



Presents the Sixth Annual

SPIRE Awards

HONORING

Superior Performance In Real Estate



CREAWARD
ORANGE COUNTY

Commercial Real Estate Awards

March 29, 2017

SAMUELI THEATER

600 Town Center Drive, Costa Mesa, California
5:30 pm - 8:30 pm



Master of Ceremonies
Eric Paulsen
*Senior VP
Ten-X*



Keynote Speaker
Lindsay Parton
*President
DJM Capital Partners*

Premier Sponsors



Grand Sponsors



Distinguished Sponsors



Supporting Sponsors

United Paving Co
Pacific West Asset Management
Greenlaw Management
Sperry Comm'l Global Affiliates
Heritage Escrow
AAA Companies
Harbro Emergency & Restoration
Rutan & Tucker
CoStar/Loop Net
Newmark Grubb Knight Frank
Shophoff Realty Investments
Craig Realty Group
Sanders & Wohrman
Parking Concepts, Inc.

Media Sponsors

Ambient Studios
Connect Media
Orange County Business Journal
GlobeSt.com
Orange County Printing Company

The Power of CREW: An Orange County Business Organization With Deep Roots

Welcome to the Pacific Club. Are you a member of CREW? I know someone you should meet.

The sounds of networking fill the elegant room at Newport Beach's Pacific Club.

It's the first luncheon of the year for Commercial Real Estate Women – Orange County, an organization that provides members with a network to strengthen and extend business relationships and form valuable personal contacts.

CREW-OC has been around since 1990. Members benefit from that longevity by connecting with members who have deep roots in the organization.

"I have CREW to thank for both of my jobs in commercial real estate," says Kelly Gamble, an Investment Management Associate at BlackRock, who found her first job in the industry thanks to a contact in CREW-OC.

"I had been working for a startup in the pharmaceutical industry since finishing my MBA when I decided I needed a change and moved to Southern California," she explains to the crowd. "At my very first CREW event, I met someone from PM Realty Group and was hired there within weeks. Later, I had the good fortune to become friends with then-CREW-OC President Elect Angela Kralovec, who was instrumental in my move to BlackRock."

Others on the panel expressed similar networking successes.

"I was connected with my largest client through CREW-OC – a stroke of good luck for my company and for my life," explains Shawn Cowles, a litigation attorney at Buchalter.



Commercial Real Estate Women - Orange County recently hosted its first business luncheon of the year.



CREW-OC, which is a chapter of the larger, national CREW Network, offers a myriad of events throughout the year to bolster these valuable business connections.

"The focus of CREW is to support the advancement of individuals in commercial real estate, and that's exactly what we do year after year," says Karen Flanigan, Vice President of Management at Greenlaw Management and current President of CREW-OC. "We have an active network of volunteers, as well as more than 200 members, all of whom benefit from this extraordinary network of professionals."

Flanigan notes that the networking opportunities don't stop at Orange County. As part of the national CREW network, CREW-OC members have the opportunity to connect with commercial real estate professionals throughout the U.S.

"I have many colleagues who reach out to CREW members across the nation when working on projects in other states," says Flanigan. "The built-in camaraderie that exists from being a CREW member is something you can't find anywhere else."

CREW-OC offers members a series of events throughout the year, encompassing lunch programs, a summer charity party and various member-only gatherings.

The organization also conceptualized and created Orange County's only commercial real estate awards program – the SPIRE Awards – a program that will take place at The Samueli Theater in Costa Mesa on Wednesday, March 29, 2017.

For more information on Commercial Real Estate Women - Orange County (CREW-OC), visit www.crew-oc.org.

LOCAL ADVANTAGE.



CBRE knows Orange County. Through our industry leading perspectives, scale and local connectivity, we deliver outcomes that drive business and bottom-line performance for every client we serve in Orange County. How can we help transform your real estate into real advantage?

For more information, contact or visit:

Jeff Moore
Senior Managing Director
+1 949 725 8600

Kurt Strasmann
Senior Managing Director
+1 714 371 9320
+1 949 725 8660

CBRE Build on
Advantage

LOOKS GREAT WORKS GREAT

Hendy

WHERE PEOPLE WANT TO BE

TEL: 949.851.3080 | HHENDY.COM



KAWASAKI MOTORS CORP., U.S.A. Foothill, CA.

ASK, OBSERVE, DESIGN WITH PERFORMANCE BASED SOLUTIONS.

