

**City Hall Complex Re-Use Project
Request for Qualifications No. 13-16
Submitted by:
Lincoln Property Company**

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Section I

Statement of Interest

November 20, 2012

Selection Committee
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92663

RE: RFQ No. 13-16 – City Hall Re-Use Project; Approximately 4.26 acres of real property at 3300 Newport Boulevard, Newport Beach, CA (the “Property”)

To Whom It May Concern:

Please accept this submittal as Lincoln Property Company’s expression of interest in the above referenced Property for the future re-development opportunity being solicited by the City of Newport Beach.

Lincoln Property Company is one of the oldest and largest private real estate firms in the nation. Founded in 1965, Lincoln has grown to over 4,400 employees in 200 cities in the United States and ten countries throughout Europe. We have acquired and developed \$35 Billion in real estate; 205,000 multifamily residential units and 125,000,000 square feet of commercial space (office, industrial, retail). We currently manage over 800 properties encompassing 255 million square feet, for 200 diverse institutional investors and owners. Over the last 10 years, Lincoln has been involved in public-private ventures with United States Military. Now, Lincoln is the largest private provider of military housing in the country with just under 30,000 residential units developed and under management.

Acquiring the Property from the City of Newport Beach is a priority to Lincoln and we want to move forward quickly to entitle and develop a project that meets the city’s goals and expectations. Lincoln intends to develop a 99-unit, luxury, class-A, for rent apartment project using Type-V construction.

Today, Lincoln is well positioned to carry out the redevelopment of the Property in light of our nation’s challenging economic environment. Because of Lincoln’s significant experience of development in infill locations and our proven track record of successful projects, we are fortunate to have a rare combination of unparalleled, self-determined access to capital with an entrepreneurial and innovative culture.

Lincoln feels confident that we are the best candidate to develop the Property due to our vast experience in the Southern California market, having developed over 3,500

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units and currently managing over 25,000 residential units in Southern California. We have an immeasurable depth of experience and talent in all aspects of real estate. We are well versed in design, entitlements, construction, and property management. We have proven track records and working relationships with institutional clients as well as local municipalities, governmental agencies and the US military.

On behalf of Lincoln's team, I wish to thank you for this opportunity and look forward to beginning a mutually rewarding working relationship with the City of Newport Beach. If you have any questions or request any clarification regarding this proposal, please do not hesitate to call me at (949) 756-2525.

Sincerely,
Lincoln Property Company

Parker DelPonte
Development Analyst

Section II

Executive Summary

Corporate History

Lincoln Property Company was founded in 1965 for the purpose of building and operating quality residential communities. Development activity consisted of garden apartments, primarily in Texas and the southwestern United States. Lincoln partners were the sole financial investors in these original residential developments. The need for experienced, professional property management was recognized during these early years. In the process of managing our own development properties, we began attracting, training and organizing the nucleus of our present property management group. As Lincoln began to grow and prosper, we expanded into other major areas of the United States.

In the early 1970's, Lincoln expanded its product mix to include commercial, build-to-suit, office, hotel, industrial and other mixed used assets. In 1972, Lincoln took this expertise within the United States to Western Europe and the Middle East. Lincoln Property Company residential and commercial developments are known internationally for their attractive architecture, attention to detail, and superior locations.

As Lincoln Property Company began to place even more emphasis on the property management business, our reputation as effective, professional managers of our own properties began to gain national recognition. As a result, we began managing more and more residential and commercial properties for other owners and developers. With nearly 45 years of experience in building, owning, and managing one of the largest real estate portfolios in the United States, Lincoln also established a highly successful facilities management program to effectively service our corporate clients.

In an effort to enhance the lives of military families, in 2001 Lincoln joined forces with the U.S. Department of Defense to renovate and redevelop family housing at selected bases for the Navy, the Marine Corps, and the Army. Through innovative management, property rehabilitation and award-winning new construction designs, Lincoln is now one of the largest operators of military housing in the country.

Today, chairman Mack Pogue, CEO Tim Byrne, and commercial president Bill Duvall oversee all development, management, and acquisition of residential and commercial properties. Mr. Pogue, Mr. Byrne, and Mr. Duvall retain substantial ownership in each company and direct a corporate staff of experts in construction, property management, finance and marketing. The corporate staff also includes a national administrative group, providing the company with an effective operations structure.

