



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

March 19, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to request the City Attorney to prepare and authorize the Executive Director to execute a six-month Exclusive Negotiating Agreement with AMCAL Homes, Inc., for the development of the North Village Center Project. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the four square block area bounded by 56th Street on the south, 59th Street on the north, Lime Avenue on the east, and Linden Avenue on the west has been identified in the North Long Beach Strategic Guide for Redevelopment for potential development related to the creation of a strong North Village Center (Exhibit A – Site Map).

On June 8, 2006, the Long Beach Redevelopment Agency (Agency) staff released a Request for Proposals (RFP) for the two northern blocks in the North Village Center. Four development teams submitted proposals in response to the RFP on September 8, 2006. The development teams also sent confidential proforma data and other financial qualification information under separate cover to Keyser Marston Associates, Inc. (KMA), the Agency's real estate consultant.

Staff has spent the last six months reviewing the proposals with the Agency and KMA. Staff visited sites referenced by the developers, and met with the developers to discuss elements such as urban design, housing types and density, parking requirements and treatment of potential historic resources.

Staff recommends that the Agency enter into an Exclusive Negotiating Agreement (ENA) with AMCAL Homes, Inc., for the development of this project. The development proposal (Exhibit B) provides some good concepts related to opportunities at the target site; however, additional design work is needed. The proposed ENA will allow staff and

REDEVELOPMENT AGENCY BOARD MEMBERS

March 19, 2007

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the developer to further the Agency's development goals and work through some design modifications.

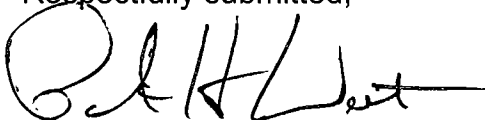
An ENA with the preferred developer gives both parties, the Agency and the developer, time to work together exclusively to develop an acceptable design and to determine whether the project is feasible physically and financially. During the ENA period an updated design and feasibility review will be provided to the Agency and community to determine elements of a potential Disposition and Development Agreement.

The ENA will run for a term of six months. The Executive Director will have the ability to extend the term for an additional six months, if necessary. A good faith deposit of \$50,000 will be required upon execution of the ENA.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Development Proposal

Exhibit A

NORTH VILLAGE CENTER

SITE MAP

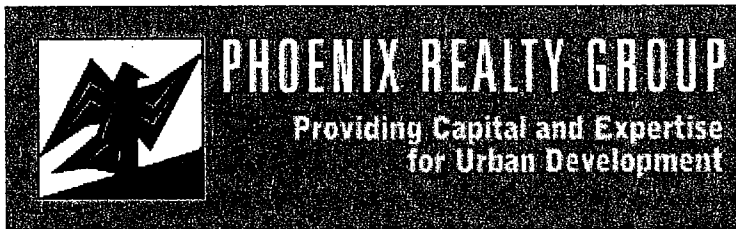


Exhibit B

Village Center
Atlantic Avenue & South Street
Long Beach, CA



Civic Enterprise Development LLC



H
O
M
E



Architectural Design Team

Daly Genik - Housing

Roger Sherman Architecture & Urban Design - Housing and Urban Design

Edwin Chan, Partner, Gehry Partners - Library

September 8, 2006

Redevelopment Agency of the City of Long Beach
333 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
Attn: Aldo Estrella Schindler

RE: Response to Request for Proposals – Village Center, Atlantic Avenue and South Street

It is with great pleasure that Civic Enterprise Development and AMCAL Homes present our proposal, **Northtown Village**, in response to the Redevelopment Agency of the City of Long Beach. The proposed development is a joint venture between two experienced development firms that bring complimentary skills to the team.

AMCAL has developed quality housing throughout California since 1978. AMCAL has recently focused on workforce housing opportunities, including both rental and for-sale housing. AMCAL is currently in the planning and construction phases of more than 1,000 affordable and market-rate units throughout California. The value of projects completed or in development is more than \$250,000,000.

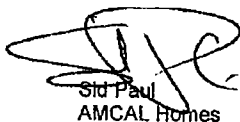
Civic Enterprise is a full-service real estate development firm that specializes in planning and building in emerging neighborhoods throughout Southern California. With expertise that covers the complete revitalization process, Civic Enterprise carries neighborhood revitalization projects from conceptual planning through financing, entitlement construction and the actual realization of improved communities. All CED projects are founded on a deep commitment to releasing the untapped potential of emerging communities.

Northtown Village, located on approximately six acres surrounding Atlantic Avenue north of South Street, will provide 199 new residences and a place where renters can become first-time homeowners in a walkable, mixed-use community. It will be a destination where local and national retailers can find success at a crossroads of renewed activity along Atlantic Boulevard. Our proposal will create a node of activity in North Long Beach through a beautifully designed streetscape that fits into the neighborhood context and provides opportunities for first-time owners and business people who want to set down or solidify their roots in one of the most established communities in Long Beach.

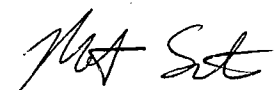
The site plan and architecture recall the main streets that have flourished in small towns across the United States by providing a safe, intimate and pedestrian-friendly mix of retail, civic and residential uses and a network of urban spaces that branch off of, run parallel to and ultimately bridge Atlantic Boulevard to link the Northtown Village project into the surrounding residential streets and neighborhood business areas. By utilizing a team of designers and architects from different firms with select specialties in housing, civic, and urban design, Northtown Village will be a place whose design is as exciting and diverse as the community we are building in.

We are truly excited about the opportunity to develop Northtown Village and look forward to working with the Redevelopment Agency of Long Beach and the Northtown community.


Sincerely,



Sid Paul
AMCAL Homes



Mott Smith, Principal
Civic Enterprise Development



Brian Albert, Principal
Civic Enterprise Development

NORTHTOWN VILLAGE

Village Center RFP
Atlantic Avenue and South Street
Redevelopment Agency of the City of Long Beach
September 8, 2006

Table of Contents

Developer Description and Information

Roster of Other Team Members

Team Member Profiles

Civic Enterprise
AMCAL Housing, Inc.
Phoenix Realty Group
NAI Capital
Daly Genik
Roger Sherman Architects
Edwin Chan

Ownership Interest

Bid/Development Proposal

Concept Drawings

Experience

References

Financial
General

1. Organization

Developer Team:

Developer

Civic Enterprise Development LLC
400 Mt. Washington Road
Los Angeles, CA 90065
Phone: (213) 403-0170
Fax: (213) 403-0176
Contact: Mott Smith
Email: msmith@civicenterprise.com

AMCAL Multi-Housing, Inc.
(AMCAL Diversified Corporation)
30141 Agoura Road, Ste 100
Agoura Hills, CA 91301
Phone: (818) 706-0694 ex. 140
Fax: (818) 889-9158
Contact: Sid Paul
Email: sid@amcalhousing.com

Civic Enterprise Development (CED) plans and builds in emerging neighborhoods throughout Southern California, with expertise that covers the complete revitalization process--from planning, financing and entitlement through project development and the actual realization of improved communities. All CED projects are founded on a deep commitment to releasing the untapped potential of emerging communities.

AMCAL Multi-Housing, Inc. (AMCAL) has 26 years of development experience in single-family housing and workforce apartments for families and seniors. AMCAL has been a leader in the development of urban, low- and mid-rise structures in and around transit stations and neighborhood centers. AMCAL's projects target mixed-income buyers.

AMCAL is currently in the planning and construction phases of more than 1,000 affordable and market-rate units throughout California. The value of projects completed or in development is more than \$250,000,000. AMCAL recently re-entered the market-rate condominium market, an area of expertise developed earlier in its history, with the development of the Puerta del Sol condominiums on Avenue 26 in the Lincoln Heights district of Los Angeles.

Number of Years in Business

Civic Enterprise Development LLC was formed in 2005, as an affiliate of Civic Enterprise Associates LLC, which was founded in 2003.

AMCAL Multi-Housing, Inc. has 26 years of development experience in single-family housing and workforce apartments for families and seniors.

Number of Full-Time Employees

CED currently has 3 full time employees.

AMCAL currently has 35 full-time employees.

Organizational Structure

AMCAL Multi Housing, Inc. (through its affiliate AMCAL Homes) and Civic Enterprise Development LLC will jointly form a single-asset limited liability company to acquire, develop and sell the property. The parties presently anticipate that AMCAL and CED will be the managing members.

Two affiliated AMCAL organizations, AMCAL Homes and AMCAL General Contractors, Inc. will participate in the partnership. To take advantage of opportunities and manage risks in the development of for-sale housing, AMCAL utilizes AMCAL Homes, which has been general partner and developer of all of AMCAL's successful for-sale housing developments.

Civic Enterprise Development LLC is a California Limited Liability Company.

Resumes of Key Staff

Please refer Tab C for Civic Enterprise key staff member resumes and Tab D for AMCAL key staff member resumes.

Persons Authorized to Negotiate

AMCAL: Percival Vaz, President
Sid Paul, Director of For-Sale Housing

CED: Mott Smith, Principal
Brian Albert, Principal

Pending or Prior Litigation with City of Long Beach or Agency

None.

Other Team Members

Architects

Daly Genik Architects
(Executive Architect & Co-Principal Architect --Housing)
Kevin Daly
(310) 656-3180 x11
1558-C Tenth Street
Santa Monica, CA 90401

Roger Sherman Architecture
(Urban Design and Co-Principal Architect -- Housing)
Roger Sherman
(310) 450-7553
713 Ashland Avenue
Santa Monica, CA 90405

Edwin Chan
(Library)
Edwin Chan
12541 Beatrice Street
Los Angeles, CA 90066
(310) 482-3000

Leasing/Marketing Agent

NAI Capital
John Young
(323) 201-3600 x 213
400 Citadel Drive, Suite 150
Los Angeles, CA 90040

Attorney

Buchalter Nemer Fields & Younger
Michael Williamson, Esq.
(213) 891-5074
1000 Wilshire Boulevard, Suite 1500
Los Angeles, CA 90017

Lender and Equity Source

Phoenix Realty Group (Equity Source)
Alex Saunders
(323) 936-9977 ext 223
145 South Fairfax Avenue, Suite 401
Los Angeles, CA 90036

Lender TBD



Civic Enterprise Development LLC

Profile & Mission Statement

Who is CEA?

CEA helps revitalize emerging neighborhoods in Southern California and beyond through strategic planning, real estate development and targeted investment in community assets.

CEA's founders, Mott Smith and Brian Albert, have built careers innovating in real estate, finance and planning. They lead a highly skilled team with extensive experience planning, structuring, financing, entitling and building complex urban real estate projects. CEA also leverages a rich network of partners and supporters to help projects succeed in challenging infill environments.

Smith and Albert are both passionate about urban places. They see enormous untapped potential in Los Angeles and its exceptional array of people, energy and neighborhoods. They formed CEA to link their creative planning and development expertise with their love of vital communities to help Southern California continue its emergence as one of the world's great metropolises.

What does CEA do?

CEA plans and builds in emerging neighborhoods throughout Southern California, with a unique expertise that covers the complete revitalization process--from planning, financing and entitlement through project development and the actual realization of improved communities. All CEA projects are founded on a deep commitment to releasing the untapped potential of great communities. CEA offers investors, partners and clients a variety of products, from strategic revitalization plans to real estate development and infrastructure implementation.

Plan

Effective plans are much more than pictures on paper--they are predevelopment strategies designed to help communities implement the positive changes they want to see in their neighborhoods. CEA plans are enhanced by the company's active work and experience in real estate development--economic feasibility is at the heart of CEA's thinking.

Build

Successful real estate projects are solid economic investments as well as anchors for community revitalization. CEA's planning expertise creates a deeper understanding of the

communities in which it builds and helps aligns the company's interests with those of the neighborhood. By building trust within communities and constructing projects that respect their context, CEA helps assure the success of its real estate developments and the neighborhoods in which they are built.

What is CEA's Vision?

- **Untapped Value**
Existing urban neighborhoods have social and physical qualities that developers and cities often spend a great deal of energy, time and money to recreate in newer developments. CEA understands that this authentic character has real value, and it is the centerpiece of all CEA projects.
- **The In-Place Community**
Neighborhood revitalization is only truly successful when it benefits existing property owners, residents, business owners and workers. CEA's plans and projects facilitate participation by the in-place stakeholders in their own neighborhood's revitalization. This means infrastructure serves the broader community, households of various age and income can afford to live in the neighborhood, and business and property owners of all sizes can make more effective investments in their future.
- **Understanding Context**
Successful revitalization requires intimate knowledge of a community. By more fully understanding the history, forces, people, places and aspirations of a neighborhood, CEA sees opportunities others often miss. Through its ability to recognize, analyze and understand what matters in a community, CEA can capitalize on the existing points of value that will anchor a neighborhood's revitalization.

PROFESSIONAL EXPERIENCE

CIVIC ENTERPRISE ASSOCIATES LLC

2003 to Present

CIVIC ENTERPRISE DEVELOPMENT LLC

Principal, Founder

Founder and chief executive of development and strategic planning firm helping to realize the value potential of properties in emerging neighborhoods. Oversee consulting contracts, property acquisitions and development projects. Manage relationships with public- and private-sector clients, investors, subcontractors and outside partners.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

2000 to 2003

Acting Director of Planning

Oversaw the launch of \$1.8 billion Phase II New School Construction Program. Created new public and public-private school development models and defined the process for creating approximately 35,000 new classroom seats in projects across the L.A. region. Represented Facilities Division to the Board of Education and represented the District to other public agencies and private firms engaged in the school construction program.

Director of Housing & Relocation

Conceptualized and implemented LAUSD's strategy for re-housing 1,200 families and 250 businesses impacted by its five-year, 159-campus school construction program. Developed and executed agreements to finance development of affordable housing units while maintaining current funding levels for school construction projects. Developed LAUSD's first program to provide relocated families with access to lifetime affordable housing, first-time homeownership opportunities and specialized financial literacy training. Oversaw planning and consensus efforts with public and private stakeholders in housing, education and business. Represented District to outside entities. Managed in-house staff of 20 and outside staff of over 75.

Special Projects Director

Conceptualized and implemented successful nonstandard approaches to schools facilities and community development projects. Completed efforts include: LAUSD's Land Bank, a private, LAUSD-owned corporation that has closed over \$100 million of private land acquisitions for public school projects; LAUSD's Developer Turnkey Schools program, a system to procure public school buildings from private developers (with three active pilot projects); and a joint-use/joint-development program for co-creating public spaces with other public and private developers. Represented District to outside entities. Managed staff of four.

Special Assistant to the C.O.O., Real Estate & Facilities

Provided broad strategic and technical support to the Chief Operating Officer in efforts to reposition the District's real estate and facilities functions. Oversaw completion and implementation of key joint-use developments with the City of Los Angeles and other public and private entities. Managed day-to-day operations of real estate projects. Performed strategic outreach to communities, businesses and public agencies.

THOMAS SAFRAN & ASSOCIATES

1999 to 2000

Project Manager

Managed acquisition and pre-construction of two mixed-use retail/residential tax credit projects totaling 225 units in the City of Los Angeles. Leased 16,000-sq. ft. retail portion of a 150-unit mixed-use project in Carson, California. Secondary responsibility for three other projects in predevelopment and construction phases in Southern California.

ABEL & ASSOCIATES

1996 to 1999

**Editor, *The Planning Report* and *Metro Investment Report*
Public Affairs Consultant**

Managed production, business affairs and editorial for two American Planning Association-award-winning monthly publications on real estate development, land-use, infrastructure and governance in the five-county L.A. region. Provided public affairs counsel to real estate, transportation and utility clients operating in Southern California. Managed staff of three.

INTERDENOMINATIONAL COMMUNITY DEVELOPMENT CORP

1997 to 1998

Executive Director, Project Manager (Concurrent with position at Abel & Associates)

Directed operations for non-profit affordable housing development company. Completed Adams Congress, a 46-unit tax-credit residential project in South Los Angeles. Led project from final construction phase through certificate of occupancy, lease-up and closure of permanent financing. Interfaced with Board of Directors, financial partners, community members, city officials, project architects, contractors, and building management.

EDUCATION

UNIVERSITY OF SOUTHERN CALIFORNIA

1997 to 1999

MASTER OF REAL ESTATE DEVELOPMENT (May, 1999)

Honors: 1998-99 International Council of Shopping Centers (ICSC) Scholarship Winner; Certificate of Merit—Outstanding Master's Student; D.J. Moore Memorial Award (Academic Achievement & Professional Promise); Pi Kappa Phi Honor Society; *President*, Association of Students in Planning & Development

UNIVERSITY OF CALIFORNIA, LOS ANGELES

1990 to 1995

B.A., LINGUISTICS (June, 1995); Minor-equivalent in Comp. Sci.; coursework in Architecture & Design

Honors: UCLA College Honors; Latin Honors (*Cum Laude*); Golden Key National Honor Society; Alpha Lambda Delta National Honor Society

VOLUNTEER WORK

WESTSIDE URBAN FORUM—President

URBAN LAND INSTITUTE-L.A. DISTRICT COUNCIL—Member of the Executive Council

TRANSPORTATION & LAND-USE COALITION OF SOUTHERN CALIFORNIA—Board Member

CONGRESS FOR THE NEW URBANISM—Executive Committee, 2005 National Congress

Past Service: AMERICAN PLANNING ASSOCIATION, NEW SCHOOLS/BETTER NEIGHBORHOODS, FRIENDS OF THE ORPHEUM THEATRE, HOLLYWOODLAND CHARITABLE FOUNDATION, TREEPEOPLE

SPECIAL SKILLS

Languages: Proficient in French and Spanish. Knowledge of Japanese. Experienced writer. Trained and experienced in public speaking.

Computer: Financial Analysis; Presentation Development

Artistic: Proficient on bass, guitar and piano.

Experience prior to 1996 and references available upon request.

Brian Gregory Albert

Email: balbert@civicenterprise.com

Ph: 213-403-0170 x2

Fax: 213-403-0174

WORK EXPERIENCE

Civic Enterprise Development LLC, Los Angeles, CA

June 2004 to Present

Principal and Co-Founder of real estate development and urban planning firm formed to energize and reinvigorate communities in and around Los Angeles. Civic Enterprise plans and builds in emerging neighborhoods throughout Southern California with a unique expertise that covers the complete revitalization process--from planning, financing and entitlement through project development and the actual realization of improved communities. Responsible for property acquisitions and development projects. Manage relationships with investors, financial institutions, attorneys, subcontractors and other outside partners.

New Economics for Women, Los Angeles, CA

February 2003 to May 2004

Project Manager at non-profit developer of affordable housing responsible for full scope of development process on multiple projects including a 49-unit multi-family rental project in San Pedro and 25-unit single-family home project in San Fernando Valley. Additional duties include:

- Assisted in preparation of successful proposal for 55-unit affordable housing/charter school project in Chinatown and various other proposals (including for 70-unit affordable housing/commercial project in Compton). Responsible for analysis of feasibility of multiple other projects.
- Develop funding strategies for new projects. Arranged equity contributions, loans and grants from various government authorities, foundations, private lenders and tax credit investors.
- Worked with local regulatory agencies to obtain required entitlements, approvals and permits.
- Selected and supervised members of development team including contractors, architects, attorneys, consultants, engineers, lenders and equity investors.
- Monitored and supervised general contractors in completion of complex construction projects.

NetScaler, Inc., Santa Clara, CA

2000 to 2005

General Counsel to leading provider of networking systems that accelerate the secure delivery of critical business applications to any user in any location. Position has incorporated both legal and executive responsibilities.

Legal Counsel Responsibilities

- Draft and negotiate all Company agreements including contracts with investors, creditors, distributors, customers, vendors, suppliers, out-source providers, alliance partners and consultants.
- Develop strategies to guide Company through various legal conflicts and assure compliance with broad array of regulations affecting Company and its products.
- Responsible for protecting intellectual property and managing software licensing matters on behalf of Company. Guide IP litigation strategy, supervise all patent, trademark and copyright protection for Company and assisted in successful prosecution of multiple patents covering Company inventions.
- Handle employment matters and policies and immigration issues for Company's non-U.S. workers.
- Oversaw administration of corporate formalities and official communications with board of directors.
- Responsible for variety of human resources issues including drafting of employee handbook.
- Structured foreign subsidiaries and made arrangements for global network of employees and contractors.

Executive Responsibilities

- Participated in multiple financings of Company, prepared presentations and assisted in investor negotiations.
- Member of executive committee charged with developing and implementing overall corporate strategy.
- Developed and led banking and real estate strategy negotiating credit facilities and multiple office leases.
- Appointed Project Manager responsible for on-time completion and launch of 9000 Series Product line.

Akin, Gump, Strauss, Hauer & Feld, L.L.P., New York, NY

1995 to 2000

Counsel in corporate/banking department. Member of international transactional practice representing wide array of major corporate clients and financial institutions. Promoted from Associate in January 1999.

- Outside counsel to Quantum Realty Fund, George Soros' real estate investment vehicle. Advised fund in asset securitizations, bank financings, acquisition and sale of assets and general fund administration.
- Represented major international lenders and borrowers in complex commercial lending transactions including liquidity facilities, acquisition financings, mezzanine debt facilities and highly structured financings.
- Formed and administered multiple off-shore investment funds and related entities and assisted in development of complex tax efficient structures.
- Drafted joint venture and other complex transactional documentation for diverse corporate client base.
- Drafted and negotiated numerous derivatives contracts including various swaps and repurchase agreements and other specialized investment products. Extensive experience with ISDA and other form documents.
- Advised major foreign and U.S. banks in negotiating and documenting publicly traded debt securities including multi-billion dollar program of structured medium term notes.
- Counseled high profile foreign debtor in restructuring of loan facilities to syndicate of institutional lenders.

Simpson Thacher & Bartlett, New York, NY

1994 to 1995

Associate in general corporate finance practice representing corporate borrowers and institutional lenders in acquisition financings, bond offerings and traditional liquidity credit facilities. Advised money center banks in all aspects of credit financings. Assisted major corporate issuers in public securities offerings.

United States Court of Appeals for the 5th Circuit, Dallas, TX

1993 to 1994

Law Clerk to Honorable Irving L. Goldberg. Assisted judge in all aspects of appellate decision-making including the preparation of pre-argument memoranda, the reviewing and evaluation of petitioners' briefs and the research and review of relevant legal precedents. Researched, edited and wrote substantially final drafts of published opinions.

Reich Adell & Crost, Los Angeles, CA

Summer 1992

Researched and assisted in the writing of briefs and memoranda for submission on labor and employment issues for Los Angeles area union-side labor law firm. Attended Labor Board hearings and grievance arbitrations. Drafted brief for submission to Labor Board administrative hearing.

