attendees, size, materials and location, as well as meeting planning and scheduling.
- **Project Presentations** - Preparation of PowerPoint presentations for public hearings and community meetings is a key element of facilitating project review and expediting approvals. Presentations include but are not limited to project overview, site photos, architectural renderings, key points and community issue slides.

organizational chart.







# ARCHSTONE

national resources with experienced local team.

**Richard Lamprecht**  
**Executive Vice President**

- Responsible for all apartment development in the Western United States.
- Prior to joining Archstone, Mr. Lamprecht had over 20 years of experience with the Irvine Company. Under his leadership at the Irvine Company, the apartment development group was successful in entitling and developing 27,000 units in over 50 properties in nine jurisdictions.

**Joe Dominguez**  
**Senior Vice President**

- Responsible for design and construction of development communities in the Western United States.
- Construction of over 80 apartment communities, comprised of 25,000 units including Archstone Pacific View (Kelly Ranch).
- 27 years of industry experience.

**Ken Keefe**  
**Group Vice President**

- Responsible for all apartment development in San Diego County, Orange County and The Inland Empire.
- Entitled, acquired and developed 3,000 multi-family units.
- 22 years of real estate industry experience.

**Cynthia Eppeldauer**  
**Vice President, Development**

- Responsible for development and project management in San Diego County, Orange County and The Inland Empire.
- Project management of over 3,200 units in 9 communities.
- 15 years of real estate industry experience.

**Sarah Klaustermeier**  
**Development Manager**

- Responsible for development in San Diego County, Orange County and The Inland Empire.
- Involvement with financing and development of 2,000 units currently under construction and in the pipeline.



## Richard Lamprecht

### Executive Vice President, Development

Mr. Lamprecht is responsible for all apartment development activities in the western United States. Prior to joining Archstone, he founded REL Property Consulting, specializing in providing advisory services to owners and investors who develop and acquire multifamily housing. The majority of Mr. Lamprecht’s career was spent at The Irvine Company, one of the leading master planning and development companies in the nation, where he was responsible for all apartment development activities for over two decades. Under Mr. Lamprecht’s leadership, the apartment development group was successful in entitling and developing approximately 27,000 apartment units in over 50 properties in nine jurisdictions in Orange, San Diego, Santa Clara, and San Mateo counties in California.

#### EDUCATION

Brigham Young University Graduate School of Management, Masters of Accounting

#### PROFESSIONAL AFFILIATIONS & COMMUNITY ORGANIZATIONS

- Vice-Chairman of the Board of Jamboree Housing
- Served on the Board of National Multi-housing Council
- Local Leader – Mormon Church
- Eagle Scout

#### ROLES & RESPONSIBILITIES

- Responsible for all apartment development activities in the western United States
- Entitled and developed over 27,000 multi-family units
- Over 25 years of real estate industry experience

ARCHSTONE



The following is a list of selected properties where Rick Lamprecht was the Principal Developer:

Project Name	City	Year Completed	No. Units
• The Park at Irvine Spectrum	Irvine	2009-2010	1,456
• Crescent Village	San Jose	Dev Only	1,750
• Palmeras	Irvine	2009	528
• Mirasol	Irvine	2009	329
• Esperanza	Irvine	2009	402
• The Enclave (Sakioka Farms)	Costa Mesa	2008	890
• Woodbury Court	Irvine	2007	496
• Orchard Hills	North Irvine	2008	500
• Portola Place	North Irvine	2007	357
• The Village at Irvine Spectrum	Irvine	2006-2007	1,550
• Woodbury Place	Irvine	2006	275
• Woodbury Square	Irvine	2005	420
• Turtle Ridge	Irvine	2004	436
• Somerset	West Irvine	2004	378
• Serrano	West Irvine	2004	756
• Quail Ridge	Irvine	2004	321
• North Park	San Jose	2002-2007	2,762
• Las Palmas	West Irvine	2002	736
• Franklin Street	Redwood City	2002	206
• Torrey Ridge	San Diego	2001	430
• La Jolla Palms	Irvine	2001	232
• Villa Siena (7 Phases)	Irvine	2004	1,442
• Newport Bluffs (3 Phases)	Newport Beach	1999-2000	1,052
• Sonoma	Irvine	1999	196
• The Colony	Newport Beach	1997	245
• Baypointe	Newport Beach	1997	300

## EDUCATION

Pepperdine University, Bachelor  
Science in Business Management |  
Pierce College, Associates of Arts  
Degree

## GENERAL BUILDING CONTRACTOR'S LICENSE

State of California #853921

## PROFESSIONAL AFFILIATIONS

Urban Land Institute  
Building Industry Association  
Multi-Housing Council  
Habitat for Humanity

**Over 25 years of successful  
experience providing tactical,  
collaborative and innovative  
leadership in all aspects of  
residential real estate development.  
Career portfolio comprises the  
completion of over 25,000 units  
valued in excess of \$3billion and  
the planning of over 6,000 units  
valued in excess of \$2 billion.**

ARCHSTONE



# Joseph J. Dominguez

## Senior Vice President, West Division

### NOTABLE ACCOMPLISHMENTS

- Built and developed a top-notch team of construction professionals in Archstone's West Division. Oversaw the successful design and construction of 28 projects, comprised of 9,487 units, with an aggregate investment value of \$1.7 billion, across a geographic area encompassing Washington, California, Arizona, and Texas. Planned or have in planning 14 projects, comprised of 3,815 units, valued at \$1.5 billion. Projects range in size from 120 to 884 units, including 2- and 3-story garden product, 4-story wrap product, and 5-story plus mixed-use, transit-oriented, podium product.
- Started from scratch an in-house general contracting subsidiary, known as Archstone Builders, Inc., growing it in size from 1 to 35 employees. Archstone Builders Inc. was created to manage unique, highly complicated projects such as Archstone Marina del Rey and Archstone Gateway, the former a 623- unit high-rise redevelopment project and the latter an 884-unit new development project that traverses the jurisdictions of Anaheim and Orange. Both projects managed by Archstone Builders, Inc. were completed under budget, ahead of schedule, and of the highest quality.
- Built and developed a top-notch team of construction professionals in Archstone's East Division. Oversaw the successful design and construction of 41 projects, comprised of 11,331 units, with an aggregate investment value of about \$800 million, across a geographic area encompassing Washington, DC, Maryland, Virginia, Indiana, Tennessee, North Carolina, Georgia, Alabama, and Florida. Partially or fully planned 8 projects, comprised of 2,231 units, valued at \$270 million.

The following is a list of selected properties where Joseph Dominguez was the Principal Developer:

Project Name	City	Product Type	Year Completed	No. Units
• Gateway	Orange, CA	Wrap	2009	884
• Santan	Gilbert, AZ	Garden	2009	315
• Zanjero	Glendale, AZ	Garden	2008	253
• San Bruno	San Bruno, CA	Podium	2007	185
• Warner Center	Woodland Hills, CA	Wrap	2007	522
• Presidio View	San Diego, CA	Wrap	2006	350
• Del Mar Station	Pasadena, CA	Podium	2006	347
• Santa Monica	Santa Monica, CA	Podium	2006	133
• Kelly Ranch	San Diego, CA	Garden	2005	451
• Vanoni	Ventura, CA	Garden	2005	316
• Marina Del Rey	Marina Del Rey, CA	High-Rise	2005	623
• Playa Del Rey II	Playa Del Rey, CA	Podium	2004	49
• Westside	Westside, CA	Podium	2004	204
• Mission City North	San Diego, CA	Garden	2004	396
• Chauncy Ranch	Scottsdale, CA	Garden	2004	120



## EDUCATION

Bachelor of Science in Accounting and Finance, University of Maryland, College Park, Maryland

## CERTIFIED PUBLIC ACCOUNTANT

State of Maryland

## PROFESSIONAL MEMBERSHIPS

- American Institute of CPAs

## ROLES & RESPONSIBILITIES

- Responsible for all apartment development in San Diego County, Orange County and The Inland Empire.
- Entitled, acquired and developed 3,000 multi-family units.
- 22 years of real estate industry experience.

ARCHSTONE



## Kenneth R. Keefe, CPA

Group Vice President

Mr. Keefe is responsible for the development of multi-family residential project in Southern California.

## PROFESSIONAL EXPERIENCE

- Managed successful entitlement of Archstone Mission Gorge and Sherman Village projects totaling in excess of 700 units:
  - » Archstone Mission Gorge, located in San Diego, CA, entitled as a 444 unit 3 and 4-story type V construction wrap project. Process included completion of Environmental Impact Review, highly controversial removal of mobile-home park overlay zone, and a zone change. Sourced institutional JV equity partner and negotiated letter of intent. Currently managing mobile home park resident lawsuit to successful conclusion through a mediation process in order to release the last major encumbrance required to finalize negotiations with JV Equity partner. Currently processing design development and construction drawings in preparation for a construction start in the second quarter of 2012.
  - » Sherman Village, located in Los Angeles, CA, entitled as a 264 unit 3 and 4 story type V construction podium project over 2 levels of parking. Process included completion of negative declaration and a zone change.
  - » In addition, entitlement processes were on schedule for Archstone Hollywood and Archstone Playa del Mar, totaling 560 units, as of December 2008 when the land options were allowed to expire due to a significant change in the real estate market.
- Managed the successful completion of Archstone Gateway and Archstone Santan totaling in excess of 1,150 units:
  - » Archstone Gateway, located in Anaheim, CA, is a 844 unit, type V construction wrap project. Gateway was completed on time and on budget, and leased up an average of 31 units per month through stabilization in October, 2010. The project is under contract for sale to a high-quality investor and operator at a price which translates to a 4.38% cap rate.
  - » Archstone Santan, located in Gilbert, Arizona, is a 315 unit, 2 and 3-story type V construction tuck-under project. The project was completed on time and on budget, and leased an average of 21 units per month through stabilization in July, 2009.
- Identified, underwrote, and acquired Archstone Huntington Beach, a 3.8 acre development site in Huntington Beach, CA entitled for 385 units and 10,000 square feet of retail. Negotiated Purchase & Sale Agreement, Joint Venture documents, and obtained Board of Director's approval to acquire the site. Currently processing design development and construction drawings in preparation for a construction start in the second quarter of 2012.
- Disposed of Archstone entitled site in Ontario, CA and un-entitled site in San Marcos, CA. Disposed of FedEx facility in Marina del Rey, CA.
- Established procedures for monitoring potential deals, rents, operating expenses, and cash flow budgets.

## EDUCATION

University of Southern California,  
Marshall School of Business and  
School of Policy, Planning and  
Development | Dual Degree: Master  
of Business Administration and Master  
of Real Estate Development

Cornell University, School of Hotel  
Administration | Bachelor of Science,  
Hotel Administration

## PROFESSIONAL AFFILIATIONS

- Member of Urban Land Institute and Cornell Hotel Society
- Scholarship Recipient from DAUM Commercial Real Estate Services

ARCHSTONE



## Cynthia H. Eppeldauer

### Vice President, Development

Underwrite, entitle and manage multi-family development projects in Los Angeles and Orange Counties. Responsibilities include preparation of project applications, communication with municipality council offices and neighborhood groups, and selection and direction of consultant team to design projects from feasibility to project completion. Manage projects during construction to preserve project vision and quality standards within budget limits. Project portfolio includes 3,200 apartment units and 25,000 square feet of retail for an investment totaling nearly \$900 million.

---

## NOTABLE ACCOMPLISHMENTS

- Managed development of an 884-unit, \$270 million wrap project straddling the Cities of Anaheim and Orange, successfully coordinating the complex EIR, resolving cross-jurisdictional issues and obtaining entitlements in both cities simultaneously.
- Completed a 133-unit Type V and Type III podium project with 17,000 square feet of retail in Santa Monica, a \$79 million investment that required redesign of the unit interiors for livability and marketability without modifying the building exterior approved by the City. Engaged retail brokers, developed tenant mix and leasing strategy, and managed retail leasing negotiations and the tenant improvement process.
- Evaluated conceptual site plan designs and entitlement potential for identified sites during the land acquisition phase.
- Provided guidance in the site planning and development process of projects managed by others.
- Twice promoted from Development Associate and Assistant Vice President.

## EDUCATION

University of Colorado at Boulder, Leeds School of Business, MBA with an emphasis in Real Estate and Finance

University of California, Santa Barbara, Bachelor of Arts, Business Economics and Latin American Iberian Studies. Graduated Cum Laude

## ACCOMPLISHMENTS

- Recipient of the SIOR/Majestic Realty Co. National Scholarship & SIOR-Colorado Scholarship
- Director of the Ambassador Program for the CU Leeds School of Business
- Officer – University of Colorado Graduate Real Estate Association
- ULI Gerald D. Hines Student Urban Design Competition Participant

## ROLES & RESPONSIBILITIES

- Responsible for development in San Diego County, Orange County and The Inland Empire.
- Involvement with financing and development of 2,000 units currently under construction and in the pipeline.

