



November 19, 2012

Mr. David Kiff
City Manager
City of Newport Beach
3300 Newport boulevard
Newport Beach, CA 92658

RE: Statement of Qualifications for RFQ No. 13-16: City Hall Re-Use Project

Dear Mr. Kiff,

Olen Properties Corp. ("Olen") is pleased to offer the following Statement of Qualifications for the redevelopment of the Newport Beach City Hall site. Please find the attached copy of our submittal and accompanying financial statement for your consideration.

This project is a very unique opportunity for the City and community of Newport Beach and we have assembled a team that is unmatched in its ability to undertake this initiative. Not only is Olen one of very few developers in the country with the financial capability and experience necessary to generate an exceptional project, we are embedded and invested in the local community.

Olen's long-sighted and enduring business model of building and retaining quality projects is well suited for the goals and aspirations of the both the City and community for this project.

One distinctive characteristic of our qualifications is Olen's existing presence as a land owner within the immediate vicinity. This unique scenario enables an immediate synergistic opportunity for the City Hall site to become part of a larger catalyst district, integrating these components into a cohesive long-term strategy for the Lido Village area.

There are three fundamental components to our approach for the City-Hall Re-Use project:

Public Benefit: We are committed to creating a project that helps to fulfill the objectives of the Lido Village Design Guidelines including establishing an integrated pedestrian and open space network to connect interior areas of Lido with the Newport waterfront and points beyond.

Public Parking: During our preliminary research we discovered that there is an existing need and growing demand for public parking in this area. This demand will only increase as the area is redeveloped. If selected for the project, we are open to the possibility of working with the City to create opportunities for more public parking.



Public Charrette: We acknowledge that high-profile sites and projects such as this typically have numerous misconceptions surrounding them. In order to most efficiently navigate the entitlement process (including CEQA and Coastal Commission); we are open to the possibility of conducting a public charrette with the City to develop plans for the site. We feel that this approach is necessary in generating collective support for the project. We believe that a public charrette process will foster greater community and stakeholder involvement, helping the cohesive long-term vision of the Lido Village Design Guidelines become a reality.

In addition to these components, Olen is committed to creating a high-quality mixed-use project that will act as a catalyst for the Lido Village area and as a gateway for the greater Balboa peninsula.

The Olen Team will be comprised of their hands-on executive team including Igor Olenicoff, President; Dale Lyon, Vice President of Construction; Mark Zonarich, Design/Project Manager; design consultants William Hezmalhalch Architects Inc. ("WHA") and additional sub consultants as necessary. Olen will serve as the team leader. The physical planning, urban design and place-making elements of the project will be led by WHA's planners, urban designers and architects.

The contact person during the proposal evaluation process will be Mark Zonarich, Olen's Project Manager for the City Hall Re-Use Project. Mark's contact information is as follows: 949.719.7222(direct), mzonarich@olenproperties.com.

All financial information supplied herewithin and attached in the Financial Statement is considered Confidential information. No part of this information may be duplicated or distributed without the prior written consent of Olen Properties Corp.

Understanding how projects move from a vision to become a reality is a key component of a project like the City Hall Re-Use Project. Olen is uniquely suited to meet these needs because of our extensive hands-on experience in the development industry.

We look forward to working with the City on this exciting opportunity to help shape the future of Newport's Lido Village and hope you find our Statement of Qualifications to your liking. Please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Igor Olenicoff", is written over a faint, larger version of the signature.

Igor M. Olenicoff
President
Olen Properties Corp.
Seven Corporate Plaza
Newport Beach, CA 92660

OLEN PROPERTIES CORP.

STATEMENT OF QUALIFICATIONS

RFQ No. 13-16

CITY HALL RE-USE PROJECT

CITY OF NEWPORT BEACH

NOVEMBER 19, 2012





President's Message

In 1973, when I founded the company, we committed ourselves to a basic business principle - stability through controlled growth and consistent hands-on management. Olen's success continues to be driven by this principle.

Today, Olen has attained institutional stature in property ownership and development. We are particularly proud that our growth was entirely achieved through internal operations and without outside equity sources. Our track record for high-quality properties that consistently deliver exceptional returns speaks for itself.

What sets Olen apart from other companies in our industry is that we build and acquire projects for the express purpose of profitably retaining them indefinitely. Consequently, our focus has to be day-to-day and detail oriented, while our vision has always been long term. This will continue to guide us into the future and assure our continued success.

We learned in our early years that in order to thrive in this industry a company has to be both financially and organizationally prepared to deal quickly with market changes. For Olen, being dynamic in our objectives by continuously adjusting for factors that affect our industry has meant the difference between continually enhancing our assets and profitability rather than merely preserving them or having to dispose of them to survive. We not only weathered the last three real estate recessions, but managed to thrive and use them to our advantage.

Olen's strong capital base and financial strength ensures our ability to acquire or build projects when we believe the timing to be correct; as opposed to having to wait until the general wisdom in the market reaches that conclusion.

The past 40 years have also been personally rewarding. I have seen a company of substantial stature, with a dedicated staff, rise from a personal dream. Today, we are very confident about our future and the achievement of even loftier goals, just like we know that in our industry there is no room for complacency.

Igor M. Olenicoff

Natalia M. Olenicoff-Ostensen



QUALIFICATIONS, RELATED EXPERIENCE, AND REFERENCES.....A
FINANCIAL CAPABILITY AND PAST PERFORMANCE.....B
CONCEPTUAL DEVELOPMENT APPROACH.....C
CONCEPTUAL FINANCING APPROACH.....D
APPENDICES AND ATTACHMENTS.....E
EXCEPTIONS TO TERMS, CONDITIONS ETC.....F
PROPOSER INFORMATION FORM (ATTACHMENT A).....G
CITY OF NEWPORT BEACH DISCLOSURE STATEMENT (ATTACHMENT B).....H



Aerial View of City Hall Site and Lido Village (circa 1955)
Source: 75 Years of Newport Heritage

QUALIFICATIONS, RELATED EXPERIENCE,
& REFERENCES

SECTION A
OLEN





Corporate Profile

For over 40 years, Olen has dedicated itself to creating distinctive Commercial and Residential communities from coast to coast.

Our Office portfolio consists of over 7.5 million square feet of premier Office & Flex-Space projects ideally located throughout Orange County, California, South Florida and Chicago.

Olen's multi-family portfolio of over 10,000 units in 40 residential communities are located in California, Las Vegas, South Florida and Arizona.



Corporate Information

Headquartered in Newport Beach, California, with regional offices in Las Vegas and South Florida, Olen owns over 100 developments, with over 10,000 multi-family residences and over 7.5 million square feet of office and flex space. In addition to these core properties, Olen owns several marinas, restaurants, a golf course, and some 1500 acres of improved and zoned single family subdivisions in California, Nevada and Florida.

Olen harnessed the best of geographic and product diversification to build its stable base of operation – one that lessens market cycle impacts and provides a broad platform of opportunities from which to launch future growth.