Public Counsel, Los Angeles, CA

Summer 1991

Staffed clinics for homeless youths and immigrant workers for large Los Angeles area public interest law office. Researched and wrote memoranda for litigation on youth shelter operations and immigration policy.

EDUCATION

Harvard Law School, J.D. *cum laude*, June 1993

Activities: General Editor, *Harvard Civil Rights-Civil Liberties Law Review*
Prison Legal Assistance Project; Jamaica Plain Legal Services Center
Jewish Law Students Association; Kids in the Courts

University of California at Berkeley, A.B. *with High Honors*, May 1989 in Anthropology

Activities: Campaign Against Apartheid; Bike Aid and Tel Dor Archaeological Dig
Associated Students of the University of California Recycling Project
Break the Cycle -- received Excellence in Teaching Award

BAR AFFILIATIONS

Member of State Bars of California (active) and New York (inactive).

LANGUAGES

Fluent in Spanish. Working knowledge of Italian.

COMMUNITY ACTIVITIES

Mission Economic Development Association, San Francisco, CA 2002 to Present
Pro bono outside counsel to community development organization located in the Mission District. Provide advice on various contractual and other transaction-based matters. Received Outstanding Volunteer in Public Service Award from Volunteer Legal Services Program of Bar Association of San Francisco.

Akin, Gump Pro Bono Committee, New York, NY 1996-2000
Founded and co-led committee to promote fulfillment of pro bono commitments of attorneys in New York office, established office-wide Pro Bono policies and organized presentations by community based organizations.

Upper Manhattan Empowerment Zone, New York, NY 2000
Developed and negotiated loan documentation for various urban renewal projects designed to bring investment and employment opportunities to traditionally underserved areas of upper Manhattan.

Volunteer Lawyers for the Arts, New York, NY 1996-1998
Represented array of individual artists in traditional contract disputes and other related matters. Drafted licensing agreements for non-profit radio production company, establishing relationships with directors and other independent producers. Represented photographer in contract dispute with gallery including litigating claim through court system.

ANDREW GLAZIER
2041 Holly Drive
Los Angeles, CA 90068
(323) 314-5903
aglazier@civicerprise.com

EXPERIENCE

CIVIC ENTERPRISE ASSOCIATES

Development Associate

Los Angeles, CA
June 2006 – present

- Find and evaluate acquisition opportunities including financial and entitlement feasibility
- Planning and development consulting
- Project management through completion of development projects

BRENTWOOD CAPITAL PARTNERS

Intern

Los Angeles, CA
July 2005 – September 2005

- Evaluated financial feasibility of various project types, including acquisition of rental housing, cell phone tower sites, and truck stops
- Assisted with entitlements for commercial and mixed use developments in Hollywood area
- Researched and wrote condominium conversion development business plan

L.A. SCHOOL BOARD MEMBER MARLENE CANTER

Chief of Staff

Los Angeles, CA
July 2001 – August 2004

- Advised Boardmember on allocation of \$10 billion in bond proceeds for new and existing facilities including oversight of funds, site selection, eminent domain, expediting projects, change orders, and environmental hazards
- Created legislation for real estate and facilities development, budget, health, business, public safety
- Collaborated with City of Los Angeles officials to develop 5 new schools in Hollywood and West Valley
- Represented Board Member at community meetings
- Managed team of 5 legislative and field deputies
- Created short and long term political strategy and handled media relations
- Served as liaison to business and community leaders and other local, state, and national elected officials

CALIFORNIA STATE CONTROLLER KATHLEEN CONNELL

Policy Analyst

Los Angeles and Sacramento, CA
October 2000 – June 2001

- Analyzed, researched, and created policy related to housing, environment, and energy crisis;
- Advised Controller at statewide Boards and Commissions on investment decisions for California Public Employees' Retirement System (CalPERS), California State Teachers' Retirement System (CalSTRS)

EDUCATION

UCLA ANDERSON SCHOOL OF MANAGEMENT

MBA, Real Estate

Los Angeles, CA
June 2006

- *Membership:* VP, Anderson Real Estate Association, VP Net Impact

POMONA COLLEGE

BA, International Relations

Claremont, CA
May 1997

- Senior thesis with distinction: Go Global: A Foreign Policy for Los Angeles
- Study Abroad: International Christian University, Tokyo, Japan 1995

ADDITIONAL

- Served as elected Boardmember of Hollywood United Neighborhood Council, 2002 - 2006
- Board Member: Rock the Classroom
- Coro Fellowship in Public Affairs, Class of 2000
- Other interests: Play cello in local rock band
- Language skills: Conversational Japanese, basic Spanish

Representative Projects of Civic Enterprise Development and its Principals

Real Estate Development

- **Maltman Bungalows**

Entitlements anticipated September 2006

Restoration and Subdivision of 17 Classic Bungalow Units, 18,000 sq. ft. Gross Building Area

\$5 million total project cost

Architect: Drisko Associates

See Attachment A – For Detailed Project Description

- **Echo Park Townhomes***

Construction Anticipated to Commence Winter 2006/2007

36 condominium units, 58,000 sq. ft. Gross Building Area (GBA)

\$16.2 million total project cost

Architect: KTG Architects

Builder Partner: Lennar Urban

See Attachment A – For Detailed Project Description

- **Adams-Congress Apartments, Los Angeles, CA**

43 multifamily rental units, 55,000 sq. ft. GBA

\$8.5 million total project cost

Architect: Levin & Associates Architects

Financial Partners: The Related Companies (Related Capital), Wells Fargo

See Attachment C – For Detailed Project Description

- **Sylvan Estates, North Hollywood, CA**

22 for-sale units, 36,875 sq. ft. GBA

\$5.6 million total project cost

Architect: Juan Kivotos, AIA

Financial Partners: Wells Fargo

- **Vista Alegre, San Pedro, CA (under development)**

86 units, 96,377 sq. ft. GBA

\$11.7 million total project cost

Architect: DE Associates

Financial Partner for Land Acquisition: Bank of America

- **Skyline Village, Los Angeles**

73 multifamily rental units, 90,995 sq. ft. GBA

\$17.9 million total project cost

Architect: Whithee-Malcom Partnership

Financial Partners: Edison Capital, Broadway Federal Bank

See Attachment D – For Detailed Project Description

- **Tierra Del Sol, Canoga Park**

119 multifamily rental units and new charter school

\$43 million total project cost

Architect: Hak Sik Son & Associates

Financial Partners: US Bank, LISC, LAUSD

See Attachment E – For Project Description

* First Project as Civic Enterprise Development

Attachment A

Maltman Bungalows

Detailed Project Description

Project

**Restoration and Subdivision of 17 Classic Bungalow Units
\$5 million total project cost**

Developer

Civic Enterprise Development LLC

Maltman Bungalows

918-928 1/2 Maltman Avenue, Los Angeles, California



Civic Enterprise has pioneered an approach that combines high quality development and historic preservation through the restoration and subdivision of a large bungalow court in the Silverlake area of Los Angeles. The units will be restored to their historic character and updated for modern conveniences. At the same time, Civic Enterprise will subdivide each of the Bungalows into separate single family lots for sale to primarily first time homebuyers.



Completed Program

- Unit sizes: 676 to 704 sq. ft.
- Total building area: 11,696 sq. ft.
- Parking: 34 stalls (2 per unit)
- Two units reserved for low-moderate income families, supported by City of Los Angeles soft-second mortgages

Attachment B

Echo Park Townhomes

Detailed Project Description

Project

**36 condominium units, 58,000 sq. ft. GBA
\$16.2 million total project cost**

Developer

**Civic Enterprise Development LLC
in partnership with Lennar Homes of California**

Echo Park Townhomes

1601-1645 Echo Park Avenue, Los Angeles, California

Echo Park Townhomes introduces a new typology of high-quality urban housing to Los Angeles. Through a partnership between Civic Enterprise Development and Lennar Homes of California, 36 for-sale pedestrian-oriented townhomes will be developed at the center of one of Los Angeles' most energetic and diverse neighborhoods. All townhomes will address the sidewalk and/or open, landscaped courtyards. Walkways will encourage pedestrian connections to the neighborhood and the surrounding streets.

Elevation

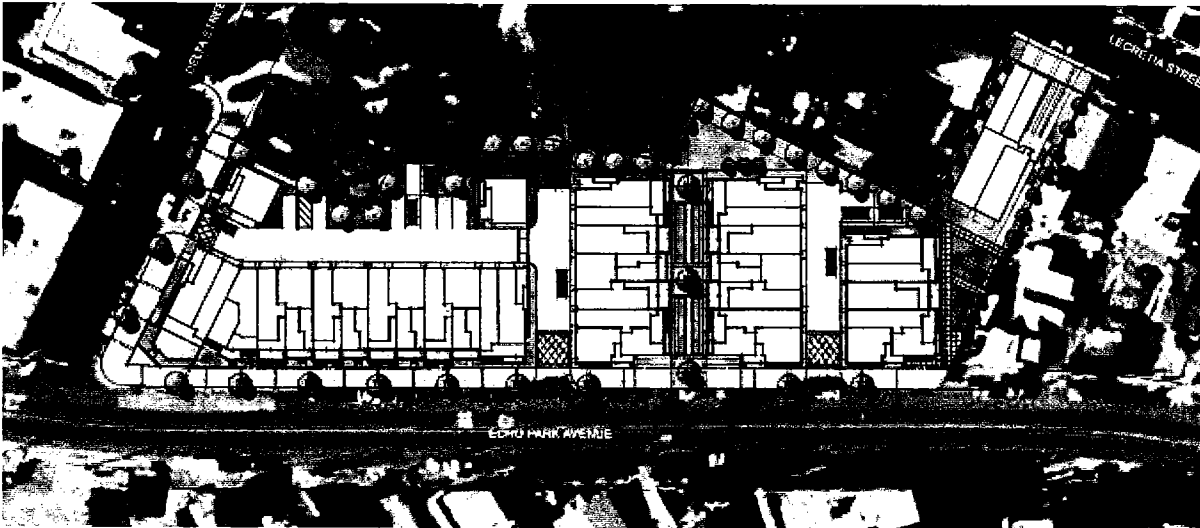


Echo Park Elevation Left Edge

Project Summary

- Units will range from Two Bedroom/Two and One-Half Baths at 1229 sq. ft. to Three Bedroom/Three and One-Half Baths at 1843 sq. ft.
- Site Area: 1.4 acres
- Height: Two and three stories (38 feet and under).
- Parking: Two enclosed parking spaces in each unit plus ample guest spaces
- Pricing: Entry-level, market rate

Site Plan



Attachment C

Adams-Congress Apartments

Project Description

Project

**46 multifamily rental units, 54,000 sq. ft. GBA
\$8.5 million total project cost**

Developer

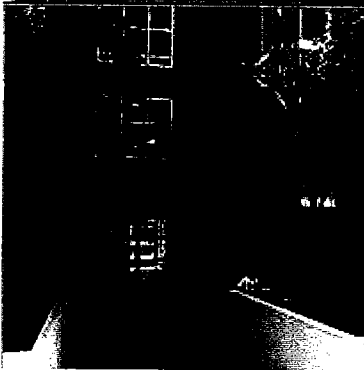
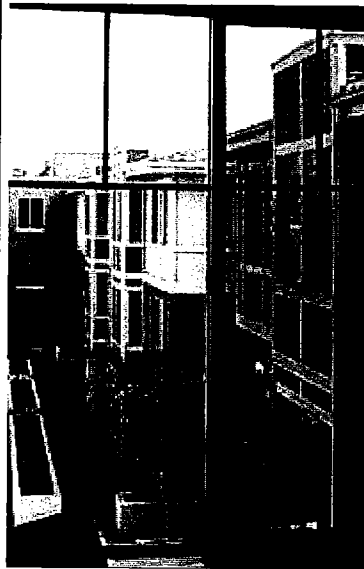
**Interdenominational Community Development Corp.
Mott Smith, Project Manager**

ADAMS CONGRESS APARTMENTS



"Out of the pain, frustration and chaos of the Los Angeles 1992 civil disturbance in which many lost their lives, property and peace, rose the Adams Congress Apartments which expresses the aspirations of the people in the heart of the City for affordable housing

Councilman Mark Ridley-Thomas, City of Los Angeles Eighth District



Adams Congress Apartments

Completed in South Los Angeles in 1996 by the Interdenominational Community Development Corporation, the Adams Congress Apartments has helped trigger revitalization in its surrounding area. The three-story complex is constructed above a below-grade parking basement. A combination of one-, two-, three- and four-bedroom apartments totaling 46 units in 54,000 square feet are integrated with a community learning center with street access, a resident recreation room and play area in a garden patio sheltered from the street. The brightly-colored plaster walls of terra cotta and ochre and highly-textured asphalt-shingled roofs create an architecture which is complementary to the craftsman and revival styles of the neighborhood.

Attachment D

Skyline Village

Detailed Project Description

Project

**73 multifamily rental units, 90,995 sq. ft. GBA
\$17.98 million total project cost**

Developer

**Thomas Safran & Associates
Mott Smith, Project Manager**

Skyline Village



444 S. Lucas Street
Los Angeles, CA 90017
Property Type: Family
Number of Units: 73

Skyline Village is a 73-unit tax credit community located in the heart of Downtown Los Angeles. Its apartments consist of one, two, three and four bedroom flats and townhomes. Each of the units includes a kitchen with range/oven, refrigerator, dishwasher, waste disposal and ample cabinets, wall to wall carpeting and vinyl flooring, central AC and heating, and a private patio or balcony offering city lights or garden views. Skyline Village offers a host of amenities: a community room with library, flat screen television and surround sound, ping-pong and pool table, and a full kitchen. Skyline Village has a fitness center, computer lab, conference room and laundry room. Outside, residents can make use of a basketball court, two playgrounds, a BBQ and picnic area, and a gated subterranean parking lot. Skyline Village encourages an active community. The on-site staff regularly helps to organize weekly aerobics, computer classes, movie nights, birthday and holiday celebrations along with other activities designed for resident participation and enjoyment.

Awards

Community Development Commission

Certificate of Recognition and Appreciation Skyline Village

City of Los Angeles

Congratulations Skyline Village

County of Los Angeles

Congratulations and Best Wishes Skyline Village

BEFORE & AFTER



Attachment E

Tierra del Sol

Project Description

Project

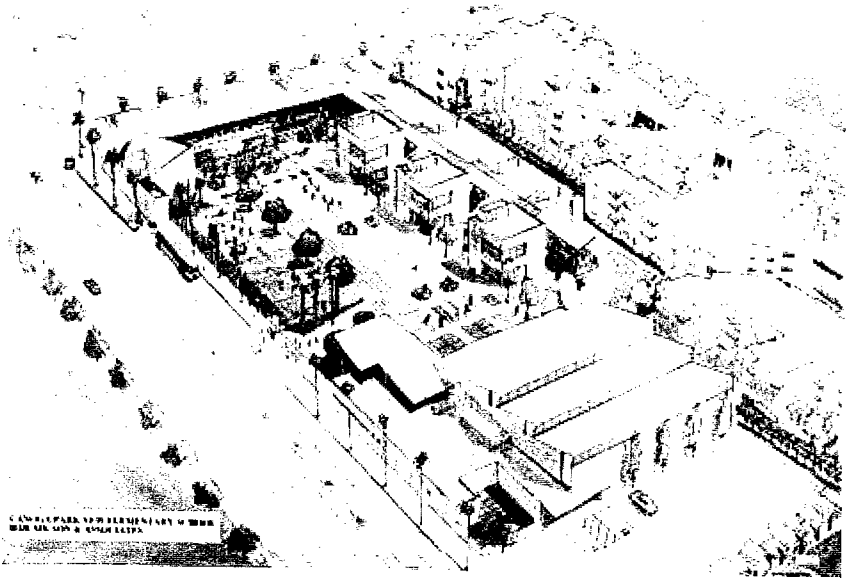
119 multifamily rental units and new charter school
\$43 million total project cost

Developer

New Economics for Women/Los Angeles Unified School District
Mott Smith, Owner's Representative

Tierra del Sol

Tierra del Sol is a ground-breaking housing and public charter school joint development in Canoga Park that provides housing for 119 families with an adjacent charter school which will relieve crowding in local schools by providing 24 new classrooms for grades k-5.





Puerta del Sol
Los Angeles, CA
Under construction



Puerta del Sol

360 N. Avenue 26 - Lincoln Heights - Los Angeles

Puerta del Sol is a 165-unit mixed-use condominium / retail project located northeast of downtown Los Angeles in historic Lincoln Heights. The development is part of the ongoing revitalization of the neighborhood.

Puerta del Sol is located on a 2.9-acre site, part of a 6.67-acre master development adjacent to the new Avenue 26 Gold Line Station. The homes are designed around a large central courtyard and have a mix of studios, lofts, and two, three and four-bedroom family flats, all with balconies or patios. Live-work units line the frontage and have street access, creating an active pedestrian environment.

Up to 30% of the units will be affordable to households earning 120% of AMI.

Puerta del Sol is next to the Golden State and Pasadena Freeways, and the Gold Line Station, and conveniently close to Dodger Stadium, downtown Los Angeles, Old Town Pasadena, and Chinatown.

Equity funding was provided by the Genesis L.A. Economic Development Corp.'s "Genesis Workforce Housing Fund." The fund is managed by Phoenix Realty Group, and Puerta del Sol is its inaugural investment in Los Angeles.

Construction is four levels of wooden structure over a concrete podium for secure subterranean parking. Occupancy will begin in two phases in 2006-07. Retail spaces will be available for neighborhood shops, such as a coffee shop, deli or mail/copy center

Developer: Avenue 26 Condominiums, LLC
Managing member: AMCAL Diversified Corp.
Equity member: Phoenix Realty Group
Non-profit member: W.O.R.K.S.

Cost: \$42,000,000

Contractor: AMCAL General Contractors

Architect: Meeks + Partners

Contact - City of Los Angeles:

Councilman Ed Reyes, District 1
 Gerald Gubatan, Planning Deputy, District 1
 Charlie Rausch, Community Planning Bureau

Financing:

Equity: \$ 6,000,000 - Phoenix Realty Group
 \$ 600,000 - AMCAL

Construction: \$ 35,400,000 - Citibank Community Development

Unit mix: 39 Studios (630-650 s.f.)
 13 Studio lofts (810 s.f.)
 15 Work-live (1,260-1,300 s.f.)
 50 2-bedroom (1,000-1,160 s.f.)
 4 2-bedroom lofts (1,300 s.f.)
 28 3-bedroom (1,300-1,350 s.f.)
 16 4-bedroom (1,500 s.f.)

Affordability: Up to 30% of units reserved for moderate-income households- L.A. Housing Dept.



AMCAL

**West Angeles Estates
Los Angeles, CA
Pre-development**



West Angeles Estates on Broadway 94th St. and Broadway, South Los Angeles

West Angeles Estates on Broadway will be a master-planned community with 50 small-lot houses in South Los Angeles.

The Estates will be built on a 2.8-site acres in South Los Angeles formerly owned by the CRA and replaces a vacant lot. The site is near urban amenities and services like shopping, schools and parks, and the new homes are part of the continuing revitalization of a historic community of Los Angeles.

The area's working families will be able to purchase new houses near their jobs, extended families and entertainment centers, rather than enduring long and

expensive commutes from the suburbs.

The Estates will be funded by private equity from a new urban revitalization fund and traditional bank construction loans.

Amenities include a community green with a picnic area and children's play area, energy-efficient appliances and design, lush landscaping, enhanced walkways and driveways, a monument entrance/gateway, and ornate perimeter fence.

The houses include three levels of residential with a two-vehicle garage on the first level.

Developer: AMCAL Multi-Housing, Inc.
Co-Developer: Phoenix Realty Group
Co-Developer: West Angeles Community Development Corp.

Cost: \$16,712,000

Contractor: AMCAL General Contractors

Architect: Van Tilburg, Banvard & Soderbergh (Santa Monica)

Financing:
Equity: \$ 3,558,000 - Phoenix Realty
 \$ 188,000 - AMCAL
Construction: \$11,430,000 - TBD

Housing mix: "A" - 25 2-bedroom (1,405 s.f.)
 "B" - 25 2-bedroom (1,524 s.f.)

Prices: High \$300,000s to mid \$400,000s

Contact: City of Los Angeles:
Roberto Noguera, CRA (213) 977-2642



**Castelar Apartments
Los Angeles, CA**



Castelar Family Apartments

Cesar Chavez Blvd. & Hill St. - Chinatown - Los Angeles

Castelar Apartments is located north of downtown Los Angeles at the gateway to the Chinatown district.

Occupancy for the 101 affordable family apartments began in 2003 with Mayor Hahn and Councilmember Ed Reyes at the Grand Opening.

In 2004, the Downtown News honored Castelar as the best affordable housing project in downtown Los Angeles.

The \$14,000,000 project was financed with 9% Low-income Housing Tax Credits and conventional debt and \$525,000 from the Los Angeles Housing Department.

Construction is four levels of Type V over two levels of Type I garage, and the steep slopes required reciprocal agreements with adjacent land owners.

Social services are provided by Chinatown Services Center.

Developer: AMCAL Enterprises, Inc.
General partner: AMCAL Multi-Housing, Inc.
Non-profit partner: Foundation for Affordable Housing

Cost: \$ 14,000,000

Contractor: AMCAL General Contractors

Architect: Van Tilburg, Banvard & Soderbergh

Property manager: Solari Enterprises

Contact - City of Los Angeles:
 Councilman Ed Reyes, District 1
 Sergio Barajas, Finance Manager, LAHD

Financing:
Equity: \$ 9,949,000 - AIG SunAmerica
 \$ 399,000 - AMCAL Enterprises
Construction: \$ 4,000,000 - California Bank & Trust
Permanent: \$ 2,831,000 - California Community Reinvestment Corp.
Gap: \$ 525,000 - L.A. Housing Dept.

Unit mix: 13 1-bedroom (575 s.f.)
 52 2-bedroom (775 s.f.)
 36 3-bedroom (1,003 s.f.)

100% affordable: 22 units - 40% AMI
 16 units - 45% AMI
 62 units - 50% AMI



AMCAL

The Groves
Thousand Oaks, CA



The Groves Condominiums and Townhomes Thousand Oaks

The Groves are 91 condominiums and townhomes located in the beautiful community of Thousand Oaks, a suburb of Los Angeles located in eastern Ventura County.