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Local management offices are directed by senior executives who are seasoned real estate professionals with expertise in the market, both nationally and locally. With development and investment properties in more than 200 cities, Lincoln Property Company has developed an ongoing presence in each of these commercial and residential real estate markets. Consistently listed as one of the largest apartment developers in the United States, Lincoln has developed over 185,000 multi-family residential units to date.

With a host of satellite offices to offer local presence, Lincoln's management teams are in place to focus on the successful operation of our Owner's communities.

Lincoln is currently ranked, in terms of size, as the fifth largest property manager in the United States, with over 132,000 apartment units currently under management. Over 75% of Lincoln's apartment management portfolio is comprised of fee management accounts for third party investors. Lincoln manages conventional, military and affordable communities consisting of garden-style, mid-rise, high-rise and single family homes.

As a leader in the residential property management field, Lincoln has committed a substantial amount of resources in developing its infrastructure, including the creation of its own training curriculum and management manuals for the continued development of personnel. This commitment has enabled Lincoln to manage properties successfully for clients, large and small, for over four decades. Nonetheless, Lincoln continues to strive for better results, better systems and better ways to serve our residents and investors.

- *Founded in 1965*
- *200 Cities Worldwide*
- *4,400 Employees*
- *\$21 Billion Developed (Residential & Commercial)*
- *Developed over 184,000 residential units and more than 122 million square feet of commercial space*
- *Currently Manage over 800 Properties, encompassing 244 million square feet*
- *Currently Manage 132,000 residential units (ranked 5th in the Nation)*
- *Largest Provider of Military Housing in the US (\$3 Billion)*

Nationwide Locations

To facilitate management of its multi-family operations across the United States, Lincoln maintains eight (8) regional management and development offices and various satellite offices located in the following cities in addition to the Dallas Corporate Headquarters.

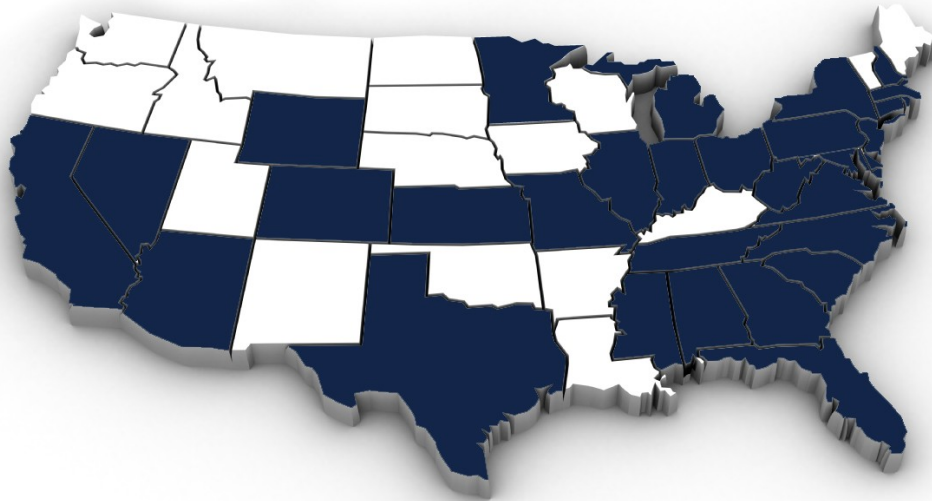
Regional Management & Development Locations:

- Dallas, TX
- Chicago, IL
- Pittsburgh, PA
- Atlanta, GA
- Irvine, CA
- Washington, DC
- Boston, MA
- New York, NY

Satellite Locations:

- Austin, Texas
- Denver, Colorado
- Ft. Lauderdale/Miami, FL
- Houston, Texas
- Phoenix, Arizona
- Orlando, Florida
- San Antonio, Texas
- Los Angeles
- San Diego

The local satellite offices are created in geographic locations as needs dictate to further support regional offices. The combination of these offices will provide your communities the benefits of a large national property management company, with local expertise and support offered by our regional offices.