ARCHSTONE



# Sarah A. Klaustermeier

## Development Manager

### PROFESSIONAL EXPERIENCE

#### **Development Manager**

- Manage multi-family real estate development projects from initial project conception through final unit delivery for Orange County, San Diego County and the Inland Empire.
- Responsibilities include new project underwriting, product formation, project due diligence, project entitlements, consultant management, managing and maintaining relations with internal operations and construction groups, final project execution, investment memoranda creation and market research.

#### **Management Development Associate**

Rotational training program with 6 month placements in Finance, Development and Operations. Permanent placement upon completion of training period.

- Finance – Worked with the finance, cash management and accounting departments on day to day operations and refinancing of existing properties.
- Acquisitions – Assisted acquisition and due diligence team with on-site inspection and underwriting for the acquisition of a 300 unit property.
- Development - Creation of several development project presentations for meetings with CW Capital, appraisers, market feasibility analysts, equity investors, and HUD. Analysis of project comparable properties to continually update rent comp spreadsheets and compile Competitive Market Analysis Workbooks for HUD appraisers, market feasibility analysts, and CW Capital. Extensive market research for use in project presentations and investment memorandums. Research and analysis on VHDA (Virginia Housing Development Authority) bond financing. Assisted in closing \$151M HUD construction loan for 1st & M project in downtown DC NOMA district.
- Internal Audit – Assisted audit team with 4 property audits in Boston and California.
- Marketing – Created model to analyze all property demographic information to enhance our regional marketing strategies. Created survey for current residents who were offered an online lease renewal option to determine what improvements can be made to increase the online lease renewal rate.
- Operations – Worked with regional operations office to support 12 properties (4,000 units) in Manhattan, Hoboken, Brooklyn, and Long Island. Projects include pricing, renegotiation of vendor contracts for cost cutting, market surveys, SOEs, on-site staff support, and 30/60 Day Projection and Understanding Financials training analysis. Worked 7 months as Assistant General Manager of Archstone Gateway an 884 unit complex with 22 employees and annual gross revenue of \$18M.





## Richard Emsiek, AIA, NCARB

### Partner-in-Charge

Mr. Emsiek joined McLarand Vasquez & Partners in 1985, was named the firm's Director of Design in 1992, and a Partner in 1993. In January 2000, the firm officially changed its name to McLarand Vasquez Emsiek & Partners, Inc. Mr. Emsiek's key architectural strength is demonstrated through his ability to design and manage a wide variety of architectural products ranging from high-end resorts to single-family residences, high-rise office and residential complexes, and mixed-use buildings.

#### EDUCATION

Bachelor of Architecture  
California State Polytechnic University,  
Pomona

#### REGISTERED ARCHITECT

California (C - 17782), Alabama,  
Arizona, Nevada, Hawaii

#### PROFESSIONAL MEMBERSHIPS

American Institute of Architects



- THE COLONY AT FASHION ISLAND, Newport Beach, CA – 245 units of four-story luxury apartments, recognized for excellence by the Urban Land Institute.
- MERIDIAN NEWPORT BEACH, Newport Beach, CA – This project encompasses the design and planning of 79 view-oriented, luxury homes. It will consist of three podium-style buildings with three and four levels, with parking provided hidden in a two-level subterranean garage.
- 8500 BURTON WAY, Los Angeles, CA – Located at the gateway to Beverly Hills, this eight-story, luxury mixed-use apartment project features 88 units over street-level retail, a rooftop pool, and street-level retail.
- NEWPORT HARBOR YACHT CLUB, Newport Beach, CA – This two-story, 23,000 sq.ft. building replaces the aging clubhouse providing upgrades and amenities for club members. The new efficient design fulfills the needs of the club's modern day functions within the current building's footprint.
- PARAISO ON THE PROMENADE, Playa Vista, CA – Part of the Playa Vista master planned community featuring 81-units of four-story stacked townhomes ranging from 1,623 to 2,416 sq.ft.
- BRENTWOOD PARK, Brentwood, CA – This upscale community comprises 31 units with luxurious amenities over two levels of subterranean parking.
- VILLA SIENA, Irvine, CA – A large 32-acre, high density rental community and master plan consisting of 1,442 units of four-story podium apartments.
- THE PARK AT IRVINE SPECTRUM, Irvine, CA – This urban apartment community sits on a 28.5-acre site and features 1,450 units in several four-story buildings, with leasing office and amenities situated around a 2.5-acre central park.
- THE VILLAGE AT IRVINE SPECTRUM, Irvine, CA – This 1,550 mixed-use apartment complex includes 4-story townhomes and flats above two-level subterranean garages and features street-level amenities such as a coffee shop, corner market, post office and lounge.
- CRESCENT VILLAGE, San Jose, CA – This project sits on a 39-acre site historically occupied by the Sony headquarters campus and features 1,750 apartment units comprised of several architecturally identifiable neighborhoods.
- LUNA DI LUSSO, Lake Las Vegas, NV – A new 170-unit, 5-story full-ownership, luxury residential condominium hotel project on the North Shore.
- MARRIOTT'S NEWPORT COAST VILLAS, Newport Coast, CA – 700 luxury timeshare ownership units on 70-acre hillside site for Marriott Vacation Club.
- DOUGLAS CENTER, Long Beach, CA – 540,000 sq.ft. headquarters office building complex next to Long Beach Airport, comprised of one two-story, one six-story and one eight-story Class A buildings with stepped masses to reduce their apparent size.
- THE RESERVE, Indian Wells, CA – A 700-acre golf course community nestled in the Santa Rosa Mountains that includes over 250 custom and semi-custom home sites.



## Jeff Larsen, AIA

### Design Management, Principal

Mr. Larsen joined MVE in 1985 and has participated in a variety of architectural design assignments that range from commercial office buildings and apartments, to higher-density urban condominiums, as well as luxury resorts and single-family housing. His experience includes land-use planning, facility analysis, building layout studies and conceptual designs for some of the firm's most creative projects. Mr. Larsen brings a client sensitivity and flexibility that has been well acknowledged in the industry through numerous architectural design awards. He was named a Principal of the firm in 2004.

#### EDUCATION

Bachelor of Architecture, with Honors,  
California Polytechnic State University,  
San Luis Obispo

#### REGISTERED ARCHITECT

California (C - 14641)

#### PROFESSIONAL MEMBERSHIPS

American Institute of Architects



- 8500 BURTON WAY, Los Angeles, CA – Located at the gateway to Beverly Hills, this eight-story, luxury mixed-use apartment project features 88 units over street-level retail, a rooftop pool, and street-level retail anchored by a Trader Joe's market.
- WESTGATE APARTMENTS, Pasadena, CA – This project includes 141 two- and three-story townhomes and flats on 12 acres. The project is designed to achieve a LEED Silver rating and integrate into the existing urban fabric.
- WESTGATE CONDOS, Brentwood, CA – This 63-unit luxury condominium community is located on a unique 1.1-acre triangular site with three parking levels located at and below grade.
- LOT 105, Irvine, CA – This urban community sits on a 14.1-acre site and includes four buildings hosting a mix of studio, one, and two-bedroom floor plans.
- THE VILLAGE AT IRVINE SPECTRUM, Irvine, CA – This 1,550 mixed-use apartment complex includes 4-story townhomes and flats above two-level subterranean garages and features street-level amenities such as a coffee shop, corner market, post office and lounge.
- THE PARK AT IRVINE SPECTRUM, Irvine, CA – This urban apartment community sits on a 28.5-acre site and features 1,450 units in several four-story buildings, with leasing office and amenities situated around a 2.5-acre central park.
- THE WATER GARDEN, Santa Monica, CA – A major 1.3 million sq.ft. five- and six-story office building complex above two levels of underground parking for over 5,000 cars.
- METROPOLIS, Irvine, CA – This project includes an 8.7 acre site with one four-story over two-level subterranean garage for-sale podium building with 109 units and one four-story wrap building with 272 units.
- VANTIS, Aliso Viejo, CA – A 40-acre office campus that includes a cluster of nine 3-story to 8-story buildings connected by a loop road and pedestrian walkways. Retail, cafes and restaurants are provided in the main street promenade along with a 6,000 car parking structure.
- THE PROMENADE AT RIO VISTA, San Diego, CA – A 13.8-acre mixed-use community with 970 apartment units and 30,000 sq.ft. ground floor retail surrounding a large commons.
- MCB CAMP PENDLETON HOUSING, Oceanside, CA – One of the largest projects of its kind to date, the development will house more than 30,000 military personnel and encompass over 1,500 new or replacement homes and nearly 1,800 renovated homes in eight separate villages.
- WILSHIRE COURTYARD, Los Angeles, CA – This award-winning 1 million sq.ft. office development consists of two six-story C-Shaped buildings over a three-level 800,000 sq.ft. subterranean parking structure in the mid-Wilshire area.



#### EDUCATION

Bachelor of Architecture,  
California State Polytechnic University,  
Pomona

#### REGISTERED ARCHITECT

California (C - 26387)



## Robert Calnon, AIA

### QA/QC Manager, Senior Associate Partner

Since joining MVE in 1999, Mr. Calnon has managed a variety of projects ranging from commercial offices and retail assignments to institutional and residential housing projects. His responsibilities have included design development, construction documentation, bidding and construction administration. His strengths are fostering a working team atmosphere with owners, construction and design professionals to create a successful project. He was named a Senior Associate Partner in 2007.

- 8500 BURTON WAY, Los Angeles, CA – Located at the gateway to Beverly Hills, this eight-story, luxury mixed-use apartment project features 88 units over street-level retail, a rooftop pool, and street-level retail anchored by a Trader Joe's market.
- MERIDIAN NEWPORT BEACH, Newport Beach, CA – This project encompasses the design and planning of 79 view-oriented, luxury homes. It will consist of three podium-style buildings with three and four levels, with parking provided hidden in a two-level subterranean garage.
- UPTOWN OAKLAND, Oakland, CA – A 14-acre urban renewal project including 60,000 sq.ft. of retail/commercial space, 1,200 mixed-income apartments, 400-units of off-campus graduate housing and 900 market rate condominiums.
- COMM 22/BRONZE TRIANGLE, San Diego, CA – A mixed-use, transit-oriented development that offers 252 affordable family apartments and senior housing options located on a 4-acre site.
- A-TOWN, Anaheim, CA – A dynamic mixed-use development of upscale, high-density urban housing which includes 324 residential units in four to five stories with residences above retail shops and cafés fronting the sidewalk.
- HOWARD HUGHES ENTERTAINMENT CENTER, Los Angeles, CA – This 250,000 sq.ft. entertainment and retail center includes various stores, restaurants, an 18-plex Mega Cinema and nine-story parking structure located in the Howard Hughes Center master plan development.
- SOUTH COAST REPERTORY, Costa Mesa, CA – This 40,000 sq.ft. addition to the existing SCR facility includes a new 336 two-story theater, combined lobby facilities including concessions and bar, ticket offices, back of the house facilities, administration offices and classrooms.
- SEABRIDGE MARINA, Oxnard, CA – A 135-acre master planned waterfront community with 180,000 sq.ft. of retail, restaurant and commercial space in two neighborhood centers plus more than 700 residential units.
- THE SUMMIT, Aliso Viejo, CA – This 350,000 sq.ft. office complex features two 4-story buildings surrounding a landscaped courtyard with a mixed-use including an 8,000 sq.ft. restaurant.
- BLUWATER CROSSING, Carlsbad, CA – This 78-unit transit-oriented mixed-use development includes affordable apartment units, for-sale townhomes and live/work lofts with 18,000 sq.ft. of retail and a childcare facility.
- THE PACIFIC CLUB, Newport Beach, CA – An upscale 30,000 sq.ft. private social club next to a small lake featuring a restaurant and patio dining, library, banquet hall and various meeting facilities.
- ST. ANDREW'S PRESBYTERIAN CHURCH, Newport Beach, CA – MVE provided architecture and interior design for the remodel of the existing sanctuary building, a new three-story subterranean parking garage, and a 40,000 sq.ft. addition that includes a two-story fellowship hall and three-story youth center.





#### EDUCATION

Bachelor of Architecture  
University of Santo Thomas, Philippines

#### REGISTERED ARCHITECT

California (C - C27115)



## Jean Pitts, Architect, LEED AP

### Project Architect, Associate Partner

Jean Pitts is a licensed architect with 25 years of professional experience with a variety of building types including civic, commercial, mixed-use and educational facilities. Her roles include project programming and scheduling, overseeing early design stages, providing technical oversight, budgeting, production management, working drawings, project tracking, jurisdictional approval, specifications and construction management. Ms. Pitts also specializes in building code and DSA compliance.

