

BOMA

BUILDING OWNERS AND MANAGERS ASSOCIATION

*Continuing to Provide Concrete Solutions to the
Orange County Real Estate Industry*



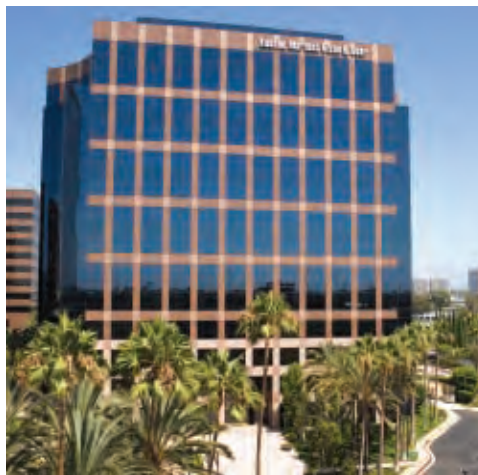
3 MacArthur Place
100,000 to 249,999 Sq. Ft. Category



Lakehills Corporate Park
Suburban Office Park-Low Rise (2+bldgs, 1-5 stories) Category



Metro Center at South Coast
500,000 to 1 Million Sq. Ft. Category



2040 Main Street
250,000 to 499,999 Sq. Ft. Category



Hoag Health Center - Newport Beach
Medical Office Building 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 groundbreaking 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 marketplace 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!
 - BOMA's new **Sustainable Operations Series (SOS)** offers strategies for "greening" building operations without major capital expenditures.
 - **BOMA's Annual Conference and the Every Building Show** is hosted every June. This event keeps attendees current on the latest operations, management best practices, products, high performance trends and building technology. At this event we also recognize international winners of The Outstanding Building of the Year (TOBY) Awards, the most prestigious and coveted awards in the commercial real estate industry. The TOBY honors buildings based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, building personnel training programs and overall quality indicators.
 - **BOMA's National Issues Conference** provides a unique opportunity for BOMA members to personally take our message to legislators and regulators in our nation's capitol. Newly elected legislators and long-time representatives alike seek input from commercial real estate professionals and this is your chance to speak out and make a difference.
 These and other educational programs are offered throughout the year to provide cost-effective training for members.
- ◆ **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.

For more information, visit BOMA Orange County at www.bomaoc.org or call (714) 258-8330.

BOMA Orange County Board of Directors

The Building Owners and Managers Association of Orange County proudly announces its 2011 Officers and Directors:



President
Brian Harnetiaux
Transwestern



Executive Vice President
Kristen Apple-Dunne
The Offices of South Coast Plaza



Past President
Peggy Sanchez, RPA
RiverRock Real Estate Group, Inc.



Director – Allied Members
Michael Raring
AAA Property Services



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RPA, FMA
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BOMA Orange County

financing
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No matter what legal issues you face, we can help. By assembling a strong group of talented attorneys with diverse backgrounds, Shulman Hodges & Bastian LLP has grown from our beginnings as a bankruptcy boutique, to becoming one of Southern California's premiere full service business law firms. We have successfully represented a wide range of clients in the areas of business formation, bankruptcy, real estate, litigation, and estate planning. So if you're wondering where to turn, we have the talent and expertise to help lead you forward.

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Members 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 Associate 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.

The Building Owners and Managers Association of Orange County proudly announces its 2010 Members of the Year Awards:



PRINCIPAL MEMBER OF THE YEAR
Kristen Apple-Dunne
The Offices of South Coast Plaza



ASSOCIATE MEMBER OF THE YEAR
Chris Bailey
Universal Services of America

Engineer of the Year

Since 2004, BOMA Orange County has recognized the Engineer of the Year. This award was created to recognize individual(s) who have contributed to the commercial real estate industry through quality building management and who have grown professionally through their work, education, participation and exchange with their peers.

The Building Owners and Managers Association of Orange County proudly announces its 2010 Engineer of the Year:



Jim Dowling
CB Richard Ellis
Able Services

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.

The Building Owners and Managers Association of Orange County proudly announces its 2010 President's Award recipient:

Robin Jochims, Executive Director
BOMA Orange County



BOMA Orange County Lifetime Achievement Award



Nellie Carlen
Recognized 1987
Founding President of BOMA Orange County and lifetime of contributions to furthering the commercial real estate industry in Orange County



Eugene Moriarty, RPA
Recognized 1993
Founding Chairman of BOMI Institute educational program and lifetime of contributions to furthering the commercial real estate industry in Orange County



Tom Grochow
Recognized 2008
Lifetime of contributions to local and State legislative issues



Peggy Sanchez, RPA
Recognized 2000
Continuous service in BOMA Orange County and a lifetime of contributions to furthering the commercial real estate industry in Orange County

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BOMA Orange County Advisory Board

The Building Owners and Managers Association of Orange County proudly announces its 2011 Advisory Board:



Brenna Walraven, RPA, CPM (Chair)
Managing Director, National Property Management
USAA Real Estate Company



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Jim Proehl
Executive Vice President
PM Realty Group



Perry Schonfeld
Principal
LBA Realty, LLC

Past BOMA Orange County International TOBY Award Winners

2008
Under 100,000 Square Feet
1500 Quail
Managed by: Cushman & Wakefield

2000
Under 100,000 Square Feet
Katella Corporate Center
Managed by: CarrAmerica Realty Corporation

250,000 to 499,999 Square Feet
500 Orange Tower
Managed by: Equity Office Properties

1997
250,000 to 499,999 Square Feet
AT&T Tower
Managed by: Insignia Commercial Group

1994
Suburban Office Park
Palm Court
Managed by: Birtcher Property Services



Special Purpose Entities NOT So Bankruptcy Remote

by Leonard M. Shulman, Managing Partner and Michael J. Petersen, Partner

Special Purpose Entities required by lenders

For many years commercial real estate lenders have required borrowers over a certain size to own the commercial real estate being pledged as collateral in a Special Purpose Entity (commonly called an "SPE"). The SPE is a corporation or more often a limited liability company with its sole asset the commercial real property collateral. Often the SPE imposes restrictions upon additional debt and requires "independent" members or directors, whose approval is required for the SPE to file for bankruptcy.

Among the lender's purposes in requiring SPEs is to prevent the owners of the commercial property from seeking bankruptcy protection in the event of foreclosure. This purpose is arguably achieved by: (1) setting up the SPE as a separate entity so that (a) its debts and obligations will not be consolidated with the parent/owner of the SPE and (b) the financial problems of the parent/owner will not give rise to a cause for the SPE to file for bankruptcy; (2) making bankruptcy filing by the SPE unlikely because its only debt is the commercial real estate loan; (3) making the ability to file a bankruptcy difficult to obtain by requiring "independent" members' or directors' approval; and (4) setting up a situation where, if the SPE did file, the lender would likely receive prompt relief from stay, as the only asset is the commercial property subject to the lender's lien as the only creditor.

II. General Growth Properties files bankruptcy and establishes a new paradigm when 388 SPEs also file bankruptcy

General Growth Properties, Inc. ("GGP") is a publicly traded real estate investment trust (commonly referred to as a "REIT") and ultimate parent of 750 subsidiaries, joint ventures and affiliate entities through which it owns or manages 200 shopping centers and a variety of other real estate investments.

