Building Owners and Managers Association

Leading the Future of Commercial Real Estate

2040 Main
250,000 to 499,999 Square Feet Category

MetroCenter at South Coast
500,000 to 1,000,000 Square Feet Category

Park Place Irvine
Over 1 Million Square Feet Category

Jamboree Center
Renovated Building Category

Tustin Financial Plaza
Suburban Office Park – Low-Rise Category

Irvine Towers
Earth Category

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About Building Owners and Managers Association

The Building Owners and Managers Association (BOMA) is an international federation of more than 100 local associations, such as BOMA Orange County, and affiliated organizations. Together the organizations actively and responsibly represent and promote the interests of the commercial real estate industry through effective leadership and advocacy, the collection, analysis and dissemination of information, and professional development.

In 1907, BOMA International was founded as the National Association of Building Owners and Managers. The association assumed its present name in 1968 as it broadened its reach to include Canada and other affiliates around the globe. Today, BOMA International represents 92 local associations throughout the United States and 15 affiliates in Australia, Brazil, Canada, China, Finland, Indonesia, Japan, Korea, Mexico, New Zealand, the Philippines, Russia, South Africa and the United Kingdom. BOMA’s 16,500-plus members own or manage more than nine billion square feet of commercial properties in North America.

BOMA is a primary source of information on building management and operations, development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics, technological developments and other industry trends.

WHO ARE BOMA MEMBERS?
• BOMA members are building owners, managers, developers, leasing professionals, corporate facility managers, asset managers, and the providers of the products and services needed to operate commercial properties.
• BOMA members gain access to an extended group of commercial real estate professionals with similar interests and concerns who become their allies instead of competitors. They benefit from the knowledge and experience of highly skilled BOMA professionals who are their partners in resolving the most pressing challenges that they face every day.
• BOMA members acquire the techniques and strategies to succeed with BOMA’s ground-breaking education, award winning publications and up-to-date information on the top commercial real estate issues, trends, statistics and news. BOMA offers complete resources so members stay ahead of the competition.
• BOMA members are influencers in a $4.6 trillion market place that is 20% of the gross domestic product of the United States.

BENEFITS OF BOMA MEMBERSHIP INCLUDE:
• ADVOCACY
  BOMA monitors and lobbies pertinent legislative, regulatory and codes/standards issues at the local, state and national levels to protect its members’ interests.
• EDUCATION
  There are a variety of educational opportunities to meet every budget and learning style, including webinars and in-person programming on the latest trends and issues affecting the industry.
    - Foundations of Real Estate Management® course offers a comprehensive overview of building management and operations for those new to the industry.
    - The BOMA Energy Efficiency Program (BEEP)® has become the industry standard in energy efficiency education, offering easy-to-implement no- and low-cost energy savings strategies and best practices to 10,000 industry practitioners and counting!
• INFORMATION
  BOMA produces a variety of publications that deliver the latest industry news, trends and best practices that drive value to members’ properties. Publications include: BOMA’s Experience Exchange Report (EER®), the industry’s best benchmarking tool that helps evaluate operating expenses, develop asset management strategies, complete budgets and underwrite and analyze acquisition opportunities; the floor measurement standards for gross area of buildings, retail facilities, and multi-unit residential buildings, which have joined the current BOMA standards for measuring office and industrial buildings; The BOMA Magazine and e-newsletters to keep members up-to-date on government affairs, industry news and trends, event information and best practices that drive value to members’ properties; the industry’s first Green Lease Guide, shows how to modify lease terms to maintain an energy efficient and sustainable building operation; and many more.
• RECOGNITION
  • The Outstanding Building of the Year (TOBY) Award is an opportunity for members to distinguish their company from the competition. It is bestowed as the highest mark of excellence for outstanding building management and is the most all-inclusive program in the commercial real estate industry.
  • BOMA 360 Performance Program designates excellence in building management and operations and is a groundbreaking program designed to validate and recognize commercial properties that demonstrate best practices in all major areas of building operations and management.
  • MEMBER-ONLY PROGRAMS & DISCOUNTS
    Members receive preferential discounts on all BOMA educational and social programs, conferences, publications and the BOMA 360 Performance Program. Additionally, only BOMA members are eligible to compete for the prestigious TOBY award and to participate in our corporate partnerships and sponsorship programs, which give members the opportunity to directly market their products and services to their target audience.
CONGRATULATIONS
18500 Von Karman and 1 & 2 Park Plaza
Office Towers Receive Prestigious TOBY Industry Awards

THE OUTSTANDING BUILDING OF THE YEAR® 2011
Building Owners and Managers Association (BOMA) Orange County

Congratulations to the 18500 Von Karman and 1 & 2 Park Plaza teams on these awards recognizing superior quality in office buildings and excellence in building management.

EARTH Award

Renovated Buildings Award

18500 Von Karman at Irvine Towers®

1 & 2 Park Plaza at Jamboree Center

For information on any of our properties, please call 949.720.2550 or visit IrvineCompanyOffice.com

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The Outstanding Building of the Year Awards Salute Excellence

Preparing a property for submission in the TOBY competition is an arduous task, and includes contributions from the property management and engineering teams as well as building owners, vendor partners and tenants.