During the span of four decades, Olen established itself as an industry leader with a successful ability to adapt to evolving market conditions. Our success has always been fueled by our own entrepreneurial capital, out-of-the-box thinking, hard work and an unwavering commitment to achieve the outstanding.

Olen's in-house staffing and expertise covers all aspects of real estate investment, development, construction, asset and property management.

Olen's track record demonstrates our vast depth of experience and a keen ability to create extraordinary value in multi-family residential and commercial developments.

With a commercial and residential portfolio of exceptional quality and Olen's strong capitalization, we see continuing growth in our future.

Our vision and pride in all that we do sets us apart in the business we love being in.



Executive Staff

The average tenure of our executive staff exceeds 19 years and the average tenure of the entire company staff of over 400 exceeds 8 years. This level of staff retention and their dedication is unmatched in our industry. We are VERY PROUD of this record and fully intend to extend it even further in time.

	<i>Tenure</i>
IGOR OLENICOFF President	40 Years
JEANETTE BULLINGTON Executive Vice President	40 Years
NATALIA OLENICOFF Vice President	9 Years
DALE LYON Senior Vice President of Construction	33 Years
JAYNE TAYLOR Vice President/Chief Financial Officer	26 Years
KATHIE WADSWORTH Vice President Marketing/Leasing	29 Years
JULIE AULT Corporate Counsel	8 Years
LINDA DAVIS Director of Human Resources	8 Years
DOUG WOLFE Vice President Operations – Florida	12 Years
ALISA BORIS Vice President Operations –Las Vegas	7 Years
BETSY BROSCHE Vice President Property Manager –California	29 Years
CAMERON SANTOS Vice President Property Manager –California	19 Years



Office Locations

Corporate Headquarters

Seven Corporate Plaza
Newport Beach, CA 92660
(949) 644-6536 Fax (949) 719-7250
www.olenproperties.com

Las Vegas Corporate Office

8620 Peace Way
Las Vegas, NV 89147
(702) 221-7684 Fax (702) 221-9485

South Florida Corporate Office

1062 Coral Ridge Drive
Coral Springs, FL 33071
(954) 340-4904 Fax (954) 344-6968

Overview

<i>Office</i>	21 Projects		4,879,769 SF
<i>Office/R&D</i>	35 Projects		2,840,255 SF
<i>Multi Family Residential</i>			
ARIZONA	1 Project	240 units	258,960 SF
CALIFORNIA	1 Project	260 units	420,922 SF
FLORIDA	18 Projects	3,648 units	4,475,052 SF
NEVADA	21 Projects	6,055 units	6,368,198 SF
<i>MIXED USE</i>	4	33 units	301,873 SF
<i>Restaurants</i>	8		54,091 SF
<i>Marinas</i>	3		
<i>Golf Course</i>	1		
<i>Airport Hangars</i>	3		99,233 SF
RETAIL	9		41,458 SF
TOTAL PROJECTS	125		
TOTAL PROJECTS		10,236 units	
TOTAL SQUARE FOOTAGE			19,739,811 SF

WHA

WHA FIRM PROFILE

Founded: March 1981

Locations: **Southern California**
2850 Redhill Ave, Suite 200
Santa Ana, CA 92705-5543
T 949.250.0607
F 949.250.1529

Northern California
6111 Bollinger Canyon Rd, Suite 495
San Ramon, CA 94583-5186
T 925.463.1700
F 925.463.1725

Professionals: 90

Services: Policy Planning – Specific Plan Services, Entitlements, Agency Interaction
Design Guidelines
Project Management
Feasibility Studies
Land Use Analyses & Grading Studies
Site Studies, Yield Analyses & Product Validation
Physical Land Planning – Community, Neighborhood, Urban, Resort
Historical Research & Studies
Community Visioning & Theming
Architecture – Development, Design, Construction Documents
Conceptual Architectural Programming
Architectural Colors, Materials & Guidelines
Presentation Graphics
Illustrative Renderings
Community Branding & Marketing – Print, Interactive & Social Platforms

Firm Affiliations: National Association of Home Builders
Building Industry Associations
Urban Land Institute
American Planning Association
U.S. Green Building Council
International Council of Building Officials
International Council of Shopping Centers

WHA

WHA FIRM EXPERIENCE

William Hezmalhalch Architects, Inc. (WHA) is a comprehensive land planning and architectural design firm that specializes in the shaping of new communities and reshaping of urban and existing neighborhoods.

Established in 1981, with offices in Santa Ana and San Ramon, California, WHA has served numerous agencies, builders and developers, with an intense effort to exceed expectations and maintain their confidence. A team of professionals, skilled in multiple design and policy disciplines, provides an integrated planning and architectural design process.

A leader in community and neighborhood design, the firm undertakes each project with fresh ideas, not preconceived beliefs or solutions. In addition to architecture, WHA specializes in providing historical research, visioning, environmentally-responsible master and site specific planning, specific plan and Form Based Code services, entitlement processing, planning and architectural design guidelines, prototype building design, master color and materials guidelines, project specific color and materials design, sales brochure line art graphics, branding, theming, community identification,

sustainable consulting and state-of-the-art presentation graphics. These services are offered comprehensively or individually to address the client's specific needs.

A superior caliber of senior design professionals possesses a unique blend of creative skills, and has generated a distinctive portfolio of project diversity. As a result of WHA's in-depth community design history and current involvement, the firm's mixed-use, commercial, apartments, multi-unit and single-family residential project strength is complemented by community architecture.

Other community and prototype projects include clubhouses, day care centers, retail centers, churches and related buildings. WHA also has ten LEED™ accredited professionals on staff.

WHA is an active member of the American Planning Association, Urban Land Institute, US Green Building Council, and several Chapters of the Building Industry Association.

You won't find a more dynamic combination of creative and value-driven services anywhere else. Our leading-edge Studios are strategically integrated with our Expert professional and qualified services for an innovative, efficient and customized experience for every client, every community, every need.

EXPERTISE

Architecture

A leader in community and neighborhood design, our Architecture team specializes in Single Family Design, Attached Residential, Active Adult / Age Qualified, Clubhouse / Recreation, Custom Residential, Institutional, Resort, Workforce / Attainable and Sustainable Design.

Planning

WHA's Community Planning and Design, made up of land planners and landscape architects, specialize in award winning Master, Community, Campus, Infill, Resort, Sustainable and Town Center Planning.

Community Design

Community Design consists of historical research, visioning, architectural theming, policy planning/ specific plan guidelines, agency management assistance, planning and design guidelines, site specific planning, prototype building design, and product specific feasibility studies.

Urban

Our Urban Studio offers project conceptualization, programming and master planning for cultural attractions, town centers, entertainment destinations, and a wide variety of large-scale, leisure-oriented environments.

International

Working side-by-side with our clients, WHA creates memorable, cultural sensitive environments and forefront solutions worldwide. We offer design and planning service worldwide including Europe, Asia, South Pacific, Latin America and the Middle East.

WHA

SPECIALIZED STUDIOS

Architectural Graphics

Architectural Graphics Studio brings project visions to life from beginning to end, from conceptual presentation packages, to print and sales office color displays for new home communities. Our talented graphic professionals work in a variety of hand and digital media types to capture the essence of the project.