- inspiration sessions
- workflow programming
- integrated technology evaluation
- optimization studies
- change management
- employee satisfaction analysis

WE PRACTICE
WHAT WE
PREACH



ORANGE COUNTY
BUSINESS JOURNAL
BEST PLACES
TO WORK
2016



CREW-OC Board Members 2017



Karen Flanigan
President/National Delegate
Greenlaw Management Inc.



Stacy Stemen
President Elect/National Delegate
Passee Companies, LLC



Francesca Braniger
Immediate Past President
Sunwest Bank



Kristen Croxton
Treasurer
Capital One



Raphaela Taylor
Secretary
Sheppard Mullin Richter & Hampton LLP



Heidi Ehrbar
Co-Director - Membership
Pacific Life Insurance Company



Kelly Gamble
Co-Director - Membership
BlackRock



Kim Westerbeck
Co-Chair - Programs



Eileen Doody
Co-Chair - Programs
PM Realty Group



Pamela Bustos
Director - Sponsorship
ELLS CPAs & Business Advisors



Jennifer Quader
PR, Marketing, Communications
Brower, Miller & Cole



You inSPIRE Us.

Congratulations to all of the SPIRE Awards winners and nominees. We celebrate your accomplishments and commitment to superior performance in real estate.



To find out more about our properties, visit IrvineCompanyOffice.com or call 949.720.2550



IT'S TIME YOUR WORLDS MET

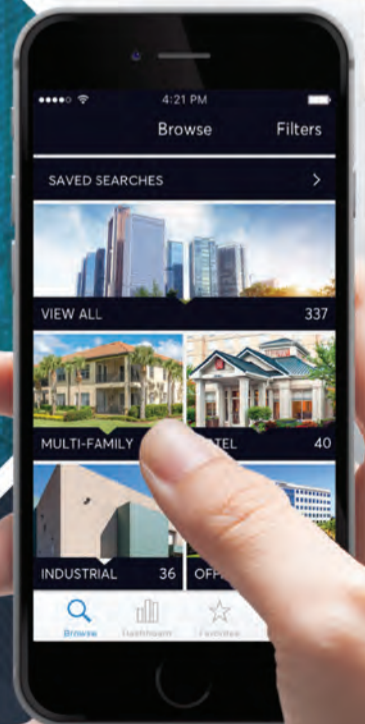
You live in the world of commercial real estate. You build, you buy, you sell.

But you also live in the world of technology. You connect, you interact, you transact.

Welcome to the only platform with the power of a global distribution network. Where every day thousands of buyers, sellers, and brokers gain unmatched access, deeper insight, and superior execution to seamlessly handle their commercial real estate transactions.

ten-x.com/commercial | (888) 770-7332

Backed by **capitalG**



TEN-X CONGRATULATES
SPIRE AWARD WINNERS AND NOMINEES



Strengthen your business with the power of ours.

Your business, big or small, needs solutions that are as unique as the Orange County landscape. That's where Cox Business excels. From the Fortune 500™ to your sole proprietorship, every customer receives the same level of dedication and commitment. Our voice, data and business TV solutions are scalable, reliable, and tailored to fit your needs. And while we are local, doing business where you do business, we have the power to reach nationwide. **Cox Knows Business.**

Let's Talk.
Call today to ask about our latest promotions!
(844) 203-0027
coxbusiness.com

Services not available in all areas. Other restrictions apply. ©2016 Cox Communications, Inc. All rights reserved.



The Sixth Annual SPIRE Awards Judges

CREW-OC SPIRE Chairs



Catherine J. Falco, Chair
Sr. Director, Business Development
Marquis Construction Inc.



Linda Padilla-Smyth, Co-Chair
Director of Real Estate &
Property Management
Chapman University



Leann M. Lawson, Co-Chair
Vice President, Account Executive
First American Title,
National Commercial Services



Alex Hayden
Executive Vice President,
CBRE



David Hegstler
Partner, Sheppard Mullin
Richter & Hampton LLP



Heidi Hendy
Founding Principal,
Hendy



Lauren Kelly
Senior Vice President and CMO,
Irvine Company



Cheryl Osborn
President and Founder,
Casco Contractors Inc.



William Passo
Founder and Chief Executive
Officer, Passco Companies



Steve Pearson
Executive Vice President,
DAUM Commercial
Real Estate



Sanford Smith
Sr. Vice President, Real Estate,
Facilities, Construction and
Operations (REFCO), HOAG
Memorial Hospital Presbyterian



Debra Streff
Sr. Group Manager,
Hyundai Motor America



Jan Svec
Sr. Vice President,
Shopoff Realty Investments



\$833,497,200



Curtis Group Real Estate would like to thank Olen Properties for allowing us to arrange over \$800 million in recent debt placements on 20 properties.