- 8500 BURTON WAY, Los Angeles, CA – Located at the gateway to Beverly Hills, this eight-story, luxury mixed-use apartment project features 87 units over street-level retail, a rooftop pool, and street-level retail anchored by a Trader Joe's market.
- WESTGATE APARTMENTS, Pasadena, CA – This project includes 141 two- and three-story townhomes and flats on 12 acres. The project is designed to achieve a LEED Silver rating and integrate into the existing urban fabric.
- MTA HEADQUARTERS, Los Angeles, CA – A complex 28-story, 650,000 sq.ft. headquarter building and transit hub for the physical merger of two major transportation agencies next to Union Station which includes administration offices, child care and cafeteria.
- UPTOWN OAKLAND, Oakland, CA – A 14-acre urban renewal project including 60,000 sq.ft. of retail/commercial space, 1,200 mixed-income apartments, 400-units of off-campus graduate housing and 900 market rate condominiums.
- 120 VANTIS, Aliso Viejo, CA – This five-story, 182,000 sq.ft. commercial office building is the first phase of the prominent 40-acre Vantis campus and features a ground-floor cafeteria and extensive public space.
- THE WATER GARDEN, Santa Monica, CA – A 1.3 million sq.ft. office development in Santa Monica, California, highlighted by a large two-acre reflecting pond built above the 15-acre three-level subterranean parking garage.
- POLO SQUARE, Indio, CA – Polo Square is located in the heart of the West's premiere desert resort valley. Spanning over 50 acres, Polo Square offers five different luxury condominium towers encompassing townhouses and lofts surrounded by 600,000 sq.ft. of high-end shopping, dining and entertainment.
- THE MERCER, Mercer Island, WA – A mixed-use project featuring 235 residential units over a two-level parking garage with 400 spaces. The project consists of 17,000 sq.ft. of retail, including 2,000 sq.ft. of leasing office and ten live/work units.
- LUNA DI LUSSO, Lake Las Vegas, NV – A 170-unit, 5-story luxury condominium hotel project located on the North Shore of Lake Las Vegas.
- WENATCHEE VALLEY MALL, Wenatchee Valley, WA – An existing shopping destination that will receive several exterior upgrades and redesigned and new interior spaces and amenities, including a 10-screen theatre and casual dining venue.
- DEPARTMENT OF PUBLIC SOCIAL SERVICES, Los Angeles, CA – The Rancho Park DPSS facility houses a staff of over 300 employees and is a 90,000 sq.ft., four-story, concrete structure with three and one-half levels of subterranean parking.
- 24 & 26 CORPORATE PLAZA, 1200 & 1400 NEWPORT CENTER DRIVE, Newport Beach, CA – This 180,000 sq.ft. complex feature four, two-story L-shaped buildings, each totalling 40,000 and 50,000 sq.ft. The buildings link together and relate as a result of sensitive site planning and similar character and forms.



## Chris Hoover, LEED AP

Lead Designer, Associate Partner

A member of MVE's design studio, Chris Hoover's experience includes conceptual site plans and schematic building designs for some of the firm's key multi-family and mixed-use projects. Hoover is a LEED Accredited Professional and has contributed to the design of several multi-family, mixed-use, transit-oriented and senior housing projects. He is also responsible for coordinating with primary design consultants and creating graphic presentations of projects using a variety of media such as SketchUp and Revit, hand sketching and Photoshop. He was named an Associate Partner of the firm in 2012.

### EDUCATION

Bachelor of Science in Environmental Design, University of Colorado at Boulder

### PROFESSIONAL MEMBERSHIPS

U.S. Green Building Council

- **MERIDIAN NEWPORT BEACH**, Newport Beach, CA – This project encompasses the design and planning of 79 view-oriented, luxury homes. It will consist of three podium-style buildings with three and four levels, with parking provided hidden in a two-level subterranean garage.
- **CIRCA 37 AT CIVITA**, San Diego, CA – This project includes 306 two- and three-story stacked flat apartment units on a 10.6-acre site, notable for a variety of multi-family and mixed-use residential typologies that create a dynamic urban quality.
- **CRESCENT VILLAGE**, San Jose, CA – This project sits on a 39-acre site historically occupied by the Sony headquarters campus and features 1,750 apartment units comprised of several architecturally identifiable neighborhoods.
- **MISSION BAY BLOCKS 5 & 11**, San Francisco, CA – Blocks 5 & 11 are two individual Type I and III urban mixed-use apartment projects. Block 5 features 170 units with 18,000 sq.ft. of retail while Block 11 includes 190 units and 5,000 sq.ft. of common space and retail.
- **A-TOWN METRO**, Anaheim, CA – A 6.4-acre mixed-use development with 324 condominium units in four- and five-story buildings.
- **1270 CAMPBELL**, San Jose, CA – A five-story podium building comprised of 248 apartment units on 5.1-acres. Floor plans range from 840 sq.ft. to 1,450 sq.ft.
- **WALNUT CREEK TRANSIT VILLAGE**, Walnut Creek, CA – This project will transform existing surface parking lots into a viable mixed-use transit-oriented development and will incorporate 599 units, 18,500 sq.ft. of retail and restaurant uses and 30,000 sq.ft. of commercial/office space.
- **TRITON PILGRIM APARTMENTS**, Foster City, CA – The overall master plan includes 531 market-rate housing units, 134 affordable units, 64 live-work units, 289,000 sq. ft. of mid-rise office space and 30,000 sq. ft. of office/retail space which are all organized on a one acre central park.
- **TRILLIUM AT 44TH**, Phoenix, AZ – A four-story wrap building comprised of 297 apartment units on 5.92-acres for Trillium Development. The building is located adjacent to a light rail stop on the City of Phoenix' brand new light rail system. Floor plans range from 607 sq.ft. to 1,066 sq.ft.
- **TRILLIUM 101**, Phoenix, AZ – A community of 285 apartment units on 9.87-acres comprised of four three-story buildings and seven carriage-unit buildings for Trillium Development. Floor plans range from 605 sq.ft. to 1,055 sq.ft.
- **WEST SAN CARLOS MIXED-USE**, San Jose, CA – This project will provide 218 residential units and approximately 22,000 sq.ft. retail and offers a variety of unit types, ranging from 710 sq.ft. to 1,350 sq.ft. townhome units configured in four stories.





## Timothy C. Collins

### Principal

Focusing on client services and strategic consulting, Timothy C. Collins lends his 34 years of real estate development and finance experience to the firm's clientele. Tim has led project teams in Industrial, Commercial, Residential and Public works

projects. His role included Team Leader, Owner Representative, Developer, Construction Manager, Property Manager and Asset Manger over the years. His uniquely diverse background brings a team a level of expertise and knowledge that is truly hard to find. In addition to his role with T.C. Collins & Associates, Mr. Collins also currently serves as an Advisory Board member for Cornerstone Realty Fund, the manager of, a publicly registered, non-traded real estate fund specializing in industrial multi-tenant business parks.

In the spirit of giving back to the community, he recently completed an 8 year term as Harbor Commissioner for Newport Beach and also serves as the Chairman of Explore Ocean/Newport Harbor Nautical Museum. Mr. Collins graduated from the University of Santa Clara with a B.A. in Commerce. His early career included public accounting practice as a licensed C.P.A.



## Erin Kennedy

### Project Manager

Erin is a project manager in the construction management side of TCCA. She is very familiar with entitlement and CEQA approvals. Erin has just completed entitlement of a twelve acre campus with 400 senior living units on what used to be an

old hospital site. This processing included a zone change and specific plan, EIR, two city jurisdictions and complex existing physical constraints. She has experience with colleges, universities, counties and private clients and has experience with several distinct building types including Residential, parking structures, church renovations, dining and food facilities, Assisted Living, Skilled Nursing, historic renovations and many other construction types. She has been a part of 5 LEED projects in the last few years and is an accredited professional by the USGBC.

Erin's technical expertise from a past career in mechanical and electrical engineering applications lends it self well to the technical aspects of design and construction. In addition to Erin's field responsibilities, she directs the property management services of TCCA. Erin Kennedy earned a Bachelor's degree in urban studies from Loyola Marymount University.



T.C.C.A.





## Carol Mentor McDermott

### Principal

After serving as a partner in Government Solutions, Inc. (GSI) for 12 years, Ms. McDermott has assumed the role of consultant to GSI and also formed a new entity, Entitlement Advisors, LLC, to pursue new consulting assignments and equity partnerships in the land use entitlement arena. Ms. McDermott brings more than 30 years of experience in entitlement and community issues management to clients. Ms. McDermott's experience has covered multiple agencies and communities in Orange, Los Angeles, San Diego and San Mateo Counties in working with elected and appointed officials, city, county and Coastal Commission staff, community, business and environmental organizations. Her strength is in directing large and small teams of professionals on complex land use projects, providing project management and conducting community outreach to effectively address community issues which leads to approvals for clients.

#### PROFESSIONAL AFFILIATIONS

- Building Industry Association (BIA)
- Urban Land Institute (ULI)
- Commercial Real Estate Women (CREW)
- American Institute of Certified Planners (AICP)

#### COMMUNITY INVOLVEMENT

- Board Member, Christ Catholic Cathedral Facilities Board
- Vice Chair of the Irvine Health Foundation
- Former Board Member of The Pacific Club
- Former Board Member of Hoag Hospital
- Past Chairman of Irvine Medical Center
- Executive Committee Member of the Newport Beach Chamber
- Former Board Member of the Economic Development Committee and EQAC



Recent project approvals include a senior affordable housing community for Lennar in Tustin; a senior living community for the Diocese of Orange in an unincorporated area of Orange County; in Newport Beach a 17-lot custom home community on the waterfront, a 79 home condominium for the New Home Company adjacent to Fashion Island, a mixed use project on Newport Bay, and in Dana Point, a major LUP Amendment for the Dana Point Harbor, all approved by the Coastal Commission; a residential community in Glendora for William Lyon Homes, an oceanfront mobile home park in Pacifica, and shopping centers in north San Diego County. These projects reflect the sophistication and credibility of the approach Government Solutions and Ms. McDermott use to benefit clients. In addition, Ms. McDermott provided pro-bono consulting to The Balboa Theater Foundation and obtained an approval for the restoration of a historic theater on Balboa Peninsula from the Coastal Commission. Other key clients have included C.J. Segerstrom and Sons, Host Marriott, Irvine Ranch Water District, Hoag Hospital, and InSite Realty Advisors.

As a former Corporate Officer and Vice President of Entitlement and Community Relations for The Irvine Company, Ms. McDermott directed entitlement projects and community relations programs for the nation's largest master planned urban environment on almost 54,000 acres of land it owned in Orange County, including the Newport Coast. Her long career also includes experience as a staff member in the Planning Departments of both a small city and the County of Los Angeles.

She has been widely honored, receiving awards from the Sales & Marketing Council of the Building Industry Association, OC Metro Magazine, Orange County Red Cross, Irvine Chamber, Irvine Education Foundation and YWCA. She is a member of BIA, the Urban Land Institute, Commercial Real Estate Women (CREW) and the American Institute of Certified Planners (AICP). She and her husband reside in Newport Coast.

previous projects that demonstrate qualifications.

**The Archstone team has extensive experience in delivering high-quality multi-family apartments.** Below is a list of selected multi-family projects which demonstrate our team's qualifications to complete the City of Newport Beach City Hall Re-Use Project.

Project information, descriptions and images for projects listed in bold are included in Section 7 of this submittal, Appendices and Attachments.

## Archstone

- Archstone Riverside, Riverside, CA
- Archstone Terracina, Ontario, CA
- Archstone Seal Beach, Seal Beach, CA
- **Archstone Mission Viejo**, Mission Viejo, CA
- Archstone Woodland Hills, Woodland Hills, CA
- Archstone Escondido, Escondido, CA
- Archstone Harborview, San Diego, CA
- **Archstone Westside**, Los Angeles, CA
- Archstone La Mesa, La Mesa, CA
- Archstone Placentia Place, Placentia, CA
- Archstone Tustin, Tustin, CA
- **Archstone Aliso Viejo**, Aliso Viejo, CA
- Archstone Las Flores, Rancho Santa Margarita, CA
- Archstone Long Beach, Long Beach, CA
- Archstone University Town Center, San Diego, CA
- Archstone Walnut Creek, Walnut Creek, CA
- **Archstone Warner Center**, Woodland Hills, CA

- Archstone West Valley, San Jose, CA
- Archstone Yorba Linda, Yorba Linda, CA
- **Archstone Santa Monica on Main**, Santa Monica, CA
- Archstone Aliso Town Center, Aliso Viejo, CA
- Archstone Calabasas, Calabasas, CA
- Archstone City Place, Long Beach, CA
- Archstone Fountain Valley, Fountain Valley, CA
- Archstone Glendale, Glendale, CA
- **Archstone Mission Valley**, San Diego, CA
- Archstone Seascape, Carlsbad, CA
- Archstone Simi Valley, Simi Valley, CA
- Archstone La Jolla, La Jolla, CA
- Archstone Los Feliz, Los Angeles, CA
- **Archstone Pasadena**, Pasadena, CA
- **Archstone Pacific View**, Carlsbad, CA
- **Archstone Presidio View**, San Diego, CA
- **Archstone Del Mar Heights**, San Diego, CA
- Archstone Emeryville, Emeryville, CA
- Archstone Encinitas, Encinitas, CA
- **Archstone Marina del Rey**, Marina del Rey, CA
- Archstone Huntington Beach, Huntington Beach, CA
- Archstone Redwood Shores, Redwood City, CA
- Archstone Sausalito, Sausalito, CA
- Archstone Torrey Hills, San Diego, CA
- **Archstone Del Mar Station**, Pasadena, CA
- Archstone Hacienda, Pleasanton, CA
- Archstone Thousand Oaks, Thousand Oaks, CA
- **Archstone Playa del Rey**, Playa del Rey, CA



previous projects that demonstrate qualifications (cont).