Branding & Marketing

Our award-winning Branding & Marketing Studio creates and delivers fresh ideas for community branding, identity, website / interactive, e-mail marketing, social media, print and technology development. We provide clients with big agency experience while respecting the bottom line. Our innovative and cost-effective solutions deliver measurable results for our national and regional clients in the real estate, in-flight entertainment, financial, retail & manufacturing industries.

Color & Materials

The Color Studio offers integrated, architectural color and materials design. With over 25 years of experience, this highly skilled team of professionals has provided color and materials design for a wide variety of project types in diverse, geographic regions.

Rendering

The Rendering Studio is comprised of talented illustrators versed in traditional artistic mediums such as watercolor, pencil, and gouache painting, as well as, modern techniques using computer software like Photoshop, Sketch-Up, Illustrator, and 3D MAX.

Green S.P.A.C.E.

WHA's Green S.P.A.C.E. Studio focuses on continuing advances in sustainable, innovative, and timeless design; attaining a better quality of life within a smaller environmental footprint; collaborating with our clients and design team; and creating environments with time-measured value that are efficient, and healthy spaces for people to use now and in the future.

Concept Design

In order to address the changing demographics, economics and housing needs, WHA's Concept Design Studio is the "think tank" that conceives, designs and provides affordable and achievable solutions. Progressive and forward-thinking, this studio understands the need of relevant design and planning for current and future generations.

REFERENCES



Olen Properties Corp.

US Bank

Contact: Scott McPherson
Vice President
4100 Newport Place, Suite 900
Newport Beach, CA 92660
(949) 863-2367
scott.mcpherson@usbank.com

City of Brea

Contact: David Crabtree
City Planner
Community Development
Department
City of Brea
1 Civic Center Circle
Brea, CA 92821-5732
(714) 671-4406
davidc@ci.brea.ca.us



William Hezmalhalch Architects Inc.

City Ventures

Contact: Herb Gardner, President
1900 Quail St.
Newport Beach, CA 92660
(949)258-7555

Wilson Meany

Contact: Douglas Moreland
Executive Vice President
100 Wilshire Blvd., Suite 940
Santa Monica, CA 90401
(310) 382-9030

Lennar

Contact: Tom Martin, Vice
President
25 Enterprise
Aliso Viejo, CA 92656
(949) 349-8000

& FINANCIAL CAPABILITY
& PAST PERFORMANCE



B



FINANCIAL STATEMENT

A hard copy of Olen’s financial statement was hand delivered in a sealed envelope marked “Confidential” to David Kiff at the City’s offices on November 19th.



West Elevation of the San Clemente Mixed-Use Project
by Olen Properties Corp. and WHA Inc.

Financial Record

Our most valuable asset is not our real estate; it is our credit worthiness and reputation in the financial community. Without this asset, our ability to grow would be most limited. We are proud of our borrowing record, which to date exceeds \$8.0 Billion.

Olen has never experienced an unsuccessful project or a loan foreclosure. This is particularly telling in light of over 40 years of property ownership, retention and development history. There is no single strength that can be targeted as the reason for the company's success. The attributions are many and the list is long.

The following Financial Institutions have extended substantial amounts of term-credit to Olen. Without their belief in our abilities, trust that we would preserve and enhance the collateral assets and have the ability to repay their credit, Olen would have remained only a dream.

We remain focused and entrenched in our markets to make sure that we continue to develop and manage high quality properties that provide a solid base for future credit transactions.

Lenders

AEGON USA

AETNA LIFE

ALLSTATE SAVINGS

AMERICAN SAVINGS

BANK OF AMERICA

BANK OF MONTREAL

BANK ONE

BARNETT BANK

CALIFORNIA BANK & TRUST

CITICORP

COLDWELL BANKER MORTGAGE

CONTINENTAL BANK, LTD.

CW CAPITAL

DETROIT NATIONAL BANK

DWYER-CURLETT & CO.

EQUITABLE LIFE

FANNIE MAE

FIDELITY MUTUAL LIFE

FIRST INTERSTATE BANK

FIRST UNION BANK

FLEET BANK

GENERAL ELECTRIC CAPITAL

GEORGE SMITH FINANCIAL

GIBRALTAR SAVINGS

GLENDALE FEDERAL SAVINGS

GREENWICH CAPITAL

HEITMAN FINANCIAL

HOME FEDERAL SAVINGS

HOME SAVINGS OF AMERICA

HYPOVEREINSBANK

INDUSTRIAL BANK OF JAPAN

I.N.G

INLAND MORTGAGE

IMPERIAL SAVINGS

JEFFERSON PILOT

LASALLE NATIONAL BANK

Lenders

LLOYDS BANK OF CALIFORNIA

SALOMON BROTHERS

LLOYDS BANK, LTD.

SANTA FE FEDERAL SAVINGS

MASSACHUSETTS MUTUAL

SANWA BANK

MANUFACTURERS BANK

SECURITY PACIFIC NATIONAL BANK

M & T

SMITH BARNEY REAL ESTATE FINANCE

NATIONSBANK

STATE FARM

NATL BANK OF SOUTHERN CALIFORNIA

STATE STREET BANK

NATIONWIDE LIFE

THE SWISS BANK

NEW YORK LIFE

TOKAI BANK

NORTHWESTERN MUTUAL LIFE

TRI CAPITAL CORPORATION

OCCIDENTAL LIFE

UBS

PACIFIC SAVINGS BANK

UNION BANK

PENN MUTUAL LIFE

UNITED CALIFORNIA BANK

PHOENIX MUTUAL LIFE

U.S. BANK

PROVIDENT MUTUAL LIFE

WACHOVIA BANK

PNC BANK

WACHOVIA SECURITIES












PRUDENTIAL INSURANCE

WALLACE MOIR REALTY FINANCE

PUBLIC EMPLOYEES OF COLORADO

WESTCO FINANCE CORPORATION











Loan Transactions

BANK	PROJECTS	LOAN AMOUNT
	<ul style="list-style-type: none"> • MULTIPLE BUSINESS COMPLEXES 	\$44,803,387
	<ul style="list-style-type: none"> • IMAGE TRANSFORM, INC • OLEN PACIFIC PLAZA • OLEN PROPERTIES CORP 	\$2,316,969
	<ul style="list-style-type: none"> • OLEN POINTE BREA • DURANGO CANYON 	\$54,400,000
	<ul style="list-style-type: none"> • PLAYERS CLUB APTS. • WHALERS COVE APTS. • INDIAN HILLS APTS. • APT COMPLEXES IN FLORIDA 	\$93,485,875
	<ul style="list-style-type: none"> • MULTIPLE RESIDENTIAL AND BUSINESS COMPLEXES 	\$229,530,000
	<ul style="list-style-type: none"> • IRVINE COPROPRATE PARK • 2 CORPORATE PLAZA • 1017 FITCH, PARK REDHILL 	\$75,070,000
	<ul style="list-style-type: none"> • COLUMBIA CENTER 	\$13,300,000
	<ul style="list-style-type: none"> • HIDDEN COVE APTS. • INSTITUTIONAL GRADE LAS VEGAS APARTMENT COMPLEXES 	\$59,935,000
	<ul style="list-style-type: none"> • MULTIPLE RESIDENTIAL COMPLEXES 	\$212,021,000
	<ul style="list-style-type: none"> • MITCHELL CORPORATE CENTER • PARK CENTER PLAZA 	\$4,500,000
	<ul style="list-style-type: none"> • 13 MULTI-TENANT OFFICE BUILDINGS LOCATED IN ORANGE COUNTY, CA 	\$76,750,000
	<ul style="list-style-type: none"> • RED ROCK HILLS VILLAS • CLUB LAKE POINTE APARTMENTS • SANCTUARY COVE 	\$43,819,000