On April 16, 2009, GGP filed for bankruptcy in the Southern District of New York. At the same time, 388 of its affiliated entities, primarily SPEs, also filed for bankruptcy. That day, GGP moved for and obtained an order for joint administration of its bankruptcy and those of its SPE entities.

Metropolitan Life Insurance Company, KBC Bank N.V., ING Clarion Capital Loan Services LLC and Helios AMC, LLC, as special services to certain secured lenders, moved to dismiss the bankruptcies of the SPEs on the grounds of bad faith. Judge Allan L. Gropper denied the motions and issued a Memorandum of Opinion dated August 11, 2009. *In re General Growth Properties, Inc.*, 409 B.R. 43 (Bankr. S.D.N.Y. Aug. 11, 2009). The judge examined four essential factors in determining there was not a basis to dismiss the SPE filings on the grounds of bad faith.

A. The financing/refinancing business model was no longer operative

GGP's basic business plan, common to most real estate companies, was to finance its properties by borrowing with loans generally maturing in three to seven years with low rates of amortization. Upon maturity GGP would refinance the existing loans. GGP contended that as of the filing, refinancing simply was not available, noting among other facts that the CMBS (Commercial Mortgage Back Securities) market upon which GGP had relied was "dead." Not surprising to anyone who has followed the commercial real estate credit markets, the judge noted that there was no evidence to suggest GGP could refinance the billions of dollars in loans coming due.

B. SPE's determination to file bankruptcy must consider parent/owner needs

The lenders argued that any bankruptcy filing by an SPE had to be based solely upon the situation of that SPE. The court rejected this position, noting (a) the lenders were aware of the relationship, (b) Delaware law requires the interest of the parent as owner be considered by the SPE decision makers, who owe the owners a fiduciary duty, and (c) independent managers/board members can NOT serve solely for the purpose of voting "no" on bankruptcy filings.

C. The bankruptcy filings of the SPEs met the subjective good faith standard

The lenders raised two issues in their attempt to demonstrate a lack of subjective good faith.

First, the lenders cited the failure of GGP to negotiate with them prior to filing. The court found there was no duty to negotiate prior to filing.

Second, the lenders raised the issue that immediately before filing, GGP had fired the existing independent managers, without notice to the lenders or independent managers, and replaced them with two "seasoned hands," who approved the bankruptcy filings. The court noted (i) that the replacements conformed to the requirements of the documents, and (ii) earlier discussions regarding the duties of the new managers concluded there was no showing of a lack of subjective good faith.

D. Bankruptcy filings by the SPEs were NOT too early

The lenders argued that the filings were premature and the SPEs should have waited until default or imminent default. The court noted there was no requirement of insolvency to file bankruptcy. Furthermore, the court noted a policy of encouraging early filing to preserve assets. Under the circumstances, with refinancing no longer viable, the court declined to find the filings premature.

III. What does GGP mean for other lenders and borrowers

A. Borrowers

Real estate companies that are in a similar predicament to GGP have to consider a similar parent/SPE filing. It should be noted that the GGP bankruptcy restructuring appears to have been successful, with GGP planning to exit bankruptcy. One note of caution, the GGP case is in the Southern District of New York, and thus far appears relatively unique. There can be no assurance that local courts will look at matters similarly and each case is likely to turn on its own unique facts.

B. Lenders

Lenders should seek to strengthen their SPE requirements to provide for notice and consent for the replacement of independent managers or board members. Lenders also need to be aware of the risk that a consolidated filing will be permitted.

Leonard Shulman

Leonard M. Shulman is the Managing Partner of Shulman Hodges & Bastian LLP. He concentrates his practice in Commercial Law and Bankruptcy and handles all aspects of litigation, creditors' rights, mergers and acquisitions, trustee, creditor's committee and the representation of debtor's in the insolvency context and can be reached at lshulman@shbllp.com.



Michael Petersen

Michael J. Petersen is a Partner in the Corporate and Transactional Department at Shulman Hodges & Bastian LLP. Mr. Petersen handles a full range of business activities including lender and creditor representation and can be reached at mpetersen@shbllp.com.



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The Outstanding Building of the Year Awards Salute Excellence

The Building Owners and Managers Association (BOMA) International created The Outstanding Building of the Year (TOBY) Award in 1985 to salute excellence in the commercial real estate industry. It remains the most prestigious and comprehensive program of its kind, recognizing quality in office, industrial, government and medical building management. Currently the TOBY's honor entrants in the following 14 categories:

- Under 100,000 Square Feet
- 100,000 – 249,999 Square Feet
- 250,000 – 499,999 Square Feet
- 500,000 to 1 Million Square Feet
- Over 1 Million Square Feet
- Renovated Building
- Historical Building
- Corporate Facility
- Medical Office Building
- Government Building
- Suburban Office Park – Low-Rise (2+ bldgs, 1-5 stories)
- Suburban Office Park – Mid-Rise (2+ bldgs, 6-10 stories)
- Industrial Office Park
- Earth

The TOBY competition consists of three levels of judging. The first level of judging is held by local BOMA associations. Winning entries then advance to the regional level and finally, regional winners advance to the international level.

All facets of a building's operations are thoroughly evaluated during the judging process, including tenant relations programs, community involvement, emergency preparedness, security standards and continuing educational programs for personnel. Each category is judged and given scores as outlined by the procedures established by BOMA International. A minimum criterion of 70% must be achieved for recognition in a given category. Judging at the local level is very extensive and includes a comprehensive property tour and review of a property portfolio containing information on the building operations.

Readying 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:

RiverRock Real Estate Group management team for **3 MacArthur Place** in the 100,000 to 249,000 Square Feet Category; Transwestern management team for **2040 Main Street** in the 250,000 to 499,999 Square Feet Category; Transwestern management team for **Metro Center at South Coast** in the 500,000 to 1 Million Square Feet Category; RiverRock Real Estate Group management team for **Lakehills Corporate Park** in the Suburban Office Park-Low Rise Category; California Commercial Real Estate management team for **Hoag Health Center – Newport Beach** in the Medical Office Building Category.

2010 TOBY Award Winners



100,000 to 249,999 Square Feet Category

Building Name
3 MacArthur Place
Building Address
3 MacArthur Place
Santa Ana, CA 92707
Total Square Feet
246,763
Year Built
1991
Owner
Highridge Partners
Architect
The Austin Company
Management Company
RiverRock Real Estate Group
Team Members
Barbara Hayes, Sr. Property Manager
Shireen Varga, Project Coordinator
John Sanders, Able, Chief Engineer
Scott Rogers, Able, Building Engineer
Cesar Diaz, Able, Porter
Parking Management by Parking Concepts, Inc.
Security Services by Universal Protection Services

3 MacArthur Place is an 11-story Class A office building located in Santa Ana. The building contains 246,763 rentable square feet on a 3 acre site. The property is well positioned within the Metro and Airport area business districts. Located on the Costa Mesa Freeway (55), between the San Diego (405) and Santa Ana (5) freeways with easy access to the 73 Toll Road Corridor; the property is easily accessible from all areas of the county. Additionally, 3 MacArthur Place is only minutes away from the Orange County Airport, entertainment centers and the Irvine Spectrum.