## MVE & Partners

- **8500 Burton Way**, Los Angeles, CA
- **Avalon Walnut Creek**, Walnut Creek, CA
- **Baypointe Apartments**, Newport Beach, CA
- **Brentwood Park**, Brentwood, CA
- **Carabella at Warner Center**, Woodland Hills, CA
- **Camden Main & Jamboree**, Irvine, CA
- **Centerpointe at La Mirage**, San Diego, CA
- **Circa 37 at Civita**, San Diego, CA
- **Crescent Village**, San Jose, CA
- **Colony at Fashion Island**, Newport Beach, CA
- **Domain by Alta**, Oakland, CA
- **Domicilio Apartments**, Santa Clara, CA
- **Durant Village**, Oakland, CA
- **Irvington Terrace**, Fremont, CA
- **Meridian Newport Beach**, Newport Beach, CA
- **The Metropolitan**, San Mateo, CA
- **Mirasol Apartments**, Irvine, CA
- **Paraiso on the Promenade**, Playa Vista, CA
- **Park at Irvine Spectrum**, Irvine, CA
- **The Plaza Irvine**, Irvine, CA
- **Trillium at Rio Salado**, Tempe, AZ
- **The Ventana**, Los Angeles, CA
- **Viejo Carmel**, Carmel by the Sea, CA
- **Village One at Newport Bluffs**, Newport Beach, CA
- **Village at Irvine Spectrum**, Irvine, CA
- **Westgate Apartments**, Pasadena, CA
- **The Westgate**, Brentwood, CA



## previous projects that demonstrate qualifications (cont).

### **T.C. Collins & Associates**

- Lido Marina Village Conceptual Plan (G.S.)
- Newport Harbor Yacht Club (MVE) (G.S.)
- Development of Design Guidelines & Community Outreach City of Newport Beach

#### Entitlement & City Project Experience

- Tesoro del Valle: Historical District Formation; Conversion to public use
- Santa Teresita Re-use Hospital to Senior Living Residential
- Adaptive reuse: Mount St. Mary's College Historical Overlay Zone; City of Los Angeles coordination
- Harvey Mudd College: Botanical Open Space Preservation Community Outreach
- Pitzer College : Master planning of development in a wild life preserve; steered City of Claremont outreach.
- City of Vernon - private mixed use redevelopment from old industrial to commercial retail including incorporation of new city dedicated streets, signals and utilities.

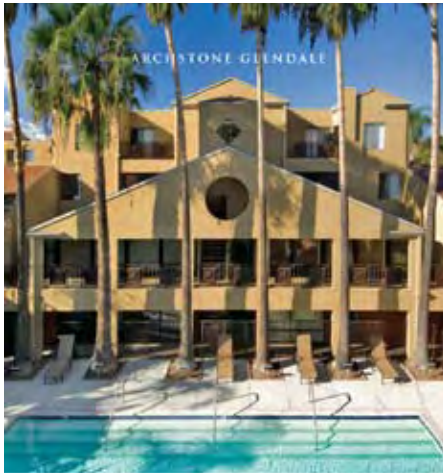
### **Government Solutions, Inc.**

**Having done extensive volunteer and professional work in Newport Beach as a planning and entitlement professional, Ms. McDermott has an outstanding reputation with the staff, appointed and elected officials as a professional who always seeks solutions.**

She works effectively with the community to help clients address community issues and the projects always reflect the compromises necessary to obtain project approvals, winning the support of staff, the Planning Commission and City Council as well as Coastal Staff.

Relevant experience includes serving on the first team to analyze the City Hall re-use potential with WHA and TC Collins, obtaining approval of the Newport Bay Marina mixed use project nearby the City Hall site at Newport and 22nd Street, approval of the Balboa Performing Arts Theater on a site owned by the City of Newport on the Balboa Peninsula, and long-time experience in obtaining approvals through careful community issues management and understanding the technical issues necessary to obtain approvals of complex and controversial projects.





experience with long-term ground lease projects.

**Archstone has ground leases on the following operating assets:**

- Breakwater at Marina del Rey – Marina del Rey, CA
- Marina Bay - Marina del Rey, CA
- Archstone Marina del Rey – Marina del Rey, CA
- Oakwood Marina del Rey – Marina del Rey, CA
- Archstone Santa Clara – Santa Clara, CA
- Archstone Glendale – Glendale, CA
- Archstone Courthouse Plaza – Arlington, VA
- Archstone Virginia Square – Arlington, VA
- Crystal House I & II – Arlington, VA
- Archstone Wisconsin Place – Chevy Chase, MD
- Archstone Avenir – Boston, MA

## references.

### ARCHSTONE

#### **Sheri Vander Dussen**

[City of Anaheim](#) (previously with the City of Irvine)  
Director of Planning  
200 South Anaheim Blvd. | Anaheim, CA 92805  
714-765-5010  
Project: Archstone Gateway Anaheim and Orange Complicated entitlement/development of 884 unit project in two jurisdictions.

#### **Alice Angus** | [City of Orange](#)

Director of Community Development  
1107 North Batavia Street | Orange, CA 92867  
714-744-7220  
Project: Archstone Gateway Anaheim and Orange Complicated entitlement and development of 884 unit project in two jurisdictions

**Don Neu** [City of Carlsbad](#) | Dir. of Planning  
1635 Faraday Avenue | Carlsbad, CA 92008  
760-602-4601

Project: Archstone Pacific View - Entitlement and development of 451 unit project in the coastal zone of Carlsbad.

#### **Christor Westman**

[City of Carlsbad](#) | Senior Planner  
1635 Faraday Avenue | Carlsbad, CA 92008  
760-602-4614  
Project: Archstone Pacific View - Entitlement and development of 451 unit project in the coastal zone of Carlsbad.

#### **Richard Bruckner**

[County of LA Department of Regional Planning](#) (previously with the City of Pasadena)  
Director of Planning  
320 West Temple St. | Los Angeles, CA 90012  
213-974-6401  
Project: Archstone Del Mar Station - Completion of 347-unit transit oriented development project in Pasadena after city halted previous developer.



#### **Dave Williams**

[Caruso Affiliated](#) | Executive Vice President  
101 The Grove Drive | Los Angeles, CA 90036  
(323) 900-8176 | [dwilliams@carusoaffiliated.com](mailto:dwilliams@carusoaffiliated.com)  
Project: 8500 Burton Way, Los Angeles

#### **Dan Young**

[The Irvine Company](#) | Group Sr Vice President  
550 Newport Center Drive  
Newport Beach, CA 92660  
(949) 720-2526 | [dyoung@irvinecompany.com](mailto:dyoung@irvinecompany.com)  
Project: The Colony at Fashion Island, Newport Beach

#### **Larry Webb**

[The New Home Company](#) | Partner & CEO  
95 Enterprise, Ste. 325 | Aliso Viejo, CA 92656  
(949) 382-7818  
[lwebb@thenewhomecompany.com](mailto:lwebb@thenewhomecompany.com)  
Project: Meridian Newport Beach, Newport Beach

#### **Adrian Foley**

[Brookfield Homes](#) | President  
3090 Bristol St., Ste. 200 | Costa Mesa, CA 92626  
(714) 427-6868 | [afoley@brookfieldsouthland.com](mailto:afoley@brookfieldsouthland.com)  
Project: Harmony at Colony Park, Anaheim



#### **Chris McAlary**

[Mount St. Mary's College](#)  
Vice President, Finance and Administration  
(310) 954-4030 | [cmclalry@msmc.la.edu](mailto:cmclalry@msmc.la.edu)

#### **Edward Slater**

[Slater Builders](#)  
(714) 612-6100  
[eslater@slaterbuilders.com](mailto:eslater@slaterbuilders.com)



#### **Donna Kelly**

[Lennar](#) | Vice President, Community Development  
25 Enterprise, Ste. 300 | Aliso Viejo, CA 92656  
(949) 349-8000

#### **J. Barney Page**

[C.J. Segerstrom & Sons](#) | Director of Real Estate  
3315 Fairview Rd. | Costa Mesa, CA 92626  
(714) 546-0110





financial capability and past performance.

**As instructed in the RFQ, we have included a separate file containing the confidential audited financial statement for Archstone Enterprise LP, the parent company for Archstone New Development Holdings LP.**

Archstone New Development Holdings LP does not have any applicable financial or litigation issues for workouts, foreclosure, bankruptcy, tax delinquencies, etc.



conceptual development approach.

**Archstone and its team of consultants recognize this project as one of high priority for the city of Newport Beach. We plan to work jointly with the city, community and other stakeholders to deliver a luxury mixed-use residential development.**

This project will act as a gateway to the Newport Beach/Balboa Peninsula with a public promenade and plaza, retail and high-end residential. Strong arguments for this site to be developed as a luxury mixed-use residential development are as follows:

- The recent downturn in the economy has proven the long term, consistent economic viability of luxury multi-family housing in core locations. Hotel industry viability is elastic, susceptible to economic downturn and presents significant seasonality and vacancy that will not similarly impact multi-family housing. Our strategic goal is to develop a luxury multi-family community which can sustain year round occupancy and provide maximum use of this highly visible site.
- The existing infill site allows for a successful high-end multi-family development along with significant open park space, sufficient parking, and a respectful approach to buffer the Fire Station from the residential.
- The Archstone team has been specifically structured to provide the City of Newport Beach with the best development team for this scenario, while allowing for flexibility to work with the city's preferred engineers and consultants.



## Public/Private Process

Our team will execute a precise planning process that employs the following dimensions:

- Proven success at mixed-use design and delivery
- Team experience in public /community outreach collaboration and consensus building
- Knowledge of relevant general plan requirements and code guidance; creative adaption of village concept and design guidelines
- Past and continuing working relationship with several adjacent property owners ensures integrated project delivery

## Response to Community Expectations

Having monitored the initial phase of public/private visioning for the revitalization of Lido Village, we understand the concepts adopted and are ready to address the following expectations in design of a City Hall reuse:

- Guiding Principles
- Sense of Place - unifying theme
- Expanded public areas and pedestrian connectivity of land use
- Improved public amenities( plaza, outdoor living rooms, landscapes , view corridors, harbor engagement)
- Better urban form& function
- Accentuate the edges to improve Village functionality
- Fiscal responsibility
- Foster land use and tenant mix to complement adjacent Village ownerships and residential character

## Public-Community Outreach

If selected as the City's partner to design, build and operate a Village signature property, we will immediately deploy our multi skilled team into the neighborhood. The communication and engagement will include:

- Village workshops to shape project features
- Re-engage stakeholders who participated in 2010 -2011 concept plan development
- Frequent display and data site access to progress plans and specs; vignettes to present samples of spaces, features, building materials.
- 3 to 4 study sessions with Planning staff, commissioners and council to test project feasibility, economics, and benefits
- Resident messaging that present key engineering solutions to address Village impacts ( parking , circulation, infrastructure improvements , etc.)

Primary constituents for inclusion are the adjacent major and minor property owners, resident groups and homeowners associations, impacted neighbors (churches, retailers, civic organizations, etc.) Our team enjoys broad relationships and a current data base that bring us instant access to the community.



## design observations.

**Upon careful review of the documents and information provided in the RFQ,** our team has concluded the following design observations as they pertain to the development scenario of a 99-unit, luxury, high-end mixed-use residential apartment community:

Careful placement of the programmatic elements of the mixed-use residential development will take into consideration all the varied existing and future known adjacencies. We will develop appropriate responses to street edges with an optimal street-level pedestrian environment and also controlled responses to interior property edges.

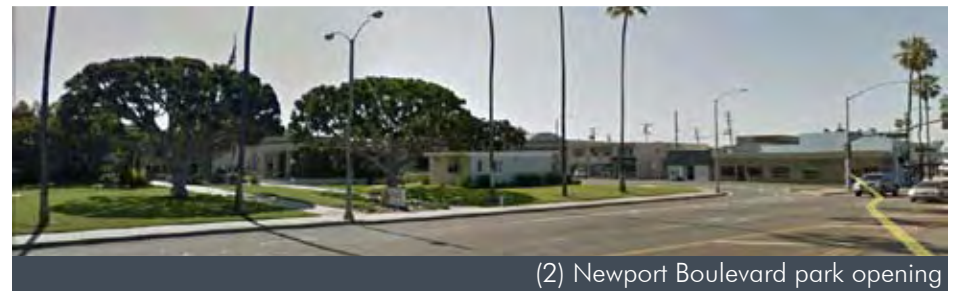
Our goal is to take full advantage of the inherent opportunities the site provides us. For example, existing diagonal parking along 32nd Street (1) defines this area as an appropriate location for retail storefront. This placement would enhance what exists today and also provide a catalyst to other retail in the area. This concentration of retail will create a heightened walkable district and an improved pedestrian link to areas east and west of the site.