Loan Transactions

BANK	PROJECTS	LOAN AMOUNT
 GE imagination at work	<ul style="list-style-type: none"> • MULTIPLE PROPERTIES LOCATED IN ORANGE COUNTY, CA 	\$299,000,000
 GEORGE SMITH PARTNERS <small>REAL ESTATE INVESTMENT MANAGEMENT</small>	<ul style="list-style-type: none"> • COMPACT VIDEO ENTERTAINMENT CENTER AND SATELLITE PARK BURBANK, CA 	\$5,500,000
 HEITMAN <small>REAL ESTATE INVESTMENT MANAGEMENT</small>	<ul style="list-style-type: none"> • DIAMOND HEAD APTS. • THE INVITATIONAL APTS. • PLAYERS CLUB APTS. 	\$22,000,000
	<ul style="list-style-type: none"> • VON KARMAN RESEARCH CENTER 	\$2,048,000
	<ul style="list-style-type: none"> • MULTIPLE RESIDENTIAL COMPLEXES 	\$13,000,000
	<ul style="list-style-type: none"> • 130,000 SQ FT. MULTI-TENANT FLEX BUILDING 	\$8,750,000
	<ul style="list-style-type: none"> • EAGLE TRACE 	\$14,968,500
	<ul style="list-style-type: none"> • 4875 PARKRIDGE BOYNTON BEACH, FL 	\$2,000,000
	<ul style="list-style-type: none"> • MULTIPLE RESIDENTIAL COMPLEXES 	\$149,830,760
	<ul style="list-style-type: none"> • MULTIPLE BUSINESS COMPLEXES 	\$149,830,760
	<ul style="list-style-type: none"> • CLUB MIRA LAGO • THE INVITATIONAL • SANCTUARY COVE APTS. 	\$74,500,000
	<ul style="list-style-type: none"> • MULTIPLE RESIDENTIAL COMPLEXES 	\$250,000,000

Loan Transactions

BANK	PROJECTS	LOAN AMOUNT
	<ul style="list-style-type: none"> • SHELTER COVE APTS. • SPANISH WELLS APTS. • SPANISH RIDGE APTS. 	\$31,250,000
	<ul style="list-style-type: none"> • INDIAN HILLS APTS. • THE BREAKERS AT THE LAKES APTS. 	\$36,200,000
	<ul style="list-style-type: none"> • AIRWAY BUSINESS-EAST 	\$2,500,000
	<ul style="list-style-type: none"> • NEWPORT FREEWAY BUSINESS PARK • ORANGE FREEWAY BUSINESS PARK 	\$10,600,000
	<ul style="list-style-type: none"> • CALIFORNIA OFFICES, BUSINESS CENTERS AND FLEX COMPLEXES 	\$253,000,000
	<ul style="list-style-type: none"> • HORIZON RIDGE APTS. • FALLING WATER APTS. 	\$28,500,000
	<ul style="list-style-type: none"> • CENTURY CENTRE 	\$100,000,000
<p style="text-align: center;">Smith, Hunter & Associates Inc.</p>	<ul style="list-style-type: none"> • 100,000 SQ.FT. INDUSTRIAL PARK 	\$4,750,000
	<ul style="list-style-type: none"> • JAMBOREE CORPORATE PARK 	\$4,737,290
	<ul style="list-style-type: none"> • BUSINESS COMPLEXES IN IRVINE, CA 	\$4,737,290
	<ul style="list-style-type: none"> • MULTIPLE RESIDENTIAL AND BUSINESS COMPLEXES 	\$253,825,000
<p style="text-align: center;">SALOMON BROTHERS</p>	<ul style="list-style-type: none"> • EAGLE TRACE APTS. 	\$44,500,000

Loan Transactions

BANK	PROJECTS	LOAN AMOUNT
	• ACACIA PARK RESORT	\$308,500,000
THE SWISS BANK	• 19 BUSINESS CENTERS IN THE IRVINE BUSINESS PARK • 42 OFFICE AND INDUSTRIAL BUSINESS CENTERS IN CALIFORNIA	\$434,000,000
	• OLEN CORP PLAZA	\$25,000,000
UNITED CALIFORNIA MORTGAGE COMPANY	• MULTIPLE RESIDENTIAL AND BUSINESS COMPLEXES	\$23,975,000
	• MULTIPLE RESIDENTIAL AND BUSINESS COMPLEXES	\$95,500,000
	• ONE SOUTH DEARBORN	\$280,000,000
WALLACE MOIR COMPANY	• A BUSINESS CENTER IN THE IRVINE BUSINESS COMPLEX	\$4,200,000
WESTCO REAL ESTATE FINANCE CORP.	• A 2 BUILDING OFFICE COMPLEX	\$33,500,000
Total Term Loans		\$4,201,696,541
Total Construction Loans (Approximate)		\$4,000,000,000
Total Borrowings (Approximate)		\$8,250,000,000

CONCEPTUAL DEVELOPMENT APPROACH





Introduction

Our long term goals mandate developing extraordinary in-house resources. The organization and staffing has to be both vertically and horizontally integrated, encompassing skills in land acquisition, project design and construction, asset management, finance, marketing and property management.

In order to maintain the level of quality and maintenance that we insist on, Olen has established skilled in-house maintenance staff to service our projects.

Our market edge comes as a result of this structure and in-house construction of our projects, assuring timely completions, cost effectiveness and final product quality.

We plan to keep moving ahead with our conservative and prudent management philosophy that has enabled us to become the dynamic real estate organization we are today.

We have never experienced an unsuccessful project or an unprofitable year. Each year has brought an increase in revenues and liquidity and we aim to keep it that way.



Real Estate Holdings

Olen's mainstream business is REAL ESTATE INVESTMENT. Olen is NOT a merchant developer. We develop projects solely because we know we build a better product than can be reasonably acquired.

We have successfully made it through 4 decades of cycles and today own and manage a portfolio of over 1500 buildings, consisting of over 20,000,000 square feet, set on 3,800 acres and housing over 14,000 tenants.

Our developments stand the test of time. They endure because we have built them from the ground up, based on our unwavering commitment to quality construction, asset management, and the financial resources to assure that our commitment is successfully achieved.