The exterior of the building is characterized by alternating courses of limestone and granite with both individual glazing units and curtain wall sections of tinted reflective glass. On-site parking is provided in a three-level parking structure which includes two levels of subterranean parking. The water garden is a prime exterior amenity for the building with rich architectural character. The water garden area occupies 14,000 square feet of space consisting of the grade level of the parking garage, reflective pool with surrounding bench and table seating, trellises, paved walkways and a central gazebo. The property is landscaped with several deciduous trees, drought resistant plant materials, low profile shrubbery, lawns and seasonal plantings.

The finishes in the main lobby consist of polished stone wainscot and wood veneer paneling with limestone and granite flooring.

Building amenities include a full time on-site staff, notary, on-line work order system, security services, car detail service, The DoubleTree Hotel directly across the street and a quick walk to a food court and a 5 minute drive to Orange County Airport and South Coast Plaza.

3 MacArthur Place is owned by Highridge Partners and managed by RiverRock Real Estate Group.



250,000 to 499,999 Square Feet Category

Building Name
2040 Main Street
Building Address
2040 Main Street
Irvine, CA 92614
Total Square Feet
307,559
Year Built
2002
Owner
2040 Main, LLC
Architect
Langdon Wilson Architecture
Management Company
Transwestern
Team Members
Lori Negrete, Property Manager
Angela Lara, Assistant Property Manager
Doug Beeman, Chief Engineer
Dave Lancour, Building Engineer
Dennis Green, Universal Protection Services, Post Commander
Junior Portillo, Universal Protection Services, Swing Shift Security
Julio Torres, ABM Janitorial, Porter

Built in 2002, 2040 Main Street is a 307,559 square foot Class A office building in Irvine. 2040 Main boasts beautiful architectural features with an array of rose and Carmen red granite between Viracon solarscreen blue reflective glass escalating this 14-story building. The tenant entrance welcomes occupants and guests with inviting Impala black polished and textured granite incorporated with rich cherry wood elements and dramatic plant life.

Situated within the Irvine Concourse and located at the intersection of Main and Von Karman, the building is minutes from the 405 freeway, John Wayne Airport, South Coast Plaza and Fashion Island. Tenants can take advantage of biking to work and exercising with the use of the safely enclosed bike storage area equipped with racks and lockers, an on-site workout room and shower facilities. Other amenities at 2040 Main include a full service café with indoor and outdoor seating, a large conference room, dry-cleaning service, online work order system, on-site engineering and day porter. In walking distance to 2040 Main is the Sports Club LA, Embassy Suites and Crowne Plaza Hotels and acclaimed dining establishments such as El Torito Grill, McCormick and Schmick's, as well as three unique delis.

2040 Main is owned by 2040 Main, LLC and managed by Transwestern in accordance with the BOMA 360 Performance Program Standards. 2040 Main is one of the most prominent trophy office properties in the exclusive Irvine Concourse and recently achieved LEED-EB O&M® Gold certification, denoting a high level of commitment to sustainable operations and building maintenance.

2010 TOBY Award Winners

500,000 to 1 Million Square Feet Category

Building Name

Metro Center at South Coast

Building Address

535, 555, 575 and 589 Anton Blvd.
Costa Mesa, CA 92626

Total Square Feet

789,529

Year Built

1984-1991

Owner

RREEF America REIT II, Corp. CCCC

Architect

Gin Wong Associates

Management Company

Transwestern

Team Members

Brian Harnetiaux, General Manager
Linda Kight, Senior Property Manager
Travis Slunaker, Operations Manager
Megan Hernandez, Assistant Property Manager
Kathleen Carder, Receptionist
Cal Nelson, Able, Chief Building Engineer
Ray Ramos, Able, Lead Engineer
Bill Nadolny, Able, Building Engineer
Jorge Galeana, Able, Building Engineer
Agustin Martinez, United Building Services, Porter
Bernabe Perez, United Building Services, Porter
Ramon Cruz, United Building Services, Porter
John Norman, Universal Protection Services
Randy Barton, Universal Protection Services
Ronald Rimke, Universal Protection Services
Sean Flannigan, Universal Protection Services
Christopher Harvey, Universal Protection Services
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Christopher Anthony, Universal Protection Services
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Sandra Zuno, AMPCO Parking
Maricela Iniguez, AMPCO Parking
Juan Carlos Rojas, AMPCO Parking

Metro Center at South Coast is a trophy office campus in Costa Mesa, California. The 789,529 square foot property consists of three, 12-story, Class "A" office towers and a 3-story, 24-Hour Fitness Sport facility. Metro Center 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/Orange County Airport. Metro Center 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. Metro Center's status is evidenced by its high quality, diversified tenant roster that includes RSM McGladrey, Allergan, Clark Construction, Maersk, Blue Shield, Theodora Oringher Miller & Richman – to name just a few.

The institutional-quality office towers were designed by Gin Wong Associates and feature a distinctive saw-tooth design, which allows six corner offices per floor, state-of-the-art building systems, a central courtyard and fountain, and panoramic views.

All three office buildings of Metro Center at South Coast have recently been awarded the prestigious BOMA 360 Performance Program designation and have obtained the Energy Star distinction.

Metro Center at South Coast features a wide array of on-site amenities including business services, dining options, an Ultra Sport 24 Hour Fitness, and outdoor seating areas surrounded by beautifully landscaped grounds. In addition, tenants enjoy the property's proximity to John Wayne International Airport, Orange County Performing Arts Center, South Coast Repertory Theatre and 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.



Suburban Office Park-Low Rise (2+ bldgs, 1-5 stories) Category

Building Name

Lakehills Corporate Park

Building Addresses

24411, 24461 Ridge Route Drive
Laguna Hills, CA 92653
23332, 23382, 23422 Mill Creek Drive
Laguna Hills, CA 92653

Total Square Feet

223,467

Year Built

1988

Owner

AEW Capital Management, LP

Architect

Herbert Nadel, A.I.A & Partners Architects

Management Company

RiverRock Real Estate Group

Team Members

Erin Granse, Property Manager
Gina Aspaturian, Project Coordinator
Alfonso Lopez, Able, Building Engineer
Joel Gomez, Pacific Building Care, Porter

Lakehills Corporate Park is a 223,467 square foot multi-tenant Class A office park comprised of five buildings located in Laguna Hills, CA. Owned by AEW Capital Management, LP and managed by RiverRock Real Estate Group. Office spaces on the campus is divided between four two story buildings, which overlook a lake and have views of the Santa Ana Mountains, and one two-story building along Ridge Route Drive. The park is situated on 16.26 acres atop a hill. The large site area gives the property a spacious business park setting and offers irreplaceable low density. The property caters to small business owners and professional service firms.

The property was originally developed in 1988. Ample surface level parking is available with a ratio of 4 spaces per 1,000 square feet of rental area. The office park is minutes from the 5, 405, 133, 73, & 241 freeways, Irvine Spectrum, Laguna Hills Mall, and Laguna Hills Golf Club. Amenities include onsite staff, weekly on-site car wash service, notary service, security access system and digital camera monitoring.