Offices Nationwide

CORPORATE OFFICE
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TX 75201
(214) 740-3300

Texas - Austin

3201 Duval
Suite 1437
Austin, TX 78759
512.527.8458

Texas - Village

8308 Southwestern
Dallas, TX 75206
214.772.2400

Texas - DFW

6500 Greenville Ave
Suite 600
Dallas, TX 75206
214.890.5000

Texas - Houston

2300 McCue Road
Suite 405
Houston, TX 77056
713.490.6900

Texas - San Antonio

1440 W. Bitters
Suite 2721
San Antonio, TX 78248
210-499-0314

Arizona

6735 E. Greenway
Pkwy. #1084
Scottsdale, AZ 85254
480.998.3700

Colorado

4031 S. Uinta Street
Denver, CO 80237
303.292.2811

California - Southern

19600 Fairchild Rd. Suite
285
Irvine, CA 92612
949.756.2525

California- San Diego

185 West F. Street, Suite
430
San Diego, CA 92101
619.615.1741

Florida - South

1133 S. University Dr.
Suite #206
Plantation, FL 33324
954.653.0500

Florida - North

100 Colonial Center Pkwy,
Suite #170
Lake Mary, FL 32746
407.323.8056

Georgia

6340 Sugarloaf Pkwy.
Suite #350
Duluth, GA 30097
678.339.0009

Illinois

2603 West 22nd Street
Suite 22
Oakbrook, IL 60523
630.954.7000

Pennsylvania

35 Highland Road #1104
Bethel Park, PA 15102
412.833.2666

Massachusetts

483 Boston Post Road,
Suite 5
Weston, MA 02493
781.398.2223

New York

One Pennsylvania Plaza;
36th Floor
New York, NY 10119
212.643.7800

Ohio

8201 Windsor Trail Liberty
Township, OH 45044
513.755.8452

Virginia

2711 Bufurod Road
Richmond, VA 23235
804.231.7435

Washington, D.C

200 Fairbrook Dr.
Suite 101
Herndon, VA 20170
703.834.1900

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Section III

Lincoln West Coast

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West Coast History

Lincoln has applied this same residential development and management expertise throughout the West Region having constructed more than 15 apartment communities totaling in excess of 4,200 units. In addition to company owned communities, Lincoln has successfully applied its proven formula to the successful management of apartments and condominiums for third party owners throughout the West Region.

Lincoln currently manages over 25,000 apartment and condominium units in the West, including a significant presence in California and Arizona. This regional presence provides the benefits of a large national property management company, yet the local expertise of a regional company.

Lincoln's vast western management experience includes all types of apartment communities such as garden, mid-rise and high-rise style, in various operational phases including lease-up, stabilization, rehabilitation, foreclosure and disposition.

In addition to conventional multi-family residential communities, Lincoln is experienced in student and military housing and is currently involved in several Public Private Ventures with the Department of the Navy. Through our work with the Department of the Navy Lincoln has entered into several 50-year ground leases with the Department of the Navy to develop a total of 29,720 units across the United States.

In August 2001, Lincoln and the Department of the Navy entered into a long term 50-year Public Private Venture (PPV) to develop and manage high quality, affordable, family-oriented military housing to service members in San Diego, California. This project included the demolition of 812 units and construction of 1,400 units at two sites in addition to the management of 18 other communities.

Since August 2001, Lincoln has entered into two other PPV with the Department of the Navy, one being the largest PPV undertaken by the military since Congress first authorized the Military Housing Privatization Act in 1996. Lincoln's military portfolio in California includes over 6,500 multi-family homes in the San Diego area and an additional 3,300 units located on Marine Corps Base Camp Pendleton.

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The PPV partnership leverages private sector capabilities to build, renovate, and manage first rate military housing with greater cost efficiencies for American taxpayers. Simultaneously, the ultimate goal of the partnership is to provide military families with quality construction, resident services and amenities on a par with market-rate civilian housing. As part of Lincoln's management services for military residents, Lincoln provides and coordinates numerous support services, and social activities, ranging from personal enrichment classes to father / daughter dinner dances. Lincoln on averages hosts 15 community events per month for the residents of military housing portfolio.

Key Personnel

Lincoln Property Company has the advantage of offering a highly skilled and motivated support staff to each of its individual properties. This team of experts will aid in the success of all accounting, management, maintenance and marketing strategies for your property.

Mack Pogue, Chairman and Chief Executive Officer

Mack Pogue, Chairman and Chief Executive Officer of Lincoln Property Company, formed the company in 1965 to develop, own and manage quality real estate properties. Since that time, Mr. Pogue has developed more than \$20 billion in commercial and residential properties in over 230 cities throughout the United States and Europe. Lincoln Property Company is one the nation's largest privately-held corporations and is consistently ranked as one the largest diversified real estate companies in the country.