On behalf of BOMA Orange County we congratulate the following local TOBY winners:

**250,000 TO 499,999 SQUARE FEET CATEGORY**

- **2040 Main**
  - Owned By: 2040 Main, LLC
  - Managed By: Transwestern

- **MetroCenter at South Coast**
  - Owned By: RREEF America RET II Corp. CCC
  - Managed By: Transwestern

**OVER 1 MILLION SQUARE FEET CATEGORY**

- **Park Place Irvine**
  - Owned & Managed By: LBA Realty

**EARTH CATEGORY**

- **Irvine Towers**
  - Owned & Managed By: Irvine Company

**RENOVATED BUILDING CATEGORY**

- **Jamboree Center**
  - Owned & Managed By: Irvine Company

**SUBURBAN OFFICE PARK (LOW RISE) CATEGORY**

- **Tustin Financial Plaza**
  - Managed By: Greenlaw Management, Inc.

**500,000 TO 1 MILLION SQUARE FEET CATEGORY**

- **500,000 TO 1 MILLION SQUARE FEET CATEGORY**
  - Owned & Managed By: Irvine Company

- **2040 Main**
  - Managed By: Transwestern

**OFFICE ONLY CATEGORY**

- **2040 Main**
  - Managed By: Transwestern

**OFFICE AND RETAIL CATEGORY**

- **Park Place Irvine**
  - Owned & Managed By: LBA Realty

**RENOVATED BUILDING CATEGORY**

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Member of the Year Awards

Since 1987, BOMA Orange County has recognized its outstanding members through its Member of the Year Awards. The awards are a way to pay tribute to those individuals in the industry who have gone beyond the scope of their positions to enhance our industry and the communities in which we live. These individuals are commended for their involvement, commitment, achievements, leadership and contribution to BOMA Orange County.

The Member of the Year Award is presented to one Principal Member (real estate professional) and one Allied Member (service provider). It is based on ongoing efforts throughout their career (cumulative service rather than a single year) and their dedication and commitment to BOMA Orange County.
18 months ago, DEXUS Property Group, a leading international property group with more than $14 billion of properties under management, unveiled a clear vision—to become a market leader in industrial real estate primarily in Southern California, the Bay Area and Seattle.

In pursuit of this vision, DEXUS has made major strides as an industrial real estate owner and manager. Today, the Group owns and manages more than 90 properties totalling 23.7 million square feet and valued at $1.3 billion.

Significantly, DEXUS is also expanding upon a strong reputation and track record in development. This includes leading the way in selectively developing customized facilities and properties that create long-term value and return.

DEXUS operates an integrated property management model. On the development front, this allows for a combination of development and property management, leasing and other key functions. Based on this, the Group has the ability to deliver expert cradle-to-grave investment and asset management services to tenants while maximizing returns for investors.

Two recent projects demonstrate DEXUS’s integrated industrial real estate capabilities for even the most complex development needs.

The first is a recent acquisition of a 34.36 acre truck terminal in Colton, California, for $18.375 million. The facility was acquired under a 24-month leaseback from U.S. Xpress Enterprises Inc., the nation’s third largest privately held truckload carrier.

DEXUS is leasing the property in its current capacity in the near term, however sees tremendous potential for a future build-to-suit at this location and already has plans for a state-of-the-art 59,000-square-foot building. Simultaneously, DEXUS is working with the current tenant to eventually relocate them to another facility that will better suit their long-term needs.

Another example comes from the recent sale of a DEXUS-developed freezer facility for $91.5 million in Riverside, Calif. Developed by DEXUS, the 507,000-square-foot specialized building is one of the world’s largest and leading LEED-certified cold storage facilities. The structure is unique in that it is designed as a “tilt-up” concrete facility throughout and is capable of minus 10 degrees in all areas. Most remarkable of all, the project was completed in less than 10 months and within budget.

Completed in Spring 2011, the facility sold only a few months later in August. Along with providing the tenant with an exceptional and functional high-tech industrial building, DEXUS was also able to deliver a highly profitable third-party development project on behalf of their client, USAA Real Estate Company.

DEXUS continues to proactively explore and pursue future opportunities to develop other large build-to-suit industrial projects within its core west coast markets. These efforts are led by the DEXUS U.S. team based in Newport Beach. This team of more than 20 real estate professionals offer comprehensive experience and expertise in real estate development, joint ventures, management and third-party property management.

For more information on DEXUS in the U.S., visit www.dexus.com/us.
Margaret Hakanson has demonstrated an outstanding capacity for running a company under challenging circumstances. As President of Hakanson Construction Inc., a leading Southern California firm within the concrete tilt-up construction industry, she has overcome many obstacles to achieve success.

Hakanson Construction was founded by Margaret Hakanson’s late husband Mike Hakanson in November 1976 and incorporated in the State of California in July 1977. After a few years working for other companies, Margaret joined her husband’s company full time in 1984. She had no construction industry experience and began to learn the industry by spending time with Mike on the job sites where he would carefully explain the tilt-up process while she helped him with various activities including marking the footings, the billing process, obtaining conditional and unconditional releases, preliminary notice filings, calculations on the job bids and doing the manual entries for the ledgers and payroll. She soon convinced Mike to computerize the systems for all accounting, finance and cost estimating. Eventually, they developed their own proprietary cost estimating program, still in use today. The cost estimating system was based on Mike’s wealth of knowledge and experience obtained during his many years in the construction industry. Each labor line item factor is the result of extensive analysis of actual historical numbers. As the industry improves in efficiency and methods, this is reflected in the HCI proprietary cost estimating program. This provides for more realistic bid estimating.

During those early years they employed approximately six to 12 employees, depending on the jobs under contract, and had sales of approximately $1 million. Unfortunately, Mike passed away in 1998. With that life-changing event, Margaret had to reassess the challenges facing her so that she could run the entire company. Mike had been well known for his pursuit to build the perfect building – no shims! Of course, Margaret remained dedicated to Mike’s high standards. Surely it must have been difficult for a woman to run a busy construction company; typically a man’s domain. But Margaret was focused, determined and adept at managing employees and sub-contractors in order to keep the company competitive in the tilt-up industry work place. She worked closely with all of the members of each project team to achieve the highest standards of quality from pre to post, including safety regulations and city and state compliance.