Furthermore, we realize that Real Estate is a local business and for that reason we focus on only those markets and products we know and understand best, and always have a hands-on presence. Our executive staff understands that whatever task is at hand, we will rise to the challenge, and thereby maximize value for the company.

This is the main theme of the Olen story.

CONCEPTUAL DEVELOPMENT APPROACH

As previously stated in our transmittal letter, there are three fundamental components to Olen's conceptual development approach for the City-Hall Re-Use project. These include:

Public Benefit: We are committed to creating a project that helps to fulfill the objectives of the Lido Village Master Plan including establishing an integrated pedestrian and open space network to connect interior areas of Lido with the Newport waterfront and points beyond.

Public Parking: During our preliminary research we discovered that there is an existing need and growing demand for public parking in this area. This demand will only increase as the area is redeveloped. If selected for the project, we are open to the possibility of working with the City to create opportunities for more public parking.

Public Charrette: We acknowledge that high-profile sites and projects such as this typically have numerous misconceptions surrounding them. In order to most efficiently navigate the entitlement process (including CEQA and Coastal Commission); we are open to the possibility of conducting a public charrette with the City to develop plans for the site. We feel that this approach is necessary in generating collective support for the project. We believe that a public charrette process will foster greater community and stakeholder involvement, helping the cohesive long-term vision of the Lido Village Design Guidelines become a reality.

In addition to these components, Olen is committed to creating a high-quality mixed-use project that will act as a catalyst for the Lido Village area and as a gateway for the greater Balboa peninsula.

City Hall Goals

(according to the Lido Village Design Guidelines):

- Provide quality outdoor spaces that are publicly accessible.
- Improve the Newport Boulevard and 32nd Street interfaces to create a secondary gateway.
- Provide for increased building heights on the City Hall Site with emphasis on mixed use zoning.
- Incorporate a dynamic tenant mix that maximizes value without compromising existing owners and their tenant mixes.
- Balance residential needs with visitor services.
- Use appropriate architectural styles with historic references in the design elements of new buildings.
- Provide emphasis for pedestrian connections and public space.



We are familiar with the goals and aspirations of the City Hall section of the Lido Village Design Guidelines and are confident that we can create a project that both meets these criteria and is financially viable.

City Hall Edge Conditions

Key Edge Condition Criteria

The City Hall Site anchors the Village at the southwestern boundary, serving as the gateway and connection point to West Newport and the Pacific Ocean. The primary focus of this study area should promote Beach to Bay connectivity, public open space, and complementary tenant mixes within the area. Key improvement points should consider the following:

- Improving pedestrian connectivity within the parcel connecting the Beach to the Bay
- Building and massing should address 32nd Street and complement the existing building forms
- Incorporating public or civic spaces for people gathering and events
- Include Village wide landmark or monumentation improvements
- Minimizing vehicular access along Newport Blvd and 32nd Street to mitigate pedestrian & vehicular conflicts
- Improving the pedestrian experience along Newport Blvd and 32nd Street

Street Focused Edge

- Image defining façades with street orientation.
- Create strong building/pedestrian interface.
- Unifying theme and character encouraged along street segment.

Buffer Edge

- Limited pedestrian and vehicular access.
- Achieve softening between uses of differing intensities.
- Promote landscape solutions with vertical emphasis.
- Encourage façade enhancements that are visually attractive.

Service Edge

- Back of house or service conditions.
- Encourage special screening applications.
- Limited pedestrian access.



Key Map: City Hall

Primary Pedestrian Corridor

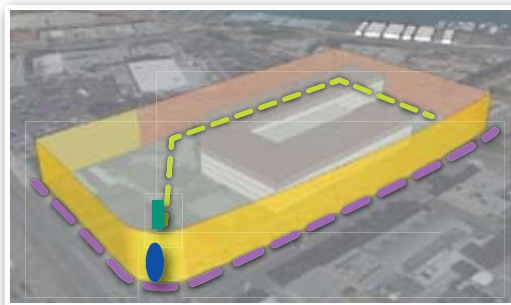
- Located along primary roadways.
- Encourage pedestrian friendly safety measures.
- Enhanced landscape elements.

Secondary Pedestrian Corridor

- Located along secondary streets and off street corridors.
- Limited vehicular access.
- Private and public conditions that encourage multi modal use.

Overview

2-12 LIDO VILLAGE DESIGN GUIDELINES | DECEMBER 2011



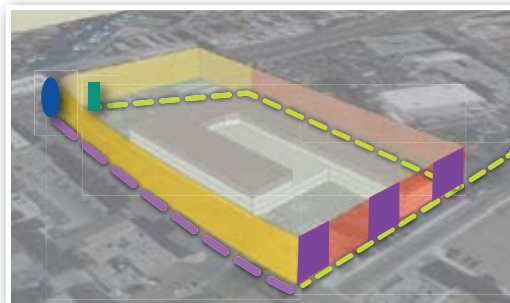
City Hall Design Area Edges and Corridors

Landmark Opportunity

- Vertical elements, way finding, and orientation.

Node Opportunity

- Formal and informal people places, outdoor living room, plazas, or building relief.



City Hall Design Area Edges and Corridors

Overview

LIDO VILLAGE DESIGN GUIDELINES | DECEMBER 2011

2-13

CONCEPTUAL FINANCING APPROACH

SECTION D



CONCEPTUAL FINANCING APPROACH

As with many of Olen's projects, we will likely self-finance the development of the City Hall Re-Use Project should we be selected. In our experience with projects of approximately the same size we have typically self-funded construction and later refinanced post-occupancy. Should we be selected to move forward in the selection process, we plan to refine our financing model once negotiations with the City commence.



APPENDICES & ATTACHMENTS

SECTION E

The logo for OLEN features a stylized, multi-faceted geometric shape above the word "OLEN" in a bold, sans-serif font. The word "SECTION" is positioned above the logo, and the letter "E" is positioned to the right of the logo.

The following pages include examples of relevant previous projects, a summary of Olen's real estate portfolio demonstrating our extensive experience in multi-family and mixed-use projects, a list of media articles and team member resumes for your reference.

WHA

SAN CLEMENTE MIXED-USE PROJECT
CLIENT: OLEN PROPERTIES CORP.