Mack remains an active and integral part of the decision making process for each development and personally reviews each project through the major phases of planning, financing, design and construction. Mack is a graduate of Texas Tech University and a native of Sulphur Springs, Texas.

Tim Byrne, President and Chief Executive Officer

Tim Byrne, President and Chief Executive Officer, joined the Dallas office in 1984 and is actively involved in the decision-making, development and review of all projects, from early planning stages through financing, design, construction and lease-up. Since joining Lincoln, Tim has been responsible for the development and planning of over 100,000 units and oversees the management of the Lincoln portfolio throughout the country.

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Tim joined Lincoln Property Company from the Dallas-based Byrne Company, a residential and commercial development company he founded in 1976. A native of Dallas, Tim received a Bachelor's in Business Administration from the University of Texas and currently sits on various community boards and is a member of the Board of Directors of the National Multi-Housing Council, the Urban Land Institute and past Board Member of the Dallas Real Estate Council

Reggie D. DelPonte, Executive Vice President and Operating Partner

Reg DelPonte is Executive Vice President - West for Lincoln Property Company. Mr. DelPonte opened the Western Region office in 1998. His responsibilities include all residential development in California as well as acquisition of existing properties or portfolios. Mr. DelPonte is involved in design, finance, construction, and property management decisions. Since opening the Western Region office, Mr. DelPonte has built over 3,500 units and has acquired an interest in a PPV (Public Private Venture) with the U.S. Navy and Marine Corps on over 20,000 units that consist of about 5,000 new units and 15,000 renovated units, valued at over \$3.2 billion.

Prior to joining Lincoln, Mr. DelPonte was President of Calco Investments and DelPonte Companies. He formed DelPonte Companies in 1983 to develop commercial and industrial real estate in Denver, Colorado. Mr. DelPonte began his real estate career as a broker for Grubb & Ellis in 1979 where he received numerous awards, including Overall Top Producer for two consecutive years. He is a native of Denver and a member of the Urban Land Institute.

Scott Wilder, CPM®, Senior Vice President Property Management

As Senior Vice President for Lincoln Property Company, Mr. Wilder directs the operations and growth of the residential management division nationwide. Scott has been with LPC for twenty-four years and has a wide range of experience, which includes the management of new construction, distressed assets and rehab properties.

Mr. Wilder graduated from Texas A&M University with a Bachelors of Business Administration degree and holds the CPM® designation through the Institute of Real Estate Management. He is a member of the Greater Dallas Board of Realtors, the Institute of Real Estate Management and serves as a delegate for TAA and NAA. He has recently been appointed to the Executive Committee for TAA, serving as Vice President at Large for 2008-2009. Scott also served as president of the Apartment Association of Greater Dallas for 2004-2005.

Jennifer Staciokas, Vice President - Marketing and Training

Jennifer Staciokas is the Vice President of Marketing and Training for Lincoln Property Company-Residential Management. She is responsible for supporting and overseeing Marketing and Training programs nationwide. Jennifer began her career with LPC in 1999 in the Mid-Atlantic Region. Since that time, Ms. Staciokas has served the company in numerous capacities applying her flexibility, insight and wisdom to lead this integral aspect of the organization into the future. Ms. Staciokas holds a B.A. in French from West Chester University and an M.A. in International Commerce & Policy from George Mason University.

Mark Bloom, Vice President Finance and Operations

Mark Bloom joined the Newport Beach office in May 2001 and is a graduate of San Diego State University, earning a Bachelor of Science in Business Administration. Mark oversees all financial reporting for 22,556 units, of which 796 are currently under construction or in development. Prior to joining Lincoln, Mark served as a Chief Financial Officer, Vice President of Finance, Financial Manager and Controller for several healthcare and real estate companies. In his 29 years of financial and accounting experience, Mark has obtained \$40 million dollars in venture capital and nearly \$200 million in lines of credit, construction, land and bond financing. While employed as Vice President of Finance for Sun Healthcare Group, a Fortune 500 Company, Mark grew division revenue from \$60 million to \$400 million in a period of 3 years and completed 23 mergers and acquisitions in 30 months. He is a Certified Public Accountant and a member of the Construction Financial Management Association and American Management Association.