Medical Office Building Category

Building Name

Hoag Health Center – Newport Beach

Building Addresses

500-520 Superior Avenue
Newport Beach, CA 92663

Total Square Feet

336,679

Year Built

2000

Owner

Hoag Memorial Hospital Presbyterian

Management Company

California Commercial Real Estate Services

Team Members

Karen Torres, Director of Real Estate, Hoag Hospital
Genevieve West, Portfolio Manager, CCRES
Stacy Greer, Tenant Service Coordinator, CCRES
Samantha Gallo, Administrative Assistant, CCRES
Andria Norris, Administrative Assistant, CCRES
Jesse Alvarez, Chief Engineer, CCRES
Anthony Gonzalez, Lead Engineer, CCRES
Marcos Baca, Building Engineer, CCRES
Michael Faries, Post Commander, Universal Protection Services
Eddie Rodriguez, Porter, Coastal Maintenance
Julie Bracamontes, Porter, Coastal Maintenance

Hoag Health Center – Newport Beach (HHC-NB) is a 336,679 square foot Class A medical office project consisting of three buildings on over 13.5 acres of prime Newport Beach Commercial Real Estate. The property has over 600 feet of frontage on both Superior Boulevard and Newport Boulevard offering excellent access and visibility to the surrounding community and all of Orange County. The project recently completed major renovations to improve visibility and circulation throughout the campus. Other improvements included the development of an 880 car parking structure allowing for a 6:1,000 parking ratio and the addition of a café offering outdoor seating. Additional amenities of note include onsite 24-hour security, multiple common area conference rooms including complete with multi-media functions. Each building entrance has a stunning glass and steel canopy and stone lobbies. The overall site landscaping was recently awarded the CLCA award for landscape installation.

Hoag is dedicated to making HHC-NB the premier medical office location in Orange County. Hoag's vision for HHC-NB is to create an integrated healthcare environment where all patients' needs can be accommodated in one location. HHC-NB has incorporated a diverse base of both primary and specialty services as well as a vast array of technological services including a 35,000 square foot state of the art diagnostic imaging center, Pre-Admission Screening, Lab, Blood Donor Services, as well as a Sleep Center that has been submitted to the USGBC for LEED Certification. All three buildings were awarded Energy Star ratings in 2009.

Hoag Health Center – Newport Beach is owned by Hoag Memorial Hospital Presbyterian and managed by California Commercial Real Estate Services.



Minimizing the Bite of Property Taxes

by Marilyn Millare, CPA, HMWC CPAs & Business Advisors

Commercial real estate professionals know all too well how property taxes can get out of hand. And, with many states and municipalities coming up against budget shortfalls, real estate owners and investors will likely see property tax hikes in the near future.

So how can you minimize the pain when the property tax man knocks on your door? The answer is threefold: watch out for double dipping, understand how cap rates affect your property tax assessments, and take available tax credits.

Double dipping can be costly

In states where assets are taxed as both real and personal property, property can be taxed twice if an owner isn't vigilant. Here's why: real property, which includes land and land improvements such as buildings, constitutes the major portion of an assessment. Then, any business personal property that's permanently attached to a building – in effect becoming part of the real property – is added to the assessment.



CPAs & Business Advisors

Property that can be removed and used in a different location is usually considered business personal property, with taxes on these assets based on a list of personal assets, to which depreciation is applied. But all too often, thanks to a municipality's confusing classification, the value of personal property is added to an assessment and taxed as real property.

If your property is in a state that taxes business personal property, be sure you understand how your assessment will be affected. And if it appears personal property has been classified incorrectly, challenge your assessment.

Cap rates can complicate matters

Municipalities nationwide often employ a formula involving the capitalization, or cap, rate to calculate property tax assessments. Cap rate is determined by dividing a property's net operating income by its sales value. Although this equation involves only straightforward math, the variables going into net operating income and sales figures can make applying the formula a challenge.

To calculate a property's value, the assessor must choose several properties that seem comparable to yours and then, using those properties' net operating income and sales price, calculate a typical cap rate for the property type in your market.

Of course, no two properties are exactly alike. They carry unique financing (or none at all), have a different mix of tenants, and generate different expenses. There can also be differences in the accounting method used. And the sales price may, or may not, have included business value.



Marilyn Millare

Moreover, when the property being valued is retail, industrial or office, the complexity of calculating net operating expenses increases dramatically. In addition to having more complex lease terms, commercial tenants build out their spaces individually. An upscale shopping mall and a low-income housing project may both generate rental income, but they entail different business risks.

So it's important to evaluate whether your assessor got your cap rate right when calculating property values for your tax assessment. Again, if it appears to be off-base, don't hesitate to challenge it.

Credits can help you clean up

Successfully challenging your assessment isn't the only way you can reduce your property tax bill. You may find that there are significant tax benefits to locating in an economically depressed or environmentally damaged area.

Many cities and towns offer special property tax reductions to boost economic development, while others extend reduced tax assessments to companies that undertake environmental cleanup, especially when cleanup costs can be quantified. Some municipalities also offer credits or abatements to companies that install environmentally friendly equipment, such as energy-efficient heating and air conditioning devices.

Take some time to research the possible tax credits offered in your community, and make sure you're taking advantage of all the credits for which you're eligible. It can pay off handsomely.

Property taxes can be managed

Managing your property taxes requires vigilance and a keen eye for details. Fortunately, your CPA is there to help you minimize your tax bill.

Marilyn Millare, CPA, is a senior partner with HMWC CPAs & Business Advisors (www.hmwc CPA.com) in Tustin. She heads the firm's Real Estate Practice and has served real estate clients for over 25 years. Marilyn can be contacted at (714) 505-9000.

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For more information about these targeted marketing opportunities, contact Sheldon Ascher 949.833.8373 ext. 217 or ascher@ocbj.com.

ORANGE COUNTY BUSINESS JOURNAL
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BOMA Orange County to Offer 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:

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.

The Well-Versed Property Manager delves into more complex issues with courses on Emergency Preparedness, Tenant Improvements, Accounting and Reporting, Operating Expense Recoveries, Due Diligence, The Business Plan, and Safety and Environmental Issues.

Building Operations I and II concentrate on the critical aspects of managing building operations with the following topics: Heating, Ventilating and Cooling the Building, Domestic Water, Electrical Distribution, Work Orders, Fire Alarm and Fire Sprinkler Systems, Building Maintenance, Elevators and Escalators, Roof Systems, Solid Waste Management and Recycling, and Janitorial Services.

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 2011 *Foundations of Real Estate Management®*, hosted by BOMA Orange County, course schedule will begin on April 29.

For more information, visit BOMA Orange County at www.bomaoc.org or call (714) 258-8330.

Carol Powell Memorial Scholarship

The Carol Powell Memorial Scholarship Program was established to encourage and promote the attainment of higher education by BOMA Orange County members.

The program is a special one in that it is designed to assist persons who are somewhat new to the industry and want to further their knowledge and education in property management through BOMA's *Foundations of Real Estate Management®*.