The development consists of stacked one-level flats and two-story townhomes over parking.

Amenities include a pool, spa and landscaped oak tree groves, and the development is located close to shopping and freeways.

The Groves was a very successful affordable "for-sale" development, targeting buyers with 80-120% AMI of Ventura County.

Developer: AMCAL Diversified Corp.
Cost: \$ 17,000,000
Contractor: AMCAL General Contractors
Architect: Barry Berkes

Contact - County of Ventura:
Frank Schillo, Supervisor

Financing:
Equity: AMCAL Enterprises, Inc.
Construction: Bank of A. Levy
Permanent: FHA-First Deed of Trust
Homebuyers: City of Thousand Oaks - Down Payment Assistance Program

Unit mix: 91 units
2-bedroom (962 s.f.)
3-bedroom (1,185-1,304 s.f.)

100% affordable: 91 units
80-120% AMI



PHOENIX REALTY GROUP

Providing Capital and Expertise for Urban Development

Phoenix Realty Group (PRG) is a national real estate investment firm providing capital and expertise to urban developers. Specializing in residential and commercial urban development, our projects revitalize neighborhoods and allow residents to achieve homeownership by providing mid- or high-rise condominiums, live/work lofts, townhomes and single-family homes.

A Middle Market Business Model

Our focus is on mid-sized investments, mid-sized community based developers, middle-income households, middle-market for-sale and rental housing, low-income tax-credit housing, and community revitalizing commercial projects.

A Value-Added Financial Partner to Developers

We are a financial partner to national, regional, and local community-based developers, providing equity and mezzanine financing. As a knowledgeable local market player, we also provide expertise on acquisition, development, leasing and management. Developers enjoy the following benefits from partnering with PRG: multiple business lines under one roof (for-sale, rental, mixed-use and tax-credit financing), consistent institutional capital, flexible financing structures, responsive local partner, and catalytic capital for land acquisition and pre-development funding.

A Significant Yield Opportunity in a Diversified Portfolio for Institutional Investors

Our overarching strategy is to provide institutional investors with "double bottom line investments" that yield significant economic and social returns. To accomplish this goal, we form relationships with non-profit, community-based advisors. Phoenix Realty Group is currently managing \$240 million in diversified private equity funds, representing approximately \$1 billion in assets.

Senior Management

The principals of Phoenix Realty Group created the nation's first institutional investment fund focused on for-sale urban housing for middle-income households. Over the past 25 years, the firm's senior managers have raised \$4.6 billion in institutional capital for urban housing nationwide, investing in more than 1,000 properties valued in excess of \$10 billion.



*San Pedro Bank Lofts
Los Angeles, California*

EQUITY FUNDS

Phoenix Realty Group has institutionalized the market for urban middle-market housing by aggregating such projects into portfolios and financing them with equity capital from the funds it manages including:

Urban Private Equity Funds

The demand for new home production exists in all economic cycles. Phoenix Realty Group's Urban Private Equity Funds invest in housing built on reasonably priced land close to job centers and public transit. These urban infill locations are attractive to first-time buyers priced out of suburban markets. We partner with community-based developers who previously had limited access to capital sources.

Genesis Workforce Housing Fund

A \$103 million fund with a focus on the greater Los Angeles area. This fund has closed investments and issued term sheets totaling \$58.9 million for 10 properties consisting of 1,137 units with 1,383,048 square feet.

San Diego Smart Growth Fund

A \$90 million fund with a focus on the greater San Diego area. This fund has closed investments and issued term sheets totaling \$39.7 million for five properties consisting of 540 units with 587,723 square feet.

California Urban Housing Fund LLC

A \$50 million investment fund created by PRG with a focus on urban communities throughout California. The fund is currently being marketed to institutional investors and PRG expects it to be fully subscribed by December 2005.

Metropolitan Workforce Housing Fund

A \$150 million fund with a focus on the tri-state area—New York, New Jersey and Connecticut. The fund focuses primarily on targeted urban infill areas and anticipates closing in 2006.

Tax Credit Affordable Housing Funds

Phoenix Realty Group has financed the development of over \$80 million of affordable housing. As a syndicate of Federal Low Income Housing Tax-Credits, Phoenix originates private equity funds which bring together institutional investors and experienced for-profit and not-for-profit developers to address the affordable housing needs of lower income families, seniors and special needs citizens. PRG brings projects into portfolios and finances them with equity capital from the funds it manages including:

Phoenix Realty California Properties

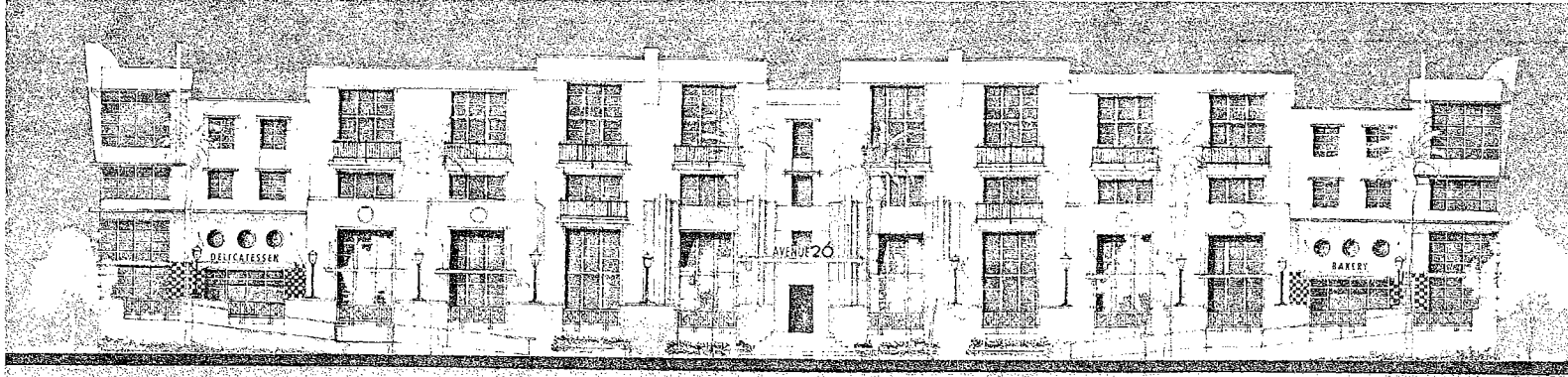
Phoenix Realty Tax Credit Fund II

Phoenix Realty Tax Credit Fund IV

Phoenix Realty Tax Credit Fund V

Community Revitalization Funds

PRG's community revitalization business acquires existing affordable housing properties that are at risk of losing their affordable status, and works with local and regional developers and property managers to redevelop them. We provide comprehensive debt and equity financing solutions to facilitate physical rehabilitation and marketing so the properties can continue to prosper by providing housing to low-income households at affordable rates.



Fund Investors

Phoenix Realty Group has partnered with institutional investors from America's leading pension funds, banks and insurance companies dedicated to creating value in urban areas.

California Public Employees Retirement System (CalPERS)

Citicorp North America, Inc.

City National Bank

Comerica Bank

Far East National Bank

The F. B. Heron Foundation

Hanmi Bank

John Hancock Life Insurance Company

JP Morgan Chase

The Lincoln National Life Insurance Company

Metropolitan Life Insurance Company

New York Life Insurance Company

The Northwestern Mutual Life Insurance Company

U.S. Bancorp

Washington Mutual

Fund Advisors

Genesis LA Economic Growth Corporation

Genesis LA Economic Growth Corporation is a non-profit organization that works with businesses, developers and communities to champion economic development, job creation and community growth through urban revitalization.

Housing Partnership Development Corporation

The Housing Partnership Development Corporation is a 501(c)(3) non-profit corporation that serves as the New York area's primary intermediary for the development of affordable and workforce housing in public/private partnerships.

San Diego Capital Collaborative

The San Diego Capital Collaborative is a non-profit organization chartered by the San Diego City-County Reinvestment Task Force to sponsor a family of investment funds targeting low and moderate-income neighborhoods with the goal of developing market-rate housing and community-revitalizing commercial properties.

SENIOR MANAGEMENT



J. Michael Fried, Founder, CEO

J. Michael Fried manages new business development and strategic planning, oversees all company operations and is a member of the PRG Investment Committee.

Prior to forming PRG in September, 1999, Mr. Fried was the founder, President and CEO of CharterMac (AMEX "CHC") and Related Capital Company. During his 20-year tenure at Related/CharterMac, Mr. Fried grew the company from a two-person, real estate syndication firm that raised \$10-to-\$15 million per year into a full-service real estate finance company with over 125 employees, \$3.8 billion in equity and a portfolio of over 1,000 properties with acquisition costs exceeding \$8 billion. Previous to joining Related/CharterMac in 1979, Mr. Fried was an attorney with Proskauer Rose.



Keith B. Rosenthal, Co-Founder, President

Keith B. Rosenthal oversees the daily operations of Phoenix Realty Group along with business development, strategic planning and implementation.

Prior to joining PRG, Mr. Rosenthal was the President and CEO of JER Hudson Housing Capital. He expanded the company into a national tax credit syndicator that invested over \$150 million in affordable multi-family housing in its first two years of business.

Mr. Rosenthal also was the President and Director of Lehman Housing Capital, the first tax credit syndication firm on Wall Street. He administered over 20 public and private affordable multi-family housing funds, raised over \$800 million of equity for partnerships with over \$2 billion in assets, created the tax exempt bond conduit program at Lehman, and formed a significant joint venture with a community-based development organization at JER.



E. Ron Orgel, Co-Founder, Managing Director

E. Ron Orgel manages the tax-credit fund portfolio and is a member of the PRG Investment Committee. Since co-founding Phoenix, Mr. Orgel has assisted in over \$75 million of equity financings for tax-credit-qualified affordable housing and has acquired properties with development costs of over \$130 million. Prior to joining Phoenix, Mr. Orgel was with Lehrer, McGovern & Bovis, Inc. (LMB), a leading international construction and development services firm. With LMB, Mr. Orgel led predevelopment project teams that prepared bids on over \$1 billion of construction contracts.



Jay H. Stark, Managing Director

Jay H. Stark manages Phoenix Realty Group's Western U.S. equity fund portfolio and is responsible for the Los Angeles office operations.

Prior to joining PRG, Mr. Stark was a Principal with The Lee Group, a leader in the development of public/private ventures with redevelopment agencies and community development departments. At The Lee Group, Mr. Stark was involved primarily in the development of for-sale urban housing for first-time homebuyers valued at over \$300 million.

Mr. Stark was appointed by Mayor James Hahn to the City of Los Angeles \$100 Million Affordable Housing Trust Fund Committee. He also serves as a Co-chair of the Building Industry Association, City of Los Angeles Government Affairs Committee.

Resumes of Key Staff Members

PERCIVAL VAZ

PRESIDENT / CHIEF EXECUTIVE OFFICER
AMCAL Multi-Housing, Inc.

Percival Vaz has more than 26 years of experience in single and multi-family developments, construction, property management, and real estate investment throughout California and the Southwest. He started the Real Estate business in 1978, which was subsequently incorporated under the AMCAL name, and since 1996, AMCAL has focused primarily on workforce housing.

Percy was born in Bombay, India, and immigrated to the United States in 1966. He received a Masters in Electronics and a Minor in Business from UCLA in 1971. His first professional experiences included positions at several aerospace and electronics companies included Litton and Teledyne Microelectronics. In 1979, he changed his career path, obtained his contractor's license and built his first apartment building. For years, AMCAL built rental and for-sale housing at market and affordable rates throughout Southern California.

In 1996, due to market demand and having established a niche in the affordable housing market, AMCAL decided to focus primarily on affordable housing. All AMCAL developments -- even those affordable -- look, feel, and are the quality of market-rate developments. Under Percy's leadership, AMCAL -- in conjunction with its partners and affiliate companies -- has planned, developed, built and managed developments worth more than \$250,000,000.

Percy's professional affiliations have included the Southern California Association of Non-Profit Housing (SCANPH), the California Redevelopment Association, and the Building Industry Association. He currently serves on the Housing and Land Use Committee of the Central City Association for Downtown Los Angeles and is a member of the Board of Governors for the California Housing Consortium, an umbrella non-profit organization that is involved with affordable housing in California.

Percy also is active in the community. He served previously on the Board of Directors of The Wellness Community in Westlake Village -- a national non-profit organization dedicated to providing free emotional support, education and hope for people with cancer and their loved ones. He was also a co-founder and director of the Sonaz Peace Foundation that funded and oversaw the sponsorship of a village and funded more than 6,000 cataract surgeries for people in rural India. He is a benefactor of the Civic Arts Plaza and St. Maximilian Kolbe Church, both in his home city of Thousand Oaks.

SID PAUL

DIRECTOR OF FOR-SALE HOUSING

AMCAL Multi-Housing, Inc.

As Director of For-Sale Housing, Sid Paul oversees all aspects of AMCAL's For-Sale Housing Division. Sid brings a strong background in residential development from three of the largest and most prestigious homebuilders in the nation: Shea Homes, John Laing Homes, and Kaufman & Broad. In each of these highly respected companies, Sid has overseen significant residential developments through the planning and entitlement process.

Sid joined Shea Homes in 2002 to manage the planning and entitlement process for the Ambassador Campus Planned Development Project in Pasadena. He led the consultant team that developed the Ambassador Campus Master Plan in 2003. Prior to his position at Shea Homes, Sid was a Project Manager for John Laing Homes, where he oversaw new home community development in Los Angeles and Ventura Counties. He held a similar role at Kaufman & Broad, leading residential projects through the planning and entitlement phases to the first phases of construction. Earlier at Graves Engineering of San Diego, Sid was responsible for the design and entitlement processing of various subdivisions in that region.

Sid holds a masters degree in Real Estate Development from the University of Southern California and a bachelors of science degree in Civil Engineering from San Diego State University.

PERRY WRIGHT
DIRECTOR OF CONSTRUCTION
AMCAL Multi-Housing, Inc.

Perry has 26 years of experience in construction management and land development in southern California.

Perry is a second-generation builder who has been intimately involved with the development and construction of 70 new developments, including apartments, condominiums, single-family housing and commercial ventures, most located in the Los Angeles area.

With Los Angeles developer and builder KDC, Inc./ Barry Bernstein, Inc., from 1978 to 1991, Perry rose to Vice President and Partner. While at KDC, he built projects in the Westside, San Fernando Valley and Beverly Hills.

Following a stint of general contracting and consulting from 1991 to 1995, Perry joined TriCal Construction, Inc., in 1996 as Senior Project Manager. At Trical, he was in charge of managing mainly the third-party construction fee projects, including the development and construction of a 188-unit apartment project in Marina Del Rey for Essex Property Trust, and providing consultation services to firms such as Legacy, the Olsen Company and Playa Capital and other smaller developers.

Perry joined AMCAL in 2002 as Director of Construction. His residential developments at AMCAL have ranged from two or three-story walk-up and on-grade garden style apartments to four-story Type V wood frame construction over one or two levels of concrete subterranean garages. Locations include rural and less dense sites in Riverside and San Bernardino Counties that include new onsite utility and street infrastructure to denser, urban infill sites where shoring may be required and access may be difficult.

The Construction Division at AMCAL has completed (or is nearing completion on) six developments during the last three years totaling 675 units with projects completed on time and within budget. Currently, eight sites are under construction or permitted, totaling almost 800 units. Perry currently oversees four project managers and eight project superintendents.

Perry graduated from Stanford University in 1978, where he was a two-time All-American tennis player on two national championship teams.

RESUME

JOHN T. YOUNG

He joined NAI Capital Commercial as a Senior Associate specializing in retail and office properties in 2000. He is responsible for investment and leasing. Recently transactions includes sales and leasing for OCWEN Bank, White Memorial Hospital, International Paper Company, Altamed, American General Finance Inc., Edible Arrangements, Metro PCS, Fransmart and Arby's. Landlord representation includes Haagen Company, SAFCO Capital and Hollywood Video.

Previous to joining NAI Capital Commercial was an associate with Marcus & Millichap, Los Angeles where he has completed the sales of over \$100.0 million of office and retail properties by representing banks and private individuals.

These included the listing of seven properties for Cathay Bank including 4242 Sunset Blvd., 1246 Sunset Blvd., 1420 Huntington Dr., 5870 Melrose and 3199 Pacific Coast Highway. In addition, he has sold properties for private entities such as the Windsor Company. Other sales include a 65,000 SF shopping Center in Palmdale and a 65,000 SF medical building in Inglewood in 2004. Furthermore, he has sold sixteen shopping centers, apartments, industrial and office buildings in Santa Fe Springs, Downtown Los Angeles, Pasadena, Long Beach, City of Industry, Hawaiian Garden, Downey, Moreno Valley and West Hollywood since 1997.

Previous to joining Marcus and Millichap in 1995, he was vice president of Sanwa Bank Limited in Los Angeles over seeing real estate advisory and financing functions. Between 1989 to 1995, he completed the acquisition and sale of over \$95 million of retail, office and hotel properties in Glendale, Pasadena, Anaheim, Torrance and San Bernardino. In addition, he closed on over \$300 million of mortgage financing and was responsible for the sale of over \$60 million of loans to financial institutions. Clients included Maguire Thomas Partners, Koll Company, ANA Hotels, Arai Corporation and O'Donnell Properties.

Properties acquired on behalf of clients included: 701 N. Brand Blvd., Glendale (\$35 million office), Plaza Las Fuentes, Pasadena (\$50 million office/hotel), and First Financial Center, Ontario (\$10 Million office).

Between 1984 to 1989, he was employed with Chrysler Capital Corporation and Integrated Resources Inc. where he completed \$250 million of property transactions in San Antonio, Miami, Fort Lauderdale, Pittsburgh, Los Angeles, Cincinnati and New York. These properties included retail, office, apartment, industrial and hotel.

Properties acquired includes Fuller Building, New York (\$75 million office), Atrium office Building (\$18 Million office), and Chamber of Commerce of Building in Pittsburgh (\$25 million office).

He is a graduate of the Master of Business Administration program of New York University and is member to various real estate professional organizations in Southern California.

KEVIN DALY, AIA
DALY GENIK
Principal in Charge, LEED AP

Kevin Daly is a founding principal of Daly Genik Architects, established in 1990. Mr. Daly received his undergraduate degree in architecture from the University of California, Berkeley in 1980 and his Master of Architecture from Rice University in 1985.

Mr. Daly practiced architecture in Berkeley, California and in Los Angeles with Hodgetts & Fung and Frank O. Gehry before founding the firm with Chris Genik in 1989. Daly Genik Architects is now a seventeen person practice.

Mr. Daly led the design effort for a number of the firm's award-winning projects including the Valley Center House, the Camino Nuevo Charter Academy, the Slot Box House, and the new Art Center College of Design South Campus Building. In addition, he was the lead designer for a series of new public parks buildings for the City of Santa Monica and is the lead principal for the new Art Center at Harvard University.

In addition to his architectural practice, Mr. Daly has taught at the Southern California Institute of Architecture, the University of California, Los Angeles, Arizona State University, the University of Southern California, and the University of California, San Diego. He has served on juries and lectured at a number of institutions including Rice University, the Vico Morcote in Switzerland, the Architectural League of New York, the University of Texas at Austin, and the University of Michigan.

He recently presented the Camino Nuevo Charter Academy as a case study for the AIA's national educational conference in Los Angeles, California and was a 'new voice' at the prestigious Monterey Design Conference.

The Camino Nuevo Charter Academy was also one of six case studies presented in the NEA and Mayor's Institute on City Design Schools for Cities/Urban Strategies book, edited by Sharon Haar and Mark Robbins, was featured on the cover of the November 2002 issue of Architectural Review entitled 'American Frontiers,' and has received numerous national honors for architecture and urban design.

In 1999 Daly Genik was selected as one of eight "Emerging Voices" by the Architectural League of New York and featured on the cover of Metropolis, in 2001 they participated in the Taschen book Architecture Now! and were featured in the new book, All American by Brian Carter and Annette LeCuyer. In 2005 the firm was one of only five American design firms featured in the Phaidon book 10 x 10_2. The firm consistently received national and international design awards for their work and received a PA award for the Topanga Canyon House in 1992.

Mr. Daly is a member of the AIA and is a member of the advisory board of the University of Southern California's Center for Sustainable Cities.

CHRISTOPHER GENIK, AIA
DALY GENIK
Principal

Chris Genik was born in Vancouver, Canada. Mr. Genik received his undergraduate degree in architecture from the Carleton University in 1983 and his Master of Architecture degree from Rice University in 1985 and is a founding principal of Daly Genik Architects.

Mr. Genik practiced architecture in Houston, Texas with Peter Waldman prior to moving to Los Angeles to join with Kevin Daly in 1989. Daly, Genik Architects is now a seventeen person practice.

Mr. Genik has directed the design of a number of the firm's dynamic commercial projects including the Offices for RioPort.com, the Vans Incorporated stores, and the Boulder House in Vancouver, Canada. The Boulder House was featured in the Jan/Feb 2003 issue of Dwell and will be one of several houses featured in the Coastal Retreats book published by Universe.

In addition to his architectural practice, Mr. Genik has taught at the Southern California Institute of Architecture since 1992 and he is currently head of the undergraduate program at that institution. While head of the undergraduate program, Mr. Genik worked with the City of Los Angeles on a funded research project for establishing New design criteria for the Hyperion Waste Water management plant. The joint study focused on the evaluation of new sustainable materials for application in corrosive and extreme environments. He was part of the design task force with the City of Los Angeles' Bureau of Engineering in conjunction with Parsons, Brinckerhoff, Quade, and Douglas Engineering, that evaluated urban design and architectural design guidelines for the City of Los Angeles new Air Treatment Facilities buildings. He is currently planning a symposium with LA City Council Woman Jan Perry that will examine the opportunities for alternative development and architectural opportunities in downtown Los Angeles.

He has also taught at the University of California, Los Angeles, Arizona State University, the University of Houston, Art Center College of Design, the University of Southern California, and the University of California, San Diego. He has served on juries and lectured at a number of institutions including Rice University, the Vico Morcote in Switzerland, the Architectural League of New York, and Georgia Tech.

BRIAN REIFF, RA
DALY GENIK
Project Manager

Brian Reiff joined Daly Genik in 2001 after a year in Japan and eight years as a designer and associate at RoTO Architects. His experience spans a range of project types including masterplanning, commercial, public, educational, community and numerous custom residences. Brian is currently the project manager for the Community Corp Housing (Tahiti Building) and the BMW Designworks Studios. He has also worked on the Lawrence House, a renovation of the historic Morphosis project in Hermosa Beach, CA and the Los Angeles Academy of Arts and Enterprises, a new charter high school for the arts in downtown Los Angeles.