Included is this month's funding of \$185,000,000 on the Olen Pointe Brea Mixed Use Development.

Lenders

Aegon USA Realty Advisors, LLC - AIG Investments
M&T Realty Capital Corporation - Pacific Life

Thank You Olen!

Don Curtis

(949) 656-8557
dcurtis@curtisgroupre.com
CA DRE License #00883924

Hunter Curtis

(949) 656-8558
hcurtis@curtisgroupre.com
CA DRE License #01880501

Taylor Curtis

(949) 656-8559
tcurtis@curtisgroupre.com
CA DRE License #01924007



CURTIS GROUP REAL ESTATE, INC



Western National Property Management is Proud to be a Distinguished Sponsor of the 6th Annual SPIRE Awards Gala



For almost 60 years, Western National Property Management has excelled at providing value and service to property owners and residents in our communities. With more than 25,000 units in over 170 apartment communities throughout California and Nevada, Western National Property Management is among the largest multifamily property management companies in the Western United States.



WESTERN NATIONAL PROPERTY MANAGEMENT
CA BRE LIC #00838846

8 Executive Circle, Irvine, California 92614
www.wng.com • (949) 862-6200

CREW Supports Future Real Estate Leaders With Annual College Scholarship



The 2016 CREW Network Foundation scholars

The national CREW Network is seeking new applicants for its annual college scholarship, which supports women pursuing careers in commercial real estate at the university level.

Applications are being accepted from now through **April 30, 2017**.

The CREW College scholarship provides both financial support and professional support and guidance to ten (10) deserving young women each year.

The scholarship winners receive \$5,000 toward tuition and books, as well as:

- ▶ A complimentary 18-month, student-at-large membership with CREW Network
- ▶ Free registration to attend a CREW Network Convention
- ▶ A paid internship opportunity for Summer 2018
- ▶ A mentor to guide the student as she begins her career

"This is the true benefit of being part of such a strong national network. The CREW Network helps to foster career advancement for women who are already professionals in the industry, as well as our next generation of leaders," says Karen Flanigan, President of CREW's Orange County chapter. "In addition to the financial gift made possible by generous donors, scholarship winners are welcomed into a strong network of support that is invaluable."



Scholarship recipients are selected on the basis of their academic record; commitment to a career in the commercial real estate industry; work, internship and volunteer experience; as well as other notable accomplishments. Eligible applicants must be full-time junior, senior or graduate-level female students enrolled at an accredited college or university during the 2017-2018 academic year, whose focus of study is included in at least one of the CREW Network Qualified Fields of Commercial Real Estate, which include:

- Accounting
- Acquisitions/Dispositions
- Appraisal
- Architecture
- Asset Management
- Brokerage
- CRE Business Development
- Commercial Insurance
- Commercial Lending
- Construction Management/General Contracting
- Consulting
- Corporate Real Estate
- Cost Segregation
- Economic Development
- Education
- Engineering
- Environmental
- CRE Executive
- Facility Management
- Finance
- CRE Human Resources
- Interior Design/Space Planning
- Investment Management
- Investor Relations
- Land Use Planning and Zoning
- Land Surveying
- Law
- Market Research
- Program /Project Management
- Property Management
- Public Sector
- Quasi-Governmental Transportation and Port Authorities
- Real Estate Development
- Relocation Services, Corporate
- Risk Management
- Title/Escrow