The Building Owners and Managers Association of Orange County proudly announces its 2010 Carol Powell Memorial Scholarship Recipients:

Ashley Jimenez
CB Richard Ellis

Lauren Johnson
Irvine Company Office Properties

Raquel Lachino
RiverRock Real Estate Group, Inc.



2011 CALENDAR

Education & Events

Month	Event
JANUARY	11 Brown Bag Roundtable
	20 General Luncheon Program
	23-26 BOMA International Winter Business Meeting, Lake Buena Vista, FL
	28 CSU Fullerton Real Estate Land Use Institute Commercial Real Estate Program
FEBRUARY	1 Common Area Maintenance Seminar
	8 Facilities Engineers Seminar
	18 Monte Carlo Night
MARCH	5 The Outstanding Building of the Year (TOBY) Regional Entry Deadline
	8 Brown Bag Roundtable
	15 Bowling Event
	21-22 BOMA International National Issues Conference, Washington, DC
	24 General Breakfast Program
APRIL	6 New Member Breakfast
	8 The Outstanding Building of the Year (TOBY) International Entry Deadline
	29 Foundations of Real Estate Management, Part 1
MAY	4-6 BOMA International Medical Office Buildings & Healthcare Facilities Conference, Dallas, TX
	6 Foundations of Real Estate Management, Part 2
	10 Brown Bag Roundtable
	13 Foundations of Real Estate Management, Part 3
	17 Golf Classic, Pelican Hill Golf Club
	20 Foundations of Real Estate Management, Part 4
	26 General Luncheon Program
	27 Foundations of Real Estate Management, Part 5
JUNE	7-8 California Business Properties Association CA Commercial Real Estate Summit, Sacramento, CA
	26-28 BOMA International Conference & The Every Building Show, National Harbor, MD
JULY	12 Brown Bag Roundtable
AUG.	9 Facilities Engineers Seminar
	11 Board Meeting
	31 The Outstanding Building of the Year (TOBY) Local Entry Deadline
SEPT.	13 Brown Bag Roundtable
	14 New Member Breakfast
	22 General Luncheon Program
	27 Facilities Engineers Tour
OCT.	4 Energy & Sustainability Seminar
	27 Tabletop Tradeshow & General Program
	31 Carol Powell Memorial Scholarship Deadline
NOV.	3-4 California Business Properties Association Strategic Issues Conference, Napa, CA
	18 Awards Gala
DEC.	8 Holiday Mixer & Charity Event

For more information about the Building Owners and Managers Association of Orange County, please visit www.bomaoc.org.

Give Your Building the "360" Advantage

BOMA 360 Performance Program Gives Commercial Properties the Competitive Edge

BOMA Orange County in conjunction with BOMA International recently launched the BOMA 360 Performance Program, a groundbreaking new 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 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 announces the BOMA 360 Performance Buildings:

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

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

2009 WINNERS

Project Name: 18201 Von Karman Avenue
Project Address: 18201 Von Karman Avenue, Irvine, CA 92612

TOBY Category: 100,000 - 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Team Members: Michael Gelber, Asset Manager
April M. Sevilla, CPM, CCIM, Property Manager
John Weiner, Broker
Scott Francis, Assistant Property Manager
Manish Jain, Investment Analyst
Rich Hopkins, CFM, CPO, Chief Engineer
Fidel Aguilar, Certified Building Engineer
Donna Apollo, Property Administrator
Gene Kelley, Lobby Ambassador
Ruben Cedillo, Porter
Maricella Hernandez, Day Matron
Sylvia Sutrisna, Senior Accountant
Alberto Martinez, Parking Manager
John Razey, Post Commander
Gensler
Regional, Local

Architect:
TOBY Wins:

Project Name: 100 Bayview
Project Address: 100 Bayview Circle, Newport Beach, CA 92660

TOBY Category: 250,000 - 499,999 Square Feet
Owner: AEW Capital Management, L.P.
Management Company: RiverRock Real Estate Group
Team Members: Deana Marquis, RPA, CPM, Property Manager
Raquel Lachino, Assistant Property Manager
David Collins, ABLE Chief Engineer
Scott McLeran, ABLE Building Engineer
Alfred Sullivan, Securitas Security Post Commander
Andres Becerra, UBS Porter
Karina Portillo, UBS Porter
Maria Ulloa, AMPCO Parking
McLarand, Vasquez & Partners, Inc.
Local

Architect:
TOBY Wins:

Project Name: Griffin Towers
Project Address: 5 & 6 Hutton Centre Dr. Santa Ana, CA 92707

TOBY Category: 500,000 - 1 Million Square Feet
Owner: Maguire Properties-Griffin Towers, LLC
Management Company: Maguire Properties
Team Members: Joan Kent, General Manager
Kirsten Trautwein, Senior Property Manager
Crystal Wishart, Property Manager
Cathy Cruz, Administrative Assistant
Rich Lee, Chief Engineer
Chi Le, Lead Engineer
Tim Stone, Engineer
Rudy Rodriguez, Utility Engineer
Dan Duarte, UPS Security Post Commander
Susana Baca, Porter
Martin Valerio, Porter
Connie Turcios, AMPCO Parking
Antanacio Castaneto, Parking Attendant
Ester Saucedo, Parking Attendant
Gemma Castro, Parking Attendant
The Nadel Partnership
Local

Architect:
TOBY Wins:

Project Name: The Santa Ana Federal Building
Project Address: 34 Civic Center Plaza, Santa Ana, CA 92701

TOBY Category: Renovated
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Team Members: Edward Wasielewski, Director
Sherry Hutchinson, Property Manager
Joyce Pando, Assistant Property Manager
Tina Hingorani, Assistant Property Manager

Meridian Management: Brent Anderson, Regional Manager
John Howard, Chief Engineer
Benny Mora, Chief Engineer
Architect: The Austin Company
TOBY Wins: Regional, Local

Project Name: Kia Motors America, Inc.
Project Address: 111 Peters Canyon Road, Irvine, CA 92606

TOBY Category: Corporate Facility
Owner: Kia Motors America Inc.
Management Company: RiverRock Real Estate Group
Team Members: Laurie Stevens, Property Manager
Cathy McCann Bleacher, Manager, Corporate Admin. & Fac.
Thomas Hubbard, Chief Engineer
Kevin Smith, Building Engineer
Cesar Lopez, UPS Security Post Commander
Skidmore, Owings & Merrill LLP
Local

Architect:
TOBY Wins:

2008 WINNERS
Project Name: 4350 Von Karman, LLC
Project Address: 4350 Von Karman, Newport Beach, CA 92660

TOBY Category: Under 100,000 Square Feet
Owner: Stoneridge Capital Partners, LLC
Management Company: RiverRock Real Estate Group
Team Members: Steve Core, COO
Brianna McHenry, Property Manager
Courtney Crosley, Project Coordinator
Scott Lewis, ABM Building Engineer
Maria Martinez, UBS Day Porter
Langdon Wilson
Local

Architect:
TOBY Wins:

Project Name: Xerox Centre
Project Address: 1851 East First Street, Santa Ana, CA 92705