Rick Holcomb, Regional Manager, Western Region

Rick Holcomb is the Regional Property Manager for Lincoln Property Company's Southern California conventional multifamily portfolio. Mr. Holcomb has been in the multifamily real estate industry for 12 years and began his career with Camden Property Trust, a Real Estate Investment Trust engaged in the ownership, operations, and investment of apartment communities across the United States. As Vice President, Mr. Holcomb was responsible for Camden's Real Estate investment activities in the Western United States including acquisition, development, market analysis, due diligence, design, land-use entitlements, construction, lease-up, and asset management through stabilization. As an owner's representative he participated and led the development of 5,482 multifamily units with combined value exceeding \$1.2 billion (the majority being urban infill, and mixed-use communities,) has

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completed land development and sales transactions totaling over \$85 million, and has evaluated over 4,500 units and \$1.1 billion worth of potential acquisitions. Mr. Holcomb was responsible for overseeing the operation of his developments and acquisitions. Prior to Camden, Mr. Holcomb was with Community Retirement Centers, Inc. of Houston, TX, a company involved in the development and operation of senior's affordable housing in the state of Texas. Mr. Holcomb received his Masters of Science in Real Estate Land Development and his Bachelor of Science in Construction Management from Texas A&M University. Holcomb has been a member of the National Multi-Housing Council and is involved with the Urban Land Institute and the National Association of Home Builders Multifamily Division. Mr. Holcomb is a native of Houston, TX and moved to Southern California in 1989. Prior to his career in real estate investment, he served as a Lieutenant Commander in the United States Navy, is a veteran of the 1991 Gulf War, served six years at sea as Communications Officer onboard USS Princeton and as Weapons Officer onboard USS Squall, and taught Leadership and Management as a Professor at Texas A&M University.

Kevin Clarke, Vice President, Construction

Kevin Clarke, Vice President of Construction on the West Coast, is responsible for coordination, supervision, and administration of all regional construction operations. Kevin has over 20 years experience in the development industry and is actively involved in the process of transforming a project from a design concept to a physical reality. Managing the design team, reviewing construction documents, value engineering, procuring contractors, tracking schedules, and controlling costs are all vital areas of expertise that Kevin provides for new construction projects and renovations. Kevin joined Lincoln Property Company in 2001. His residential experience encompasses a wide range of product types from luxury high rise and mid-rise podium buildings to walk-up garden and renovation projects. While at Lincoln, Kevin has administered the new construction and renovation of over 10,000 units. Most recently Kevin directed the completion of the 481 unit Main Street Village project in Irvine. Main Street Village is a model for "Green Building" practices and achieved LEED Silver certification upon completion in 2009.

David Pinto, Development Associate

David Pinto, Development Associate, joined the Irvine office in August 2005 and is a graduate of University of Southern California, earning a Bachelor of Science in Business Administration with an emphasis in Real Estate Finance. David is responsible for procuring multifamily development and acquisition

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opportunities and third party management opportunities throughout Southern California including San Diego, Riverside, San Bernardino, Orange, Los Angeles, and Ventura Counties. Specific day-to-day tasks include: market research, project feasibility analysis and financial underwriting, property owner contact and negotiations, drafting letters of intent, RFP proposals and investment summary books, co-managing development teams, due diligence analysis, creating project budgets, and assisting with project entitlements. While at Lincoln, David has been successful in obtaining entitlements for over 250 multifamily units valued over \$100 million.

Parker DelPonte, Development Analyst

Parker DelPonte, Development Analyst, joined the Irvine office in March 2011 and is a graduate of Colorado State University, earning a Bachelor of Arts Major in Communication Studies and a Minor in Business. Parker is actively pursuing development and acquisition opportunities in Southern California and is responsible for the initial underwriting of those opportunities. Parker's responsibilities also include market research, municipal fee analysis, tax analysis, drafting letters of intent, assisting development teams, organizing and preparing presentation materials, and assisting with project entitlements. Currently, Parker is assisting in the entitlements of 204 units in the South Bay area, 155 units in Los Angeles, and 290 units in North County San Diego.

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Identification of Project Team

Developer: Lincoln Property Company

Contact: Parker DelPonte
Lincoln Property Company
19600 Fairchild Road, Suite 285
Irvine, CA 92612
(949) 756-2525- Phone
(949) 756-2594- Fax
pdelponte@lpsi.com
Development Analyst

Organization of Developer: Limited Liability Company

Principals of Developer: Lincoln Property Company

A. Mack Pogue	Chairman
Tim Byrne	President and CEO
Reg Del Ponte	Sr. Vice President / Partner

Guarantee Entity: Lincoln Property Company Southwest, Inc.