As a response to the public use set-asides, a public promenade and plaza along the Newport Boulevard (2) edge would open a view corridor to the retail frontage of 32nd Street and provide improved visibility in support of successful enterprise. A wide landscape promenade along Newport Boulevard edge would announce the development as a gateway to the Newport Beach peninsula. Additional benefits to the enhanced setback would be the ability to save existing mature landscaping and provide a landscape buffer to the residential housing.

Additional consideration of edges would result in a respectful approach to buffer the Fire Station No. 2 (3) from the new residential housing, and maintain good access and security for its ongoing use.

The nature of the site will likely require sensitive placement of the building to provide minimal disruption of the site and undue excavation. Detailed coordination will be necessary to successfully integrate utility components into the property and not disrupt the quality of the street environment.

We would propose to take advantage of height allowances and orient the housing to maximize premium views and, in turn, create a high-quality iconic building for the city.



## design process.

**In the Conceptual Development Approach section of our proposal, we describe some of the processes we will undertake for the City Hall Complex Reuse.** This summary is intended to describe our processes further within the framework of each design phase from schematic design to construction documents.

### Schematic Design Phase

Schematic Design Intent: The preparation of studies to ascertain the requirements of the project, consisting of drawings and other documents illustrating the scale and relationships of the project components.

- The schematic design documents shall be developed for the purpose of defining and illustrating the architectural character of CHCR. The documents shall be a refinement of the concept design documents
- MVE shall prepare the final schematic design documents as described in the Project Deliverables Outline. MVE currently incorporates a similar document to address necessary deliverables for similar projects in our office.
- MVE will attend regular project meetings with the Archstone project team to facilitate the schematic design process.
- MVE will collaborate with the City of Newport Beach to seek feedback and approval to refinements of the approved concept design. In addition, MVE will engage with the local building and fire departments to address code issues that influence the schematic design.
- As outlined in our proposal, MVE is fully committed to Building Information Modeling. Revit is the software platform we use to document projects.
- MVE anticipates BIM will be an integral part of the schematic design process to convey design intent. Many of MVE's initial presentation materials will be three dimensional drawings derived from our BIM software.

- MVE will assist in developing criteria for all major engineering systems early in the schematic design process.
- MVE will perform an internal QA/QC review at the conclusion of schematic design by incorporating a process defined in our proposal.
- Upon completion of schematic design MVE shall present the project to Archstone for design and cost reviews. Schematic design approval shall be granted at the conclusion of this phase of work

### Design Development Phase

Design Development Intent: The preparation of more detailed drawings and final design plans, showing accurate sizes and shapes for rooms. Generally, the scope and character of the project. Also included is an outline of the construction specifications.

- Design development drawings, outline specifications, preliminary engineering calculations and analysis shall be performed for all major disciplines during this stage of work.
- MVE's architectural plans shall be prepared using BIM software as initiated in the schematic design phase above
- MVE shall prepare the final design development documents as described in the Project Deliverables Outline
- MVE will attend regular project meetings with the Archstone project team to facilitate the design development process.
- Consultant coordination shall be an integral part of the document development process. MVE will initiate consultant work sessions where issues are identified for study and resolution.
- MVE will interface and hold each team member accountable for their project responsibilities.
- MVE will perform an internal QA/QC review at the conclusion of design development phase by incorporating a process defined in our proposal.
- MVE will seek approval of the design development documents from Archstone and proceed to the next phase of work.





## design process. (cont.)

**Construction Document Phase** (including Plan Check Services)  
Construction Documents Intent: Set forth the projects detail and technical requirements for construction.

- Construction drawings, project specifications, and engineering drawings, supporting calculations and analysis shall be performed for all major disciplines during this stage of work. All engineering systems design shall be finalized and completed.
- MVE will attend regular project meetings with the Archstone project team to facilitate the construction documents process.
- MVE's architectural plans shall be prepared using BIM software as initiated in the schematic design phase above
- MVE shall prepare the final construction documents as described in the Project Deliverables Outline (are we including this?)
- MVE will facilitate final coordination of the construction documents with the overall the design team.
- MVE shall prepare and coordinate the construction contract contents of the project manual including the technical specifications, bidding package, general conditions, and division one requirements.
- Construction documents shall be submitted to the local jurisdictions for plan check and permit approval. The design team shall make all necessary revisions consistent with all agency reviews and shall obtain final approvals from all governing authorities in order to secure issuance of a building permit for construction. MVE will coordinate the effort with the overall design team
- MVE will perform an internal QA/QC review at the approximately 80% construction documents phase by incorporating a process defined in our proposal.
- MVE will issue a For Construction set of documents to Archstone construction division with plan check and QA/QC comments incorporated into the documents
- MVE and the design team shall commence with Construction Administration services.



## property management.

**One of the goals Archstone established for itself more than a decade ago was to reinvent the multifamily apartment industry.** We believe that the mission of a well-run company is to build the dominant operating platform in the industry in which it operates.

Since that commitment, Archstone has consistently led the way in rethinking old business practices and implementing new ideas into the apartment industry. We were the first to launch a national brand, the first to introduce Internet-based credit scoring, the first to launch a sophisticated revenue management program, and the first to roll out a new operating platform to revolutionize the way business is done with our customers.

Most recently, we've introduced our online lease platform that allows our customers to learn about our communities and lease an apartment from us from anywhere they can access the Internet. What's more, after a customer signs a lease, we offer them the option to pay rent online or through our app for Android and iPhone as well as access to a resident-only website that allows them to do virtually all of their business with us from the comfort of their homes.

Today, we're redefining customer service with our Commitment to GREAT program that showcases the many talents of our world-class associates. Our people provide the energy and drive to excel at everything we do. But it's not enough to have smart people. We want nice people—people who are committed to serving others and who believe humility is an essential component of strong character.

We believe our people deliver the best service available in the industry, and we guarantee it with our Seal of Service that makes apartment living easier for our residents. Our residents enjoy the convenience and peace of mind that come with:

- The ability to lease an apartment entirely online
- Flexible lease terms from 2–12 months
- A 100% satisfaction guarantee
- A one-day service guarantee
- A relocation guarantee

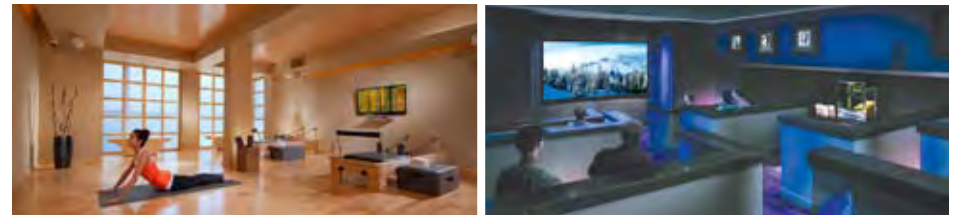
## marketing strategy and program.

**Archstone's marketing platform is one of the most comprehensive, innovative and integrated platforms in the apartment industry.** We utilize a host of cutting edge, online marketing channels to reach prospects and residents.

Our communities are promoted on Internet Listing Services, Facebook, Pinterest, visually appealing Web sites, blogs and mobile devices. We're also the first apartment company to promote national leasing expos that utilize social media, public relations and on-site marketing materials to generate leads and leases in three comprehensive events per year.

The focus on new electronic marketing mediums is derived from our market research that indicates that the vast majority of our residents are Millennial (Generation Y). We are committed to appealing to this Generation through compelling copy and imagery that tells stories and connects to the Gen Y working professionals who live at our communities across the country. Our communities are positioned as the best located, well-appointed apartment communities that offer the conveniences Gen Y working professionals are looking for in an apartment home.

Residents who live at our communities can either walk to work or a nearby public transportation stop; find a host of entertainment, shopping and dining destinations just steps away; and enjoy some of the most desirable neighborhoods in the best cities in America. What's more, we often provide quality-of-life enhancing, convenience-oriented amenities that make living at an Archstone community easy. Among those amenities are 24-hour fitness centers, on-site dog parks, movie theaters, club houses and Internet Cafes with free WiFi.





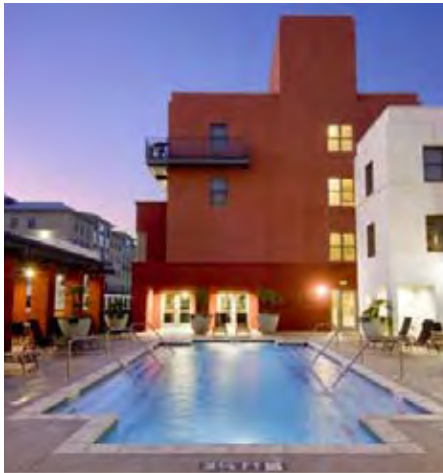
conceptual financing approach.

**Archstone is well capitalized and has an asset value and net worth in excess of \$16.0 billion and \$6.3 billion, respectively, as of September 30, 2012.**

Archstone intends to fund costs out of cash necessary for project entitlement as well as costs to fund due diligence, the ground lease, and design costs just prior to pulling the building permit. Archstone's capacity to fund these costs is demonstrated by its average daily liquidity balance during the month of October 2012 ranging from \$564 million to \$659 million.

Although Archstone historically funded all costs following completion of the design phase with internal funds, Archstone's most recent developments funded these cost through a combination of debt and joint venture equity capital. Archstone has closed on numerous debt and joint venture equity fundings over the past twelve months.





appendices and attachments.

**The Archstone Team is highly experienced in the design and execution of multi-family and mixed-use residential projects.** The following selected project's highlight our team's experience relevant to the proposed Newport Beach City Hall Re-Use Project.

- Archstone Mission Viejo
- Archstone Aliso Viejo
- Archstone Warner Center
- Archstone Pasadena
- Archstone Marina del Rey
- Archstone Playa del Rey
- Archstone Westside
- Archstone Del Mar Station
- Archstone Santa Monica on Main
- Archstone Pacific View
- Archstone Mission Valley
- Archstone Presidio View
- Colony at Fashion Island
- Meridian Newport Beach
- Village One at Newport Bluffs
- 8500 Burton Way
- Westgate Apartments
- Paraiso on the Promenade
- The Westgate
- Brentwood Park
- Village at Irvine Spectrum
- Park at Irvine Spectrum
- Carabella at Warner Center





**Location**

- Archstone Mission Viejo is situated just minutes from the best of Orange County, close to shopping, dining and beaches
- Adjacent to great hiking and biking trails
- Close to major freeways and toll roads, including the 5, 241 and 73

**Unit Features**

- One-, two-bedroom apartment homes
- Built-in bookshelves
- Fireplaces
- 9' ceilings
- Oversized arched windows
- Custom two tone paint
- Microwave oven
- Full-size washer and dryer
- Ceramic tiled entry and kitchen
- Private entrance

**Community Amenities**

- Resort-style pool
- Spa
- Saunas
- Barbecue grills and picnic tables
- Business center
- Clubhouse
- Fitness center
- Corporate suites available
- Complementary WiFi in common areas
- Controlled access

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**

216  
 995 sq.ft.  
 2002  
 Archstone 10%  
 Irvine Company 90%

**Property Type**  
**Parking Type**

3-Story Garden  
 Surface, Carports and Garages





**Location**

- Archstone Aliso Viejo is situated between Laguna Beach and the cities of Laguna Niguel and Mission Viejo
- Easy access to the 5 Freeway
- Near to the OCTA bus line
- Conveniently located near the 73 and 133 Toll Roads

**Unit Features**

- One- and two-bedroom apartment homes
- Fireplaces,
- 9' ceilings
- Separate dining rooms
- Computer niches
- Large garden-style tubs
- Washer and dryer
- Breakfast bar
- Private balcony or patio

**Community Amenities**

- Lap pool
- Therapeutic spa
- Fitness center
- Business center

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**  
**Property Type**  
**Parking Type**

241  
 858 sq.ft.  
 1998  
 Archstone 10%  
 Irvine Company 90%  
 2- and 3-Story Garden  
 Surface, Carports and  
 Attached Garages





### Location

Archstone Warner Center was once part of a 1,100-acre horse ranch owned by Harry Warner, the eldest of the famous Warner Brothers and is situated in the heart of Woodland Hills. The community is close to the high end Westfield Topanga Canyon Mall, well-served by public transportation including the Metro Link Orange line, and close to numerous hiking and biking paths.