TOBY Category: 100,000 to 249,999 Square Feet
Owner: 1851 East First Street Investors, LLC
Management Company: PM Realty Group
Team Members: Alison Sansone, CPM, General Manager
Lorena O'Malley, Administrative Assistant
Glen Call, Chief Engineer
Bill Mangold, Building Engineer
Richard Caraballo, UPS Security Post Commander
Elvira Escudero, Porter
Benjamin Perez, Porter
Jeff Durham, AMPCO Parking
Strock Architects
Regional, Local

Architect:
TOBY Wins:

Project Name: St. Joseph Medical Plaza Outpatient Pavilion
Project Address: 1140 W. La Veta Avenue, Orange, CA 92868

TOBY Category: Medical Office Building
Owner: St. Joseph Hospital of Orange
Management Company: PM Realty Group
Team Members: Rudy Klapeta, Sr. Property Manager
Katrina Luna, Assistant Property Manager
Melissa Esquivel, Administrative Assistant
Kam Parmar, Tenant Services

Coordinator: Donald Smith, Chief Engineer
Building Engineer: Rudy Garcia, Building Engineer
Building Engineer: Abdul Doughani, Building Engineer
Building Engineer: Serge Tierrablanca, Building Engineer
Building Engineer: Isaac Guerra, Building Engineer
Porter: Fernando Alarcon, Porter
Porter: Veronica Lopez, Porter
Architect: The Nadel Partnership Inc.
TOBY Wins: Local

TOBY Wins:

Manager: Brion Mendez, Chief Engineer
Local

Project Name: The Ronald Reagan Federal Building and United States Courthouse
Project Address: 411 West 4th Street, Santa Ana, CA 92701

TOBY Category: Government Building
Owner: Administration
Management Company: Administration
Team Members: U.S. General Services
Edward Wasielewski, Director
Sherry Grimes, Senior Property Manager
Tina Hingorani, Property Manager
Gruen Associates/Zimmer Gunsul Frasca Partnership
Regional, Local

Architect:

TOBY Wins:

Project Name: Santa Ana Federal Building
Project Address: 34 Civic Center Plaza, Santa Ana, CA 92701

TOBY Category: Renovated Building
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Team Members: Edward Wasielewski, Director
Sherry Grimes, Senior Property Manager
Tina Hingorani, Property Manager
GSA, The Austin Company and Analytical Planning Services Inc
Local

Architect:

TOBY Wins:

Project Name: RREEF Office Campus at the Summit
Project Address: 101 Enterprize, Aliso Viejo, CA 92656

TOBY Category: Suburban Office Park - Low Rise (1 - 5 Stories)
Owner: RREEF Reit America II
Management Company: RREEF
Team Members: Keith Walters, Vice President, District Manager
Gayla McPherson, Senior Leasing/Property Manager
Christina Thompson, Operations Manager
Local

TOBY Wins:

Project Name: 200 East Sandpointe - Hutton 8
Project Address: 200 East Sandpoint, Santa Ana, CA 92707

TOBY Category: Suburban Office Park - High Rise (6 - 10 Stories)
Owner: Sandpointe Investors LLC
Management Company: Cushman & Wakefield
Team Members: Peggy Sanchez, RPA, General Manager
Kelli Hertel, Assistant Property Manager
Jeffrey Hix, Building Engineer
Pereira/Klages Partnership, Inc.
Local

Architect:
TOBY Wins:

2005 WINNERS
Project Name: Jamboree Business Center East
Project Address: 5 Peters Canyon, Irvine, CA 92606

TOBY Category: 100,000 - 249,999 Square Feet
Owner: Allianz Life Insurance Company of North America
Management Company: Opus West Management Company
Team Members: Trish Alanis, Property Manager
Chris McCabe, Building Engineer
Opus Architects and Engineers
Local

Architect:
TOBY Wins:

2007 WINNERS

Project Name: 1500 Quail (AKA Westerly Place)
Project Address: 1500 Quail St, Newport Beach 92660

TOBY Category: Under 100,000 Square Feet
Owner: McMorgan and Company
Management Company: Cushman & Wakefield
Team Members: Peggy Sanchez, RPA, General Manager
Don Trodahl, Engineer
WZMH Habib, Inc
International, Regional, Local

Architect:
TOBY Wins:

Project Name: Newport Corporate Tower
Project Address: 4100 Newport Place Drive, Newport Beach 92660

TOBY Category: 100,000 to 249,999 Square Feet
Owner: American Realty Advisors
Management Company: PM Realty Group
Team Members: Stephanie Richardson, General Manager
April Sevilla, Property Manager
Cindy Kamps, Assistant Property Manager
Joe Van Cleave, Chief Engineer
Jorge Gonzales, Building Engineer
Shlemmer Algaze Associates
Regional, Local

Architect:
TOBY Wins:

2006 WINNERS
Project Name: 1500 Quail (AKA Westerly Place)
Project Address: 1500 Quail, Newport Beach, CA 92660

TOBY Category: Under 100,000 Square Feet
Owner: McMorgan and Company
Management Company: Cushman & Wakefield
Team Members: Peggy Sanchez, RPA, General Manager
Kelli Hertel, Assistant Property Manager
Don Trodahl, Engineer
WZMH Habib, Inc
Local

Architect:
TOBY Wins:

Project Name: Jamboree Business Center East
Project Address: 5 Peters Canyon, Irvine, CA 92606

TOBY Category: 100,000 - 249,999 Square Feet
Owner: Allianz Life Insurance Company of North America
Management Company: Opus West Corporation
Team Members: Trish Alanis, Property Manager
Chris McCabe, Building Engineer
Don Haddock, Chief Building Engineer
Dulcie Ruess, Service Coordinator
Julie Olin, Consultant
Opus Architects and Engineers
Regional, Local

Architect:
TOBY Wins:

Project Name: 2020 Main
Project Address: 2020 Main St, Irvine, CA 92614

TOBY Category: 250,000 - 499,999 Square Feet
Owner: PRISAREIT
Management Company: Cushman & Wakefield of California Inc
Team Members: Lorraine Drown, CPM, Senior Property Manager
Nikki Tran, Assistant Property

Project Name: Irvine Center Towers
Project Address: 18200, 18300, 18400 & 18500 Von Karman Avenue, Irvine, CA 92612
TOBY Category: 500,000 – 999,999 Square Feet
Owner: Koll Center Irvine Number Two, LLC
Management Company: Transwestern Commercial Services
Team Members: Carol Cutting-Holloway, CPM, General Manager
 Lori Negrete, Senior Property Manager
 Jocelyn Drayton, Assistant Property Manager
 Erron Williams, Senior Chief Engineer
Architect: A.C. Martin
TOBY Wins: Local

2004 WINNERS

Project Name: 1920 & 2010 Main Plaza
Project Address: 1920 & 2010 Main Street, Irvine, CA
TOBY Category: 500,000 – 999,999 Square Feet
Owner: Equity Office Properties Trust
Management Company: Equity Office Properties
Property Manager: Michael Palladino
Architect: Langdon Wilson Architects
TOBY Wins: Regional, Local