Brian brings over fifteen years of project management experience to the firm and is particularly adept at construction documents for complex projects. He brings a high level of design and an eye for detail to each project he works on.

Brian graduated with Bachelor degrees from the University of Florida & the Pratt Institute. He received a Masters degree from SCI-Arc.

License

Registered Architect in California

Education

Bachelor of Design, University of Florida
Bachelor of Architecture, Pratt Institute
Masters of Architecture, SCI-Arc

Representative Projects

Los Angeles Academy of Arts and Enterprises, Los Angeles, CA
BMW/DesignworksUSA, Newbury Park, CA
Lawrence House Renovation, Hermosa Beach, CA
Camino Nuevo Charter Academy Middle School, Los Angeles, CA
Community Corporation Housing, Santa Monica, CA

Previous Experience

with RoTO Architects
Sinte Gleska University Masterplan and Buildings, Rosebud, South Dakota
Warehouse C, Nagasaki, Japan
Newport Beach House, Newport Beach, CA
Hollywood Orange, Los Angeles, CA

GRETCHEN STOECKER
DALY GENIK
Project Designer

Gretchen recently joined Daly Genik after graduating and receiving her Masters of Architecture degree from Yale University. Prior to joining Daly Genik, Gretchen worked with Will Bruder and was a project architect for four years at Selldorf Architects in New York City.

Gretchen brings her wide ranging design skills and knowledge of custom residential design to the office. She is currently a project captain for the W Hotel and Residences project with HKS, and for a new custom residence in Venice California. She was a design team member for the Beverley House and InterActive Corporation.

Gretchen received her Bachelor of Architecture degree from Syracuse and her Masters of Architecture from Yale University.

License

Currently taking the exams in California

Education

Bachelor of Architecture, Syracuse University
Masters of Architecture, Yale University

Representative Projects

W Hotel & Residences, Los Angeles, CA
Private Residence, Venice, CA
Beverley House, Santa Monica, CA
InterActive Corporation, Los Angeles, CA

Previous Experience

with Selldorf Architects
Neue Galerie New York, Museum for German and Austrian Art
E. 91st Street Residence, New York, NY
Personal Library in Soho, New York, NY

DALY GENIK

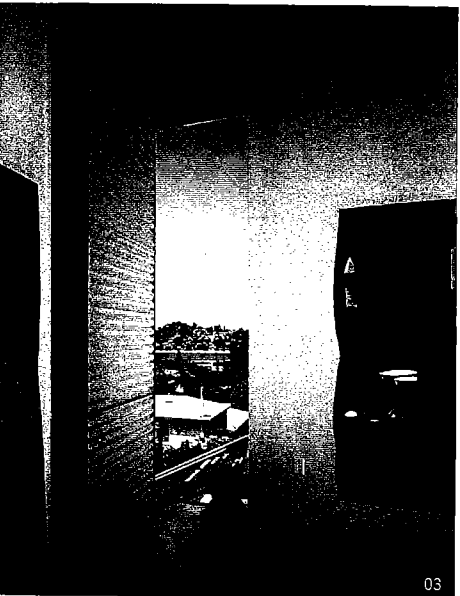
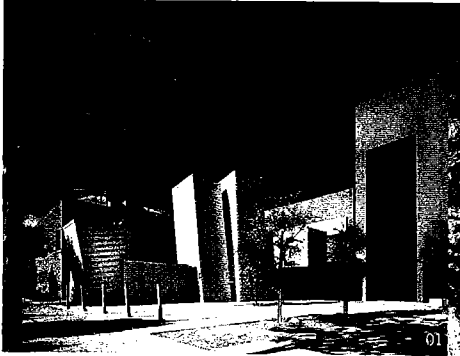
Since its founding in 1990, Daly Genik Architects has developed collaborative relationships with clients in the public and private realm. Our practice is distinguished by our commitment to problem solving in specialized built environments by the application of disciplined design principles and the use of emergent technology. We provide efficient and responsive project management services for complex building challenges while maintaining a high level of design excellence.

Based in Los Angeles with a staff of seventeen professionals, Daly Genik has designed a number of significant commissions including the **South Campus Building at the Art Center College of Design** in Pasadena; a new **housing complex** for the **Art Center College of Design**; the **Camino Nuevo Charter Academy Elementary School, Middle School, and High School** in Los Angeles; and the new offices for **BMW/Designworks** in Southern California. Residential work spans from a new condominium complex for the **W Hotel** to the critically acclaimed **Valley Center House** to a retreat on Vancouver Island. Recently, Daly Genik was selected in June 2006 to design the **Interim Museum of Art**, a new 90,000 sf building, at **Harvard University**.

Fusion of the architect's trained intellect with the craftsman's practical ingenuity is a defining element in Daly Genik's approach to architectural design. Fluid and experimental, our work evolves out of empirical observation and collaborative effort, involving the participation of specialists in construction, engineering, component manufacturing, and landscape design. We are actively involved in the execution of every design throughout the construction process to ensure building quality.

Daly Genik's designs have received over fifteen awards for design excellence, and our work has been featured in *The New York Times*, *Time*, *Newsweek*, *The Architectural Review*, *Architectural Record*, *Architecture*, *The Los Angeles Times*, *Quaderns*, *Casabella*, and *Zoo*.

Daly Genik is located at 1558-C Tenth Street in Santa Monica, California. The office currently has seventeen employees including five registered architects.



01 Graduate Fine Arts Courtyard at Art Center

02 Valley Center House

03 Gabbiani Painting Studio

ART CENTER COLLEGE OF DESIGN SOUTH CAMPUS PASADENA, CA

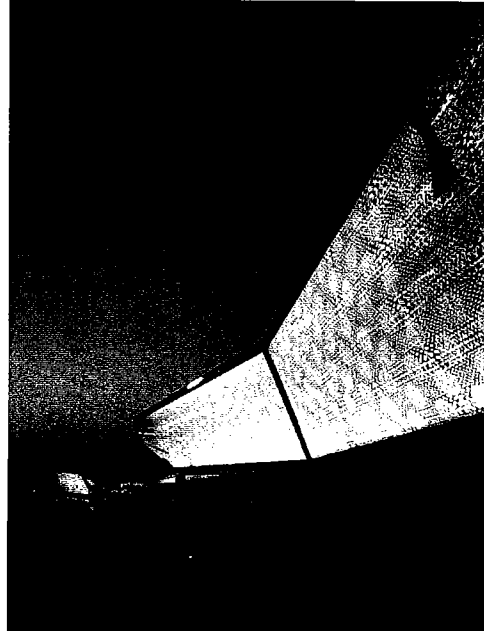
In order to accommodate Art Center's evolving curricula and other growth initiatives, the decision was made to develop a new campus in addition to the existing Hillside Campus in Pasadena to help future generations of students achieve their full potential. Fundamental to Art Center's core curricula is a commitment to social and cultural engagement that gives students the tools and skills with which to effect change and address real-world issues. To this end, the College acquired a 100,000-square-foot former aircraft-testing facility and adjacent parcels in South Pasadena and assigned Daly Genik the task of transforming the first building into the new home of two complimentary programs: the Graduate Fine Arts Program and the Public Education Program.

One of the most important initiatives was to bring the school directly to the city and engage the greater Pasadena and Los Angeles community.

After evaluating the existing building Daly Genik established a design process that would not only transform the site completely but also retain as many of the building's qualities as possible. In addition, to maximize both budget and program goals it was determined that every intervention had to accomplish more than one thing, for example to bring light into the painting studios the skylights also needed to function as a light and environmental control. After developing a thorough space program with all of the departments and staff, we developed a design strategy to create a series of strategic cuts into the building on the street level and in the roof that physically represented program areas.

Design and construction were phased to allow the project to proceed at a rapid pace and to meet all of the school's phased deadlines for student move in. Graduate students moved in at the beginning of the winter semester while the Public Education student's spaces opened in the summer, their busiest time of year.

Having successfully transitioned from concept to reality, the South Campus joins the Hillside Campus in helping Art Center fulfill its key educational and strategic objectives.



Completion Date: Summer 2004

Size: 90,000 sf

Building Types: Renovation

Construction Type: GMP

Budget: \$18 million

Program: graduate fine arts program headquarters, public education program, main exhibit gallery, digital labs, individual student studios, classrooms

LEED Certified

Team Members:

Kevin Daly- Principal-in-Charge

Tomaso Bradshaw- Project Manager

Jared Ward-Project Designer

Awards: AIA/LA Presidential Honoree, City Rebuilder, 2005

Pasadena/Foothill AIA Honor Award, 2005, Sustainability Award, Pasadena/Foothill AIA, 2005

Reference:

Patricia Belton Oliver

626 396 2200

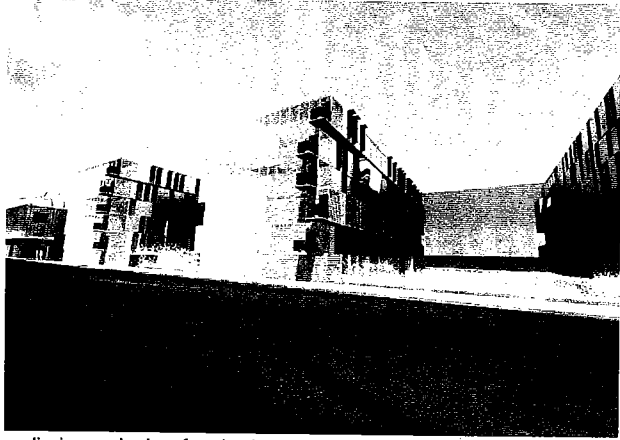
patricia.oliver@artcenter.edu

**ART CENTER COLLEGE OF DESIGN HOUSING COMPLEX
PASADENA, CA**

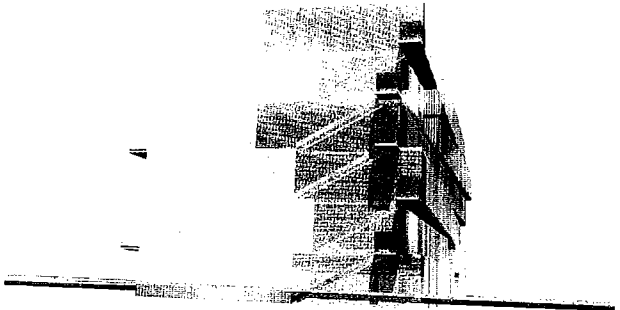
The second project planned for the "South Campus" expansion of the Art Center College of Design is a new 334 bed housing complex on Raymond Avenue and Arroyo Parkway. Currently Art Center has no housing for students on either campus.

The recently completed renovation of the 1942 Wind Tunnel Facility was the first step in providing educational and exhibition space at the new South Campus. The 100,000 square foot building occupies the north half of a three acre site. The southern half of the site is the location of the second project planned for the South Campus: a 334-bed student housing complex that will bridge the Wind Tunnel building with the future redevelopment of the Power Plant located on Glenarm Avenue. The addition of housing to the South Campus is a critical element in the transition that Art Center will make from an specialized design school to a broader public college campus.

The housing project is in the Conceptual Design phase and will extend many of the educational and institutional objectives of the South Campus. It will be progressive in design, reflecting the tradition of design excellence exemplified by the Hillside Campus. At the same time it will be realistic about its context and prove to be invaluable to the growth, both physically and mentally, of the student populace. Sustainability goals for the project are to make it a sustainable model for healthy living in the 21st century.



preliminary design for the housing complex

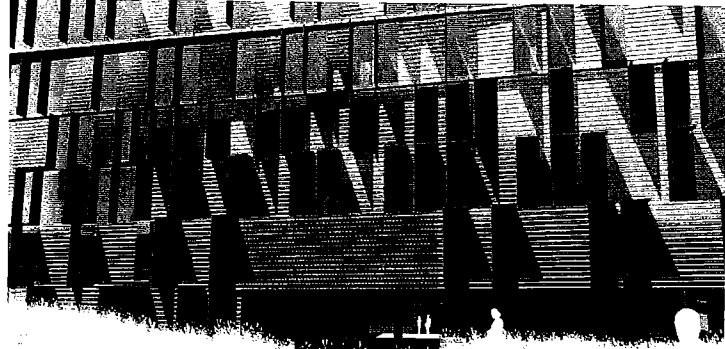


existing site

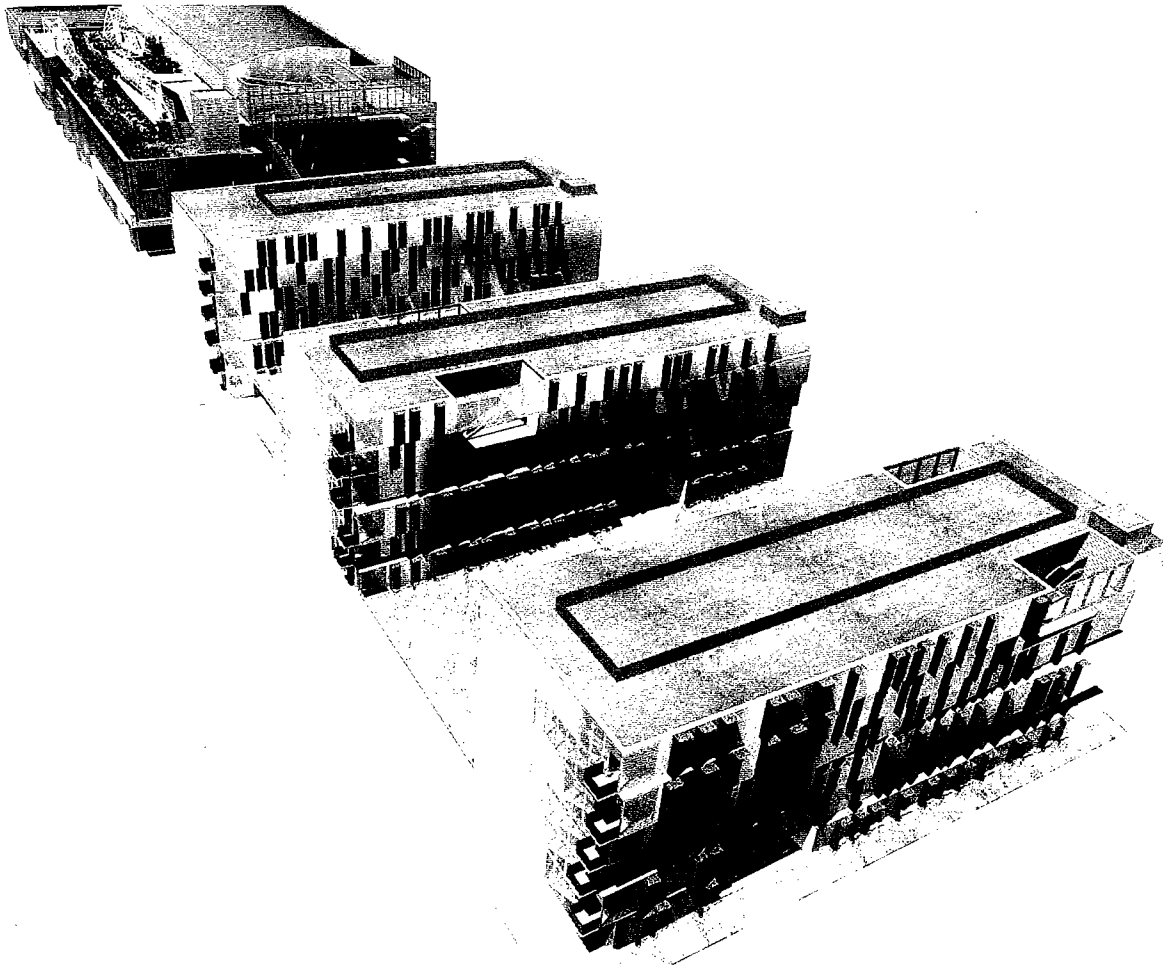
Completion Date: ongoing
Size: 334-beds
Building Types: New
Construction Type: GMP
Budget: \$40 million

Team Members:
Kevin Daly- Principal-in-Charge
Brian Reiff- Project Manager
Brian Wickersham-Project Designer

Reference:
Patricia Belton Oliver
626 396 2200
patricia.oliver@artcenter.edu



detail of the courtyard



**TAHITI HOUSING FOR COMMUNITY CORPORATION
SANTA MONICA, CA**

Daly Genik has begun the design process for a new affordable housing complex on a 35,000 sf site near the 10 freeway in Santa Monica. There will be a total of 36 units, 18 three-bedroom and 18 two-bedroom units.

The design sensitively positions the building on the site allowing natural light into each apartment and shared outdoor space for each unit. Daly Genik carefully broke down the building mass into distinct structures on the site. This maximizes the amount of open space for occupants and gives each building a separate courtyard which then opens onto a larger central courtyard.

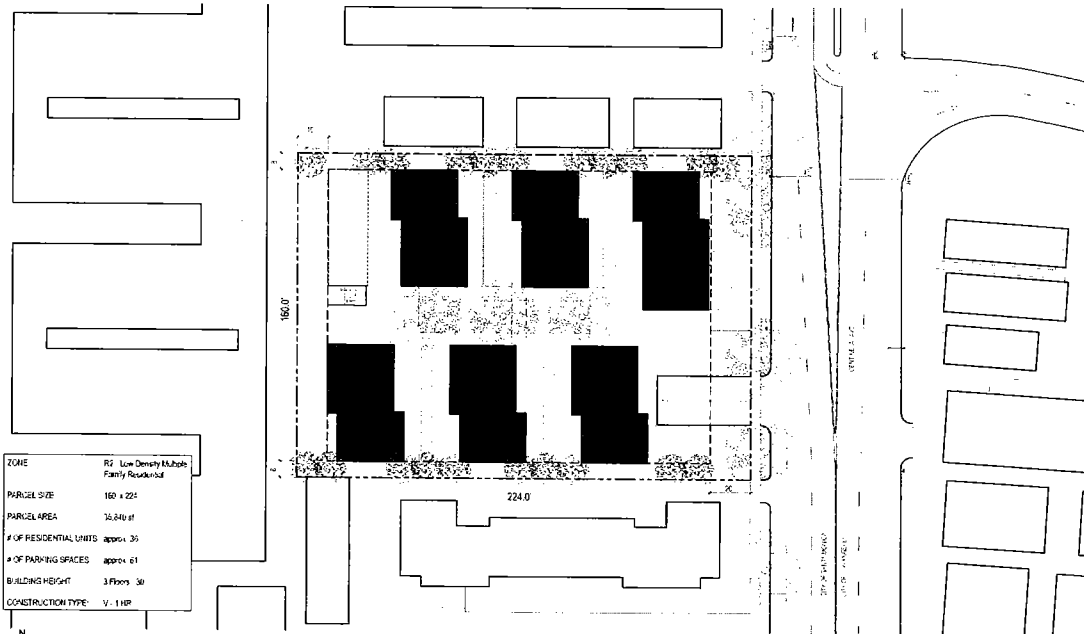


existing site

The buildings have several sustainable features. Taking advantage of the location near the coast, none of the units have air conditioning, each unit relies on natural ventilation and passive cooling. The central courtyard will be planted with bamboo and large trees to assist with the cooling.

Community Corporation of Santa Monica

2411 & 2423 Centinela Ave.