### Unit Features

- One- and two-bedroom apartments and lofts
- Walk-in closets
- Arched doorways
- 9-foot ceilings
- Washer and dryer
- Hardwood floors
- Fireplaces
- Walk-in closets
- Garden bathtubs
- Private patios and balconies
- White-on-white appliances
- Faux granite countertops
- Breakfast bar
- Built-in computer niches

### Community Amenities

- Fitness center with cardio equipment, resistance machines and free weights
- Theatre room
- Resort-style pool, spa, and Lap pool
- Fire pit and outdoor fireplace
- Barbeque stations



<b>Units</b>	522
<b>Avg. Unit Size</b>	882 sq.ft.
<b>Year Built</b>	2006
<b>Ownership</b>	Archstone
<b>Property Type</b>	4-Story Doughnut
<b>Parking Type</b>	Above-Grade Deck





**Location**

- Archstone Pasadena is situated in the heart of the Playhouse District and surrounded by hundreds of restaurants and close to shopping on South Lake Avenue and Old Town Pasadena
- Easy access to the 210 and 110 freeways
- Close to the Metro Gold Line, Lake Avenue stop

**Unit Features**

- Studio, junior one-, one- and two-bedroom apartments
- Decorative niches
- High ceilings
- Ceramic tile entry
- Fireplace
- Computer niche
- White-on-white appliances
- Faux granite countertops
- Roman tub with shower doors
- Walk-in closets
- Private terrace or balcony
- Washer and dryer

**Community Amenities**

- Heated pool and spa with two sundecks
- Barbecue areas
- Two outdoor showers and fountains
- 24-hour Caliber Sports Club
- Business center
- Conference rooms with A/V equipment and complimentary Wi-Fi
- On-site retail
- Gated entry

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**  
**Property Type**  
**Parking Type**

120  
854 sq.ft.  
2003  
Archstone  
5-Story Mid-Rise  
Underground Garage (2 Levels)





**Location**

- Archstone Marina Del Rey is steps to the beach and surrounded by unique shopping, recreation and dining experiences
- Close to the 3rd Street Promenade (Santa Monica)
- Near the CA-90 (Marina Freeway)

**Unit Features**

- One- and two-bedroom apartments
- Penthouse residences with granite countertops, breakfast bars and ceramic tile kitchen floors
- Vaulted ceilings
- Washer and dryer
- Fireplace
- Laminate hardwood floors
- Stainless steel or white-on-white appliances
- Built-in microwave oven
- Walk-in closets
- Linen closets
- Balcony or patio

**Community Amenities**

- Swimming pool and spa
- Dog park
- Billiards room
- Fitness center with cardio theater equipment, resistance machines and free weights
- Business center
- Views of the ocean, the marina and the city

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**  
**Property Type**  
**Parking Type**

623  
 1,051 sq.ft.  
 1972 | Renovated in 2006  
 Archstone  
 13-Story High-Rise, 3- and 4-Story Garden  
 Above Grade Deck (2 Levels)





### Location

- Archstone Playa del Rey is situated near the beach between the Pacific Ocean and the Ballona Wetlands
- Conveniently located near beautiful beaches, cute shops, and cozy cafes
- Minutes from Playa Vista
- Easy access to Los Angeles
- Easy access to the 405, 90 and 105 freeways

### Unit Features

- One- and two-bedroom apartments
- Washer and dryer
- High ceilings
- Arched doorways
- Laminate wood flooring
- Gas fireplace
- Built-in computer niche
- Garden tubs with glass shower doors
- Private balcony or patio
- White-on-white appliances
- Gas cooking
- Breakfast bar

### Community Amenities

- Junior Olympic size swimming pool and spa
- Sundeck
- Free pool-side WiFi
- Multiple barbecue areas
- 24-hour Caliber Fitness Center
- On-site storage
- Business center
- Gated entry

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**  
**Property Type**  
**Parking Type**

354  
 906 sq.ft.  
 2003  
 Archstone  
 3-Story Podium over Parking  
 Underground Garage





### Location

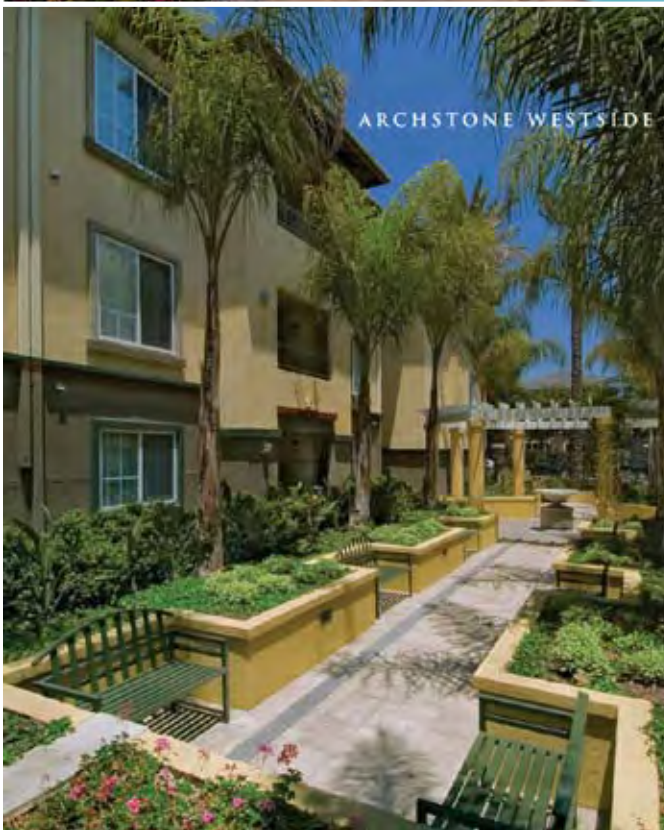
Archstone Westside is perfectly situated in the Mar Vista neighborhood of West LA, just minutes from top shopping and dining areas such as Westwood, Culver City, Santa Monica, Beverly Hills and Downtown Los Angeles, and located a few miles away from the 405 and 10 freeways

### Unit Features

- One- and two-bedroom apartments
- Washer and dryer
- Ceramic tile entry
- Fireplace
- Computer niche
- Separate dining room
- Walk-in closets
- Garden tub
- Terrace or balcony

### Community Amenities

- Resort-style pool with cabanas
- Two spas
- Outdoor fireplace
- Barbecue area with table and chairs
- Fitness center including cardio machines and free weights
- Business center with printer, copier and fax machines
- Landscaped courtyards with benches
- Additional storage
- Gated entry



<b>Units</b>	204
<b>Avg. Unit Size</b>	930 sq.ft.
<b>Year Built</b>	2004
<b>Ownership</b>	Archstone
<b>Property Type</b>	3-Story Podium over Parking
<b>Parking Type</b>	Underground Garage (2 Levels)





**Location**

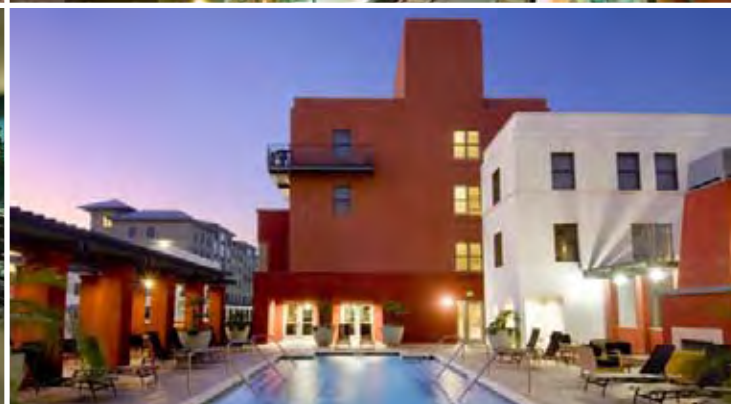
- Archstone Del Mar Station is in the heart of historic Old Pasadena and within walking distance to Paseo Colorado, boutique shops, popular restaurants and entertainment
- A Metro Gold Line train station stop is located in the center of the community and provides direct access to downtown
- A short drive to the Rose Bowl
- Walk to the annual Rose Parade float route
- Close to hiking trails in Griffith Park
- Easy access to the I-210 and Colorado Boulevard

**Unit Features**

- Studio, one- and two-bedroom apartments, penthouses and town homes
- Vaulted ceilings and 9' ceilings
- Vinyl wood plank flooring
- Walk-in closets
- Individual washers and dryers
- Granite countertops with stainless steel sinks
- Stainless steel or white-on-white appliances
- Slate tile kitchen flooring
- Private balcony or deck

**Community Amenities**

- Roof-top pool with sundeck and pergola
- Outdoor fireplace lounge
- 24-hour fitness center and Yoga studio
- Conference room and Business Center
- Billiards room
- On-site retail
- Grand public plaza



<b>Units</b>	347
<b>Avg. Unit Size</b>	975 sq.ft.
<b>Year Built</b>	2006
<b>Ownership</b>	Archstone
<b>Property Type</b>	5- and 7-Story Mid-Rise
<b>Parking Type</b>	Underground Garage (4 Levels)





**Location**

- Archstone Santa Monica on Main Street is situated just steps from the world-famous Santa Monica beaches and the well-known boutique shops on Main Street
- Walking distance to near-by restaurants, major corporations, the famous Santa Monica Pier and 3rd Street Promenade
- Easy access to the Pacific Coast Highway, 405 Freeway, 10 Freeway and Lincoln Boulevard
- Close to MTA Metro Rapid, Metro Link, Big Blue Bus and mini Blue Bus lines

**Unit Features**

- Studio, one-, two- and three-bedroom flats and townhomes
- Walk-in closets
- Private decks and/or entries
- Washer and dryer
- Garden tubs with shower enclosures
- Custom accent walls and skylights
- Brushed chrome hardware
- White-on-white appliances
- Breakfast bar
- Gas oven

**Community Amenities**

- Fitness center with personal TV monitors
- Business center and media lounge
- Rooftop pool and sundeck
- Rooftop gardens
- Free assigned parking
- On-site retail

<b>Units</b>	133
<b>Avg. Unit Size</b>	921 sq.ft.
<b>Year Built</b>	2007
<b>Ownership</b>	Archstone
<b>Property Type</b>	4-Story Podium over Parking
<b>Parking Type</b>	Underground Garage (3 Levels)





### Location

- Archstone Pacific View is situated in the seaside community of Carlsbad on a picturesque hillside with breathtaking views of the Pacific Ocean and a tranquil lagoon
- Located near seven miles of beaches
- Close to San Diego and Oceanside
- Close to Highway 5
- One mile east of Legoland
- Walking distance to public transportation

### Unit Features

- One-, two- and three-bedroom apartments and townhomes
- Ceramic tile entryways and French doors
- 9' ceilings
- Fireplace
- Washer and dryer
- Garden tubs and double vanities
- Walk-in closets
- Built-in computer desk
- Private patio or balcony
- White-on-white appliances
- Gas cooking and faux granite countertops

### Community Amenities

- Two resort-style swimming pools and spas
- Fitness center equipped with resistance machines and cardio equipment with attached TVs
- Barbecue grills, picnic tables and lounge seating with ocean and lagoon views
- Gated entry
- Business Center and Media lounge

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**  
**Property Type**  
**Parking Type**

451  
 942 sq.ft.  
 2004  
 Archstone 10%  
 Irvine Company 90%  
 2- and 3-Story Garden  
 Surface, Carports and Attached  
 Garages





**Location**

- Archstone Mission Valley is situated in San Diego's Mission Valley neighborhood and located near the Qualcomm Stadium, local shopping and famous eateries
- On-site San Diego Trolley Connection
- Convenient access to the 15, 8, 163 and 805 freeways

**Unit Features**

- One-, two-, and three-bedroom apartment homes
- 9' ceilings
- Washer and dryer
- Ceramic tile entries
- Fireplaces
- Panel cabinetry
- Faux granite kitchen countertops
- Gas cooking and Microwave ovens
- Built-in computer desk
- Washer and dryer
- Private balcony or patio
- Additional storage space

**Community Amenities**

- Two swimming pools and spas with free WiFi access
- Two fully-equipped fitness centers
- Outdoor activity areas
- Barbecue grills and picnic tables
- Business center
- Billiards room
- On-site dry cleaning service

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**

736  
 941 sq.ft.  
 2001  
 Archstone 10%  
 Irvine Company 90%

**Property Type**  
**Parking Type**

3-Story Garden  
 Surface, Carports and Attached  
 Garages





# Archstone Presidio View

1440 Hotel Circle North, San Diego



### Location

- Archstone Presidio View is situated between Fashion Valley and San Diego next to the Handlery Hotel, near the San Diego River and the 8 Freeway
- Close to NCTD Breeze stop with access to major regional attractions, including the San Diego Wild Animal Park near Escondido and Legoland
- Close to Hwy 163 and I-8
- Steps from MTS bus and rail service with service throughout San Diego
- Easy access to San Diego International Airport

### Unit Features

- One-, two- and three-bedroom apartments
- Arched passageways and 9' ceilings
- Built-in bookshelves and computer niches
- Full-size washer and dryer
- Walk-in closets and Linen closets
- Private patio or balcony
- Roman tubs and granite vanities
- White-on- white appliances
- Microwave ovens
- Granite kitchen countertops

### Community Amenities

- Fitness center with cardio equipment with personal TV monitors, free weights and resistance machines
- Resort-style pool and spa
- Barbecue grills and picnic patio
- Room service provided by the Handlery Hotel
- Business Center

**Units**  
**Avg. Unit Size**  
**Year Built**  
**Ownership**  
**Property Type**  
**Parking Type**

350  
 928 sq.ft.  
 2006  
 Archstone 10%  
 AEW 90%  
 Doughnut  
 Above Grade Deck



Designed by McLarand Vasquez & Partners, Inc.