As the economy thrived during the next decade, so did the company. Margaret expanded operations, bidding on increasingly larger projects while adding foreign and crew members. Subsequently, as the company grew, its impressive capabilities became well known and Hakanson Construction won the bids for many prestigious contracts. The number of employees grew to 80 and sales peaked at $16MM.

Under Margaret’s leadership the company has completed a diverse array of projects including warehouse buildings, medical office buildings, office parks, distribution centers and manufacturing facilities for clients across a variety of industries.

Some of the more impressive projects were the 19 building Tustin Gateway Industrial Complex, the San Clemente Business Park, the Sierra San Antonio Medical Plaza in Fontana and the recently completed Yorba Linda Medical Plaza.

Today, although the current recession has obviously caused a downturn in construction, the company is financially strong and continues to build while looking to the future. Accordingly, Margaret and her team continue to improve on cost-effective building techniques through the utilization of green and structural concrete technology. As a result, Hakanson Construction Inc. has maintained its long-standing reputation for the highest standards of professionalism and accountability in the concrete tilt-up marketplace.

For more information please contact Margaret Hakanson at 714.671.9552 or go to www.hakansonconstruction.com.

Hakanson Construction, Inc., Brea CA. CA License #340789
Local expertise, global strength.

DEXUS is an Australian headquartered global real estate group with over $14 billion of properties under management. In the US we own and manage 94 high quality industrial properties with a vision to be a market leader in industrial real estate on the west coast.

We offer world-class integrated real estate capabilities managing the entire property lifecycle. From leading sustainable design and development including construction of the largest LEED-certified freezer facility in the US, to ownership, management, leasing and transactions, DEXUS is your experienced real estate partner.

To learn more contact Bryan Bentrott on (949) 655-8226 or bryan.bentrott@dexus.com

www.dexus.com/us
2011 The Outstanding Building of the Year (TOBY) Award Winners

500,000 to 1,000,000 Square Feet Category

Building Name
MetroCenter at South Coast

Building Address
535, 555 and 575 Anton Boulevard, Costa Mesa, CA 92626

Total Square Feet
745,014

Year Built
1987

Owner
RREEF America REIT II, Corp. CCCC

Managed By
Transwestern

Architect
Gin Wong Associates

Team Members
Brian Hamletaux, General Manager
Linda Kight, Senior Property Manager
Trevis Slunaker, Operations Manager
Vanessa Masters, Administrative Assistant

Kathleen Cader, Receptionist
Cal Nelson, Able, Chief Building Engineer
Ray Ramos, Able, Lead Engineer
Bill Nadolny, Able, Building Engineer

Jorge Gaitena, Able, Building Engineer
Agustin Martinez, United Building Services, Porter
Bernabe Perez, United Building Services, Porter
Ramón Cruz, United Building Services, Porter

John Norman, Universal Protection Services
Randy Barton, Universal Protection Services
Ronald Rimke, Universal Protection Services
Randy Barton, Universal Protection Services

Sean Flannigan, Universal Protection Services
Christopher Harvey, Universal Protection Services
Richard Caraballos, Universal Protection Services
Christoph Anthony, Universal Protection Services

Agustin Lopez-Espasara, Universal Protection Services
Janet Ontiveros, Universal Protection Services
Joseph Pham, Universal Protection Services
Hugo Zuniga, Universal Protection Services

Edward Lara, Universal Protection Services
Teresa Miranda, AMPCO Parking
Melanie Zuniga, AMPCO Parking
Ehno Arroyo, AMPCO Parking

Bernabe Ventura, AMPCO Parking
Alvaro Urbina, AMPCO Parking

Sandra Zuno, AMPCO Parking
Marcela Inguingo, AMPCO Parking
Juan Carlos Rojas, AMPCO Parking

MetroCenter at South Coast is a trophy office campus in Costa Mesa, California. The 745,014 square-foot property consists of three, 10-story, Class "A" office towers. The property also includes a three-story, state-of-the-art 24-Hour Fitness Ultra Sport Facility, Starbucks, Robeks, Outback and two restaurant pads.

MetroCenter at South Coast is prominently located just north of the 405/55 junction, one of the ten busiest interchanges in the country and in the strategic heart of Orange County’s cultural and business district, just minutes from John Wayne/OC Airport. MetroCenter is within walking distance of the Orange County Performing Arts Center, shopping at South Coast Plaza, first-class hotels, prestigious residential communities and over 50 restaurants. MetroCenter’s status is evidenced by its high-quality, diversified tenant roster that includes RSM McGladrey, Allergan, Clark Construction, Experian, Blue Shield, Theodora Oringer Miller & Richman – to name just a few.

Beginning in 2010, MetroCenter at South Coast was awarded the prestigious BOMA 360 Award and all three office buildings have obtained and maintained the Energy Star distinction. MetroCenter at South Coast features a wide array of on-site amenities including business services, dining options, a 24-Hour Fitness Ultra Sport and outdoor seating areas surrounded by beautifully landscaped grounds. In addition, tenants enjoy the property’s proximity to John Wayne International Airport, the Orange County Performing Arts Center, South Coast Repertory Theatre and the Segerstrom Hall as well as the 2.7 million square-foot South Coast Plaza shopping and entertainment center, and luxury hotels including the Westin South Coast Plaza, Wyndam Garden Hotel, and the adjacent Marriott Suites.