Project Name: 17901 Von Karman Building
Project Address: 17901 Von Karman Avenue, Irvine, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: LBA Realty Fund
Management Company: LBA Realty LLC
Property Manager: Karen Quinn
Architect: Langdon Wilson Architects
TOBY Wins: Regional, Local

Project Name: The Ronald Reagan Federal Building and United States Courthouse
Project Address: 411 West 4th Street, Santa Ana, CA
TOBY Category: Government
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Property Manager: Tina Hingorani
Architect: Gruen Associates/Zimmer Gunsul Frasca Partnership
TOBY Wins: Regional, Local

2003 WINNERS

Project Name: The Ronald Reagan Federal Building and United States Courthouse
Project Address: 411 West 4th Street, Santa Ana, CA
TOBY Category: Government
Owner: U.S. General Services Administration
Management Company: U.S. General Services Administration
Property Manager: Tina Hingorani / Myrna Godinez, RPA, FMA
Architect: Gruen Associates/Zimmer Gunsul Frasca Partnership
TOBY Wins: Regional, Local

Project Name: Dupont Centre
Project Address: 2201 & 2301 Dupont Drive, Irvine, CA
TOBY Category: 100,000 – 249,999 Square Feet
Owner: Prime Real Estate Equities II, LP
Management Company: USAA Realty Company
Property Manager: Lynn Butler, RPA, FMA
Architect: DeRevere Associates
TOBY Wins: Local

2002 WINNERS

Project Name: South Coast Corporate Center
Project Address: 3070, 3080, & 3090 Bristol St., Costa Mesa, CA
TOBY Category: Suburban Office Park – Mid-Rise
Owner: Metropolitan Life Insurance Company
Management Company: Cushman & Wakefield of California, Inc.
Property Manager: Peggy Sanchez, RPA
Architect: Herbert Nadel & Partners
TOBY Wins: Local

2001 WINNERS

Project Name: LBA, Inc.
Project Address: 19000 MacArthur Blvd., Irvine, CA
TOBY Category: Renovated
Owner: LBA, Inc.
Management Company: LBA, Inc.
Property Manager: Angie McCabe
Architect: Gensler & Associates
TOBY Wins: Local

Project Name: Jamboree Centre
Project Address: 1, 2, 3, 4 & 5 Park Plaza, Irvine, CA
TOBY Category: Over 1 Million Square Feet
Owner: The Irvine Company
Management Company: The Irvine Company
Property Manager: Karen Penhall, RPA
Architect: Skidmore, Owings & Merrill (3,4 & 5) & Langdon, Wilson, and Mumper (1 & 2)
TOBY Wins: Local

Project Name: The Atrium
Project Address: 19100 Von Karman Avenue, Irvine, CA

TOBY Category: 250,000 – 499,999 Square Feet
Owner: Atrium Irvine, LLC
Management Company: Transwestern Commercial Services
Property Manager: Doretta Debrick, RPA, CPM
Architect: WZMH Group
TOBY Wins: Local

2000 WINNERS

Project Name: Redstone Plaza
Project Address: 4041 MacArthur Blvd., Newport Beach, CA
TOBY Category: Suburban Office Park – Low-rise
Owner: RREEF America REIT II
Management Company: RREEF Management Company
Property Manager: Robin Illies
Architect: Shlemmer Kamus Algaz
TOBY Wins: Regional, Local

Project Name: 500 Orange Tower
Project Address: 500 North State College Blvd., Orange, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: Equity Office Properties
Management Company: Equity Office Properties
Property Manager: Michael Palladino, RPA, CPM
Architect: A.C. Martin & Associates
TOBY Wins: International, Regional, Local

Project Name: Katella Corporate Center
Project Address: 4281 Katella Avenue, Los Alamitos, CA
TOBY Category: Under 100,000 Square Feet
Owner: CarrAmerica Realty Corporation
Management Company: CarrAmerica Realty Corporation
Property Manager: Carolyn A. Killion, RPA, CPM
Architect: Herbert Nadel and Partners Architects
TOBY Wins: International, Regional, Local

1999 WINNERS

Project Name: 1920 & 2010 Main Plaza
Project Address: 1920 & 2010 Main Street, Irvine, CA
TOBY Category: 500,000 – 999,999 Square Feet
Owner: Equity Office Properties
Management Company: Equity Office Properties
Property Manager: Mitch Sigband, RPA
Architect: Langdon, Wilson, Mumper
TOBY Wins: Local

Project Name: 500 Orange Tower
Project Address: 500 North State College Blvd., Orange, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: Equity Office Properties
Management Company: Equity Office Properties
Property Manager: Michael Palladino
Architect: A.C. Martin & Associates
TOBY Wins: Local

Project Name: Crown Cabot Financial
Project Address: 28202 Cabot Road, Laguna Niguel, CA
TOBY Category: 100,000 – 249,999 Square Feet
Owner: Arden Realty Inc.
Management Company: Arden Realty Inc.
Property Manager: Julie Gnad
Architect: Wayne Banks, Inc.
TOBY Wins: Local

Project Name: Katella Corporate Center
Project Address: 4281 Katella Avenue, Los Alamitos, CA
TOBY Category: Under 100,000 Square Feet
Owner: CarrAmerica Realty Corporation
Management Company: CarrAmerica Realty Corporation
Property Manager: Carolyn A. Killion, RPA, CPM
Architect: Herbert Nadel and Partners Architects
TOBY Wins: Local

Project Name: Harbor Corporate Park
Project Address: 3601, 3611, 3621, 3631 S. Harbor Blvd., Santa Ana, CA
TOBY Category: Suburban Office Park – Low-rise
Owner: CarrAmerica Realty Corporation
Management Company: CarrAmerica Realty Corporation
Property Manager: Carolyn A. Killion, RPA, CPM
Architect: Leason Pomeray Associates Architects and Planning
TOBY Wins: Local

1998 WINNERS

Project Name: 1100 Executive Tower
Project Address: 1100 Town & Country Road, Orange, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: Equity Office Properties
Management Company: Equity Office Properties
Property Manager: Michael Palladino
Architect: Herbert Nadel A.I.A. & Partners
TOBY Wins: Local

Project Name: The 18301 Building
Project Address: 18301 Von Karman, Irvine, CA
TOBY Category: 100,000 – 249,999 Square Feet
Owner: Cornerstone Properties
Management Company: William Wilson & Associates
Property Manager: Julie Hatcher
Architect: Gensler & Associates
TOBY Wins: Local

1997 WINNERS

Project Name: AT&T Tower
Project Address: 8001 Irvine Center Drive, Irvine, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: The Irvine Company

Management Company: Insignia Commercial Group
Property Manager: Carol Olander, CPM
Architect: Hellmuth, Obata, Kassabaum
TOBY Wins: International, Regional, Local

Project Name: MacArthur Court
Project Address: 4675 & 4695 MacArthur Blvd., Newport Beach, CA
TOBY Category: 500,000 – 999,999 Square Feet
Owner: The Irvine Company
Management Company: PM Realty Corporation
Property Manager: Kimberly Hoagland
Architect: Skidmore, Owings & Merrill
TOBY Wins: Local