# The Colony at Fashion Island

Newport Beach, California



## Project Highlights

- Luxury apartment community offering resort-style living and adjacency to Fashion Island entertainment center
- Architecture reflects a contemporary Mediterranean styling with classic tile roofs and detailing
- Features various amenities including fitness center, resort clubhouse, concierge and business center

This luxury apartment community overlooks Newport Harbor and the Newport Beach Country Club, with views of the Pacific Ocean, Upper Newport Bay and city lights. The homes offer resort-style living within a short walk to dining, entertainment, world-class shopping and offices in this major commercial district. The Colony at Fashion Island reflects a contemporary Mediterranean styling with classic tile roofs, soft beige colors and crisp white detailing.

Four buildings offer four stories of residential space over two levels of subterranean parking. The buildings are organized about lushly landscaped grounds containing water features and paseos that lead to Newport Center. Each building has a semi-private "themed" court providing neighborhood identity and a sense of community. Amenities feature a fully equipped fitness center, with adjacent outdoor plaza, resort-style pool/spa, concierge services, gated-entry, a resort clubhouse with catering kitchen and resident business center.

**Client**  
**Units**  
**Stories**  
**Density**  
**Contractor**  
**Awards**

Irvine Apartment Communities  
245  
Four  
38.5 du/ac  
Regis Contractors  
ULI Award for Excellence, Best in American Living Platinum Award, Gold Nugget Merit Award



# The Colony at Fashion Island

Newport Beach, California





Designed by MVE Studio, Inc.

# Meridian Newport Beach

Newport Beach, California



## Project Highlights

- Luxury for-sale residences located in the prominent commercial, retail and entertainment center of Fashion Island
- Shares amenities with adjacent Marriott hotel
- Architecture inspired by coastal Mediterranean villas with large view-oriented decks and balconies

Located in the heart of Newport Beach at Fashion Island, this site is directly adjacent to the Newport Beach Marriott and the Newport Beach Golf Club, and within easy walking distance to the Irvine Business District, upscale shopping and restaurants. The Newport Beach Marriott maintains 570 hotel rooms and is planning to renovate its facilities. To help facilitate the funding the renovations of the adjacent Marriott, the site was sold to our client to be developed into 79 luxury condominiums.



The residential development will be a separate entity from the Marriott, but will share hotel amenities. It will consist of three podium-style buildings with three and four levels of view-oriented homes. Parking is provided in one and two-level subterranean structures hidden from view by townhomes along the golf course edge and situated below grade along Santa Barbara Drive. Because the building is terraced, upper units on the interior courtyards maintain ocean views and the design of the buildings works with the topography of the site. The basic architectural flavor will be reminiscent of old world Mediterranean villas, with bold colors and rich detailing. Large expanses of glass, generous decks and Juliet balconies help facilitate dramatic views of the ocean for “coastal living.”

**Client**  
**Size**  
**Units**  
**Stories**  
**Density**

**The New Home Company**  
**4.25 Acres**  
**79**  
**Three and Four**  
**18.6 du/ac**





# Village One at Newport Bluffs

Newport Beach, California



Designed by McLarand Vasquez & Partners, Inc.



## Project Highlights

- Luxury apartment community completing the Newport Bluffs master plan
- Pedestrian friendly environment with walkable streets and private courtyards
- Architecture inspired by Tuscan civic structures
- Upscale residences with maximized views and resort-style amenities

Village One is the final component of an overall 1,100-unit luxury rental community. The master plan for the neighborhood was designed to promote a strong sense of place by creating a clear organization and circulation pattern, while establishing a viable pedestrian experience. The buildings read as smaller, individual compositions along the spine road. The building entries provide effortless access from the more public way to the semi-private “walkstreets” and ultimately, to the private courts.

The architecture in the courts, replete with arched colonnade, is reminiscent of the massing and articulation of the civic structures found in Tuscany. Deep, rich colors, sculpted roof forms and appropriately scaled fenestration combine to complete the composition. The residences are designed for the upscale lifestyle by maximizing the views to the adjacent arroyos and to the existing recreation facility previously designed by the architects. The rental homes range from 549 sq.ft. studio units to three-bedroom/two-bath units of 1,300 sq.ft.

**Client**  
**Units**  
**Stories**  
**Density**  
**Contractor**  
**Awards**

Irvine Apartment Communities  
513  
Three  
38 du/ac  
Western National  
NAHB Pillars of the Industry Finalist,  
Best in American Living Platinum  
Award, Builders Choice Merit Award



# Village One at Newport Bluffs

Newport Beach, California







## Project Highlights

- Premiere modern luxury apartment complex in West Los Angeles
- Exclusive amenities including a rooftop deck and pool ideal for entertaining
- Convenient access to ground-level Trader Joe's market, bakery and coffee shop

Situated at the intersection of La Cienega and Burton Way at the gateway to Beverly Hills, 8500 Burton Way is Caruso Affiliated's newest luxury apartment project. Rising eight stories from the ground, this iconic, contemporary tower takes advantage of sweeping views from Downtown to Hollywood Hills and the Pacific Ocean. The project sits atop a 14,000 sq.ft. Trader Joe's market and a new coffee shop with convenient onsite parking and a pedestrian-friendly streetscape.

Designed with floor to ceiling glass and stone and smooth plaster facades, 8500 Burton Way offers 88 sleekly designed one, two and three bedroom apartment suites, many featuring separate media rooms, ranging in size from 900 sq.ft. to 2,200 sq.ft. The building will feature a private residential lobby with uniformed 24-hour security and valet parking for residents and guests. Garden terraces and a penthouse fitness center, club room, and rooftop infinity edged pool and spa unlike any other in Los Angeles are among an extensive list of building amenities and services available exclusively to residents and their guests.

<b>Client</b>	Caruso Affiliated
<b>Units</b>	87
<b>Stories</b>	Eight
<b>Density</b>	113 du/ac
<b>Contractor</b>	Bernards



8500 Burton Way  
Los Angeles, California





Designed by MVE Studio, Inc.

# Westgate Apartments

Pasadena, California



## Project Highlights

- Contemporary apartment community designed to integrate into the existing urban fabric, community and culture of Pasadena's Central District
- Diverse residential program of townhomes, flats and row houses that embrace indoor-outdoor living
- Public terraces, patios and roof top gardens promote community interaction
- Pedestrian and transit-oriented community designed to achieve a minimum LEED-Silver certification

MVE is providing architectural planning and design services for the Westgate's Block 2 Lot 2, part of a 12-acre site formerly known as the East Campus of Ambassador College. Through an analysis of land patterns, the approved Westgate Master Plan, and the Central District Specific Plan, the Westgate Apartments are designed to integrate into the existing urban fabric of Pasadena's Central District and become a part of the city's culture, community, art, transportation, and climate. Design of the project will be to LEED certification standards, and the development agreement with the city will accord a minimum silver rating.

Within the building form is a diverse residential program, combining a variety of townhouse and flat configurations. Buildings intertwine flats with townhouses, and include three-story row houses along Valley Street and De Lacy Avenue. Unit plans are open and reinforce the notion of community activation by locating living to the exterior. All ground level units use stoops or front entry porches to express pedestrian connectivity.

**Client**  
**Size**  
**Units**  
**Stories**  
**Density**

**Equity Residential**  
**2.3 acres**  
**141**  
**Three to Five**  
**62 du/ac**



Westgate Apartments  
Pasadena, California





# Paraiso on the Promenade

Los Angeles, California



Designed by McLarand Vasquez Emsiek & Partners, Inc.



## Project Highlights

- Pedestrian-oriented apartments in the prominent Playa Vista masterplanned community, featuring stacked townhomes over a one-level subterranean garage
- To achieve the a diverse urban fabric the project is articulated in two distinct architectural styles: classic Mediterranean architecture and a more modern vernacular inspired by Frank Lloyd Wright's LA textile block houses
- Townhomes are designed around landscaped courtyards with expansive living spaces and outdoor terraces

As part of the Playa Vista master-planned community, this project seeks to create a pedestrian-oriented urban neighborhood. Two buildings are composed of stacked townhomes over a one-level subterranean garage. Living areas occur at both the first and fourth levels, with bedrooms located at the second and third levels. The townhomes, ranging from 1,623 sq.ft. to 2,416 sq.ft., are designed around landscaped courtyards to take advantage of light and ventilation on two or more sides of each plan. Living spaces are oriented to an expanded outdoor terrace or accented with volume ceilings and lofts.

In an effort to achieve the master plan requirements of a finely grained urban fabric, the project is articulated in two distinct architectural styles. The 27-unit building is characterized by formal classic Mediterranean architecture and is highlighted by a two-story entry portal. The remaining 54 units are composed in a more informal architecture, as inspired by Frank Lloyd Wright's Los Angeles textile block houses.



<b>Client</b>	Playa Capital and Shea Homes
<b>Units</b>	81
<b>Stories</b>	Four
<b>Density</b>	35 du/ac
<b>Contractor</b>	Wermers Multi-Family Construction
<b>Awards</b>	NAHB Pillars of the Industry Finalist



# Paraiso on the Promenade

Los Angeles, California





Designed by McLarand Vasquez & Partners, Inc.

# The Westgate Brentwood, California



## Project Highlights

- Luxury for-sale residential community located on a challenging infill site
- Varied architectural materials, colors and textures break down the building massing resulting in a sense of distinct structures
- Architectural style inspired by the English Gregorian vernacular

The Westgate is a 63-unit luxury condominium community located on a unique 1.1 acre triangular site adjacent to the business, retail, restaurant district of West Los Angeles. 256 residential, guest and public parking spaces are provided in three parking levels at or below grade. Building massing is minimized by numerous modulations, articulations and recessed frontages, while varied architectural materials, complementary colors and textures give the project appearance of a series of distinct buildings along Gorham Avenue.

The Westgate borrows from the English Georgian architectural style, characterized by elegant, formal conditions of base, middle and top definitions. The caststone base is enhanced by a continuous planter which runs the length of the project. Strongly defined belt cornices, arched windows, terrace openings and Juliet balconies reinforce the elegant appointments and enhance the design theme. Five elevators minimize the amount of catwalks within the courtyard, creating additional usable space and allowing for increased privacy.

**Client**  
**Units**  
**Stories**  
**Density**  
**Contractor**  
**Awards**

Quorum Properties  
63  
Four  
58 du/ac  
PCL Construction  
NAHB Pillars of the Industry Finalist



The Westgate  
Brentwood, California





Designed by McLarand Vasquez & Partners, Inc.

# Brentwood Park

Brentwood, California



## Project Highlights

- Centrally located luxury for-sale condominium project
- Architectural style reflective of 18th century Palladian motifs, featuring handcrafted details, art niches and epicurean Euro-kitchens
- Features spacious floorplans, private terraces and landscaped gardens

This signature address on Montana Avenue overlooks the exclusive Brentwood Golf & Country Club. Located within walking distance of the San Vicente Boulevard boutique and restaurant district and near Century City and Beverly Hills, the project's formality and distinctive appointments include an impressive array of quality options. The units range in size from 1,664 to 2,267 sq.ft. and include customized fireplaces, exterior and interior balconies and two levels of subterranean parking.

Reflective of 18th century Palladian motifs, the design features handcrafted architecture details, crown mouldings, art niches and Epicurean Euro-kitchens as the focal points of spacious floor plans. The exquisitely manicured gardens and terraces accented with statuary, art and fountains provide an appropriate setting of high style and design befitting these unique town villa units on the popular Los Angeles Westside.

**Client**  
**Units**  
**Stories**  
**Contractor**  
**Awards**

Quorum Properties  
31  
Four  
Keller Construction  
Best in American Living Platinum  
Award  
Gold Nugget Project of the Year



Brentwood Park  
Brentwood, California





# The Village at Irvine Spectrum

Irvine, California



Designed by McLarand Vasquez Emsiek & Partners, Inc.