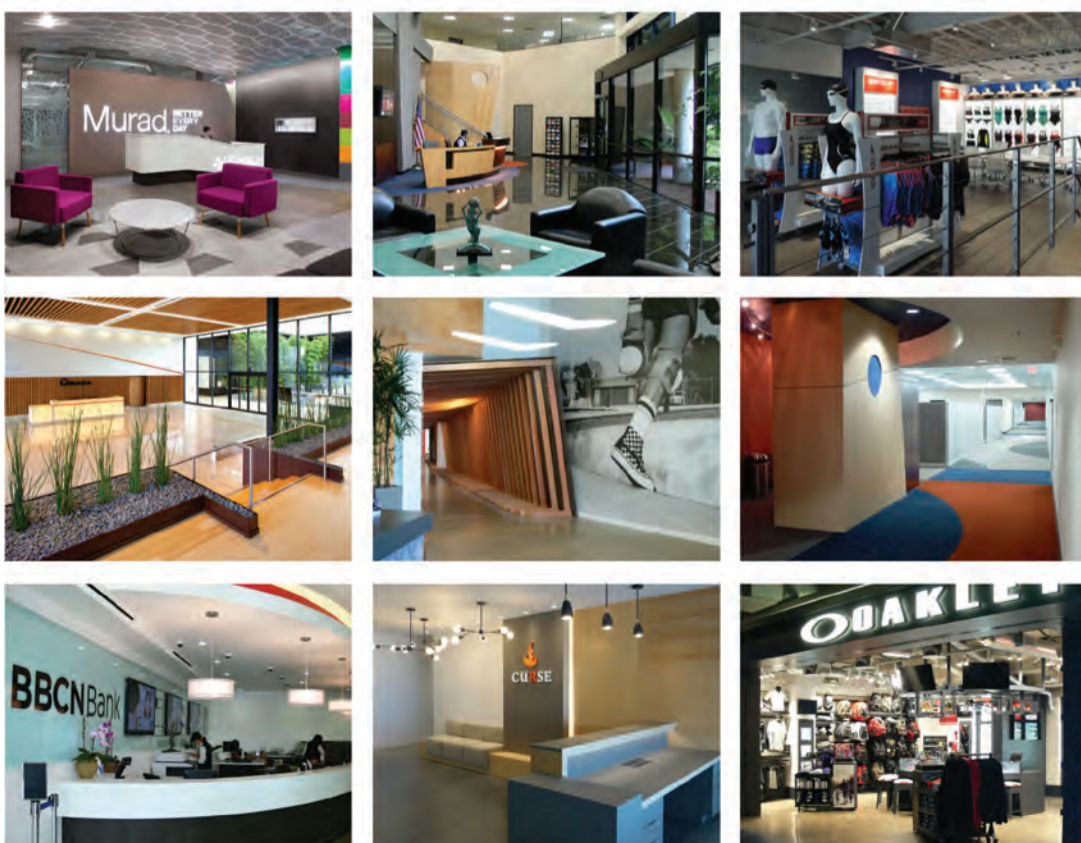
For consideration, students must also have a minimum 3.0 GPA on a 4.0 scale and be a citizen of the United States or Canada.

Winners will be announced on June 28. Past scholarships have been awarded to 91 women from 60 universities across North America, including two winners from California State University, Fullerton.

For more information on the scholarship or to apply, please visit www.crewnetwork.org/scholarship/apply.aspx

To learn about pledging to the Scholarship Endowment, please visit crewnetwork.org/foundation/scholarshipendowment.aspx.

Caliber Constructs Change



Caliber Construction doesn't construct buildings. We construct the business spaces that *facilitate change*. For companies we have served in the last 25 years... change has meant growth. Change has meant new markets, expanding reach. Change has meant the accomplishment of audacious goals.



CaliberConstructionInc.com | 714-255-2700

TWO | MACARTHUR PLACE

THE CENTER OF IT ALL.

THE FIRST PROPERTIES IN ORANGE COUNTY TO RECEIVE THE COVETED
WIRED CERTIFICATION FOR SUPERIOR INTERNET CONNECTIVITY

LOCATION. QUALITY. IMAGE.

- FEATURES -



The Airport Area's best large block of Class "A" office space (up to 216,000 RSF)



Excellent location (@ 55 & 405) with immediate access to 5 major freeways and minutes to SNA



High image corporate HQ location



Ground floor conference facility and fitness center



For more information or request a tour, please contact:

JOHN WEINER

Lic. 01088495
+1 949 474 1800
john.weiner@cbre.com

DEAN CHANDLER

Lic. 00833627
+1 949 725 8515
dean.chandler@cbre.com

JUSTIN HILL

Lic. 01424426
+1 949 809 4064
justin.hill@cbre.com

WESTON CHANDLER

Lic. 01935441
+1 949 725 8458
weston.chandler@cbre.com

 Equity Office

CBRE

Owned and Managed by Equity Office Properties

www.twomacarthurplace.com

LEASING NOMINEES



Project: Imperial Distribution Center
Nominee(s):
Cushman & Wakefield
Jeff Chiate, Executive Managing Director
Rick Ellison, Executive Managing Director
Randy Ellison, Associate Director



Project: Autogravity Project
Nominee(s):
Cushman & Wakefield
Tom Taylor, Executive Managing Director
Anya Ostry, Director



Project: Sand Canyon Business Center – NextGen Campus Office – Cavium Lease
Nominee(s):
Newmark Grubb Knight Frank
Greg Tippin, Senior Managing Director

Project: Prologis – 601 Acacia
Nominee(s):
CBRE
Ben Seybold, Senior Vice President
Sean Ward, Senior Vice President