Project Name: Bentall Executive Centre
Project Address: 1551 N. Tustin Avenue, Tustin, CA
TOBY Category: 100,000 – 249,999 Square Feet
Owner: Bentall Westminster Partnership
Management Company: Bentall Property Management
Property Manager: Karen Winter, RPA
Architect: Nadel Architects
TOBY Wins: Local

Project Name: Orange County Business Center
TOBY Category: Suburban Office Park
Management Company: Grandel Management
Property Manager: Cheryl Bartlo
TOBY Wins: Regional, Local

Project Name: Pacific Financial Plaza
Project Address: 800 & 840 Newport Center Drive, Newport Beach, CA
TOBY Category: Rehabilitated / Modernized
Owner: California State Teachers Retirement System
Management Company: PM Realty Advisors
Property Manager: Alan Arch, CPM
Architect: Gin Wong Architect
TOBY Wins: Local

1996 WINNERS

Project Name: Xerox Centre
Project Address: 1851 E. First Street, Santa Ana, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: Xerox Centre Partners
Management Company: Birtcher Property Services
Property Manager: Cindy Nichols
Architect: McLarland Vasquez & Partners / Strock Architects
TOBY Wins: Local

Project Name: 23 Corporate Plaza
Project Address: 23 Corporate Plaza, Newport Beach, CA
TOBY Category: Under 100,000 Square Feet
Owner: The Irvine Company
Management Company: PM Realty Group
Property Manager: Kelly Nieger
Architect: McLarland, Vasquez & Partners, Inc.
TOBY Wins: Local

1995 WINNERS

Project Name: The City Tower
Project Address: 333 City Boulevard West, Orange, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: Metropolitan Life Insurance Company
Management Company: MS Management Services
Property Manager: Allison Hutchinson, RPA
Architect: Daniel L. Dworsky Architect & Associates, FAIA
TOBY Wins: Local

Project Name: Hutton Centre #8
Project Address: 200 E. Sandpointe, Santa Ana, CA
TOBY Category: 100,000 – 249,999 Square Feet
Owner: John Hancock
Management Company: Cushman & Wakefield
Property Manager: Peggy Sanchez, RPA
Architect: Klages, Carter, Vail Architects
TOBY Wins: Local

1994 WINNERS

Project Name: Lakeshore Towers
Project Address: 18101 Von Karman Avenue, Irvine, CA
TOBY Category: 250,000 – 499,999 Square Feet
Owner: General Electric Investment Corporation
Management Company: Birtcher Equities
Property Manager: Diane Scott
Architect: Arthur Strock & Associates
TOBY Wins: Local

Project Name: 3 Imperial Promenade
Project Address: 3 Imperial Promenade, Santa Ana, CA
TOBY Category: 100,000 – 249,999 Square Feet
Owner: Brookfield Development
Management Company: Brookfield Development
Property Manager: Kit Royer
TOBY Wins: Local

Project Name: Palm Court
Project Address: 15615, 15625 & 15635 Alton Parkway, Irvine, CA
TOBY Category: Suburban Office Park
Owner: Connecticut General Life Insurance Company
Management Company: Birtcher Property Services
Property Manager: Pat Carne, RPA
Architect: McLarland Vasquez & Partners
TOBY Wins: International, Regional, Local

1993 WINNERS

Project Name: Taco Bell Building
Project Address: 17901 Von Karman, Irvine, CA
TOBY Category: Corporate Headquarters
Owner: Shuwa Investment Group
Management Company: Taco Bell Corporate Services
Property Manager: Cory Blount
Architect: Langdon Wilson
TOBY Wins: Local

Project Name: Fountain Valley City Centre
Project Address: 17330, 17360, & 17390 Brookhurst, Fountain Valley, CA
TOBY Category: Suburban Office Park
Owner: Pacific Mutual Life Insurance
Management Company: PM Realty Advisors
Property Manager: Sandy Baker, RPA
Architect: Gin Wong and Associates
TOBY Wins: Local

1992 WINNERS

Project Name: The Atrium
Project Address: 19100 Von Karman Avenue, Irvine, CA
TOBY Category: 100,000 – 499,999 Square Feet
Owner: Atrium Irvine, Limited Partners
Management Company: CB Commercial
Property Manager: AnnaLiese B. Wirth
Architect: WZMH Group
TOBY Wins: Local

Project Name: 450 Newport Center
Project Address: 450 Newport Center, Newport Beach, CA
TOBY Category: Under 100,000 Square Feet
Owner: The Irvine Company
Management Company: PM Realty Group
Property Manager: Betzy White, RPA
Architect: William Pereira & Associates
TOBY Wins: Local

Project Name: Center Tower
Project Address: 650 Town Center Drive
TOBY Category: 250,000 – 500,000 Square Feet
Owner: Center Tower Associates
Management Company: South Coast Plaza
Property Manager: Brenna Walraven
Architect: CRS Sirrine
TOBY Wins: Regional, Local

Project Name: Closet Centre
Project Address: 3100 & 3130 S. Harbor Blvd., Santa Ana, CA
TOBY Category: Suburban Office Park
Owner: Karsten Realty Advisors
Management Company: CB Richard Ellis
Property Manager: Deb Barget
Architect: Snyder Langston
TOBY Wins: Regional, Local

1991 WINNERS

Project Name: Brinderson Towers
Project Address: 19800 & 19900 MacArthur Blvd., Newport Beach, CA
TOBY Category: 500,000 and Over Square Feet
Owner: Brin Mar
Management Company: Brinderson Real Estate Group
Property Manager: Mary Lou Johnston
Architect: AC Martin
TOBY Wins: Local

Project Name: Xerox Centre
Project Address: 1851 E. First Street, Santa Ana, CA
TOBY Category: 100,000 – 500,000 Square Feet
Owner: Birtcher & Xerox Centre Partners
Management Company: Birtcher Business Communities
Property Manager: Carol Cutting
Architect: McLarland Vasquez & Partners / Strock Architects
TOBY Wins: Local

1990 WINNERS

Project Name: Jamboree Centre – I & II
Project Address: 1 & 2 Park Plaza, Irvine, CA
TOBY Category: 100,000 – 500,000 Square Feet
Owner: The Irvine Company
Management Company: Tooley & Company
Property Manager: Carolyn A. Killion, RPA
Architect: Langdon, Wilson, and Mumper
TOBY Wins: Local

1989 WINNERS

Project Name: Transamerica Building
Project Address: 18201 Von Karman, Irvine, CA
TOBY Category: 100,000 – 500,000 Square Feet
Owner: Koll Transamerica II, a California General Partnership
Management Company: Koll Management Services
Property Manager: Lorraine Gyulay
Architect: Gensler & Associates
TOBY Wins: Local

1987 WINNERS

Project Name: Two Town Center
Project Address: 611 & 675 Anton Blvd. and 2300 Park Center Drive, Costa Mesa, CA
TOBY Category: 500,000 – 1,000,000 Square Feet
Owner: Two Town Center Associates
Management Company: South Coast Plaza
Property Manager: Stanley D. Taeger
Architect: Skidmore Owings & Merrill
TOBY Wins: Regional, Local

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*Source: Bureau of Economic Analysis & Urban Land Institute



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January 11 - Education Round Table
January 20 - Luncheon

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