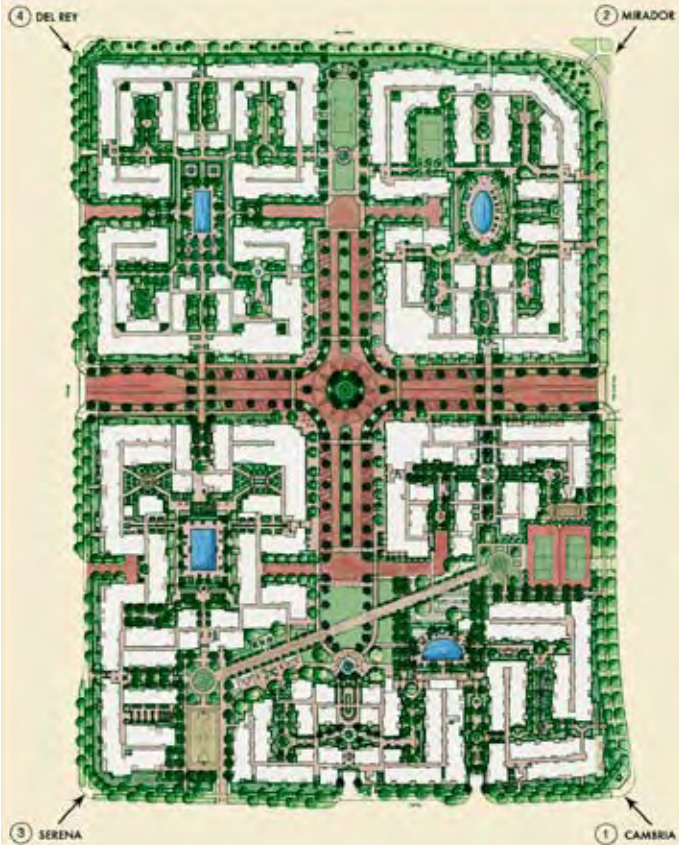


**Project Highlights**

- “Main Street” experience creates a true sense of community with village-like retail and resort-style amenities
- Architectural diversity establishes unique neighborhoods that work together to craft a unified project
- Exemplary quality and attention to detail makes it one of the finest apartment communities in the world

Located adjacent to the Irvine Spectrum Entertainment Center, The Village sits on a 31.5-acre site that was previously planned for office development and then rezoned for residential use. With a population of nearly 3,000 residents, The Village energizes the entertainment center with a downtown-like vitality and attracts local college students and urban professionals.

The central main street is activated with retail uses and other community amenities like fitness facilities, clubhouses, business centers, post offices and leasing offices. Adding to the pedestrian nature of the main street are diagonal parking, textured paving, street trees and furniture, and townhomes equipped with stoops and street-facing front doors. The community comprises four distinct housing districts centered on a main street. To ensure architectural diversity for this village-like setting, separate design teams within MVE autonomously developed a unique character for each neighborhood based on an urban design diagram.



<b>Client</b>	Irvine Company
<b>Units</b>	Apartment Communities
<b>Stories</b>	1,550
<b>Density</b>	Four
<b>Contractor</b>	50 du/ac
<b>Awards</b>	Western National
	Gold Nugget Merit Award (3)



# The Village at Irvine Spectrum Irvine, California





# The Park at Irvine Spectrum

Irvine, California



Designed by McLarand Vasquez Emsiek & Partners, Inc.



## Project Highlights

- Apartment community offering resort living in three districts which feature interpretations of Spanish and Italian architecture
- Walkable community focused around a 2.5-acre park that is modeled after New York's famed Bryant Park
- Extensive amenities include resort-style pools, theater, wine room, gaming and recreation rooms

The Park is a new 28.5-acre site featuring apartment units that range in size from 600 to 1,200 sq.ft. The development is comprised of several four-story buildings of Type V construction over two levels of Type I parking within two large structures. The master development is effectively designed to appear as a variety of seamless components.

The focus of the site plan is its 2.5-acre central park, with apartments surrounding the perimeter. Scaled down into individual neighborhoods, the apartments are connected to the central park by semi-public walk-streets linked to private landscaped pedestrian paseos and plazas. This large civic-like building features a glass-roofed skylight above a central two-story volume, and is highlighted by a signature 85-foot tower.

Three districts feature formal and informal interpretations of both Spanish and Italian architectural character, providing identity and scale for each of the apartment programs.

<b>Client</b>	Irvine Company Apartment Communities
<b>Size</b>	28.5 acres
<b>Units</b>	1,450
<b>Stories</b>	Four over two levels of parking
<b>Density</b>	51 du/acre
<b>Contractor</b>	Western National
<b>Awards</b>	NAHB Best in American Living Gold Award, NAHB Pillars of the Industry Award, Gold Nugget Merit Award (2)



The Park at Irvine Spectrum  
Irvine, California





# Carabella at Warner Center

Woodland Hills, California



Designed by MVE Studio, Inc.



## Project Highlights

- Centrally located close to employment centers, retail, restaurant, entertainment, public transit, and major highways
- Efficient site configuration with central five and a half level parking structure wrapped by units on all sides, providing convenient parking
- Contemporary design targeted toward attracting urban professionals

Centrally located close to employment centers, retail, entertainment, restaurants, public transit and major highways, this multi-family community provides 227 apartments and a 6,000 sq.ft. leasing, recreation and fitness center fronting Variel Avenue. Carabella offers a variety of unit types targeted towards urban professionals, ranging from 700 sq.ft. one-bedroom units to 1,439 sq.ft. two-bedrooms /two bathrooms with additional den options.

The development features a unique site configuration with a central five and a half level parking structure wrapped by units on all sides. This efficient configuration allows for natural ventilation to flow through the structure while providing convenient and flexible resident and visitor parking.



Client  
Units  
Size  
Stories  
Density

Fairfield Residential, LLC  
227  
5 acres  
Four  
45 du/ac



Carabella at Warner Center  
Woodland Hills, California





exceptions to terms, conditions, etc.

At this time Archstone has no exceptions to the terms and conditions stated in the RFQ.



# ATTACHMENT A: PROPOSER INFORMATION FORM

Instructions: Complete the form below and remit as part of your Proposal as Attachment A.

## PROPOSER INFORMATION

PROPOSER/CONSULTANT/ NAME: Archstone New Development Holdings LP

ADDRESS FOR NOTICES: 3 MacArthur Place, Suite 600  
Santa Ana, CA 92707

MAIN CONTACT (NAME AND TITLE): Richard E. Lamprecht, Executive Vice President

CONTACT NUMBERS: TELEPHONE: 714.689.7000 FAX: 714.460.8571

E-MAIL ADDRESS: rlamprecht@archstonemail.com

## FIRM SIGNATURE AUTHORIZATION AND CERTIFICATION

Per the California Corporate Code, Business and Professions Code, the Consultant's Bylaws/Operating Agreement and/or the attached Board Resolution (if applicable), I/we hereby verify that I/we am/are (an) authorized signatory(ies) for the aforementioned Consultant and as such am/are authorized to sign and bind the Consultant in contract with the City of Newport Beach.

### 1. CONSULTANT AUTHORIZED SIGNATORY(IES):

	Richard E. Lamprecht, Executive Vice President	11/19/12
SIGNATURE	PRINT NAME	TITLE

SIGNATURE	PRINT NAME	TITLE	DATE
-----------	------------	-------	------

### 2. SIGNATURE AUTHORIZATION IS PROVIDED IN ACCORDANCE WITH:

- |  |                  |   |
|--|------------------|---|
| <input checked="" type="checkbox"/> Proposer's Bylaws/ Operating Agreement | Section <u>6</u> | <input checked="" type="checkbox"/> Copy Attached<br>(Included in separate attachment with confidential audited financial statements) |
| <input type="checkbox"/> Board Resolution                                  |                  | <input type="checkbox"/> Copy Attached  |
| <input type="checkbox"/> Corporate or Business and Professions Code**      |                  |   |

\*\*If Consultant is a corporation, two (2) authorized signatories will be required on all documents submitted, unless specified in the organization's Bylaws or corporate resolution.

**IMPORTANT NOTE:** If the signature authorization status of any individual changes during the term of the contract, it is the responsibility of the Consultant to contact the City Administrator for the Consultant regarding the change and to complete and submit a new Signature Authorization Form. Incorrect information on file may delay the processing of any of the documents submitted.



## ATTACHMENT B: STATEMENT OF DISCLOSURE

---

**Instructions: Each submittal must be accompanied by a signed Statement of Disclosure. This form must be completed, signed, dated and submitted by all persons proposed to serve as a Consultant Team Member.**

Consultants and proposed Consultant Team Members must disclose any and all business activities, relationships and/or business positions currently or previously held with City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.

The City has determined that all persons seeking to serve as a Consultant to the City shall complete truthfully, sign, date and submit this Disclosure Statement prior to performing any consultant work or services for the District.

I, Richard E. Lamprecht [NAME OF PROPOSER], hereby certify the following:

- I have no reportable business activities, relationships and/or business positions with any City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.**
  
- My reportable business activities, relationships and/or business positions within the last five (5) years with City employees, City Council members, City commissioners, or City advisory boards/committees (please provide a description of the business activity, relationship or business position, relevant dates, job titles, positions held, etc.):**

---

---

---

---

The foregoing certifications are true and correct. I make this certification under penalty of perjury under the laws of the State of California.

Signature of Consultant



Signature Date

November 19, 2012

*Printed Name and Title* Richard E. Lamprecht, Executive Vice President  
Archstone

# ATTACHMENT B: STATEMENT OF DISCLOSURE

---

**Instructions: Each submittal must be accompanied by a signed Statement of Disclosure. This form must be completed, signed, dated and submitted by all persons proposed to serve as a Consultant Team Member.**

Consultants and proposed Consultant Team Members must disclose any and all business activities, relationships and/or business positions currently or previously held with City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.

The City has determined that all persons seeking to serve as a Consultant to the City shall complete truthfully, sign, date and submit this Disclosure Statement prior to performing any consultant work or services for the District.

I, Richard Emsiek, AIA [NAME OF PROPOSER], hereby certify the following:

- I have no reportable business activities, relationships and/or business positions with any City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.**
- My reportable business activities, relationships and/or business positions within the last five (5) years with City employees, City Council members, City commissioners, or City advisory boards/committees (please provide a description of the business activity, relationship or business position, relevant dates, job titles, positions held, etc.):**

---

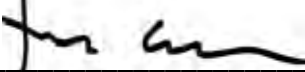
---

---

---

The foregoing certifications are true and correct. I make this certification under penalty of perjury under the laws of the State of California.

Signature of Consultant

  
\_\_\_\_\_

Signature Date

November 20, 2012  
\_\_\_\_\_

**Printed Name and Title** Richard Emsiek, AIA, President  
McLarand Vasquez Emsiek & Partners



## ATTACHMENT B: STATEMENT OF DISCLOSURE

---

**Instructions: Each submittal must be accompanied by a signed Statement of Disclosure. This form must be completed, signed, dated and submitted by all persons proposed to serve as a Consultant Team Member.**

Consultants and proposed Consultant Team Members must disclose any and all business activities, relationships and/or business positions currently or previously held with City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.

The City has determined that all persons seeking to serve as a Consultant to the City shall complete truthfully, sign, date and submit this Disclosure Statement prior to performing any consultant work or services for the District.

I, Timothy C. Collins [NAME OF PROPOSER], hereby certify the following:

I have no reportable business activities, relationships and/or business positions with any City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.

My reportable business activities, relationships and/or business positions within the last five (5) years with City employees, City Council members, City commissioners, or City advisory boards/committees (please provide a description of the business activity, relationship or business position, relevant dates, job titles, positions held, etc.):

- Consultant to City of Newport Beach (2010-2011) - Project Management of Lido Village Concept Plan and Design Guidelines
- Former Harbor Commissioner - 8-year term completed in 2010

The foregoing certifications are true and correct. I make this certification under penalty of perjury under the laws of the State of California.

Signature of Consultant

  
\_\_\_\_\_

Signature Date

November 20, 2012  
\_\_\_\_\_

*Printed Name and Title* Timothy C. Collins, Principal  
T.C. Collins & Associates, Inc.

## ATTACHMENT B: STATEMENT OF DISCLOSURE

---

**Instructions: Each submittal must be accompanied by a signed Statement of Disclosure. This form must be completed, signed, dated and submitted by all persons proposed to serve as a Consultant Team Member.**

Consultants and proposed Consultant Team Members must disclose any and all business activities, relationships and/or business positions currently or previously held with City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.

The City has determined that all persons seeking to serve as a Consultant to the City shall complete truthfully, sign, date and submit this Disclosure Statement prior to performing any consultant work or services for the District.

I, Carol McDermott [NAME OF PROPOSER], hereby certify the following:

- I have no reportable business activities, relationships and/or business positions with any City employees, City Council members, City commissioners, or City advisory boards/committees within the last five (5) years.**
- My reportable business activities, relationships and/or business positions within the last five (5) years with City employees, City Council members, City commissioners, or City advisory boards/committees (please provide a description of the business activity, relationship or business position, relevant dates, job titles, positions held, etc.):**

---

---

---

---

The foregoing certifications are true and correct. I make this certification under penalty of perjury under the laws of the State of California.

Signature of Consultant

Carol McDermott Government Solutions, Inc.

Signature Date

November 20, 2012

**Printed Name and Title** Carol McDermott, Consultant  
Government Solutions, Inc.