Photo not submitted with nomination

Project: Mission Viejo – El Paseo
Nominee(s):
CBRE
Dan Samulski, Senior Vice President



Project: Edison Energy
Nominee(s):
Cushman & Wakefield
Chon Kantikovit, Managing Director
Justin Cassel, Senior Associate
Bole International
Jeff Alder, Principal



Project: Enfrastructure (Tech Space)
Nominee(s):
CBRE
Allison Kelly, First Vice President
Alex Hayden, Executive Vice President



Project: Village at La Floresta
Nominee(s):
Regency Centers
Omar Hussein, Vice President and Marketing Officer



Project: Huntington Beach Distribution Center
Nominee(s):
Cushman & Wakefield
Rick Ellison, Executive Managing Director
Randy Ellison, Associate Director
Kyle McGillen, Associate

Colliers International would like to congratulate it's 2016

TOP PRODUCERS

(from L to R) Ian DeVries, Donald Ellis, Clyde Stauff, Scott Sanders, Jereme Snyder, Michelle Scheirberl, Mike Hartel, Chuck Wilson, Eric Carlton, Brett Kluewer, Pat Swanson, Brian Chastain, Kevin McKenna
Regional Director | Robert Caudill



STEVE SPRENGER
TOP PRODUCER



GARY ALLEN



MYRON GALCHUTT



ROBERT GRIFFITH



PAUL JONES



JACK MCNUTT



JEFF READ



SCOTT READ



WADE TIFT



GREG TIPPIN



OUR 2016 TOP PRODUCERS

Newmark Grubb Knight Frank
would like to recognize our
Top Producers in Orange County.



**Newmark Grubb
Knight Frank**

Greg May
EVP, Regional Managing Director
949 608 2101
gmay@ngkf.com

TENDING NOMINEES



Loan: Summerhouse Huntington Beach
Nominee(s):
Buchanan Street Partners
 Matt Doerr, Vice President
 Chris Cervisi, Assistant Vice President
 Lauren Maehler, Associate

Loan: Irvine Crossings
Nominee(s):
HFF
 Kevin MacKenzie, Co-Head
 West Coast Region
 Jamie Kline, Associate
Menlo Equities
 Kevin Kujawski, CFO and
 Chief Operating Officer
 Chad Iverson, Senior Vice President
Deutsche Bank
 Mark Fluent, Managing Director



Loan: Jasmine Place
Nominee(s):
Capital One Multifamily Finance
 Kristen Croxton, Senior Vice President,
 Originations
 Greg Reed, Senior Vice President



Loan: Vantis Multifamily
Nominee(s):
Shea Properties
 Ryan Hertel, Vice President, Finance



Loan: 2701 Harbor
Nominee(s):
Keystone Mortgage Corp.
 Nick Viscount, SVP and Partner
The Alison Company
 Carl Fuller, Principal



Loan: Derian Irvine
Nominee(s):
Preferred Bank
 Erika Chi, Executive Vice President



Loan: Hilton Waterfront Huntington Beach
Nominee(s):
Pacific Life Insurance
 David Finear, Managing Director



DAVID NEWTON
 OFFICE/INDUSTRIAL



SCOTT SEAL
 INDUSTRIAL/INVESTMENT



ALLEN BUCHANAN
 INDUSTRIAL/INVESTMENT



GREG DIAB
 INDUSTRIAL/INVESTMENT



TOM GRANT
 INDUSTRIAL/INVESTMENT



MARSHAL VOGT
 OFFICE/INVESTMENT



JIM SNYDER
 INDUSTRIAL/INVESTMENT



JOHN COLLINS
 INDUSTRIAL/OFFICE



GARY MCADERALL
 OFFICE/INVESTMENT



DAVE ROMERO
 OFFICE/TENANT REP



SEAN AHERN
 INDUSTRIAL/OFFICE



JOHN MARTIN
 INDUSTRIAL/OFFICE

LEE & ASSOCIATES® SALUTES THEIR 2016 TOP PRODUCERS IN ORANGE COUNTY

The entrepreneurial spirit, unmatched experience, and vast knowledge of Lee & Associates' 120 Orange County agents uniquely qualifies us to help our clients achieve their financial goals through commercial real estate. Call one of our professionals today. We appreciate the opportunity to be of service.