Over 1 Million Square Feet Category

Building Name
Park Place Irvine

Building Address
3303-3535 Michelson Drive, Irvine, CA 92612

Total Square Feet
1,891,145

Year Built
1975-1981

Owner
LBA Realty

Managed By
LBA Realty

Architect
Welton Becket & Associates

Team Members
Tracey Hagadorn, Senior Property Manager
Garrett Macklin, Property Manager
Roman Gunther, Chief Engineer

Park Place has enjoyed a rich history as one of Orange County’s most recognizable landmarks. Originally developed in the early 70s, for over a decade, Park Place served as the international corporate headquarters for the Fluor Corporation. Upon acquisition of Park Place in 2009, LBA Realty embarked on an expansive refurbishment project to transform the property and reposition it within the Orange County market. A phased, multi-million dollar renovation is currently underway and includes enhancements to the exterior entrance, site landscaping, interior common areas, property amenities and numerous energy saving projects. This iconic office building is now a distinctive, full-service corporate complex encompassing 1.8 million square feet of commercial space, situated within a thriving 105 acre mixed-use development of office, retail and residential properties.

The project features a 10-story Corporate Tower, a single story Concoursite, and the six-story Atrium buildings all under one roof and served by one central plant. Park Place was awarded the BOMA 360 designation earlier this year and is currently awaiting confirmation of LEED-EB Gold Certification from the USGBC.

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**2011 The Outstanding Building of the Year (TOBY) Award Winners**

### Renovated Building Category

**Building Name:** Jamboree Center  
**Building Address:** 1 & 2 Park Plaza, Irvine, CA 92614  
**Total Square Feet:** 427,736  
**Year Built:** 1985  
**Owner:** Irvine Company  
**Managed By:** Irvine Company  
**Architect:** Langdon & Wilson  
**Team Members:**  
- David Casarez, Janitorial Project Manager.  
- Al Pierre, Post Commander  
- Cris Granados, Area Security Director  
- John Delbrook, Resident Elevator Mechanic  
- Jasen Gardner, Maintenance Technician  
- Ray Gardner, Building Engineer  
- Terri Elia, Property Manager  
- Stacy Nishioka, Senior Director of Operations  
  
The renovated Jamboree Center is a 1.7 million-square-foot premier office project, located at Jamboree Road and the 405 Freeway in the City of Irvine. Constructed of structural steel and reinforced concrete, and clad with Navona Italian travertine and Asahi bronze glazing, these elegant towers have been a landmark for Irvine for over twenty years. Originally developed in 1985, 1 & 2 Park Plaza consists of twin 12-story buildings comprising of 427,736 square feet. A spectacular two-story glass entry with balance doors and oil-rubbed bronze metal finishes opens into expansive building lobbies accentuated by brass marble, travertine and elegant Raphis palms. 1 & 2 Park Plaza provides several, nearby amenities. The property location is also convenient to the 55/5/22 freeways and is situated to Old Town Tustin and a multitude of local restaurants and shopping centers. The original architect was Leason F. Pomeroy, III. The management team is comprised of Property Manager Laurie Stevens, Property Coordinator Janine Cordova, and Engineering Jose Huerta with Able Engineering.

### Suburban Office Park – Low-Rise Category

**Building Name:** Tustin Financial Plaza  
**Building Address:** 17772, 17862, 17852, 17782 and 17822 East Seventeenth Street, Tustin, CA 92780  
**Total Square Feet:** 204,955  
**Year Built:** 1973  
**Owner:** Tustin Financial, LLC  
**Managed By:** Transwestern  
**Architect:** Langdon Wilson Architecture  
**Team Members:**  
- Lori Negrete, Senior Property Manager  
- Angela Lara, Assistant Property Manager  
- Doug Beeman, Chief Engineer  
- Dave Lancer, Building Engineer  
- Dennis Green, Universal Protection Services, Post Commander  
- Junior Portillo, Universal Protection, Swing Shift Security  
- Julio Torres, ABM Janitorial, Porter  
  
Tustin Financial Plaza is a five-building, multi-tenant office park, constructed in 1973, and is located in the central area of Tustin, California. The five-building complex consists of four two-story buildings and one four-story building, all of which are located on 8.76 acres of a landscapeed-encompassing property. Driveaway entries to the buildings are provided from both Seventeenth Street and Prospect Avenue. The building design incorporates an iconic mid-century design which individualizes the property from the surrounding commercial buildings.

Mature shrubs and a multitude of palms trees are at the street frontages of the building and all islands in the parking areas. Most recently, some of the landscaped areas were renovated with the installation of drought-resistant plantings of succulents and iceberg roses. Covered surface parking for 530 cars create simple accessibility to the buildings. The property has a corner monument identification sign at the corner of Seventeenth and Prospect Avenue and this month, building top signage will be installed on the 17782 building for Independence Bank, a new tenant that will also provide the convenience of an on-site bank- ing facility and an ATM. Tustin Financial Plaza's proximity to Old Town Tustin and a multitude of local restaurants provide several, nearby amenities. The property location is also convenient to the 55/522 freeways and is situated only 15 minutes to John Wayne Airport.