ZONE	R2 Low Density Multiple Family Residential
PARCEL SIZE	180 x 224
PARCEL AREA	40,320 sf
# OF RESIDENTIAL UNITS	approx. 36
# OF PARKING SPACES	approx. 61
BUILDING HEIGHT	3 Floors 30'
CONSTRUCTION TYPE	V - 1HP

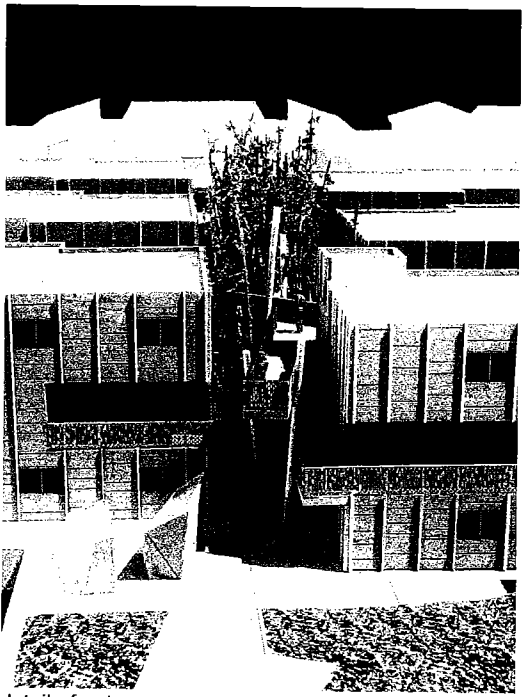
SITE PLAN 1/16"=1'-0"

proposed site plan

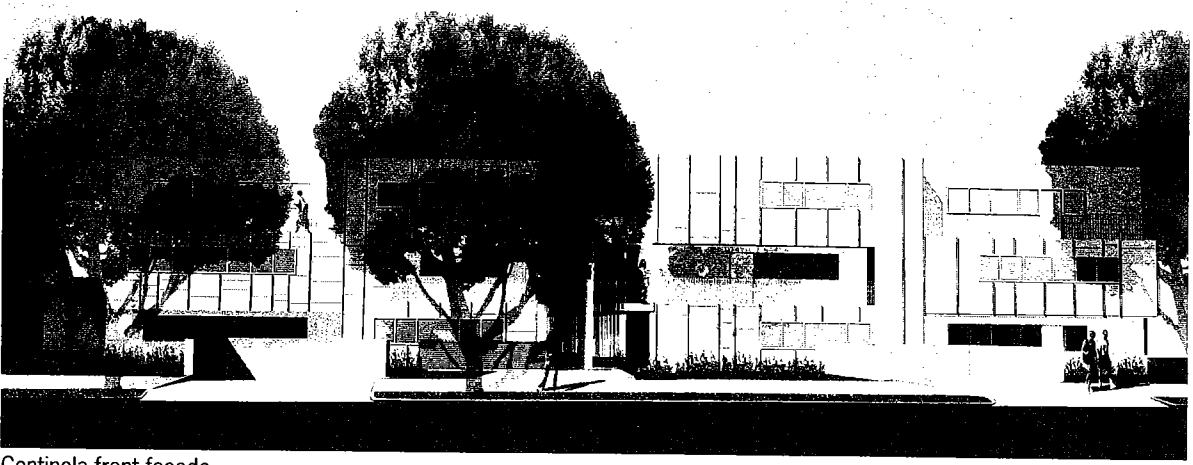
Completion Date: ongoing
Size: 36 units
Building Types: New
Construction Type: Negotiated Bid
Budget: \$6 million

Team Members:
Kevin Daly- Principal-in-Charge
Brian Reiff- Project Manager
Brian Wickersham- Project Designer

Reference:
Joan Ling
310 3964 8487 x109
joan@communitycorp.org



detail of entry



Centinela front facade

ROGER SHERMAN ARCHITECTURE / Firm Description

Located in Santa Monica, *Roger Sherman Architecture and Urban Design* (RSAUD), a partnership founded in 1990, is a strongly design-oriented firm with extensive experience working on housing/mixed-use projects of varying size and complexity. RSAUD staffs each project team with individuals whose skills are uniquely suited to its particular demands, so the size of the office--between 4 and 6 professionals--varies in proportion to the number, size and type of commissions. Its multi-disciplinary orientation (architecture, urban design, landscape architecture) allows it to pursue a wide range of projects--from parts of cities to pieces of furniture. It has access to high-technology software through Mr. Sherman's association with UCLA that allows it to produce state-of-the-art presentations of its work, from animation/fly-through sequences to critical path project management schedules. RSAUD also possesses extensive expertise in community outreach based upon their experience working on numerous high -- profile and controversial public projects. The studio's 2 principals, Greg Kochanowski and Roger Sherman, also limit overhead expenses so that both they and their staff may optimize their time and attention with regard to the design of the projects themselves, at every level of detail. They therefore choose to work on just a few select projects at any one time, which also enables each of those project to receive the full-time attention they need to assure a timely completion and implementation. As a result, their work has been the subject of several awards, exhibitions and articles internationally, including the *New York Times*, the *Los Angeles Times*, *Los Angeles Magazine*, *L.A. Architect* and *Progressive Architecture*. This includes their widely-acclaimed proposal, in 1995, for First Interstate Bank-sponsored mixed use project (housing above retail) on a 2-acre site along Vermont Blvd. in South Los Angeles, in partnership with the non-profits Vermont Slauson EDC; and also their 150-units of for-sale housing in Lincoln heights for non-profit developer Livable Places, of which Roger Sherman is an Advisory Boardmember. Other mixed-use projects include:

- Alta Vista Housing/Mixed Use Project (300 units on 4 acres, 30,000 sf commercial), San Fernando, CA: 2004
- North Hollywood Transit-Oriented District Development Plan, CA: 1995
- Hazeltime Condominiums (20 units on one acre), Van Nuys, CA: 2002
- Melrose Triangle Mixed-Use Housing/Commercial (300,000 sf/ 250 units on 3 acres), West Hollywood, CA: 2001
- Mission Hill Artists' Live/Work Housing (12 live/work units on 1 acre), Boston (Mission Hill/Roxbury), MA: 1987
- West Hollywood Civic Center (City Hall, Auditorium, Library and fire Station), CA: 1990

What makes RSAUD's approach to multi-family residential work unique is its attention to lifestyle as a source of design ideas, as well as its interest in planning residential interiors and exteriors to maximize flexibility. In addition, its depth of expertise in urban design and planning leads to a view of housing design as nothing short of a form of community-building, as well as an opportunity to address the desperate need in today's cities to provide more community-oriented open space. Finally, the firm keeps itself and its clients up-to-date with the latest sustainable materials and equipment, crafts and techniques, and ecologically-friendly building technologies. Mr. Sherman himself is an Adjunct Associate Professor of Architecture at the Univ. of California Los Angeles (UCLA), and has written and lectured widely on higher density housing, including *RE American Dream* (Princeton Press, 1995), a seminal publication offering new and innovative higher density housing prototypes for Southern California

AFFORDABLE HOUSING IN THE SOUTH BRONX Design Competition
Bronx NY (1990). Finalist

Project Description

The variety of residential planning types which currently exist in New York City alone bear witness to a history of continual transition in the public perception of privacy, and visa versa. This submission investigates two aspects of this transition: one deals with urban history, one with urban space. The first proposes to incorporate part of the existing urban fabric into the new site strategy so as to leave a "record" of the history of the site within the context of a new pattern of development. Although these existing fragments once belonged to a different pattern of building form--namely the perimeter block--they nonetheless provide a physical context within which all subsequent site interventions may be fitted and, in the historical/cultural sense, understood. The second element of transition is a space--the mews--whose role as a secondary, semi-private street, is that of providing some mediation between the activity and character of the (public) domain of the street and the (private) domain of the residence. In general, the mews is intended by design to function in the manner and at the scale of a small neighborhood.

Another form of transition is provided by employing a variety of housing types which range in size and density, such as the Rowhouse, Penthouse, Towerhouse and Garden Apartment. In addition to offering a variety of living environments from which to choose, these together structure the site with the range of scales, patterns and textures of development to lend it a necessary hierarchy and orientation. An additional benefit of such a strategy is that moderately high density can be achieved while preserving the useability of openspace and generous solar exposure for every unit.

Each dwelling is conceived with the purpose of providing an uncompromised sense of privacy, separateness and propriety. Thus, the space of the mews is largely apportioned to each rowhouse for its use as a privately maintained entry garden. The entry sequence to each of the units within each rowhouse is gained by as separate a path as possible. Shared common spaces, such as corridors or porches, are avoided. Each unit has the front and rear orientation characteristic of a detached house (which also allows for cross ventilation). Each employs its two required means of egress in order to lead separately to its front and the rear "yards". Finally, every unit possesses its own garden terrace, whose intent is to make Nature available to each urban dweller, and to provide the kind of private open space more commonly associated with the single family house.

The single concession to shared use involves the pairing of rowhouse units, whose intent is to provide for an ease and economy of construction. The building would be faced predominantly in brick, with the exception of the rear porches and penthouse units atop the rowhouse blocks, which would be constructed of wood, with steel details. The exterior stair leading to each second level rowhouse unit from the entry walk would be poured-in-place concrete, as would be the one storey garden apartment next to it.

Total Existing Units to be Rehabilitated:	298
Total Rowhouse Units:	209
Total Towerhouse Units:	60
Total Units (new + existing):	567
Total Acres on Site:	7
Average Proposed Units per Acre:	81

ROGER SHERMAN

EDUCATION

Harvard University Graduate School of Design, Master of Architecture with Distinction, 1985.

Eidgenossische Technische Hochschule (ETH), Zurich 1984.

University of Pennsylvania, Bachelor of Arts Graduate Magna Cum Laude, 1980.

PROFESSIONAL AFFILIATIONS

Licensed Architect: California, New York, 1989-

Director, Roger Sherman Architecture and Urban Design, Santa Monica CA, 1989-

Boardmember, Westside Urban Forum, 2002-

Advisory Boardmember, Livable Places (non-profit housing developer), 2001-

Partner, Weingart Center Association (for the homeless), 1995-

West Hollywood Cultural Heritage Advisory Board, 1992-4

CONSULTING

El Pueblo Pedestrian-Transit Masterplan (sponsored by L.A. County MTA and Office of the City of Los Angeles Architect)

Design Guidelines, Livable Places, 2001

St. Vibiana's Cathedral Design Workshop (co-sponsored by L.A. Conservancy/ National Trust for Historic Preservation and the Los Angeles Archdiocese): 1996

Pico Aliso/Aliso Village Design Workshop (sponsored by Los Angeles Housing Authority): 1995

AWARDS

Honor Award ("NextLA"), AIA/LA (*RePark*: Freshkills Landfill End Use Plan), 2002

Finalist, Railyard Park Design Competition, 2002

Finalist, Freshkills LandFill to Landscape Design Competition, 2002

Honor Award ("NextLA"), AIA/LA (North Hollywood Development Plan), 1998.

Second Place, South Central Los Angeles Mixed-Use Design/Build Competition, 1994.

Honorable Mention, Public Space in the New American City Design Competition, 1994.

Honorable Mention, Affordable Housing in the South Bronx Design Competition, 1990.

Progressive Architecture Award, Urban Design category, 1989.

Winner, West Hollywood Civic Center International Design Competition, 1987.

Finalist, Mission Hill Artists' Housing Design Competition, 1987.

Second Prize, Hawaii Loa College Center for the Media Arts Design Competition, 1986.

Recipient, American Institute of Architects Henry Adams Gold Medal (Harvard GSD), 1985.

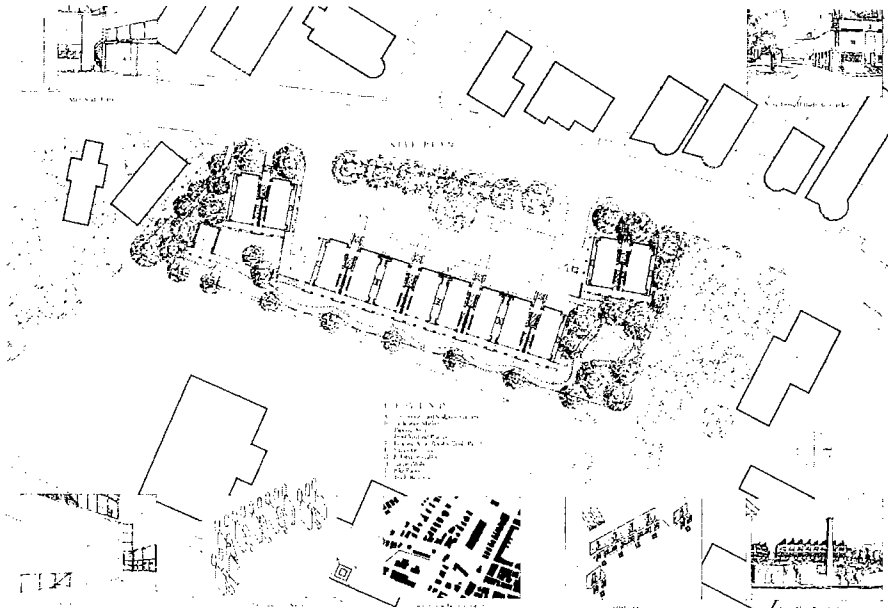
RELEVANT PROJECTS

Mission Hill Artist's Housing Boston, MA

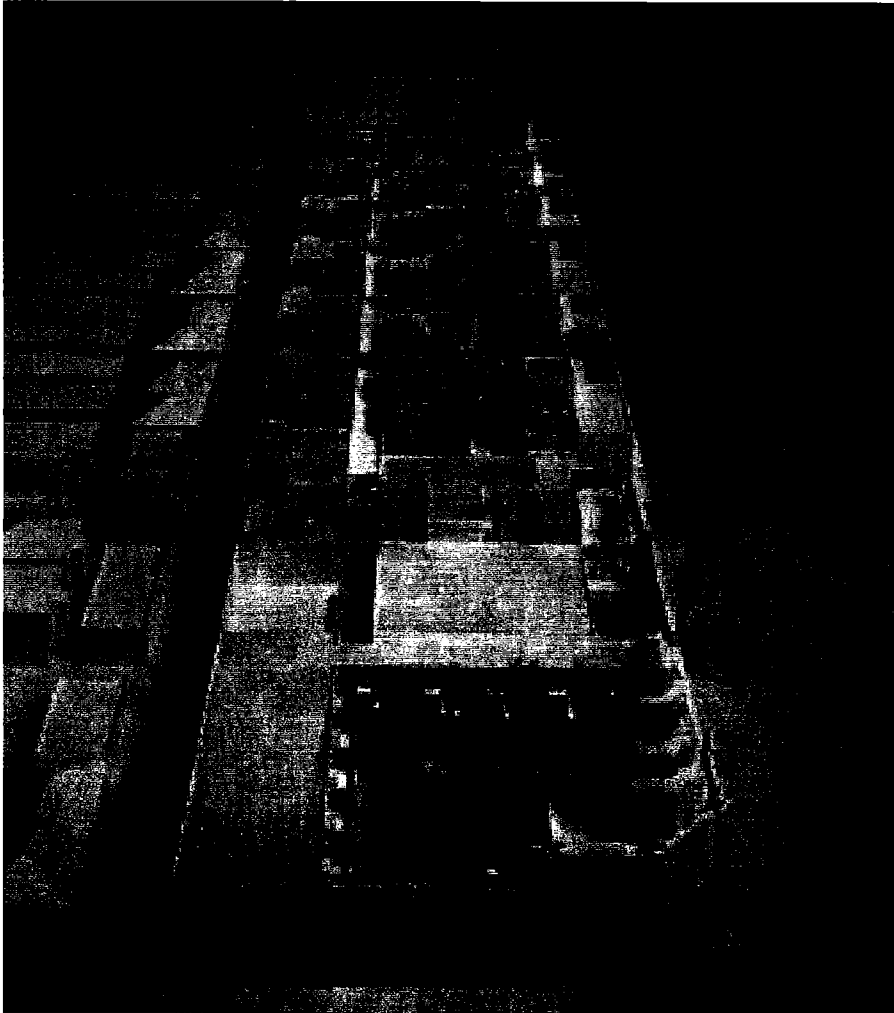
The project is located on a three acre, wooded hillside site. The program calls for 12 affordably-designed units of no more than 1500 sf each, for use as both living and work space for artists. A common gallery/meeting facility is also required.

In response to the bi-partite nature of the program for the individual unit, the solution adopts two prominent regional typologies appropriate to those required—namely the rowhouse and the loft—and conflates them in an unprecedented manner. This is pursued along with an interest in developing a simple system of alternating service and circulation walls/zones which serve both to separate units and to act as a natural means of grouping them more economically in pairs. The character of the loft is recalled by the wide, ascending stair which penetrates up the center of each duplex to the second (through) floor studio, also reminiscent of the loft, whose roof retracts in better weather in order to allow the space to be transformed into an outdoor workroom. The repetitive, sawtooth configuration of the roofscape reinforces not only the perception of the project as a single, larger-scale building commonly adapted for loft space, but refers in character to many late 19th century early industrial building found in the immediate vicinity of the site.

The rowhouse typology is recognizable in the residential portion each unit, housed in the lower two levels. There, the location of the stair alongside the party wall which separates the two units within each duplex (tucked underneath the loft stair above), is characteristic of its conventional place within the prototypical row house, as is the attached rear porch. The individualized rhythm of bays on the front facade also contributes strongly to recalling this model. In general, the residential units were conceived to operate in as flexible a manner as possible, to the degree that the organization of space within each unit has been suggested only to the degree that the placement of utilities and equipment along each alternating service wall might suggest.



RELEVANT PROJECTS



Vermont Slauson Economic Development Corp. Los Angeles, CA

This project proposes the design for a new mixed use retail, commercial and community project for the site west of Vermont Avenue between 80th and 81st streets in south central Los Angeles.

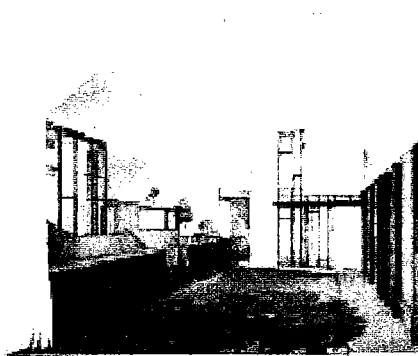
By recognizing the unique physical character and programmatic needs of this community, the building attempts to weave it self into the fabric and psyche of the community itself. This knit manifests itself at many levels of the project, including the relation between programmatic elements; the use of open space, the manner in which it responds to its local context and in its use of construction materials and the methods of their assembly.

The program is structured in layers. Vertically, the lower level is occupied by parking, while at ground level the project is dominated by retail and community-related functions. At the upper levels, loft tenant space exists for improvement first to commercial use, but can be easily adapted as "for sale" townhomes. The building is similarly striated in its site organization and massing, which transforms in quality from Vermont Avenue to the back street. On the ground level, parking is layered between a thin zone of commercial workspace/stalls along the alley and the row of retail space that runs along Vermont. Above, the loft tenant space is organized in layers parallel to Vermont, each with its own character and profile.

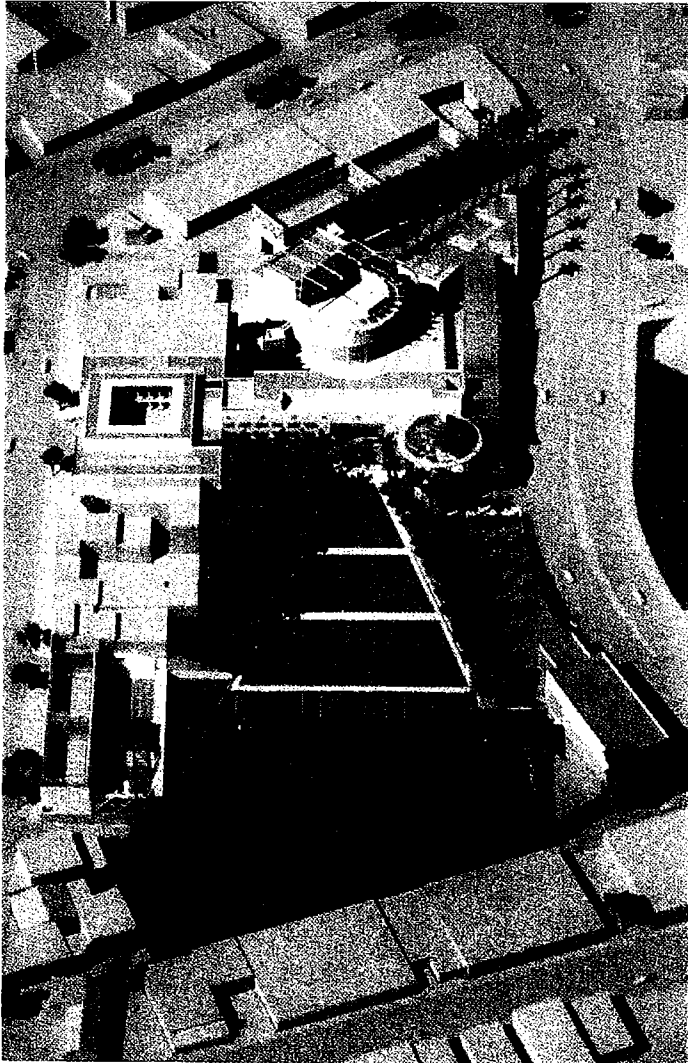
Open spaces knit together the project's programmatic elements. Public places, like the courts at either end of the site, provide opportunities for local residents to interact, involving the community in the life of the building and involving the building in the life of the community. The more private outdoor spaces, on the upper levels of the building, provide places of serenity amidst the hectic climate of the offices inside, or as residences, an area within the home which acts as its symbolic center. These "outdoor rooms" also impart to residents the special sense of dignity that comes with the pride of owning a piece of land, or territory.

This project weaves itself into the fabric of its physical context by maintaining a lower height at its perimeter and by breaking up its massing into many elements of smaller size. To the north, it is set back from and steps down to defer in height to the adjacent Church of Christ. Along its western edge, shared with the Vermont Knolls neighborhood, the building steps down in height along the backstreet and matches the cadence and articulation of the garden apartments across from it. In its material and constructional expression, this building attempts to give form to and strengthen the African and Latin cultural identity of the community.

This is accomplished through the layered patterns of fencing and trelliswork, as well as the textile-like pattern of polychromy applied to the Vermont Avenue facade, derived from a traditional pattern of interior wall decoration in the dwellings of Senegal and Mauritania.



RELEVANT PROJECTS



West Hollywood Civic Center Master Plan West Hollywood, CA

By virtue of having won an international design competition, Mr. Sherman with Edmund Chang developed a master plan, site and building design for a new civic center for the newly founded City of West Hollywood. The project was planned for West Hollywood Park, an 8-acre parcel across San Vicente Blvd. from the Pacific Design Center. The building program, which totalled to over 120,000 sf, included a City Hall, Civic Auditorium, County Fire facility. The new park, which was also designed by the firm, accommodated 5.5 acres of active and passive open space containing a wide variety of recreational facilities and public amenities--swimming pools, softball field, playground, lighting, benches, etc.

Civic Auditorium West Hollywood, CA

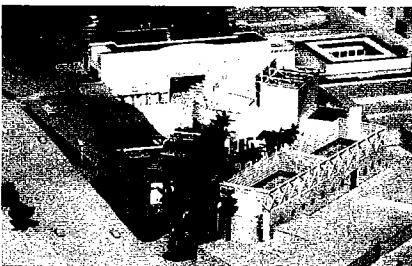
75,000 sf semi-circular structure was part of Phase II site development. The theatre, whose perimeter-lobby opens onto the Civic Plaza, included flyspace, extensive theatre support/dressing & green rooms, orchestra pits and stage traps, ceremonial drop-off, 450-seat theatre. An outdoor cinema on the rooftop utilized the side of flytower as a screen. Cost: \$12 million.

San Vicente Branch Los Angeles County Public Library West Hollywood, CA

A new 2-story, 15,000 sf facility to replace the smaller existing one owned and operated by the Los Angeles County Library System (cost: \$1.5 million)

Council Chamber / Meeting Hall West Hollywood, CA

A 6-story, 66,000 sf structure (60,000 sf office building + 6,000 sf chamber; cost: \$7 million) whose uniform 60-foot width and operable windows allow for natural cross-ventilation as well as penetration of natural light fully across each of its floors. Aside from its uniquely-shaped spiral-glazed Council Hall, the building's central feature is the 4-story-high portal that penetrates through the long building, linking the upper Civic Plaza with the lower Park. Entry to the building's lower floors of public counters is gained immediately off the flanks of this covered area.



Skidmore, Owings and Merrill Traveling Fellow, 1984.