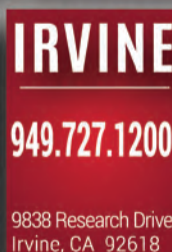
JEFF BISCHOFBERGER
 OFFICE



PHIL COHEN
 OFFICE/INDUSTRIAL



KURT BRUGGEMAN
 INDUSTRIAL/INVESTMENT



RYAN SWANSON
 INDUSTRIAL/INVESTMENT



CRAIG FITTERER
 INDUSTRIAL



MARK JERUE
 INDUSTRIAL

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

We're investing in women who are invested in creating a better world



At Bank of America, we're connecting women with the human, social and financial capital they need to succeed. Through our partnerships with Vital Voices, the Cherie Blair Foundation, the Tory Burch Foundation and others, we've learned that mentoring, networking and access to capital are keys to women's success. We're committed to putting our company's extensive resources to work for them — supporting their vision for the future and furthering their ability to bring it to life.

Learn more at bankofamerica.com/women

© 2017 Bank of America Corporation. AD-02-17-0349 | 02/2017

Bank of America 

Life's better when we're connected®



Quality Living From a Team That Cares

Western National Property Management is the multifamily residential real estate management arm of **Western National Group**. Founded in 1958, **Western National Property Management** has earned a reputation for providing property management services that surpass owner's goals while enhancing the value of each asset and providing a high-quality living environment at each community. We currently manage over 22,000 units and believe what makes us unique is our ownership in over half of those units.

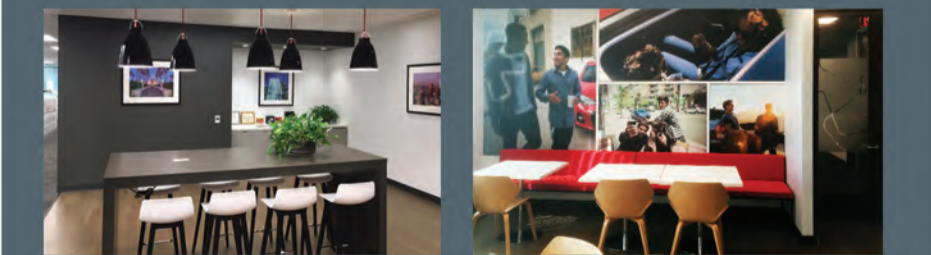
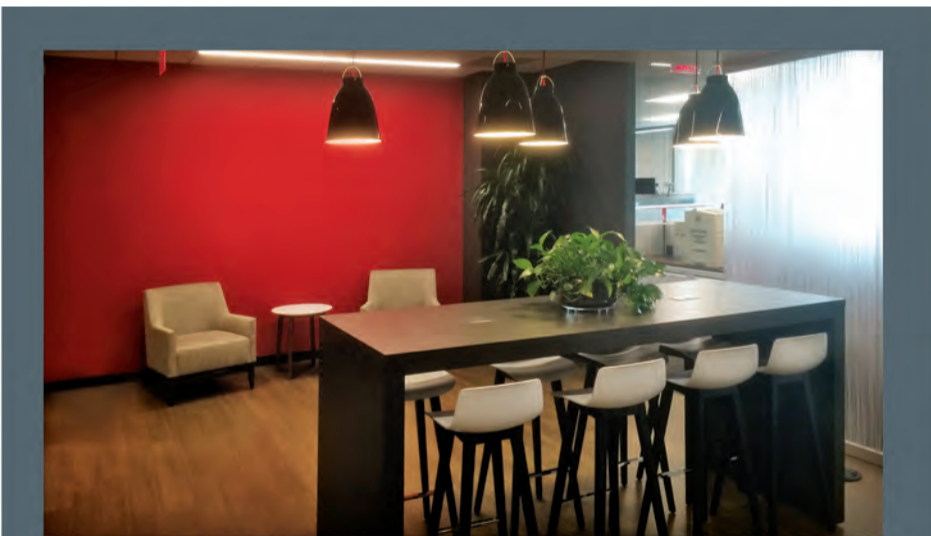
Being both owners and managers, **Western National Property Management** believes our fiduciary duty to our clients is remarkably different from most major management companies. We focus on the integrity of client assets while maximizing cash flow. We believe in cultural cohesiveness with ownership while building and maintaining long-term relationships one step at a time. For us, relationships are invaluable, as most of our new business emanates from the



WESTERN NATIONAL PROPERTY MANAGEMENT
A WESTERN NATIONAL GROUP COMPANY

referrals of our existing clients. We approach our management style and operating intensity from the perspective of an owner, not simply a management company interested in advancing our fees at any cost.