WHA
San Clemente Mixed Use
Mixed Use | Podium Flats | Retail
Commercial & Residential Parking
San Clemente, CA | Olen Properties
16 Units | 0.5 AC | 32 U/A



Mixed Use

DELRAY COMMERCIAL CENTER 9,116 SQ FT
Delray Bay, FL 33483



EL CAMINO REAL 20,000 SQ FT
San Clemente, CA 92673



MC FADDEN CENTER 184,737 SQ FT
Santa Ana, CA 92705



QUANTUM TOWN CENTER 88,020 SQ FT
33 Commercial Units-Built out
33 Residential Units-Built out
Boynton Beach, FL 33426



Marinas

LIDO VILLAGE MARINA
Newport Beach, CA 92663



MANATEE COVE MARINA
Palm Beach, FL 33435



SANCTUARY COVE MARINA
Village of North Palm Beach, FL 33410



Golf Course

WALKABOUT GOLF AND COUNTRY CLUB
Mims, FL 32754



Restaurants

ANDREI'S at CENTURY CENTRE
Irvine, CA 92614

14,692 SQ FT



CEDAR CREEK INN
Brea, CA 92621

7,752 SQ FT



CENTURY CENTRE AMY'S CAFÉ
Irvine, CA 92614

2,604 SQ FT



EL TORITO
Brea, CA 92621

10,500 SQ FT



ANDREI'S AT OLEN POINTE
Brea, CA 92621
(Under Construction)

2,600 SQ FT



OUTBACK STEAKHOUSE
Brea, CA 92621

6,115 SQ FT



POINTE DRIVE CAFÉ
Brea, CA 92621

1,628 SQ FT



SOUPLANTATION
Brea, CA 92621

8,200 SQ FT



Retail

Quantum Town Center
 Boynton Beach, FL 33426



Building	1	4,000	Vacant Land
Building	2	3,500	Under Construction
Building	3,4,5,6,7	25,001	Built Out
Building	8	5,157	Vacant Land
Building	9	3,800	Vacant Land
Total		41,458	

Airport Hangars

LONG BEACH AIRPORT HANGARS
Long Beach, CA 90808

18,450 SQ FT



**GULFSTREAM AIRCRAFT
LONG BEACH MAINTENANCE
FACILITY**
Long Beach, CA 90803

80,783 SQ FT



Multi-Family Residential (California)

**THE POINTE
APARTMENT HOMES**
Brea, CA 92821

260 Apts.

420,922 SQ FT



Multi-Family Residential (Arizona)

SERENA SHORES
Gilbert, AZ 85234

240 Apts.

258,960 SQ FT



Multi-Family Residential *(Nevada)*

ARROYO GRANDE
225 S. Stephanie Street
Henderson, NV 89102

232 Apts. 235,411 SQ FT



BREAKERS
9901 W. Sahara Avenue
Las Vegas, NV 89117

400 Apts. 349,600 SQ FT



CANYON VILLAS
650 S. Town Center Drive
Las Vegas, NV 89114

256 Apts. 295,309 SQ FT



DESERT ROSE
4301 North Blagg Road
Pahrump, NV 89060

242 Apts. 254,584 SQ FT



DIAMONDHEAD
1799 N. Decatur Blvd.
Las Vegas, NV 89108

186 Apts. 210,560 SQ FT



DURANGO CANYON
4515 South Durango Dr
Las Vegas, NV 89147

544 Apts. 596,208 SQ FT



EAGLE TRACE
5370 E Craig Road
Las Vegas, NV 89115

984 Apts. 931,180 SQ FT



Multi-Family Residential (Nevada)