PROJECTS

Alta Vista Affordable Housing/Mixed Use Project (200 units on 4 acres, 30,000 sf commercial), San Fernando, CA: current

Avenue 26/ Bassett Site Condominiums (150 units on 3 acres, 10, 000 sf commercial), Los Angeles, CA: current

Robbins Residence (new), Santa Monica, CA: 2002

RePark: FreshKills LandFill End Use Plan, Staten Island, NY: 2002

Railyard Park, Santa Fe, NM: 2002

Hazeltine Condominiums (20 units on one acre), Van Nuys, CA: 2002

Huning Highland Development Plan, Albuquerque, NM: 2001

Kona Isle Apartments (rehab.), North Hollywood, CA: 2001

Vogel Residence (new), Pacific Palisades, CA: 2001

Schab Residence, Santa Monica, CA: to be complete 2002

Buckland/Gill Residence Remodel, Hancock Park, CA: 2001

Maatta Residence Remodel/Addition, Sherman Oaks, CA: 2000

Stambler Residence Addition, Bel Air, CA: 1998

Melrose Triangle Mixed-Use Housing/Commercial (300,000 sf/ 250 units on 3 acres), West Hollywood, CA: 2001

Sanctuary, Olin Sang Ruby Union Institute Camp, Oconomowoc, WI: 2002

Florence Avenue Villa Facade Improvement, Los Angeles, CA: completed 2000

D'Avignon Residence Remodel/Addition, Pasadena, CA: 1999

Family Center/Dining Facility, Olin Sang Ruby Union Institute Camp, Oconomowoc, WI: 1998

L.A. County Metropolitan Transportation Authority Pedestrian Shelter: 1998

L.A./ City North Master Plan (Catellus Development Corp.), Los Angeles, CA: 1997

Outdoor Dining/Multi-Use Patio (Weingart Center), Los Angeles, CA: current

Cathedral of St. Vibiana Reuse Study (as Senior Housing), Los Angeles, CA: 1997

Transit-Oriented District Master Plan, North Hollywood, CA: 1995

First Interstate Bank Mixed-Use Affordable Housing/Commercial Project (38 units on 2 acres), L.A., CA: 1994

Two Public Spaces for the Contemporary American City, Atlanta, GA: 1994

Sang Gymnasium, Oconomowoc, WI: 1993

Spreebogen Urban Design Plan, Berlin, BRD: 1992

Thompson Residence, Los Angeles, CA: 1990-91

West Hollywood Civic Center, West Hollywood, CA: 1988-

- San Vicente Branch, Los Angeles County Public Library
- West Hollywood City Hall and Council Chamber
- Municipal Parking Structure
- West Hollywood Park
- Master Plan Future Phase Auditorium, Recreation Center, L.A. County Fire Stn. & Health Fac.

Affordable Housing, Bronx, NY: 1990

Mission Hill Artists' Housing, Boston, MA: 1987

Hawaii Loa College Pacific Center for the Media Arts, Oahu, HI: 1986

Snug Harbor Music Hall, Staten Island, NY (with Rafael Vinoly): 1987

John Jay College of Criminal Justice, New York, NY: 1985-87

PUBLISHED WORK

In Praxis, 2002

"A New Use for Freshkills Landfill: Finalists", in Lotus Navigator, 2002

"Under the Influence: Negotiating the Complex Logic of Urban Property", in Things in the Making: Contemporary Architecture and the Pragmatist Imagination. Joan Ockman, ed. MoMA, 2002.

From the Center (Faculty Work of the Southern California Institute of Architecture), Monacelli, 1997

"Density Dilated", in Dense-City, Lotus International Special Document (article, guest co-editor w/ Mary-Ann Ray and Mirko Zardini), 1997

"Under the Influence", Univ. of Minnesota Press (forthcoming)

G/A Houses (52): Project 1997

The Recovery of Landscape, Academy Editions (London), 1996

"Out of Order: L.A.'s Other Landmarks", in OffRamp, Princeton Architectural Press, 1996

L.A.: Next Exit, Public Access Press (SCI-Arc), 1996 (editor)

Re: American Dream: Six Housing Prototypes for Los Angeles, Princeton Architectural Press, 1994 (editor, contributor)

San Diego Union-Tribune

Architecture

Competitions

The Architectural Review (U.K.)

Progressive Architecture

Los Angeles Times

Boston Globe

Compe and Contest (Japan)

Architectural Record

Design Quarterly

ACADEMIC AFFILIATIONS

Visiting Studio Professor, Harvard Univ. Graduate School of Design, 2001

Adjunct Assistant Professor, Dept. of Architecture and Urban Design, UCLA School of Arts and
Architecture, 1987-

Instructor/Thesis Program Coordinator, Southern California Institute of Architecture (SCI-Arc),
1991-

Project Experience Gehry Partners

Buildings

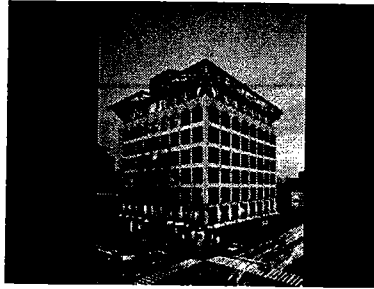
Projects

1985

360 Newbury Street
Boston, Massachusetts

Renovation of an existing warehouse into a 140,000 sf office and retail complex.

Completion: December 1988

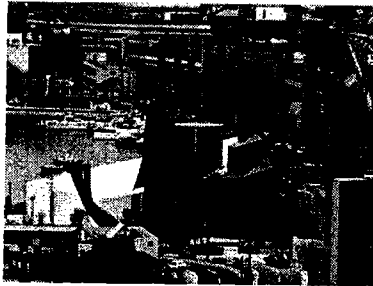


1986

Fishdance Restaurant
Kobe, Japan

An 8,500 sf restaurant budgeted at \$3,000,000.

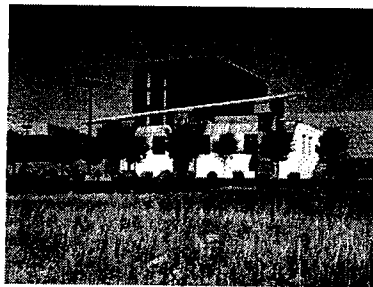
Completion: April 1987



**Herman Miller
Western Regional Facility**
Rocklin, California

Preparation of a masterplan to develop 1,000,000 sf site, and design of a 400,000 sf manufacturing and distribution facility.

Completion: June 1999



1987

Progressive Corporation Masterplan
Cleveland, Ohio

Preparation of a master plan for the site of an office tower in collaboration with the office of Peter Eisenman.



1988

**Vitra International Factory &
Design Museum**
Weil am Rhein, Germany

\$10,000,000 98,000 sf facility including a furniture assembly and distribution plant with adjacent office and small furniture museum.

Completion: November 1989



Project Experience Gehry Partners

Buildings

Projects

1989 Loyola Law School, Phase IV *Los Angeles, California*

Continuing work on the design of a law school campus, including the expansion of an existing library and the creation of additional student activity offices, classrooms, and administrative spaces.

Completion: 1991



American Center in Paris *Paris, France*

An 18,400 sm facility featuring multi-purpose performance, rehearsal and exhibition spaces, a bookstore, a restaurant, and a 400-seat theater.

Completion: May 1994



1990 Frederick R. Welsman Art Museum *Minneapolis, Minnesota*

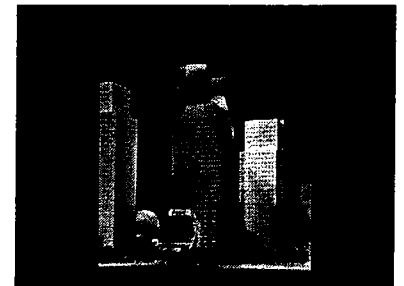
A 41,000 sf contemporary art museum budgeted at \$10,500,000, with exhibition and support spaces, administrative offices and retail spaces.

Completion: November 1993



1991 RTD Headquarters Competition *Los Angeles, California*

Competition design for an office tower with related master plan.



Guggenheim Museum Bilbao *Bilbao, Spain*

A 28,500 sm art museum budgeted at \$100,000,000, which includes three types of exhibition space, a 300 seat auditorium, administrative and support spaces, a café and a bookstore.

Completion: October 1997



**Project Experience
Gehry Partners**

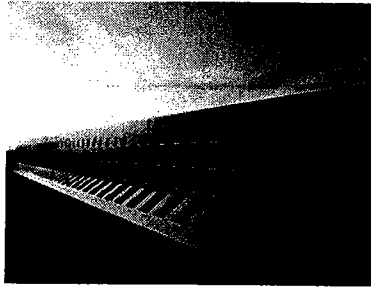
Buildings

Projects

1992 **TeamDisney Office Building**
Anaheim, California

A 330,000 sf office building and 200 seat lecture hall, with a 455,000 sf parking structure.

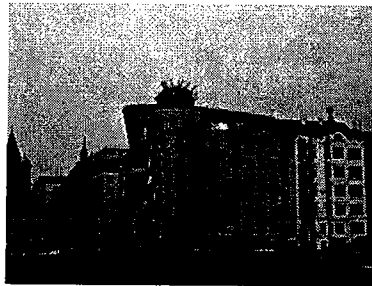
Completion: 1996



Nationale-Nederlanden Building
Prague, Czech Republic

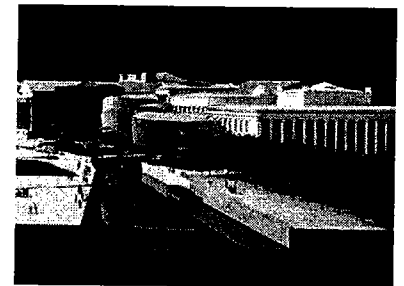
A 55,000 sf office building budgeted at \$8,000,000 in the historic district of Prague.

Completion: 1996



1993 **Museum Island Competition**
Berlin, Germany

Preparation of a masterplan for the redevelopment of the Neues Museum, the Pergamon Museum, and the Altes Museum by Karl Fredrick Schinkel in the historic district of Berlin.



1995 **Samsung Museum of Modern Art**
Seoul, Korea

A 44,000 sm art museum including exhibition spaces, art preparation and storage spaces, administrative offices, a 250 seat auditorium, a 100 seat black box theater, a café, and underground parking.



1997 **Telluride Residence**
Telluride, Colorado

A 3,500 sf private residence budgeted at \$2 million.



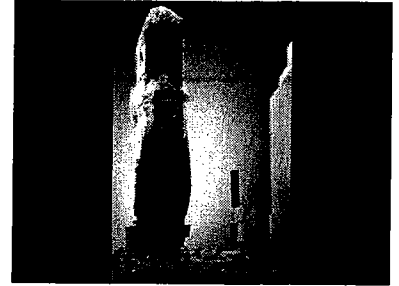
**Project Experience
Gehry Partners**

Buildings

Projects

1997 **One Times Square**
New York, New York

A proposed renovation for a 110,000 sf high-rise office building including the design of an architectural attraction based on the concept of a mechanized clock tower, the design of a restaurant / bar and retail spaces.



Conde Nast Cafeteria
New York, New York

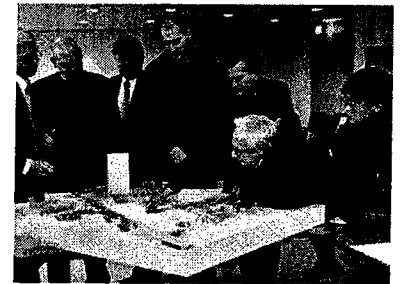
A 8,200 sf, 260 seat corporate dining facility including food preparation and serving areas.



Completion: 2001

Mercedes, Proarch Development
Düsseldorf, Germany

A 140,000 sm office, residential, commercial and recreational development, designed in collaboration with the offices of Rem Koolhaas and Jean Nouvel.



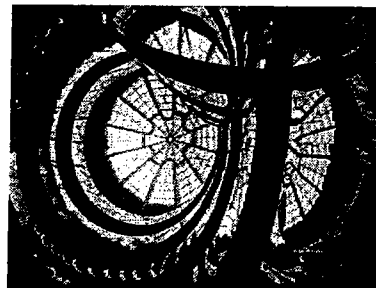
1998 **Vitra Design Museum Phase II**
Weil am Rhein, Germany

An expansion to the existing museum originally built by Frank O. Gehry and Associates



Art of the Motorcycle I
New York, New York

Installation of the history of the design of 100 motorcycles at the Guggenheim Museum New York.



Completion: June 1998

Project Experience Gehry Partners

Buildings

Projects

1999

**Case Western University
Peter B. Lewis School of Management**
Cleveland, Ohio

A 140,000 sf university building including classrooms, administrative offices, a library and a café.

Completion: October 2002



Art of the Motorcycle II
Bilbao, Spain

Installation of the history of the design of 100 motorcycles at the Guggenheim Museum Bilbao.

Completion: October 1999



2000

**Guggenheim Museum:
The Manhattan Project**
New York, New York

Concept Design for museum complex to contain Exhibitions, the Center for Arts and Technologies, the Center for Architecture and Design, a 450 ft tower to house executive suites and a restaurant, and a 1100 seat performing arts center.

**New York Times
Headquarters Competition**
New York, New York

Competition for the design of a 700,000–900,000 sf office building for The New York Times, including a 170,000 sf newsroom and 600,000 sf speculative office space.



2001

Frank O. Gehry Restrospective
Guggenheim, New York

Presentation of 40 projects featuring models, plans, drawings, furniture, photographs and video footage to illustrate the design process

Completion: May 2001



Project Experience Gehry Partners

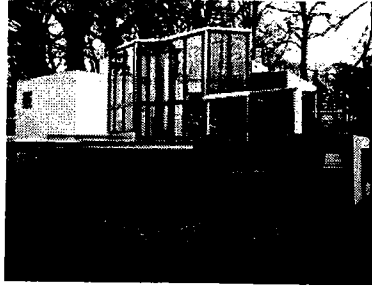
Buildings

Projects

2001 Ronald McDonalds House Hereford, Germany

Design of "home-away-from-home" for families of seriously ill children who are receiving treatment at nearby hospitals.

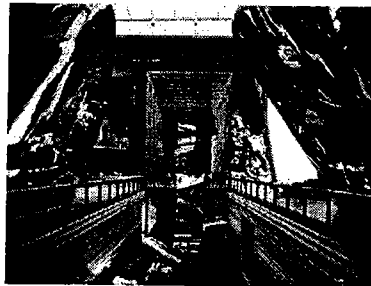
Completion: September 2001



Art of the Motorcycle III Guggenheim Museum, Las Vegas

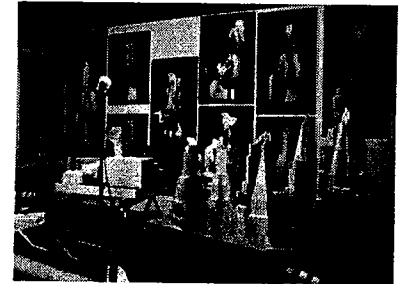
130 Motorcycles arranged chronologically in an exhibition installation that featured stainless steel walls, chain-link curtains and glass floors.

Completion: October 2001



Astor Place Hotel New York, New York

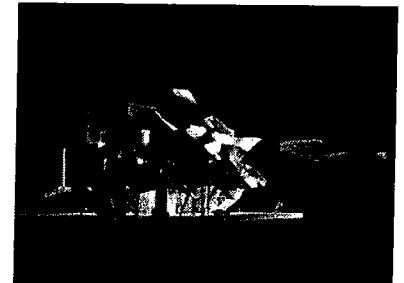
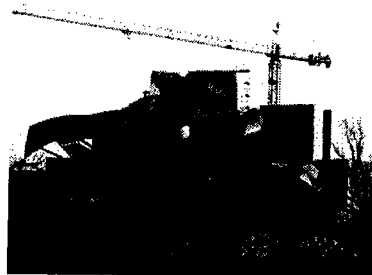
Hotel design for a lobby, reception area, guest rooms, and amenities such as a restaurant, a café, a bar and a fitness center.



Marques de Riscal Winery Rioja Region, Spain

A 3,300 sm expansion and interior renovation project integrating a small hotel, a restaurant, a wine tasting room, a conference facility and an exhibition space.

Construction: 2003-2006



M-Art-a Museum Herford, Germany

A 7,000sm renovation of an existing industrial building so that the existing building which provides galleries for the exhibition of art, furniture design and architectural design.

Completion: May 2005



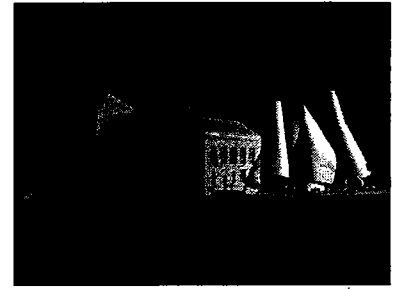
**Project Experience
Gehry Partners**

Buildings

Projects

**Corcoran Gallery and
College of Art Addition**
Washington D.C.

The renovation, design and construction of an existing 140,000 sf facility to include art galleries, studios, and related support spaces.



2002

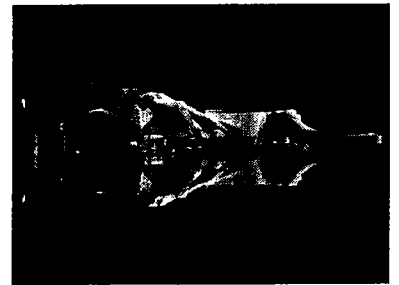
Vincor Winery
Niagara Escarpment, Canada

A 30,000 sf vineyard including full red and white wine production facilities, a restaurant, and a tasting room.



Venice Gateway
Venice, Italy

A 30,000 sm airport-to-boat terminal exchange, including office spaces, meeting rooms, retail spaces, a conference center and a restaurant.



2003

Dublin Landmark Tower Competition
Dublin, Ireland

Competition to build tower with maximum height of 60 meters and floor area of 12,5000 sm with top two floors housing a recording studio for the band U2.



Parque Mayer Cultural Center
Lisbon, Portugal

Rehabilitation of performing arts center with 1,500 seat, 600 seat, and 400 seat theaters, an exhibition center, hotel, housing, commercial spaces and gardens.



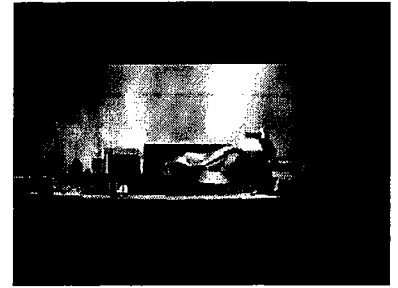
**Project Experience
Gehry Partners**

Buildings

Projects

Weisman Art Museum Phase II
Minneapolis, Minnesota

41,000 sf addition of new exhibition spaces to the existing museum design by Frank O. Gehry and Associates.



Hall Estate Winery
Napa, California

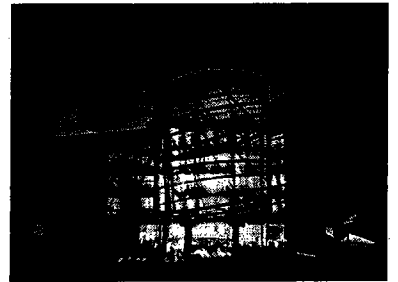
Master plan studies for design and development of 70,000 sf of winemaking facilities, as well as 15,000 sf of visitor space and a wine education center.



Schematic design: 2006

2004 Novartis International Office Building
Basel, Switzerland

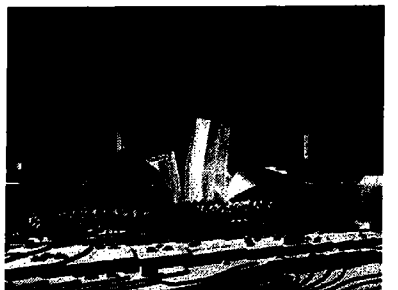
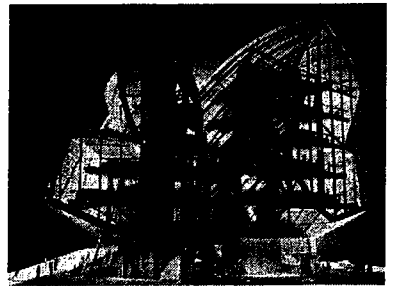
A 6500 sm office building for a major pharmaceutical company that houses the human resources department on five levels above grade. The building also has a staff cafeteria on the ground level, as well as an education center and a 600 seat auditorium below grade. The glass enclosed structure is designed to be energy efficient.



Construction: 2006-2008

2005 Istanbul Cultural Center
Istanbul, Turkey

A private 31,000 sm cultural center situated in the Pera district of the old city. Project consists of a 1,800 seat concert hall, a 500 seat proscenium theater, a multifunctional "Exhibition hall", café, restaurant, and a retail bazaar on top of 7 levels of below grade parking.



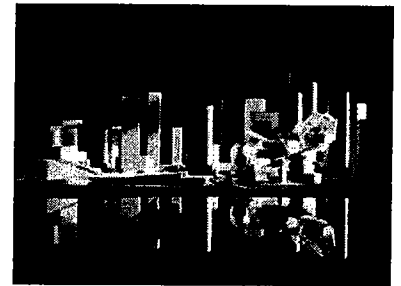
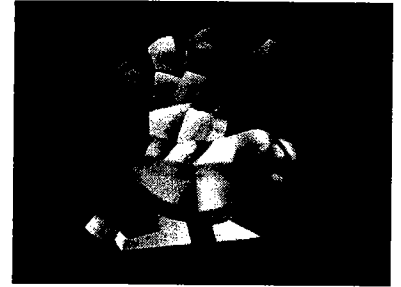
Project Experience Gehry Partners

Buildings

Projects

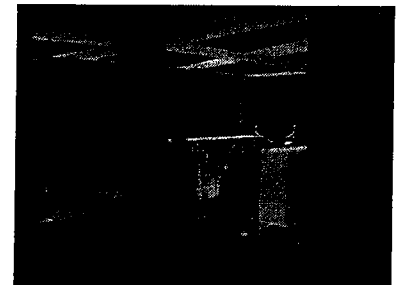
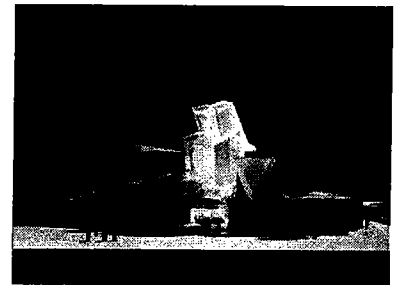
2005 Hong Kong Museum *Hong Kong, China*

A 50,000 sm museum complex developed as Swire Properties proposal in response to the West Kowloon Cultural District Competition. In addition to exhibition spaces, the museum complex includes an Arts Educational Center, theater, retail spaces, and dining facilities.



Art Center College of Design Library & Media Arts *Pasadena, CA*

A new 48,000 sf learning facilities including, library, technical skills center, fine arts complex, and Nokia materials lab. A centralized interior street unifies the different programmatic elements and becomes a showroom for prototype development. Connections between the building and surrounding landscape are reinforced by the use of transparent glass floors and skin that open the different spaces to the dramatic views.



LVMH Foundation *Paris, France*

A 6,500 sm museum for contemporary art in a children's park at the outskirts of Paris adjacent to the Bois de Boulogne. In addition to the 3000 sm of gallery spaces for permanent, temporary and special installations; the museum also has an art forum, a small cafe, and a documentation center.