Western National Property Management is proud to be an IREM Accredited Management Organization® which is the mark of distinction among real estate management firms. A firm must demonstrate the highest standards of professionalism, financial performance and ethics to earn the AMO® accreditation from the Institute of Real Estate Management. In addition to this, our team includes a highly trained staff of Certified Property Managers® (CPM®) and Accredited Residential Managers® (ARM®), the industry's most respected credentials for residential site managers. All of our regional managers hold California Real Estate Licenses and are experts in their submarkets, continually leading for maximum return on investment and striving to always exceed ownership's goals and expectations. Collectively, **Western National Property Management's** regional managers have more than 319 years of combined industry experience.



Coastline Development is a contractor with a reputation for quality, competitiveness, financial strength and ethical business practices. We have serviced our clients for 30 years, focusing on expanding efforts in the tenant improvement and new construction market. We take pride in our accumulative record of successful project completion, on time scheduling and within budget. Contact Us At:

Coastline Development, Inc.
714.265.0250 F: 714.265.1701 • www.coastlinedevelopment.com



30 Years in Business



"People are our most important asset" is part of the **Western National Group** CREDO. We are proud to have a culture that attracts and retains the best and the brightest in the industry. In addition to a variety of incentive programs, including a wellness program, an Employee Assistance Program (EAP) and extensive promotion and growth opportunities available to our team members, we also offer exceptional in-house career development resources through Western National University. Our training is constantly expanding and offering a remarkable array of educational opportunities allowing our team members the chance to build a career of a lifetime.



WESTERN NATIONAL GROUP'S CREDO

- ▶ People are our most important asset
- ▶ A reputation for honesty, integrity and loyalty
- ▶ Attention to detail
- ▶ Dedicated to the needs of our residents, customers and investors
- ▶ A foundation of teamwork and respect
- ▶ Treat each property as if it were your own
- ▶ Quality work leads to fun, success and rewards

For more information about Western National Property Management and the Western National Group of companies, please visit us at www.wng.com.

AT DAUM, IT'S NEVER LONELY AT THE TOP



From March 19 - March 23, our 2016 President's Club producers and their significant others will be celebrating together at the Fairmont Kea Lani on Maui, courtesy of DAUM.

DAUM's team of experienced professionals move in front of the pack. If you want to climb higher, close more deals, keep more of what you make and have more fun doing it, then join us at the top.

CONGRATS TO DAUM'S 2016 PRESIDENT'S CLUB



CLIMB WITH US 888.659.DAUM
DAUM
COMMERCIAL REAL ESTATE SERVICES

Los Angeles | San Fernando Valley | Santa Clarita Valley | San Gabriel Valley | South Bay | Mid-Counties
Orange County | Inland Empire | Ventura & Santa Barbara Counties | Phoenix, AZ

NEW CONSTRUCTION NOMINEES



Project: Saddleback College – Science Building
Nominee(s):
C.W. Driver
 Bruce Curry, Project Executive



Project: Pasea Hotel & Spa Project
Nominee(s):
R.D. Olson Construction
 Matt Grubb, Vice President, Construction



Project: Great Wolf Lodge Resort
Nominee(s):
Turner Construction
 Kevin Dow, Vice President and General Manager
City of Garden Grove
 Lisa Kim, Economic Development Director



Project: Portola High School, Irvine Unified School
Nominee(s):
C.W. Driver
 Paul Ruig, Project Executive



Project: Hyatt House Anaheim Resort
Nominee(s):
Prospera Hotels Inc.
 Ajesh Patel, CEO and President



Project: Malden Station
Nominee(s):
LMC
 Laure Thibodeau, Regional Property Manager



Project: Vantis Apartments
Nominee(s):
H. Hendy Associates
 Felicia Hyde, Design Director
 Susan Dwyer, Project Director



Project: Lake Forest Gateway Center
Nominee(s):
Bundy-Finkel Architects
 Richard Finkel, Principal
ValueRock Realty Partners
 Patrick Cox, Vice President



In 2016, over 160,000 SF of office space in Orange County was transformed into creative, lifestyle workspaces thanks to our excellent design and construction partners: LPA and KPRS.