FALLING WATER
1350 Town Center Drive
Las Vegas, NV 89114

288 Apts. 357,824 SQ FT



HIDDEN COVE
3335 Hauck Street
Las Vegas, NV 89146

212 Apts. 192,636 SQ FT



HORIZON RIDGE
595 South Green Valley Pkwy.
Henderson, NV 89012

200 Apts. 210,492 SQ FT



INDIAN HILLS
4550 W. Sahara Ave.
Las Vegas, NV 89102

484 Apts. 435,600 SQ FT



THE INVITATIONAL
1801 N. Green Valley Parkway
Henderson, NV 89074

184 Apts. 163,160 SQ FT



MORNINGSTAR
3355 S. Town Center Drive.
Las Vegas, NV 89135

195 Apts. 274,133 SQ FT



MANATEE BAY SOUTH
Boynton Beach, FL 33435

88 Apts. 96,800 SQ FT



PLAYERS CLUB
1895 N. Green Valley Parkway
Henderson, NV 89074

184 Apts. 163,160 SQ FT



Multi-Family Residential *(Nevada)*

RED ROCK VILLAS
451 Crestdale Lane
Las Vegas, NV 89144

192 Apts. 307,664 SQ FT



SHELTER COVE
2683 S. Decatur Boulevard
Las Vegas, NV 89102

304 Apts. 251,840 SQ FT



SPANISH RIDGE
7340 W. Russell Road
Las Vegas, NV 89113

249 Apts. 267,484 SQ FT



SPANISH WELLS
5355 Rainbow Boulevard
Las Vegas, NV 89118

180 Apts. 174,212 SQ FT



WILLOWBROOK
2601 S. Pavilion Center Drive
Las Vegas, NV 89135

364 Apts. 423,821 SQ FT



**WILLOW CREEK
GOLF VILLAS**
At the Willow Creek Golf Course
Parhump, NV 89060
(Under construction)

160 Apts. 168,320 SQ FT



**WILLOW CREEK
SINGLE FAMILY LOTS**
At the Willow Creek Golf Course
Parhump, NV 89060
(Under construction)

15 SFL 105,000 SQ FT



Multi-Family Residential *(Florida)*

CLUB LAKE POINTE
555 Lakeview Dr.
Coral Springs, FL 33071

240 Apts. 295,880 SQ FT



CLUB MIRA LAGO
1060 Coral Ridge Drive
Coral Springs, FL 33071

304 Apts. 389,072 SQ FT



DELRAY BAY
3360 Delray Bay Dr.
Delray Beach, FL 33483

166 Apts. 213,944 SQ FT



INDIAN HILLS
11211 S. Military Trail.
Boynton Beach, FL 33436

450 Apts. 504,336 SQ FT



MANATEE BAY
1632 North Federal Highway
Boynton Beach, FL 33435

180 Apts. 222,643 SQ FT



PLAYERS CLUB
1501 Coral Ridge Drive
Coral Springs, FL 33071

278 Apts. 342,789 SQ FT



Multi-Family Residential *(Florida)*

QUANTUM LAKE VILLAS

2700 Quantum Lakes Drive
Boynton Beach, FL 33426

599 Apts. 748,125 SQ FT



QUANTUM TOWN CENTER

Boynton Beach, FL 33426

80 Apts. 89,200 SQ FT
Under Construction



18 Apts. 89,200 SQ FT
Built Out

Quantum Lot 17

80 Apts. 89,200 SQ FT
In Planning for Construction 2013

Quantum Lot 52

114 Apts. 125,400 SQ FT
In Planning for Construction 2013

SANCTUARY COVE

700 Sanctuary Cove Drive
North Palm Beach, FL 33410

420 Apts. 477,658 SQ FT



VILLAS OF JUNO

12801 U.S. Highway 1
Juno Beach, FL 33408

123 Apts. 222,901 SQ FT



WESTON PLACE

16000 South Post Road
Weston, FL 33331

372 Apts. 451,618 SQ FT



WHALERS COVE

2301 S. Congress Avenue
Boynton Beach, FL 33426

136 Apts. 182,898 SQ FT



Office

OLEN CENTER-NEWPORT
Newport Beach, CA 92660

52,452 SQ FT



OLEN CORPORATE PLAZA
Irvine, CA 92606

57,194 SQ FT



OLEN LIDO PLAZA
Newport Beach, CA 92663

18,981 SQ FT



OLEN PACIFIC PLAZA
Newport Beach, CA 92663

14,916 SQ FT



OLEN POINTE BREA
Brea, CA 92621

1,424,728 SQ FT



ONE SOUTH DEARBORN
Chicago, IL 60603

1,048,792 SQ FT



ONE VENTURE PLAZA
Irvine, CA 92618

43,737 SQ FT



Office

**PACIFIC POINTE
CORPORATE CENTRE**
San Clemente, CA 92673

124,097 SQ FT



PARKCENTER PLAZA
Santa Ana, CA 92705

29,439 SQ FT



**COWAN CORPORATE
CENTER**
Irvine, CA 92614

21,793 SQ FT



**MITCHELL CORPORATE
CENTER**
Irvine, CA 92614

15,240 SQ FT



SPECTRUM POINTE
Lake Forest, CA 92630

75,000 SQ FT



SPECTRUM POINTE
Lake Forest, CA 92630

80,275 SQ FT



TWO VENTURE PLAZA
Irvine, CA 92618

301,778 SQ FT



Office/ R & D

**AIRWAY BUSINESS
CENTER - EAST**

Costa Mesa, CA 92626

68,871 SQ FT



**AIRWAY BUSINESS
CENTER - WEST**

Costa Mesa, CA 92626

36,597 SQ FT



**AMANECER BUSINESS
PARK**

San Clemente, CA 92673

81,260 SQ FT



**ARMSTRONG CORPORATE
PLAZA**

Irvine, CA 92614

30,000 SQ FT



**AVENTURA BUSINESS
PARK**

Rancho Santa Margarita, CA 92688

42,403 SQ FT



GILLETTE RESEARCH CENTER

Irvine, CA 92614

43,417 SQ FT



IRVINE CORPORATE PARK

Irvine, CA 92615

115,205 SQ FT



Office/ R & D

JAMBOREE BUSINESS CENTER
Irvine, CA 92614

65,798 SQ FT



JAMBOREE CORPORATE PARK
Irvine, CA 92614

101,770 SQ FT



LAKE FOREST CORPORATE PARK
Laguna Hills, CA 92653

58,010 SQ FT



MACARTHUR/MAIN BUSINESS CENTER
Irvine, CA 92614

43,663 SQ FT



MESA WEST BUSINESS PARK
Costa Mesa, CA 92627

81,724 SQ FT



MISSION VIEJO COMMERCE PARK
Mission Viejo, CA 92691

145,937 SQ FT



MOULTON PARK PLACE
Laguna Hills, CA 92653

100,744 SQ FT



NEWPORT FREEWAY BUSINESS PARK
Costa Mesa, CA 92626

210,126 SQ FT



Office/ R & D

NEWPORT-MESA CENTRE
Costa Mesa, CA 92626

68,702 SQ FT



**NORTH POINTE
BUSINESS CENTER**
Yorba Linda, CA 92887

114,619 SQ FT



**OLEN LAMBERT
BUSINESS CENTER**
Brea, CA 92621

80,422 SQ FT



**OLEN MAIN
STREET PLAZA**
Irvine, CA 92614

41,983 SQ FT



OLEN SPECTRUM CENTRE
Irvine, CA 92618

88,112 SQ FT



**ORANGE FREEWAY
BUSINESS PARK**
Placentia, CA 92670

186,500 SQ FT



ORCHARD TECHNOLOGY PARK
Lake Forest, CA 92630

101,922 SQ FT



Office/ R & D

PARK REDHILL/COWAN
Irvine, CA 92614

17,444 SQ FT



**PARK REDHILL/FITCH
BUSINESS CENTER**
Irvine, CA 92614

14,567 SQ FT



**PARK REDHILL
MITCHELL PROPERTY - I**
Irvine, CA 92614

22,195 SQ FT



**PARK REDHILL
MITCHELL PROPERTY - II**
Irvine, CA 92614

15,464 SQ FT



**PARK REDHILL
MITCHELL PROPERTY - III**
Irvine, CA 92614

20,270 SQ FT



REDHILL BUSINESS PARK
Tustin, CA 92780

119,640 SQ FT



**SAN CLEMENTE
COMMERCE CENTER**
San Clemente, CA 92672

71,397 SQ FT



Office/ R & D

**SPECTRUM TECHNOLOGY
CENTER**
Irvine, CA 92618

159,033 SQ FT



SPECTRUM POINTE I & II
Lake Forest, CA 92618

306,428 SQ FT



TAFT BUSINESS CENTER
Orange, CA 92865

17,164 SQ FT



**VON KARMAN
RESEARCH CENTER**
Irvine, CA 92614

30,000 SQ FT



**VON KARMAN
COMMERCE CENTER**
Irvine, CA 92614

62,622 SQ FT



WARNER CORPORATE PARK
Tustin, CA 92680

76,246 SQ FT



Media

Please enjoy the below listed articles on the attached disk.

- **1987 - Financial Enterprize** - *The Life and Times of Igor Olenicoff*
- **1988 - Introduction to Business** - *By Igor Olenicoff*
- **1990 - Irvine** - *Olen Properties Corp*
- **1995 - Coaster** - *A Man and his Building*
- **1997 - LA Times** - *Who Owns the Most*
- **1997 - OC Register**- *Office Building Boom*
- **1997 - The Colorful Coast** - *Olen*
- **2009 - Haute Living** - *Power Players of O.C*

Forbes Articles

- **1988** - *Forbes Four Hundred The Richest People in America*
 - **2006** - *Forbes The 400 Richest People in America*
 - **2007** - *Forbes Billionaires The World's Richest People*
 - **2007** - *Forbes Hall of Fame*
 - **2007** - *Forbes The World's Billionaires #618*
 - **2007** - *Forbes The World's Billionaires #286 (25 Anniversary Issue)*
 - **2008** - *Forbes The World's Billionaires #743*
 - **2009** - *Forbes 400 Richest Americans*
 - **2009** - *Forbes Billionaire Bust*
 - **2009** - *Forbes Immigrant Billionaires*
 - **2009** - *Forbes The World's Billionaires #236*
 - **2009** - *Forbes The World's Billionaires #522 - 1*
 - **2009** - *Forbes The World's Billionaires #522 - 2*
 - **2010** - *Forbes Special Edition Billionaires The World's Richest People*
 - **2010** - *Forbes 400 Wealthiest Americans #144*
 - **2010** - *Forbes Special Edition Billionaires The World's Richest People*
 - **2011** - *Forbes 30th Annual 400 Richest People in American*
 - **2011** - *Forbes 50 Russians Who Conquered the Peace*
 - **2011** - *Forbes The Billionaires Issue #459*
 - **2011** - *Forbes The World's Billionaires #459*
 - **2012** - *Forbes 50 Printed in Russian*
 - **2012** - *Forbes Billionaires 25th Anniversary Issue*
-

Media

Please enjoy the below listed articles on the attached disk.