Key Employees:

Tim Byrne	President / CEO
Reg Del Ponte	Sr. Vice President / Partner
Kevin Clarke	Vice President Construction
Ric Holcomb	Vice President of Property Management/Entitlements
Mark Bloom	Regional Vice President Finance & Operations
David Pinto	Development Associate
Parker DelPonte	Development Analyst

Parent Corporations: Lincoln Property Company, a Delaware Corporation

Responsible Individual: Reg Delponte
Lincoln Property Company Southwest, Inc.

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Recent Southern California Developments:

Main Street Village- Irvine, California



Project Description:

The MetLife Apartments consists of 481 market rate apartment homes constructed on 9.78 acres in a four-story wrap type style.

Important Dates:

Begin Construction:	First Quarter 2007
Construction Completed:	Second Quarter 2009

Financing Sources:

The MetLife Corporation funded the entirety of the project.

Lincoln's Role:

Lincoln is responsible for acquiring all necessary approvals through the City of Irvine, California. Lincoln acts as Co-Developer, Asset Manager, Construction Manager and Property Manager.

Involved Public Agencies:

Lincoln processed all necessary approvals through the City of Irvine, California and by working with agencies for "Green Building" practices it achieved LEED Silver certification upon completion in 2009.

Project Summation:

Main Street Village is wholly owned and funded by MetLife.

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Mozaic- Los Angeles, California



Project Description:

Mozaic, a 272 unit Transit Oriented Development (TOD), located at the historic Union Station in Los Angeles, California is constructed on 2.78 acres in two four-story buildings over two levels of below grade parking.

Important Dates:

Purchased Land	March 2004
Began Construction	May 2004
Construction Completed	March 2008

Financing Sources:

Equity Residential Provided 25% Equity
Bank of America Provided 75% Construction Loan

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Lincoln's Role:

Lincoln acts as Developer, Construction Manager and Property Manager.

Involved Public Agencies:

Lincoln processed all necessary approvals through the City of Los Angeles, California and collaborated with Metro Transit Authority, Amtrak and Metrolink for their approval of the community's design.

Community Outreach:

The design of Union Station Village took into consideration the adjacent Los Angeles Union Station. As portions of the building are being built over the existing subterranean light rail tunnels, substantial coordination efforts with Los Angeles Metro Transit Authority are vital to ensuring the timely and safe completion of the project. The Union Station Village will help the continued revitalization efforts in downtown Los Angeles by providing quality housing within the core of the city. In an effort to reach out to the community, Lincoln is providing administrative internships to underprivileged teens teaching them working office skills.

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Regents Court- La Jolla, California



Project Description:

Regents Court includes 251 market rate apartment homes constructed on 3.7 acres in two, four-story wrap style buildings.

Important Dates:

Purchased Land	August 1999
Began Construction	August 1999
Construction Completed	January 2001

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Financing Sources:

Equity Residential Provided 25% Equity

JP Morgan Chase Bank Provided 75 % Construction Loan

Lincoln's Role:

Lincoln acted as Developer, General Contractor and Property Manager.

Involved Public Agencies:

Lincoln processed all discretionary approvals and building permits through the City of San Diego, in addition to collaborating with the University Town Center Design Review Group, ensuring the design of Regents Court fit cohesively into the surrounding land uses.

Community Outreach:

As part of the Development, Lincoln did numerous improvements to a neighboring park by adding trees and enhancing the park's landscaping plan. Additionally, Lincoln made a donation to the Boys' and Girls' Club recreation center.

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Water Terrace- Marina Del Rey, California



Project Description:

Water Terrace consists of 450 market rate apartment home condos constructed on 2.84 acres in one sixteen-story building above four levels of below and at grade parking.

Important Dates:

Purchased Land	December 2001
Began Construction	June 2001
Construction Completed	February 2003

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Financing Sources:

Equity Residential Provided 30% Equity
TIAA & P&C Provided 70% Construction Loan

Lincoln's Role:

Lincoln acted as Developer, Construction Manager and Property Manager.

Involved Public Agencies:

Lincoln processed all discretionary and building permit approvals through the City of Los Angeles. Lincoln also worked closely with the Department of Water and Power, Los Angeles County Department of Beaches and Harbors and Los Angeles Fire Department.