Tustin Financial Plaza is professionally managed by Greenlaw Management, Inc. for GRE Tustin Financial, LLC. The original architect was Leason F. Pomeroy, III. The management team is comprised of Property Manager Laurie Stevens, Property Coordinator Janine Cordova, and Engineer Jose Huerta with Able Engineering.
Greenlaw Management Inc. (GMI) provides dedicated property management services to preserve and enhance the value of each asset. GMI is comprised of a cohesive, talented team of experienced real estate professionals committed to exceed the business objectives for each individual property. The comprehensive property management services are inclusive of extensive management of all commercial building products, from varying classes of high-rise and mid-rise office, campus office, industrial, mixed/R&D use, medical office and retail properties. Each property will be managed through the development of a customized business plan for the asset. GMI approaches property management from an owner/manager perspective, providing an invested interest in each property. Greenlaw Management offers extensive property management, encompassing the compilation of annual budgets, complete property accounting services and detailed financial reporting, CAM estimate computation, billing and reconciliation, implementation and tracking of tenant relocation and retention programs, vendor service contract negotiation and management, and concise lease administration. Additionally, GMI maintains in-house building engineering for consulting and oversight, and complete construction management services for tenant improvement planning, construction and capital building/property renovations. The Greenlaw Management team is focused upon consistent operational excellence in all elements of a property for the optimal performance of each building.

For more information, please contact Karen Flanigan at 949.331.1302 or Andrea Henson at 949.331.1302.
Foundations of Real Estate Management®
Bringing core management strategies to property professionals

The demand for core commercial real estate management education for entry-level and up-and-coming property professionals is hotter than ever. BOMA Orange County is meeting this demand with the delivery of Foundations of Real Estate Management, a comprehensive introduction course to commercial real estate. The program covers topics in the areas of administration and management, building systems and operations, accounting and reporting, and contract administration.

The course is ideal for all property management professionals with less than five years experience, such as junior and assistant property managers and administrative personnel, as well as more seasoned professionals wanting a refresher or to fill in formal training gaps. Building engineers and supplier members can also benefit from the course and gain a better understanding of real estate management functions and issues.

Most new property professionals do not have real estate degrees, and there is a significant learning curve for understanding the basics of commercial real estate management. Also, on-the-job training is often inconsistent and sporadic. Foundations of Real Estate Management responds to these challenges by offering a curriculum that brings students up to speed quickly, supplements on-the-job training and connects students to a valuable peer network.

The course seamlessly integrates the broad range of topics that are essential for all property managers. For this reason, seasoned real estate professionals have also found the program to be a helpful refresher. The curriculum is divided into five modules:

1. **Real Estate Administration**: addresses the most important aspects of property management: A Day in the Life of an Asset/Property Manager, Valuation and Asset Management, Tenant Relations and Tenant Retention, Contracting for Goods and Services, Leasing and Marketing, and Insurance and Risk Management.


3. **Putting It All Together** rounds out the course covering Pest Management, Parking, Security and Landscaping.

Building tours are included to reinforce learning and provide participants with a unique opportunity to learn real-world professional management approaches by touring best-in-class examples of properties in the area. This chance to interact with colleagues and discover new resources in a variety of settings is a learning opportunity rarely available in other educational courses.

In 2012, Foundations of Real Estate Management, hosted by BOMA Orange County, is scheduled to begin on April 20.
OMA Orange County in conjunction with BOMA International launched the BOMA 360 Performance Program, a groundbreaking initiative designed to recognize commercial properties that demonstrate best practices in building operations and management. The BOMA 360 Performance Program is an online assessment tool that evaluates properties on six major areas of building operations and management. The program comes at a critical time, as building owners and managers are looking to differentiate themselves from competition in a tight market.

The holistic nature of the BOMA 360 Performance Program means that every area of building performance is assessed. Scores are based on how buildings measure up to an extensive checklist of best practices, including emergency and disaster planning and recovery plans, energy management, financial management, equipment maintenance and education and training.

Properties are evaluated in the following areas:
- Building operations and management
- Life safety/security/risk management
- Training and education
- Energy
- Environment/sustainability
- Tenant relations/community involvement

BOMA 360 Performance Program gives commercial properties the competitive edge

BOMA 360 allows firms to showcase and distinguish their property in the marketplace. By focusing on all major areas of building operations and management, BOMA 360 provides a multi-faceted benchmark comparing each building to the industry’s best operating practices. Recognition as a BOMA 360 Performance Building provides validation for management teams, confidence for building owners and peace of mind for building tenants.

The Building Owners and Managers Association of Orange County proudly announce the BOMA 360 Performance Buildings:
- Park Place, Irvine, CA
- Orange City Square, Orange, CA
- 1500 Quail, Newport Beach, CA
- 2040 Main, Irvine, CA
- 17901 Von Karman, Irvine, CA
- Metro Center, 535, Costa Mesa, CA
- Metro Center, 555, Costa Mesa, CA
- Metro Center, 575, Costa Mesa, CA
- One Newport Place, Newport Beach, CA
- Xerox Centre, Santa Ana, CA

We Thank Our Awards Gala Sponsors

Silver Sponsors
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- Parking Concepts, Inc.
- Shorenstein Realty Services
- United Paving Co.
- ValleyCrest Landscape Maintenance

Platinum Sponsor
- LBA Realty

President’s Award

The President’s Award is presented each year to a BOMA Orange County member or a company in recognition of their outstanding support and contributions.

Feel like you have...

The Outstanding Building of the Year

It all starts in your parking lot.

Count on our paving experts to maximize your asphalt and enhance your property.