Orange County Business Journal Articles

- **1996** - *Igor's Assets*
- **2000** - *OC's 50 Profile*
- **2004** - *OC's Wealthiest*
- **2005** - *OC's 50 Profile*
- **2005** - *OC's Wealthiest*
- **2006** - *OC's Wealthiest*
- **2007** - *OC's Billionaire's Club*
- **2008** - *OC's Billionaire's Club*
- **2009** - *Building A Business For A Family*
- **2009** - *OC's 50 Profile*
- **2010** - *OC's Wealthiest*
- **2010** - *Olenicoff Up Big*
- **2010** - *This Time Around*
- **2011** - *Generation W - Next Generation*
- **2011** - *OCB's Book of Lists*
- **2011** - *OC's 50 Profile*
- **2011** - *OC's Wealthiest*
- **2011** - *Olenicoff Up Among Locals on Forbes Billionaires List*
- **2012** - *Commercial Market Comes Olen's Way*
- **2012** - *Nine From OC on Forbes Global List*
- **2012** - *Nine OCers on Forbes 400*
- **2012** - *OC's 50 Inventory of Influence*
- **2012** - *OC's Book of Lists*
- **2012** - *Special Issue of OC's Private Companies*

WHA ARCHITECTURE | PLANNING | COMMUNITY DESIGN | URBAN | INTERNATIONAL



RON
KUGLER

CGBP

RON@WHAINC.COM



WILLIAM HEZMALHALCH ARCHITECTS, INC. | 2850 REDHILL STE. 200, SANTA ANA, CA 92705 | 949. 250. 0607

About Ron—Ron Kugler is a Senior Principal of Multi Family Architecture at William Hezmalhalch Architects. With over 26 years of experience in the industry, and 18 years at WHA, Ron Kugler’s knowledge of the legal aspects of the business has made him an invaluable asset to William Hezmalhalch Architects as well as to our clients. His management of the technical processes such as code compliance, quality control, budget management, construction administration, and field methodologies, and core constructability requirements have ensured that William Hezmalhalch Architects delivers quality built projects from design through construction.

With dedication and commitment to providing the best solutions for our clients and to the communities, Ron Kugler adheres to the same philosophy that William Hezmalhalch Architects displays and strives for on a daily basis. With an emphasis on education and training, Ron Kugler empowers his staff to always strive for better designs and solutions. This attitude, coupled with the desire to service the client is what has made the firm active and involved in numerous residential and mixed-use loft, apartment, townhome, condominium and high-density single-family detached building types. It is also this attitude that has made William Hezmalhalch Architects a leader in the industry today.

Education— Residential Development, University of California, Irvine | A.A. Architectural Design, 1976; Long Beach City College

Professional Affiliations—Certified Green Building Professional

WHA ARCHITECTURE | PLANNING | COMMUNITY DESIGN | URBAN | INTERNATIONAL



TODD
LARNER

AIA

TODDL@WHAINC.COM



WILLIAM HEZMALHALCH ARCHITECTS, INC. | 2850 REDHILL STE. 200, SANTA ANA, CA 92705 | 949. 250. 0607

About Todd—With over sixteen years of experience in land planning and urban design, Todd brings valuable experience to the Community Planning and Design team at WHA. His portfolio includes project management and design expertise in master planned communities, mixed-use, urban infill, site specific neighborhood design, education facilities, resorts and theme parks. Todd provides strong leadership, project management and collaborative design skills that benefit clients throughout the development process. He has participated and conducted multiple community charette and vision workshops for large master planned communities as well as urban infill projects.

Education— Bachelor of Science in Planning and Architecture, University of Southern California

Professional Affiliations—Urban Land Institute Orange County; American Institute of Architects

WHA ARCHITECTURE | PLANNING | COMMUNITY DESIGN | URBAN | INTERNATIONAL



RON
NESTOR

AIA, NCARB, LEED AP

RONN@WHAINC.COM



WILLIAM HEZMALHALCH ARCHITECTS, INC. | 2850 REDHILL STE. 200, SANTA ANA, CA 92705 | 949. 250. 0607

About Ron— With over 34 years of design and planning experience in a wide variety of product types ranging from single-family homes to downtown high-rise corporate headquarters, Ron’s projects include some of the most recognized in the region. His work includes historic rehabilitations, resort planning, commercial retail and office buildings, tenant improvements and interiors, a diverse spectrum of residential projects, as well as significant redevelopment and large-scale master planned communities throughout California and the West. His recent projects have been recognized with LEEDTM designations, including the highest level ever achieved for an affordable housing project in America. His public sector work includes Courthouse, City & County Hall, Community Recreation, and Performing Arts projects. Ron has led Design Charettes and community workshops benefiting many local communities.

His design approach balances efficiency, style, and sustainability while working closely with Clients to achieve their dreams. He takes seriously the idea that people will build their lives within these environments, and his projects have been recognized by the industry as leading examples of quality design, new urbanism, sustainability and smart growth.

Education—Bachelor of Science, magna cum laude, California State Polytechnic University, Pomona, 1980 | Bachelor of Architecture, magna cum laude, California State Polytechnic University, Pomona, 1981

Professional Affiliations—American Institute of Architects, Urban Land Institute, Society of Architectural Historians, Downtown, Inc.

EXCEPTIONS TO TERMS, CONDITIONS ETC.

SECTION F

The logo for OLEN features a stylized, multi-faceted geometric shape above the word "OLEN" in a bold, sans-serif font. The word "SECTION" is positioned above the "OLEN" logo.

EXCEPTIONS

Olen Properties Corp. agrees to the Terms and Conditions outlined in the City Hall Re-Use RFQ packet. At this time we do not have any exceptions to these Terms or Conditions.

PROPOSER INFORMATION FORM
(ATTACHMENT A)



G



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: OLEN PROPERTIES CORP.

ADDRESS FOR NOTICES: Seven Corporate Plaza
Newport Beach, CA 92660

MAIN CONTACT (NAME AND TITLE): Mark Zonarich, Design/Project Manager



CONTACT NUMBERS: TELEPHONE: 949.719.7222 FAX: 949.719.7274

E-MAIL ADDRESS: mzonarich@olenproperties.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):

	Igor M. Olenicoff	President	11-19-12
SIGNATURE	PRINT NAME	TITLE	DATE
	Dale M. Lyon	Sr. Vice President, Construction	11-19-12
SIGNATURE	PRINT NAME	TITLE	DATE

2. SIGNATURE AUTHORIZATION IS PROVIDED IN ACCORDANCE WITH:

- Proposer's Bylaws/ Operating Agreement Section _____ Copy Attached
- Board Resolution 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.

CITY OF NEWPORT BEACH
DISCLOSURE STATEMENT (ATTACHMENT B)



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, TOOD LARNER/WHA [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.):

LIDO VILLAGE CONCEPTUAL PLANNING: 9.10.10 - 1.22.11

LIDO VILLAGE DESIGN GUIDELINES: 7.1.11 - 12.30.11

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

 11.19.12

Signature Date

TOOD LARNER, SR. PRINCIPAL DIR. OF PLANNING, WHA INC.

Printed Name and Title