Project Experience Gehry Partners

Buildings

Projects

2006

Project "S" *Hong Kong, China*

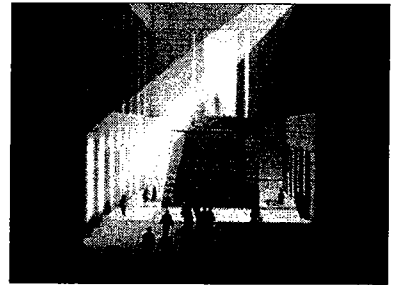
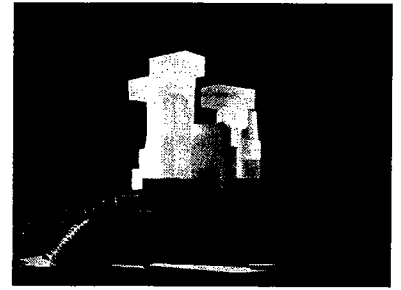
A private 8,000 sm residential project situated on an exclusive site in Hong Kong. The project consists of 12 luxury apartment units in a 12 story hillside tower and a private club.

Schematic Design: 2006

Philadelphia Museum of Art *Philadelphia, PA*

A renovation and 250,000 sf expansion for an existing 400,000 sf museum. The project consists of new contemporary art galleries, special exhibit and event spaces, bookstore, education center, as well as a new Great Hall.

Competition: 2006



Interdisciplinary Designs

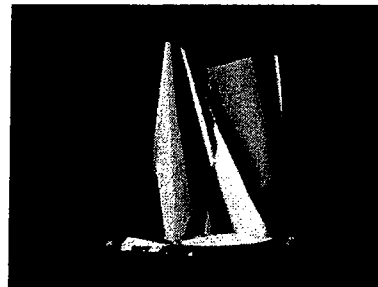
2001

Ustra Office Furniture System



Production: September 2001

Conde Nast Light Fixture



Production: 2001

Interdisciplinary Designs

2003 Pasadena Museum of
California Art Auction
Pasadena, CA

Egg Lamp-Lotus

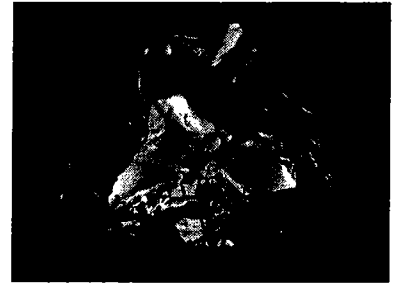
Production: April 2003



2004 Tannhauser Set Design
Los Angeles Opera

Design of four scenes in collaboration
with director William Friedkin and video
artist Jennifer Steinkamp for the opera
by Richard Wagner.

Performance: T.B.D.



2004 Ariade auf Naxos Set Design
Los Angeles Opera

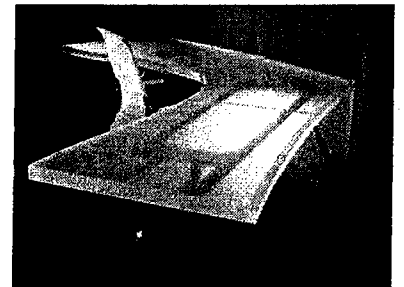
Design of two scenes in collaboration
with director William Friedkin for the
opera by Richard Strauss.

Performance: Fall 2004.



2006 Novartis Office Furniture System

First Prototypes: January 2006

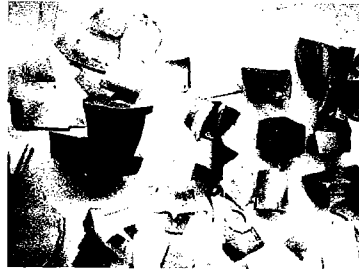
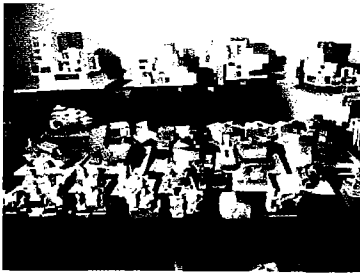


Edwin Chan

Design Partner

Professional Experience

During his undergraduate study at University of California at Berkeley, Mr. Chan worked as an assistant to Stanley Saitowitz in San Francisco. He has also worked as a tutor in the North Berkeley Kindergarten for a special senior year research project. While in graduate school at Harvard, he was a summer intern for the office of Machado/Silvetti in Boston, as well as a research assistant for Peter Eisenman on his forthcoming book Guiseppe Terragni - Transformation, Decomposition, Critique. Upon graduation in 1985, Mr. Chan joined Frank O. Gehry & Associates as a junior architect. Currently, Mr. Chan is a Partner in Design, collaborating with Mr. Gehry to provide the design leadership for the various projects.



RECENT PROJECTS & REFERENCES

Temporary Art Museum

Harvard University

new 90,000 sf museum
Allston, MA 2006

Camino Nuevo Charter Academy High School

new 60,000 sf high tech high school
Los Angeles, California 2005

Los Angeles Academy of Arts and Enterprises

new charter high school
Los Angeles, California 2005

Housing Complex, Community Corporation

new affordable housing complex
Santa Monica, California 2005

Camino Nuevo Charter Academy High School

new high school
Los Angeles, California 2005

Arts Center College of Design, Residential Complex

new housing facility
Pasadena, California 2005

W Hotel and Condos

New interiors for the W Condominiums at Hollywood and
Vine
Los Angeles, California 2005

InterActive Corporation

New interiors
Los Angeles, California 2005

Arts Center College of Design, South Campus

renovation of warehouse into educational and exhibit
spaces
Pasadena, California 2004

DesignworksUSA/BMW

Renovation of Corporate US Office
Newbury Park, California 2004

Gabbiani-Ruscha Studio

Silverlake, California, 2004

34th Street Project

Hermosa, California, 2004

Santa Monica Parks

comprehensive design of structures on nine parks
Santa Monica, California 2003

Watts Athletic Center

schematic design for inner-city riding facility
Los Angeles, California ongoing

Camino Nuevo Charter Academy

new middle school
Los Angeles, California 2002

Lawrence House

Hermosa Beach, California, 2002

Ad Agency Offices

renovation of warehouse into offices
New York, New York 2002

Artist's Studio

West Los Angeles, California, 2001

UES Elementary School

creation of new amphitheater and seating area
Los Angeles, California 2001

Vi[z]rt

interactive showcase installation
Amsterdam 2001

Vi[z]rt

interactive showcase installation
Las Vegas, Nevada 2001

Camino Nuevo Charter Academy

conversion of a small commercial building to an elementary school
Los Angeles, California 2000

Rioport

offices for an internet music company
Santa Monica, California 2000

Stifa Cosmetics

design competition for flagship store
Los Angeles, California 2000

1901 Main Street

renovation of office building into offices for media and telecommunications company
Santa Monica, California 1999

Campus Cafes, Arizona State University

retail & service buildings
Tempe, Arizona 1998

North Hollywood Media Campus

masterplan and renovation of 10-acre bakery site to include post-production studios, offices, and sound stages
North Hollywood, California 1998

5890 Jefferson

renovation of 60,000 sf warehouse for production facilities
Culver City, California 1998

Pico & Main

exterior renovation
Santa Monica, California 1997

Leap Partnership

renovation of ad agency offices
Santa Monica, California 1997

Reuse of the Cathedral, St. Vibiana

limited competition
Los Angeles, California 1997

Paramount Pictures/Armageddon Films

interactive drawings/set design
Los Angeles, California 1997

Windmill Lane Productions

building & interior renovation for a production company
Santa Monica, California 1996

Ground Zero

interior renovation, advertising agency
Santa Monica, California 1996

OZ Interactive

exhibit for Internet World Expo
San Jose, California 1996

REFERENCES

Richard Koshalek
President

Art Center College of Design
1700 Lida Street
Pasadena, CA 91103
t. 626 396 2200

Patricia Belton Oliver
Sr. VP for Architecture and Planning

Art Center College of Design
1700 Lida Street
Pasadena, CA 91103
t. 626 396 2358
e. patricia.oliver@artcenter.edu

Projects: *Art Center College of Design South Campus
and Housing Complex*

Philip Lance
Director

Camino Nuevo Charter Academy
697 Burlington Avenue
Los Angeles, CA
t. 213 413 3838

Projects: *CNCA High School, Elementary, Middle and
Pre-Schools*

Working independently from Frank O. Gehry & Associates, Mr. Chan has also worked on the following projects and competitions:

- 1986** **Hawaii Loa Media Center Competition**
Oahu, Hawaii
Tamara Gallery
Hollywood, California
- 1987** **Kuala Lumpur Restaurant**
Pasadena, California
Tease Store Renovation
Pasadena, California
- 1988** **West Coast Gateway Competition**
Los Angeles, California
Los Angeles Arts Park, Museum of Natural History Competition
San Fernando Valley, California
- 1990** **Hillside Residence**
Hollywood, California
- 1991** **Poetic Justice Interior Renovation**
Hollywood, California
Osaka Design Forum Competition
Osaka, Japan
- 1992** **Bentley Court Residence**
Santa Monica, California

Writing and Lectures

- 1984** **On the Controversy of Classicism - or How the P.A. Awards were selected this year**
(Published in OZ)
- 1985** **Five Apprentices of Eupolinos**
(Unpublished)
- 1987** **Les Textes Deliquants d'Architecture**
(Published in Transformation)
- 1992** **Reflections on the other Glasrum**
(Published in Now Time-2)
- 1997** **New Media and the Design Process**
(MAK Center for architecture Lecture, Los Angeles)
- 1998** **Journal of a Ghost Writer for the Guggenheim Museum Bilbao**
(USC Lecture)
Thesis Advisory Committee
(SCI-ARC)
- 1999** **New Blood 101 Symposium:**
Place Making and Globalization
Matisse @ 70 - Thesis Advisory Committee
(SCI-ARC)

Writing and Lectures (cont.)

- 2000** **Columbia University Talk:**
Six Museums
New Blood 101 Symposium:
Architects working with Architects
Harvard GSD:
Conde-Nast Cafeteria- a case study
IIT Lecture:
@foga.com
- 2001** **Columbia University:**
Conde-Nast Cafeteria - a case study
Columbia University:
An Architectural Study in Process for the Guggenheim Retrospective
Harvard GSD:
An Architectural Study in Process for the Guggenheim Retrospective
- 2002** **Cranbrook Academy Symposium:**
Two Case Studies
Yale University Review:
Frank Gehry Studio
A.I.A. Annual Conference Lecture:
Art of the Motorcycles – a case study
Harvard GSD Lecture:
Remember Bilbao?
Harvard GSD Lecture:
Art of the Motorcycles- a case study
UCLA (Peter Sellers lecture):
@foga.com
Iowa State University President's Lecture:
@foga.com
American Academy in Rome Talk:
@foga.com
Princeton University Final Review:
Guy Nortenson Studio
University of Minnesota College of Architecture:
Final Review- Diogo Bouney Studio
- 2003** **Columbia University:**
Art of the Motorcycles – a case study
Harvard GSD:
The Glass Building Reconsidered
two competitions
Carnegie Melon University (AIA Lecture):
@foga.com
Southern California Institute of Architecture:
Visiting Thesis Advisor
LA Museum of Contemporary Art Talk:
@foga.com

Writing and Lectures (cont.)

- 2004** Rice University:
04@foga.com
University of Texas, Arlington:
04@foga.com
- 2005** Hong Kong University:
05@foga.com
Harvard GSD:
The Glass Building Reconsidered Again
Southern University, Baton Rouge, Louisiana:
05@foga.com
Asia Society, New York (Kai-Yin Lo Lecture):
The Glass Building Reconsidered Again
- 2006** A.I.A. Convention, Los Angeles:
"New Blood" Symposium

Awards, Exhibitions and Interviews

- 1980** Third Prize, S.F.A.I.A. Design Competition
- 1981** First Prize, Japan Architect's "Shinken-chiku"
International Design Competition
- 1982** Eisner Prize in Architecture
- 1983** Alpha Rho Chi Medal
- 1986** Participant, Young Architect's Forum, Architectural League, New York
- 1995** The Wheelwright Fellowship, Harvard University
- 1998** New Blood 101 Exhibition: Guggenheim Museum Bilbao
- 1999** New Blood 101 Exhibition: Conde-Nast Cafeteria
- 2003** Pasadena Museum of California Art Auction: *Egg Lamp- LOTUS*
- 2004** Gehry Draws: *Violette Edition*
- 2005** ATV Special: *West Kowloon Cultural District*
RTHK Report: *Disney Concert Hall*
RTHK Special: *On the Cultural Harbor*
City Magazine - May 2005, Hong Kong
- 2006** Museum of Modern Art, New York: *On Site - New Architecture in Spain*
Sketches of Frank Gehry: *A film by Sydney Pollack*

Education

1982 University of California, Berkeley
College of Environmental Design
Bachelor of Arts (Architecture)

1985 Harvard University
Graduate School of Design
Masters in Architecture

Mr. Chan is well traveled in North and South America, Europe, Antarctica and Asia. In addition to English, Mr. Chan is also fluent in Chinese and French.

Registration

Mr. Chan is a registered architect in the state of California.

2. Ownership Interest

None

3. Bid/Development Proposal

- a. **Describe how the project will enhance the area as a Village Center and the type of residential units proposed.**

Northtown Village will be a place where renters can become first-time homeowners in a walkable, mixed-use community. It will be a destination where local and national retailers can find success at a crossroads of renewed activity along Atlantic Boulevard. Our proposal will create a node of activity in North Long Beach through a beautifully designed streetscape that fits into the neighborhood context and provides opportunities for first-time owners and business people who want to set down or solidify their roots in one of the most established communities in Long Beach. Our proposal recalls the main streets that have flourished in small towns across the United States by providing a safe, intimate and pedestrian-friendly mix of retail, civic and residential uses and a network of urban spaces that branch off of, run parallel to and ultimately bridge Atlantic Boulevard to link the Northtown Village project into the surrounding residential streets and neighborhood business areas.

In Northtown Village, residents of North Long Beach will have a vital, local destination for casual shopping, family dining, daily errands, participating in civic activities, and relaxing with a cup of coffee and a good book at their new public library.

Others from the community and beyond will find opportunities to become first-time or move-up homeowners in a pedestrian scaled village that provides a variety of housing types to choose from. Some purchasers will be drawn to one- and two-bedroom condominiums above the retail spaces on Atlantic Boulevard. Others will see an opportunity to grow a home-based business in the two-bedroom live-work "shop-house" condominiums with work-spaces opening up on the street-front of Atlantic Avenue. Families as well as those wanting more space and a more traditional home will be excited about the two-story, two- and three-bedroom urban townhomes, whose porches will open onto Lime and Linden Avenues.

Northtown Village builds upon the great in-place community of North Long Beach and seeks to enhance it by making the entry level of market-rate housing more affordable to buyers; creating a critical mass of high-quality, flexible retail spaces with excellent parking ratios (>4.0 per 1,000 square feet); co-locating with a library and related civic uses to increase the foot-traffic in the area; and by offering live-work "shop-house" units that are ideal for incubating new businesses grown out of local entrepreneurial energy.

Further, we will create a place whose design is as exciting and diverse as the community we are building in. The Development Team will coordinate a team of designers and architects from different firms with select specialties in housing, civic, and urban design. By creating several separate structures designed by different individuals and firms, we will ensure that Northtown Village is representative of the surrounding community and

feels like the diverse neighborhood center it is, rather than the sort of artificial "superblock" that too often characterizes urban redevelopment projects.

Following is a summary of the housing mix we propose:

UNIT MIX				
Type	Description	Qty	Sq. Ft./Unit	Total Sq. Ft.
Live-Work Condo A	Loft-style, on Atlantic	21	1,000	21,000
Live-Work Condo B	Loft-style, on Atlantic	20	1,200	24,000
Live-Work Condo C	Loft-style, on Atlantic	24	800	19,200
Ground-floor Live Work	Shophouse-style, on Atlantic	10	2,100	21,000
Townhome A	3 BD/2.5 BA, facing Lime/Linden	30	1,350	40,500
Townhome B	3 BD/2.5 BA, facing Lime/Linden	32	1,400	44,800
Townhome C	2 BD/2 BA, facing inner paseo	62	1,150	71,300
TOTAL		199	9,000	241,800

The project will include 42,700 square feet of ground floor retail lining both sides of Atlantic Avenue.

- b. Indicate clearly the type of parking proposed and the proposed treatment for the Auto Zone (acquisition or development integration).

PARKING MIX		Total
At-grade townhouse (private garages)	248	2.00 per unit
Live-Work Condos	102	2.00 per unit
Retail/Visitor--Rear, At Grade	98	2.30 per 1,000
Retail/Visitor--Diagonal On-Street	120	2.81 per 1,000
Retail - Total Parking	218	5.81 per 1,000
TOTAL	568	

Our proposal anticipates that the Redevelopment Agency will lead in the acquisition and relocation of the Auto Zone off the project site.

- c. Clearly indicate the accommodation proposed for the movie theater, including intended adaptive re-use.

We propose to redeploy the theater as a covered courtyard that will serve as a community gathering place, a small-scale entertainment venue, and a seating area for the retail businesses fronting Atlantic Boulevard. The courtyard will be created behind the retail spaces on Atlantic by cutting skylights into the roof of the theater and removing certain rear and side walls to provide natural light, ventilation, and a visual connection to the neighborhood.

The courtyard will have a variety of uses, including harboring the "Northtown Community Stage" that will serve as a venue for small theater productions and live acoustic music. Programming may be provided by one or more local academic or community theater groups such as Cal State Long Beach, Long Beach City College, International City Theater, and Musical Theater West. We also anticipate applying a portion of our public art

commitment (and the related fees) to this cultural amenity. This courtyard will also be available as outdoor seating for any restaurant and/or cafe tenants in the retail spaces in the building. A wireless hotzone will be an additional amenity.

In the event that the Agency and the project team choose to pursue a school user for the project (as described in the Design Notes below), students would have access to a secure portion of the courtyard area for recreation and potentially to allow them to use the stage for theater or other performances.

- d. Clearly identify the price being offered to the Agency for the Site. Also, identify how State prevailing wage law requirements will be addressed.**

We propose to offer the Agency \$2,608,279 for 5.91 acres of the project area. This area includes the Auto Zone site, but excludes the 14,000 square feet that will serve as the library site. Our proposal anticipates that the Agency will continue to hold the property through the predevelopment and entitlement phase and the Development Team will thereafter purchase individual parcels in phases as construction permits for individual structures become available. (The fact that we intend to provide covered parking at-grade allows us to phase construction of individual structures if building permits are not issued simultaneously.)

This project will comply with all applicable state prevailing wage requirements. The project cost as proposed presumes prevailing wage for all labor costs associated with construction except for tenant improvements, which will be funded directly by end users.

- e. Clearly identify whether the proposal is to include actual construction of the library and the fees associated therewith. Describe the approach proposed for the construction of the library including assumptions regarding construction financing and timing.**

We are proposing to integrate a medium-sized library (approximately 20,000 square feet) with a 1,000 square foot community center and 2,000 square foot café mid-block on the west side of Atlantic Avenue. These will all be housed in a separate building characterized by a distinctive, beautiful and neighborhood-appropriate design. The placement of the library was chosen to maximize the interaction between the library/community center users and the retail area that surrounds it.

Our Development Team is prepared to complete the design and construction of the library as a turnkey, fee-based project. The library could be built concurrently with or subsequent to the other components of the project, as negotiated with the Agency. We anticipate that financing will be provided either by the City of Long Beach in the form of progress payments or bonds, Certificates of Participation or some other appropriate public finance vehicle or, if the turnkey agreement calls for a single lump-sum payment upon completion, the Developers can arrange for privately based financing based upon the agreed take-out amount.

- f. **Include a black and white site plan showing land uses and dimensions. Representative elevations showing all four sides of street frontages for each block of the proposed Site is required.**

SEE TAB L FOR CONCEPTUAL DRAWINGS

DESIGN NOTES

Three elements of the design distinguish our plan for the blocks. First, a number of paths are cut through the blocks to increase pedestrian movement from Lime and Linden to Atlantic. Second, portions of the block along Atlantic are designated as Specialty Development Zones. These areas could house a family restaurant with outdoor seating, a child care center, a store, a charter school, or any number of services. The use is flexible and can accommodate growth and a change of use. Finally, a balance of live-work studios, traditional two- and one-bedroom residences, townhouses, community facilities, and retail spaces occupy the blocks to form a truly residential neighborhood.

A moderate-density, mixed-use development, Northtown Village contains a continuous zone of retail and shop-house space (50-foot deep, 14' high ceilings) along both the east and west side of Atlantic Boulevard, interrupted only to provide pedestrian access from the boulevard to the center-located parking, library (west block only) and residences behind. The retail space has been designed to afford maximum flexibility with regard to the location of demising walls, subdivision of tenant space, and easily accessible, at-grade parking behind. The library, community center, and café will be located mid-block on the west side of Atlantic as a stand alone building. These will be the community focal point and provide a seamless transition between the smaller-scale townhouses, commercial zones, and live-work spaces.

Northtown Village is focused on a pedestrian culture. Residents should be able to easily walk to local services and daily amenities and the mixed-use design will encourage neighborhood-based businesses that empower workers to minimize their car use throughout the week. The library, which will be centrally located on the block, will be easily reached from any unit by a short walk, either along Atlantic Boulevard or on one of the many paths through the building complexes.

To encourage pedestrian activity and sidewalk dining on Atlantic, sidewalks will be widened. Diagonal parking along Atlantic will both increase auto accessibility for merchants and add to the "main street" ambiance. Rear parking will consist of double loaded parking aisles. When combined with readily available diagonal street parking, the retail portion will enjoy a parking ratio of 5.8 spaces per thousand square feet of retail space.

Units that can either be sold as live/work units or residential condominiums will be located on Atlantic Boulevard, over the retail and parking. With high ceilings (12 feet), two

bedrooms and one or two bathrooms, these units will be ideal for young families. All proposed residences will have laundry built in.

A third floor of 1000 square foot units will be oriented towards the street, with terraces overlooking Atlantic Boulevard. These units will have enclosed bathrooms but otherwise will be built in a traditional loft style allowing for purchasers to customize and partition the space to fit their lifestyle.

Lining the rear edge of each block along Lime and Linden Avenues will be a double row of townhomes. Facing inward toward the retail and live/work portion of the project, the row will be three stories in height and include units of approximately 1,150 square feet. Residents will access these units through a private yard. These units will have two bedrooms, two bathrooms and laundry.