Tel: 714-739-2200 Fax: 714-739-2400
info@united-paving.com www.united-paving.com
Lic. #65828

“When Integrity Counts”
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Details</th>
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<tr>
<td>5</td>
<td>Board Meeting</td>
<td>BOMA California Board Meeting (San Francisco, CA)</td>
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<td>26</td>
<td>General Program: Making 2012 a Break-Out Year—Choices That Fuel You, Daniel Patlik</td>
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<td>BOMA International Winter Business Meeting &amp; National Issues Conference (Washington, DC)</td>
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<td>Commercial Real Estate 2012 presented by the Real Estate and Land Use Institute, CSU Fullerton</td>
<td>CAM Seminar</td>
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<td>FEBRUARY</td>
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<tr>
<td>1</td>
<td>CBPA Board Meeting (Sacramento, CA)</td>
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<td>4</td>
<td>The Outstanding Building of the Year (TOBY) Regional Entry Deadline</td>
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<td>ARGUS Training presented by the Real Estate Land Use Institute, CSU Fullerton</td>
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<td>General Program</td>
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<td>Experience Exchange Report (EER) Survey Deadline</td>
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<td>New Member Breakfast</td>
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<td>CBPA Industrywide Legislative Committee Meeting (Los Angeles, CA) (tentative)</td>
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<td>17</td>
<td>Facilities Engineers Seminar</td>
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<td>BOMA California Board Meeting (Los Angeles, CA)</td>
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<td>20</td>
<td>Foundations of Real Estate Management, Part 1</td>
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<td>24</td>
<td>Community Emergency Response Teams (CERT) Training</td>
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<td>Foundations of Real Estate Management, Part 2</td>
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<td>2-4</td>
<td>BOMA Medical Office Buildings &amp; Healthcare Facilities Conference (Atlanta, GA)</td>
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<td>11</td>
<td>Foundations of Real Estate Management, Part 4</td>
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<td>26th Annual Golf Classic, Pelican Hill, Newport Coast, CA</td>
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<td>Foundations of Real Estate Management, Part 5</td>
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<td>Roundtable</td>
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<td>12-13</td>
<td>CBPA Board Meeting &amp; CA Commercial Real Estate Summit (Sacramento, CA)</td>
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<td>BOMA California Board Meeting (Sacramento, CA)</td>
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<td>24-26</td>
<td>BOMA Conference &amp; The Every Building Show (Seattle, WA)</td>
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<td>New Member Breakfast</td>
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<td>31</td>
<td>Carol Powell Memorial Scholarship Deadline</td>
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<td>CBPA Board Meeting (Orange County, CA)</td>
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<td>CBPA Commercial Real Estate Industry Awards (Falmont, Newport Beach, CA)</td>
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<td>BOMA California Board Meeting (Orange County, CA)</td>
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<td>29th Annual Awards Gala</td>
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<td>Holiday Charity Social</td>
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For more information about the Building Owners and Managers Association of Orange County please visit www.bomauc.org.
Thank You to Our Partners

BOMA Orange County

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ABM

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South Shore Building Services

Advanced Restoration Specialists

Terra Pacific Landscape
The Outstanding Building of the Year (TOBY) Awards Hall of Fame

2010 WINNERS

Project Name: 3 MacArthur Place
Project Address: 3 MacArthur Place, Santa Ana, CA 92707
Category: 100,000 to 249,999 Square Feet Category
Owner: Highbridge Partners
Management Company: RiverRock Real Estate Group
Architect: The Austin Company
Wons:

Project Name: 2040 Main Street
Project Address: 2040 Main Street, Irvine, CA 92614
Category: 250,000 to 499,999 Square Feet Category
Owner: Transwestern
Management Company: Langdon Wilson Architecture
Architect: The Austin Company
Wons:

Project Name: MetroCenter at South Coast
Project Address: 535, 555, 575 and 589 Anton Blvd., Costa Mesa, CA 92626
Category: 500,000 to 1 Million Square Feet Category
Owner: RREEF America REIT II, Corp.
Management Company: Transwestern
Architect: The Nadel Partnership
Wons:

Project Name: Lakehills Corporate Park
Project Address: 24411, 24461 Ridge Route Drive, Laguna Hills, CA 92653
Category: Suburban Office Park – Low Rise (1-6 Stories)
Owner: AEW Capital Management, LP
Management Company: RiverRock Real Estate Group
Architect: Herbert Nadel, AIA & Partners, Architects
Wons:

Project Name: Hoag Health Center – Newport Beach
Project Address: 500-520 Superior Avenue, Newport Beach, CA 92663
Category: Medical Office Building Category
Owner: Hoag Memorial Hospital Presbyterian
Management Company: California Commercial Real Estate Services
Wons:

2009 WINNERS

Project Name: 18201 Von Karman Avenue
Project Address: 18201 Von Karman Avenue, Irvine, CA 92612
Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Architect: Renovated
Wons:

Project Name: 100 Bayview
Project Address: 100 Bayview Circle, Newport Beach, CA 92660
Category: 250,000 to 499,999 Square Feet
Owner: AEW Capital Management, LP
Management Company: RiverRock Real Estate Group
Architect: Mclanart, Vazquez & Partners, Inc.
Wons:

Project Name: Griffin Towers
Project Address: 5 & 6 Hilton Centre Dr, Santa Ana, CA 92707
Category: 500,000 to 1 Million Square Feet
Owner: Maguire Properties
Management Company: Griffin Towers, LLC
Architect: The Nadel Partnership
Wons:

Project Name: The Santa Ana Federal Building
Project Address: 34 Civic Center Plaza, Santa Ana, CA 92701
Category: Renovated
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Architect: The Austin Company
Wons:

Project Name: Kia Motors America, Inc.
Project Address: 111 Peters Canyon Road, Irvine, CA 92606
Category: Corporate Facility
Owner: Kia Motors America Inc.
Management Company: RiverRock Real Estate Group
Architect: Skidmore, Owings & Merill LLP
Wons:

2008 WINNERS

Project Name: 4350 Von Karman, LLC
Project Address: 4350 Von Karman, Newport Beach, CA 92660
Category: Under 100,000 Square Feet
Owner: Stoneridge Capital Partners, LLC
Management Company: RiverRock Real Estate Group
Architect: Langdon Wilson
Wons:

Project Name: Xerox Centre
Project Address: 1861 East First Street, Santa Ana, CA 92705
Category: Regional
Owner: Pam Realty Group
Management Company: Strock Architects
Architect: Regional, Local
Wons:

Project Name: St. Joseph Medical Plaza Outpatient Pavilion
Project Address: 1140 W. La Vista Avenue, Orange, CA 92868
Category: Medical Office Building
Owner: St. Joseph Hospital of Orange
Management Company: The Nadel Partnership Inc.
Architect: Local
Wons:

Project Name: 1500 Quail (AKA Wisteria Place)
Project Address: 1500 Quail St, Newport Beach 92660
Category: Under 100,000 Square Feet
Owner: Under 100,000 Square Feet
Management Company: Cushman & Wakefield
Architect: Local
Wons:

Project Name: Newport Corporate Tower
Project Address: 4100 Southport Place Drive, Newport Beach 92660
Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Architect: Shremmer Algaze Associates
Wons:

Project Name: 2020 Main
Project Address: 2020 Main St, Irvine, CA 92614
Category: Under 100,000 Square Feet
Owner: Under 100,000 Square Feet
Management Company: Cushman & Wakefield
Architect: Local
Wons:

Project Name: The Ronald Reagan Federal Building and United States Courthouse
Project Address: 411 West 4th Street, Santa Ana, CA 92701
Category: Government Building
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Architect: Grun Associates/Zimmer Gunsul Frasca Partnership
Wons:

Project Name: Santa Ana Federal Building
Project Address: 34 Civic Center Plaza, Santa Ana, CA 92701
Category: Renovated Building
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Architect: The Austin Company
Wons:

Project Name: RREEF Office Campus at the Summit
Project Address: 101 Enterprise, Aliso Viejo, CA 92656
Category: 250,000 to 499,999 Square Feet
Owner: 250,000 to 499,999 Square Feet
Management Company: RREEF America REIT II
Architect: Chermeyer & California Inc
Wons:

Project Name: 200 East Sandpoint – Huntington 8
Project Address: 200 East Sandpoint, Santa Ana, CA 92707
Category: Suburban Office Park – High Rise (6 – 10 Stories)
Owner: Suburban Office Park – High Rise (6 – 10 Stories)
Management Company: Sandpointe Investors LLC
Architect: Sandpointe Investors Partnership, Inc
Wons:

Project Name: Jamboree Business Center East
Project Address: 5 Peters Canyon, Irvine, CA 92606
Category: Suburban Office Park
Owner: AEW Capital Management, LP
Management Company: Opus Architects and Engineers
Architect: Regional, Local
Wons:

Project Name: Irvine Center Towers
Project Address: 18200, 18300, 18400 & 18600 Von Karman Avenue, Irvine, CA 92612
Category: Suburban Office Park
Owner: Irvine Center Towers
Management Company: Transwestern Commercial Services
Architect: A.C. Martin
Wons:

2007 WINNERS

Project Name: 1500 Quail (AKA Wisteria Place)
Project Address: 1500 Quail St, Newport Beach 92660
Category: Under 100,000 Square Feet
Owner: Under 100,000 Square Feet
Management Company: Cushman & Wakefield
Architect: Local
Wons:

Project Name: Newport Corporate Tower
Project Address: 4100 Southport Place Drive, Newport Beach 92660
Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Architect: Shremmer Algaze Associates
Wons:

Project Name: 1500 Quail (AKA Wisteria Place)
Project Address: 1500 Quail St, Newport Beach, CA 92660
Category: Under 100,000 Square Feet
Owner: Under 100,000 Square Feet
Management Company: Cushman & Wakefield
Architect: Local
Wons:

Project Name: Newport Corporate Tower
Project Address: 4100 Southport Place Drive, Newport Beach 92660
Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Architect: Shremmer Algaze Associates
Wons:

Project Name: 1500 Quail (AKA Wisteria Place)
Project Address: 1500 Quail St, Newport Beach, CA 92660
Category: Under 100,000 Square Feet
Owner: Under 100,000 Square Feet
Management Company: Cushman & Wakefield
Architect: Local
Wons:

Project Name: Newport Corporate Tower
Project Address: 4100 Southport Place Drive, Newport Beach 92660
Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Architect: Shremmer Algaze Associates
Wons:

Project Name: 1500 Quail (AKA Wisteria Place)
Project Address: 1500 Quail St, Newport Beach, CA 92660
Category: Under 100,000 Square Feet
Owner: Under 100,000 Square Feet
Management Company: Cushman & Wakefield
Architect: Local
Wons:

Project Name: Newport Corporate Tower
Project Address: 4100 Southport Place Drive, Newport Beach 92660
Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Architect: Shremmer Algaze Associates
Wons:
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<th>Year</th>
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<td>Project Name: 1920 &amp; 2010 Main Plaza</td>
<td>1900 &amp; 210 Main Street, Irvine, CA</td>
<td>500,000 – 999,999 Square Feet</td>
<td>Equity Office Properties Trust</td>
<td>Equity Office Properties</td>
<td>Langdon Wilson Architects</td>
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<td>Project Name: 17901 Von Karman Building</td>
<td>17901 Von Karman Avenue, Irvine, CA</td>
<td>250,000 – 499,999 Square Feet</td>
<td>LBA Realty Fund</td>
<td>LBA Realty LLC</td>
<td>Langdon Wilson Architects</td>
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<td>Project Name: Dupont Centre</td>
<td>2301 &amp; 2301 Dupont Drive, Irvine, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>LBA Realty Fund</td>
<td>LBA Realty LLC</td>
<td>Langdon Wilson Architects</td>
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<td>Project Name: South Coast Corporate Center</td>
<td>3070, 3080, &amp; 3090 Bristol St., Costa Mesa, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>Metropolitan Life Insurance Company</td>
<td>Metropolitan Life Insurance Company</td>
<td>Gruen Associates/Zimmer Gunsul Frasca Partnership</td>
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<td>Project Name: Jamboree Centre</td>
<td>1, 2, 3, 4 &amp; 5 Park Plaza, Irvine, CA</td>
<td>Over 1 Million Square Feet</td>
<td>The Irvine Company</td>
<td>The Irvine Company</td>
<td>Skidmore, Owings &amp; Merrill (3,4 &amp;5) &amp; Langdon, Wilson, and Mumper</td>
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<td>Project Name: The Atrium</td>
<td>19100 Von Karman Avenue, Irvine, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>Atrium Irvine, LLC</td>
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<td>4041 MacArthur Blvd., Irvine, CA</td>
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<td>Gensler &amp; Associates</td>
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<td>4281 Katella Avenue, Los Alamitos, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>Arden Realty Inc.</td>
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<td>Herbert Nadel and Partners Architects</td>
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<td>Project Name: Katella Corporate Center</td>
<td>4281 Katella Avenue, Los Alamitos, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>Arden Realty Inc.</td>
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<td>Herbert Nadel and Partners Architects</td>
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<td>Project Name: Harbor Corporate Park</td>
<td>3601, 3611, 3621, 3631 S Harbor Santa Ana, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>CarrAmerica Realty Corporation</td>
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<td>Project Name: Katella Corporate Center</td>
<td>4281 Katella Avenue, Los Alamitos, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>Arden Realty Inc.</td>
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<td>Herbert Nadel and Partners Architects</td>
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<td>4281 Katella Avenue, Los Alamitos, CA</td>
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<td>Project Name: Harbor Corporate Park</td>
<td>3601, 3611, 3621, 3631 S Harbor Santa Ana, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>CarrAmerica Realty Corporation</td>
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<td>Herbert Nadel and Partners Architects</td>
<td>Regional, Local</td>
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<td>Project Name: Katella Corporate Center</td>
<td>4281 Katella Avenue, Los Alamitos, CA</td>
<td>Category: Under 100,000 Square Feet</td>
<td>Arden Realty Inc.</td>
<td>Arden Realty Inc.</td>
<td>Herbert Nadel and Partners Architects</td>
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Har-Bro Awarded The Outstanding Building of the Year® Award For Corporate Facility by BOMA/GLA

In the only competition in the Los Angeles area that honors outstanding commercial office buildings and excellence in building management, Har-Bro’s corporate headquarters was recently awarded “The Outstanding Building of the Year® (TOBY)” in the Corporate Facility category by the Building Owners and Managers Association of Greater Los Angeles (BOMA/GLA). Har-Bro is an emergency services and restoration company with offices throughout the West Coast. Located at 2750 Signal Parkway in Signal Hill, the concrete, tilt-up style building, with 26,000 square feet, encompasses the company’s Long Beach branch office and Har-Bro corporate headquarters. The building, highlighted by a two-story atrium with massive skylights allowing abundant natural light as well as an interior rock and water garden, was built in 1973 and purchased and renovated by the company in 1997.

“Typically, we help other people with their building projects, so it was an honor to show off our building through the TOBY awards,” said John Temoyan, regional director of business development for Har-Bro. “When we purchased the building in 1997, it had all of the ‘70s look and feel, with dark wood and the color palette of that decade, so we’re very proud to have made it what it is today,” said Jim Franklin, Har-Bro president.

In the Corporate TOBY category, all nominees are required to occupy at least half of the building that is nominat- ed. Har-Bro occupies all of its award-winning building. The awards process consists of an initial nomination followed by a site visit, inspection and most importantly a scoring process. “We were absolutely thrilled to be the first vendor to win this award. This is a beautiful building, which we are very proud to have owned for a long time,” said Christina Winstead, senior account manager for Har-Bro.

The 26th Annual TOBY Awards were held on October 26 at the J.W. Marriott Los Angeles at L.A. Live. Almost 600 BOMA/GLA members, guests and friends attended the events to celebrate the accomplishments of some of the most remarkable commercial properties and recent developments in the Los Angeles area. The Har-Bro corporate and Long Beach branch building is owned by Har-Bro and managed by Har-Bro President Jim Franklin, Vice President Tom Henley and CFO Karen Kaplan.

Har-Bro

Har-Bro is a full-service mitigation, restoration and reconstruction provider for properties damaged by water, fire, flood and other disasters. Leading the industry since 1961, Har-Bro has offices in Arizona, California, Nevada, Oregon and Washington. For more information on handling property damages or to learn more about Har-Bro, please visit www.harbro.com or call 800.266.5677.
**Marketplace**

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40% of local tax revenues come from commercial real estate*, providing critical funding for:

- emergency services
- public schools
- law enforcement

BOMA members understand what this means to their communities and have used the association’s education, advocacy and networking resources to sustain that vital contribution for more than 29 years.

*Source: Bureau of Economic Analysis & Urban Land Institute

BOMA Orange County
Leading the Future of Commercial Real Estate

www.bomaoc.org