Community Outreach:

Due to Water Terrace's infill location and close proximity to a neighboring building, Regatta Condominiums, coordination of the construction process with residents to minimize any impact to their lifestyle was required. Lincoln provided professional full time traffic control, offsite cleaning services, and 24-hour security. Lincoln also made a substantial contribution to the Los Angeles County Department of Beaches and Harbors and the City of Los Angeles Affordable Housing Trust Fund.

The Village at Naval Training Center (NTC)- San Diego, California



Project Description:

The revitalization of the Naval Training Center included the demolition of a 600 unit barrack-style housing project that was built in the 1950's with the construction of 500 town homes that served as naval housing. The Village at NTC is adjacent to the San Diego Bay in the Point Loma neighborhood of San Diego. Lincoln/Clark PPV funded the improvements with proceeds from \$615 Million of taxable AAA rated bonds issuance underwritten by Bear Stearns.

Important Dates:

Began Construction	November 2001
Construction Completed	November 2003

Lincoln's Role:

Lincoln acts as Asset Manager, Property Manager and Co-Developer

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Involved Public Agencies:

City of San Diego and Department of the Navy

Community Outreach:

The design of The Village at NTC took in to consideration the concerns of the neighbors living on a surrounding hillside that looked into the community by varying the roof lines to prevent monotonous views from above. Lincoln also donated a 7.2 acre school/park site, and created 9 tot-lots. This community was awarded Multi-Family Niche Project of the year by the Multi-family Executive Magazine.

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Gateway Village- San Diego, CA



Project Description:

Gateway Village is part of the second phase of the Navy’s privatization partnership with Lincoln/Clark. The project is comprised of 460 residential units consisting of three and four bedroom units located in the Midway submarket. The project includes a 9,000 square foot clubhouse and meeting area with a pool and outdoor recreational areas.

Important Dates:

Began Construction	March 2003
Construction Complete	April 2006

Lincoln’s Role:

Lincoln acts as the Asset Manager, Property Manager and Co-Developer

Involved Public Agencies:

City of San Diego and Department of the Navy

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The Village at Serra Mesa- San Diego, California



Project Description:

The Village at Serra Mesa is comprised of 900 town homes being constructed in the Serra Mesa neighborhood of San Diego. The Village at Serra Mesa replaces 812 garden-style and home units at the former Cabrillo Heights community.

Important Dates:

Began Construction	December 2002
Construction Completed	May 2006

Lincoln's Role:

Lincoln acts as Asset Manager, Property Manager and Co-Developer

Involved Public Agencies:

City of San Diego, Department of Navy

Community Outreach:

Upon completion and occupation of The Village at Serra Mesa, Lincoln will offer 150 events a year for residents. Lincoln has partnered with the Armed Services YMCA to offer weekly play groups for the community's children and a crafts and conversation group for parents during the day. Similar to services offered at The Village at NTC, Lincoln will provide after-school programs and "Kids Crew", a day camp, during the summer.

In a partnership with the Fleet and Family Services Center, Lincoln will offer a monthly "Dinner and a Class" program. "Dinner and a class" is a program that teaches practical skills to members of the community, such as home buying, stress management, relocating and credit management skills. In addition, Lincoln has partnered with the Red Cross to offer babysitting classes to the teens living the community, allowing them to earn extra money in the evenings and weekends.

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Section IV

Financial Overview

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Attachments

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: Lincoln Property Company Southwest Inc. _____
ADDRESS FOR NOTICES: 19600 Fairchild Suite 285 _____
Irvine, CA 92612 _____
MAIN CONTACT (NAME AND TITLE): Parker DelPonte - Development Analyst _____
CONTACT NUMBERS: TELEPHONE:(949) 756-2525 _____ FAX:(949) 756-2594 _____
E-MAIL ADDRESS: pdelponte@lpsi.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):

	Reg DelPonte	Executive Vice President	11/19/12
SIGNATURE	PRINT NAME	TITLE	DATE
SIGNATURE	PRINT NAME	TITLE	DATE

2. SIGNATURE AUTHORIZATION IS PROVIDED IN ACCORDANCE WITH:

- Proposer's Bylaws/ Operating Agreement Section _____ Copy Attached
- Board Resolution **PROVIDED UPON REQUEST** Copy Attached
- 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, **Reg DelPonte** 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

11-2012

Reg DelPonte

Executive Vice President

[If necessary, attach a separate sheet(s) detailing each instance]