The outer row of townhomes will face the residential streets (Lime and Linden Avenues). These units will be two stories in height and will be slightly larger than the other residences proposed for the project, at 1,350 square feet and 1,400 square feet. These units will be comprised of both two- and three-bedrooms and in all cases will have two bathrooms and a laundry room inside the unit. Residents will enter these units from the sidewalk, and each townhouse will have a street level porch and private rooftop courtyard (256 square feet) at the rear of the second floor.

The rows of townhouses will be broken up to allow pedestrian access into the project from the existing residential neighborhood through a series of attractively landscaped open spaces. There will be discreet driveway entrances and exits to and from the parking for both the retail frontage and condos, as well as the townhomes. The parking will be at grade and all residential parking will be appropriately secured.

g. Clearly identify all green building design elements to be used, including all sustainability factors that are to be incorporated into the completed project.

In keeping with two recent measures passed by the Long Beach City Council, the Development Team proposes to explore and assess the feasibility of all sustainability standards for Northtown Village. In addition to specific sustainable design features such as tank-less water heaters, low e windows, energy efficient appliances, and higher-grade insulation, the Development Team intends to practice sustainability during construction by reducing construction waste, source separation, and assessing the feasibility of sustainably harvested lumber.

Landscaping will include drought-tolerant plant materials and moisture sensing irrigation controls to reduce water usage. Permeable site surfaces will control storm water and limit runoff to storm drains and the ocean. At minimum, residential units will meet energy star standards, but the design team expects to exceed these standards and set a higher bar for energy efficiency and minimal environmental impact

- h. Include a separate narrative section of no more than two additional pages in length that describes why the Development Team believes their concept is economically viable.**

The economic viability of Northtown village is based on the synergies among the various components of the development:

- **Residential Component:** Northtown Village will provide an infusion of high-quality residences of various types that will supply opportunities for first time home-owners in the North Long Beach area where little similar product types exist. Current housing stock in proximity to the project site sells in the range of \$300,000 to \$500,000. By pricing our product at the lower end of this range (between \$280,000 and \$380,000), we will ensure the salability of units and the viability of the project in several respects:
 - Pricing is competitive with other family housing options in every Long Beach zip code, especially for new construction;
 - Conservative pricing helps provide protection against a possible market downturn;
 - Units priced as we propose will satisfy a significant demand for product affordable to a broad range of first-time homebuyers. This market segment is not being well served anywhere in the Los Angeles region.
- **Retail Component:** Northtown Village will provide reasonably priced, high-quality and flexible space for a range of users, from national credit tenants to local start-up businesses. The focus of the leasing effort will be on retailers that meet the daily needs of existing residents of the North Long Beach area as well as the many anticipated new residents of the project. Retail tenants might include small, locally-owned coffee shops, family restaurants, neighborhood groceries, bank branches, and dry cleaners. As proposed, the project is economically viable assuming rents typical for local and regional tenants in North Long Beach.

At-grade parking connected to the retail shops by breezeways will make access simple and easy for visitors. In addition, curbside diagonal parking will contribute to the main street village ambience and increase the number of easily accessible spaces available for visitors to the retailers along Atlantic Avenue.

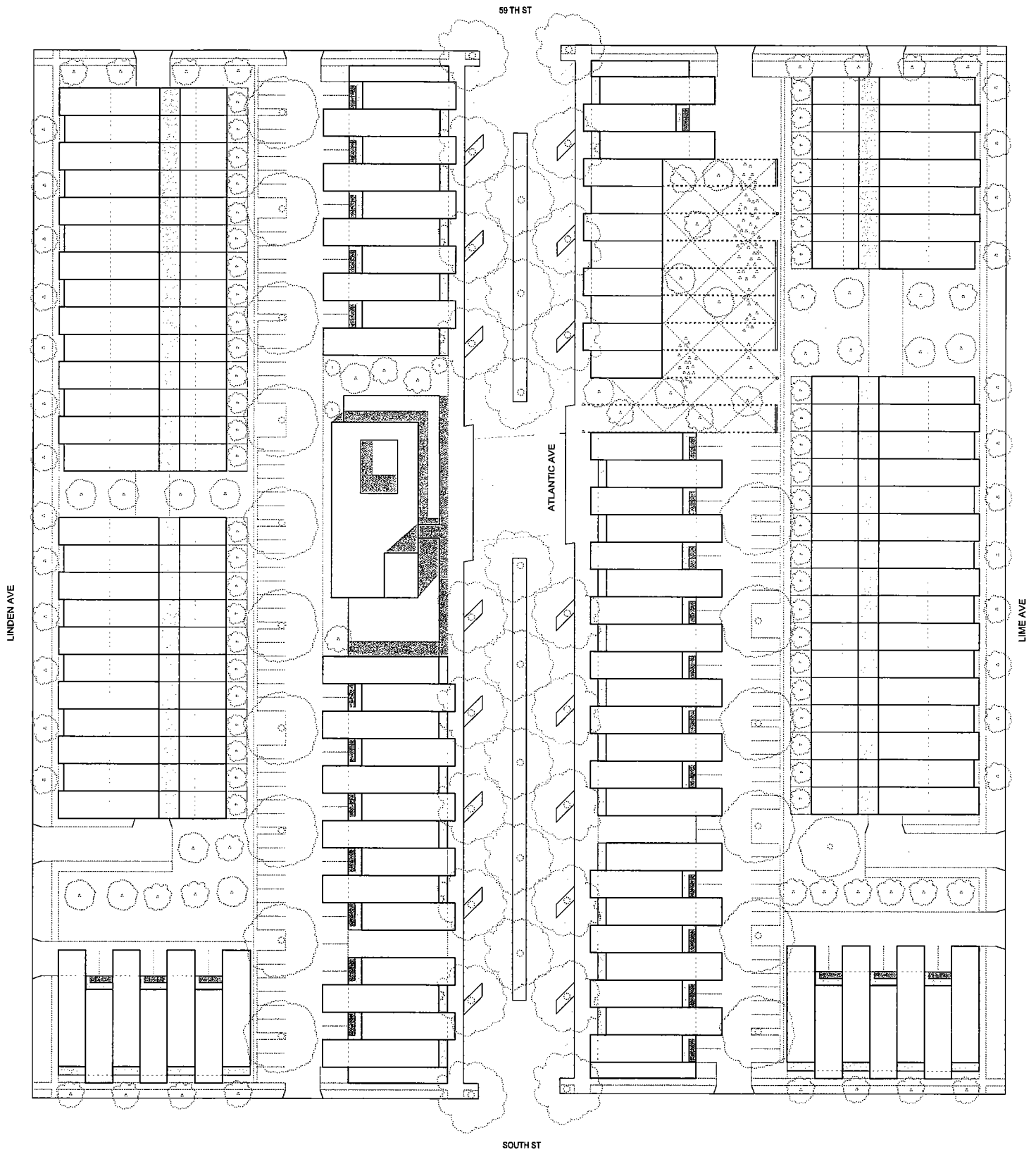
The proposed project will also capitalize on the library, community room, and performance venue at the old theater providing unique, neighborhood-level amenities that residents must now travel long distances to access. Retailers will benefit from the mid-block location of these public amenities and the protected crosswalk that will draw visitors into the storefronts on both sides of the street.

The pedestrian orientation and connection between residential areas and commercial areas will encourage residents to take advantage of the neighborhood-serving retail just outside their doors. This unusual level of

convenience will serve as a marketable amenity for prospective purchasers of the new residential units.

Programming at the Northtown Community Stage will increase social interaction and cultural experience and bring audiences in on evenings and weekends from beyond the immediate area. An area-wide wireless “hotzone” will encourage students and professionals to increase the length and frequency of their visit to the café and seating area within the old theater.

- **Parking Design:** Northtown Village accommodates all parking in mid-block at-grade lots, private garages and diagonal-on-street spaces—all without need for an underground structure. By avoiding the substantial grading costs of underground parking, the project will be able to accommodate its many residents, customers and visitors while achieving substantial construction savings and allowing for the flexibility of phased construction, should that become necessary to maintain economic viability.
- **Safety:** Northtown Village will include a storefront police office that will provide facilities for community policing efforts that span the entire Atlantic Boulevard redevelopment area and can serve as a local extension of the new police substation located one mile south of the Northtown Village site. The area will also benefit from the mix of residents and businesses who will provide “eyes on the street” security 24 hours a day.



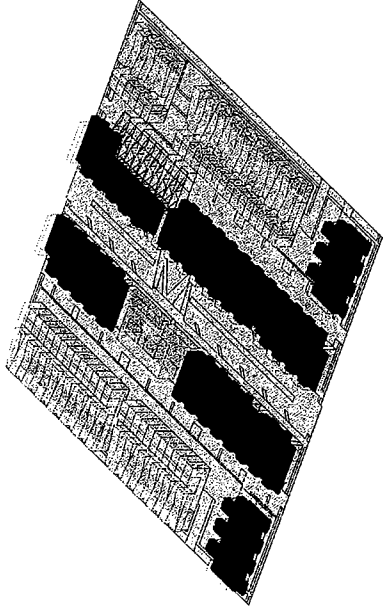
LINDEN AVE

59TH ST

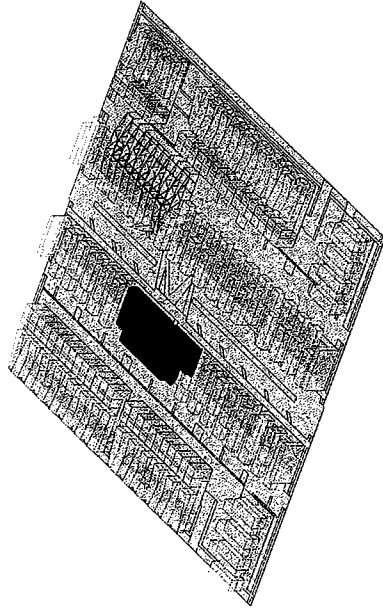
ATLANTIC AVE

LIME AVE

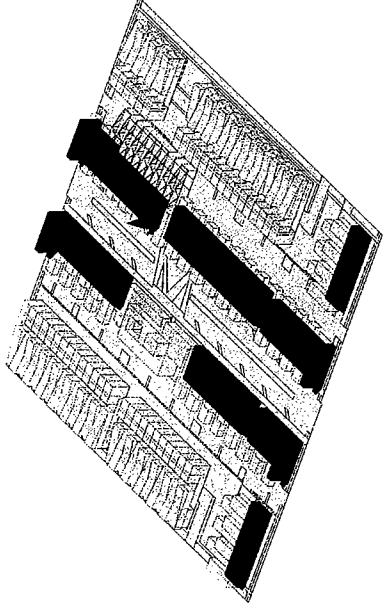
SOUTH ST



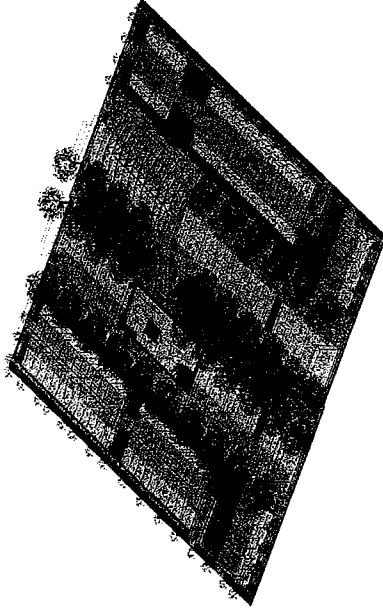
■ Commercial Condominium



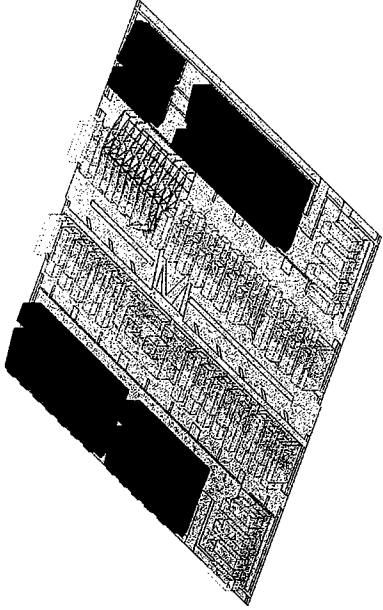
■ Institutional



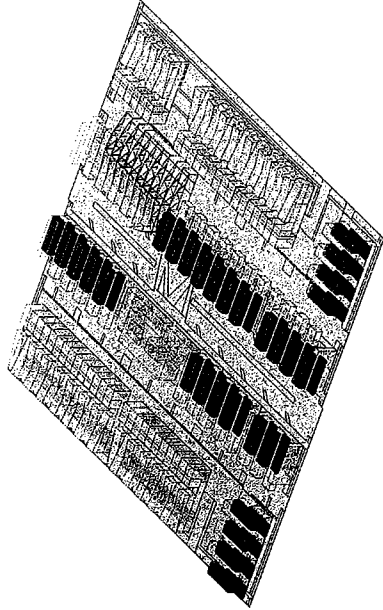
■ Retail
■ Live/work



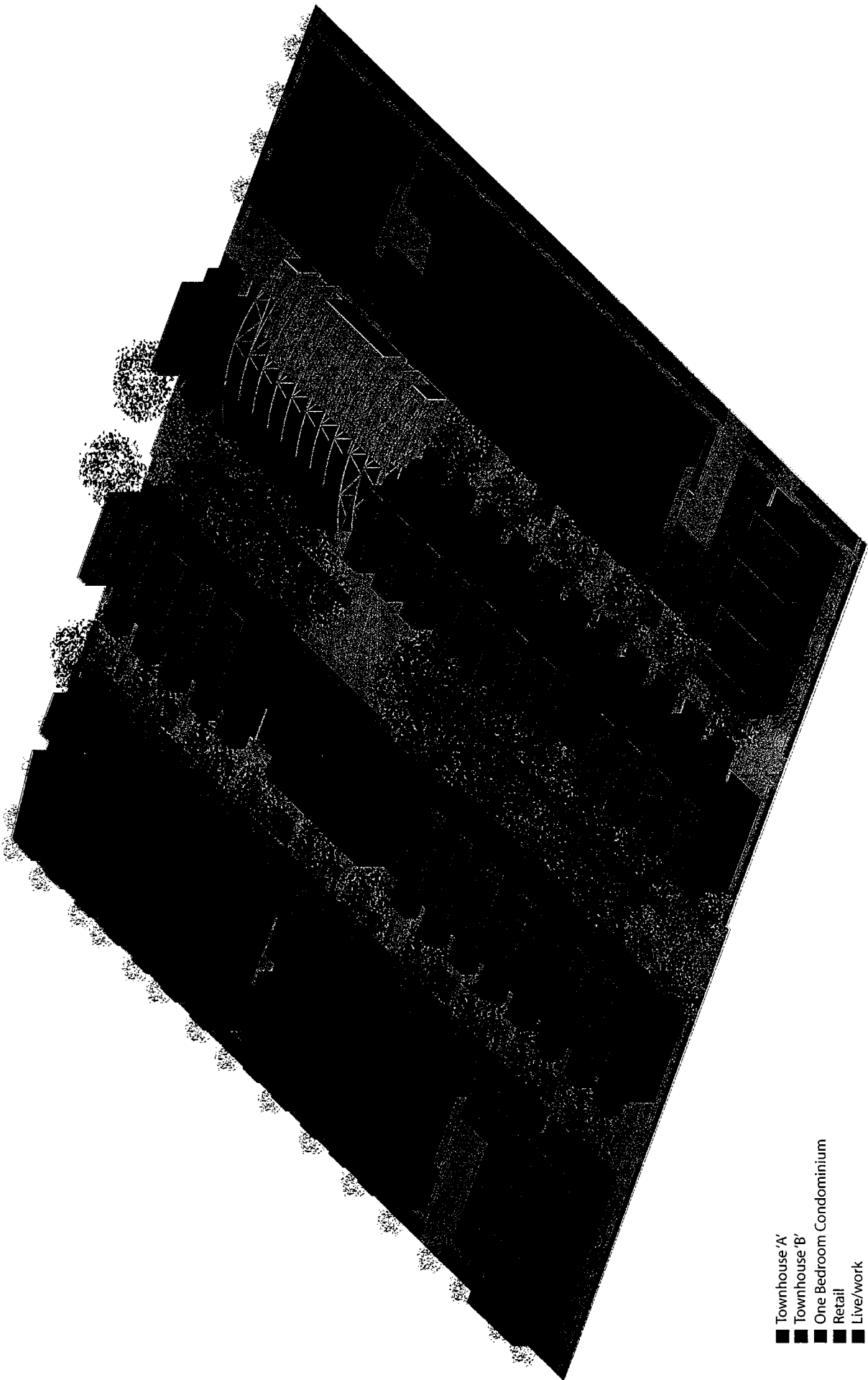
Landscape



■ Townhouse 'A'
■ Townhouse 'B'



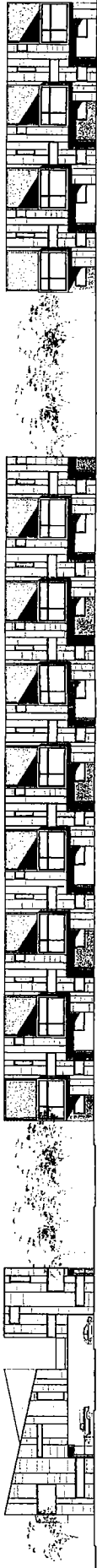
■ One Bedroom Condominium



- Townhouse 'A'
- Townhouse 'B'
- One Bedroom Condominium
- Retail
- Live/work
- Institutional
- Commercial Condominium



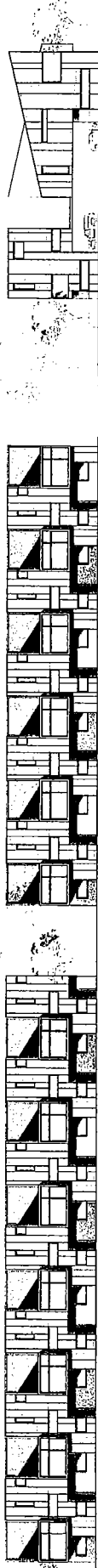
- Townhouse 'A'
- Townhouse 'B'
- One Bedroom Condominium
- Retail
- Live/work
- Institutional
- Commercial Condominium



NORTH ELEVATION - LIME AVE
not to scale



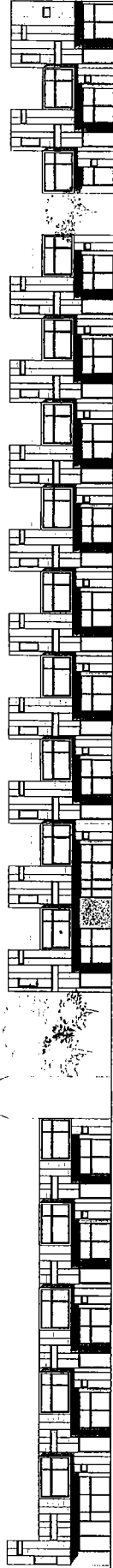
EAST ELEVATION - SOUTH ST
not to scale



SOUTH ELEVATION - LINDEN AVE
not to scale



WEST ELEVATION - 59TH ST
not to scale



SOUTH ELEVATION - ATLANTIC AVE
not to scale

4. Experience

Project No. 1:

Puerta Del Sol is a 165-unit mixed-use residential and ground floor retail project located northeast of downtown LA, in historic Lincoln Heights. The development of the former industrial site is part of the ongoing revitalization of the neighborhood.

Project Name: Puerta Del Sol Condominiums

Location: Lincoln Heights, CA

Project Size: 165 condominiums and 3000 sq. ft. of retail space

Type of Project: Mixed-use condominium/retail

Current Status: Under construction, scheduled completion – summer 2006

Financial Status: Under construction, drawing construction loan.

Source of Financing: Equity - \$6,000,000 – Phoenix Realty Group
- \$600,000 – AMCAL

Construction Debt - \$35,400,000 – Citibank

Project No. 2:

The Groves project was made up of stacked single level flats and two story townhomes over parking. The Groves was a very successful affordable ownership housing development, targeting buyers from 80% to 120% AMI.

Project Name: The Groves Condominiums and Townhomes

Location: Thousand Oaks, CA

Project Size: 91 condominiums and townhomes

Type of Project: Affordable, for-sale, targeting buyers at 80 – 120% AMI

Current Status: Sold Out

Financial Status: Complete

Source of Financing: Equity – AMCAL

Construction Debt – Bank of America

Buyers – City of Thousand Oaks Down Payment Assistance Program

Project No. 3:

Castelar is located north of Downtown L.A. at the gateway to the Chinatown district. The apartment project is 100% affordable to families earning between 40% and 50% AMI. The Downtown News honored Castelar as the best affordable housing project in Downtown LA.

Project Name: Castelar Family Apartments

Location: Chinatown, Downtown Los Angeles, CA

Project Size: 101 family apartments

Type of Project: Multi-family, targeting 40 – 50% AMI

Current Status: Fully Leased.

Financial Status: Permanent financing in place.

Source of Financing: Equity - \$9,949,000 – AIG SunAmerica
- \$399,000 – AMCAL

Construction Debt - \$4,000,000 – California Bank & Trust

Permanent Financing - \$2,831,000 – Calif. Community
Reinvestment Corp.

Gap - \$525,000 – L.A. Housing Dept.

Project No. 4:

West Angeles Estates, located in South Los Angeles, consists of 50 small lot detached homes. AMCAL was chosen for this Los Angeles CRA site in 2005.

Project Name: West Angeles Estates

Location: South Los Angeles, CA

Project Size: 50 single-family detached homes
Type of Project: Residential
Current Status: Entitled, scheduled to start construction January 2007
Financial Status: Securing construction loan
Source of Financing: Equity – Phoenix Realty Group
– \$600,000 – AMCAL
Construction Debt - \$to be determined

Project No. 5:

Civic Enterprise Development LLC is currently completing the Echo Park Townhomes, an urban rowhouse project located in an emerging Los Angeles neighborhood in great need of additional entry-level ownership options for young families and others who choose to live in a vital, walkable community.

Project Name: Echo Park Townhomes
Location: Los Angeles, CA
Project Size: 36 attached and detached townhomes
Type of Project: Residential
Current Status: Entitled, scheduled to start construction in early 2007
Financial Status: Fully financed.
Source of Financing: Lennar Homes (financial and builder partner)

Please refer to Tab D for further details on Projects 1 - 4 and C for further details Project 5.

5. References

A) Financial Ability

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