Congratulations on your 2017 SPIRE Awards Nomination



See our current projects:
KCIcompany.com

Contact us for more info:
 949.231.5022



Project: Portola Plaza Submarket
Nominee(s):
Spectrum Development
 Joe Haupt, President



Project: Water Grill, South Coast Plaza
Nominee(s):
King's Seafood Company
 Sam King, CEO
Robinson Hill Architecture Inc.
 Alex Arie, Principal and Designer
Hatch Design Group
 Todd Hatch, Principal
Land Creative Inc.
 David Salkowitz, President and Director of Design
First Circle Design Inc.
 Bradly Bouch, Principal Designer
ITX Construction/Consultants Inc.
 Thomas Penna, President
Ficcadenti, Waggoner & Castle Structural Engineers
 Mark Schroeder, Principal
CRO Engineering Group
 Conrad Orr, President



Project: Hoag Health Center Irvine-Sand Canyon
Nominee(s):
Hoag Memorial Hospital Presbyterian
 Sanford Smith, Senior Vice President, Real Estate and Facilities
 Bill Quiram, Senior Project Manager
 Karen Torres, Director, Real Estate
 Christina Nava, Project Manager, Space Design and Logistics
 Alex Nicolson, Furniture, Fixture and Equipment Specialist
Jacobs
 Karen Costello, Project Manager
California Commercial
 George Okita, Principal
 Gizelle Paz, Project Manager
HealthWest Realty Advisors
 Kevin Leonard, Principal
 Jennifer Green, Broker
PMB
 John Hussey, AIA, Partner and SVP, Architecture and Construction
 Ray Hall, Director of Construction
 Pietro Martinez, Project Manager
Howe Bonney & Associates
 Brian Pawli, Construction Manager
 Jim Ardary, Construction Manager
Snyder Langston
 Lee Watkins, Vice President, Healthcare
 Peter Jeong, Senior Project Manager
 Tim Kaza, Superintendent
 Andy Adair, Superintendent
 Scott Hardy, Superintendent
 Curtis Emery, Superintendent
Boulder Associates Architects
 Darcy Hernandez, Principal
 Kate Galpin, Principal
 Carissa Nook, Associate
 Nancy Sprute, Associate

NEW CONSTRUCTION NOMINEES



Project: Marriot Residence Inn
Nominee(s):
Gray Construction
 Eric Berg, Senior Vice President



Project: Portola Court Apartment Homes
Nominee(s):
Irvine Company Apartment Communities
 Tippy Lambert, Senior Director, Community Management



Project: Village at La Floresta
Nominee(s):
Regency Centers
 John T. Mehigan, SVP and Senior Marketing Officer



Project: Rockwood Apartments
Nominee(s):
Innovative Housing Opportunities
 Patricia Whitaker, CEO
 Rochelle Mills, Director, Housing and Business Development
Jamboree Housing
 Laura Archuleta, President and CEO



Project: Ladera Sports Center
Nominee(s):
SmartStop Asset Management
 Michael Schwartz, Founder, Chairman and CEO
Ladera Sport Center
 Steve Williams, CEO
Lutzky Associates Development LLC
 Robert Lutzky, President
Robert R. Coffee Architect and Associates
 Robert Coffee, Principal
R.D. Olson Construction Company
 Bill Wilhelm, President



Project: Newport Beach Country Club
Nominee(s):
Driver SPG
 Aimee Siemianowski, Vice President
Eagle Four Partners
 Kevin Martin, Principal
 Todd Pickup, Principal
Melzer Deckert & Ruder, Architects Inc.
 Mark Melzer, Principal
Kay Lang & Associates
 Kay Lang, President and CEO



Project: 200 Spectrum Drive
Nominee(s):
Irvine Company
 Jeff Shaw, Leasing Director



Project: Country Inn and Suites
Nominee(s):
Spectrum Development
 Joe Haupt, Owner

Project: Musco Center of the Performing Arts
Nominee(s):
Chapman University
 Kris Olsen, Vice President, Campus Planning
Abacus Project Management Inc.
 Russell Thompson
 Kurt Riedl
Pfeiffer Partners Architects Inc.
 William Murray
McCarthy Building Companies
 Sara Carter



Congratulations on being nominated for the 6th Annual Spire Awards



Abacus has managed Chapman University's capital improvement program over the past 16 years, completing more than 100 projects. We're proud to have been part of the team on this recent success.

Project: Edward Lifesciences
Nominee(s):
Gensler
 Sandi Warenke, Design Director
Edwards Lifesciences
 Thomas Porter, Vice President, Corporate Services
J. Gingold Inc.
 Jeffery Gingold, Project Management
Clune Construction Company
 Robert Dahlstrom, President
Tangram Interiors
 Sue Pursche, Corporate Sales Executive
Seeley Brothers
 Brian Polivka, Project Manager



ABACUS
 949 851 1015
 AbacusPM.com
 Project Management
 Construction Management
 and Support Services



Being a Global Leader in Supporting Women in the Workplace

Bank of America continues to invest in being a great place to work by giving employees the support they need to make an impact in their communities. We do this because the way we value and support our teammates is a reflection of who we are as a company.

As a part of this, the company takes a **holistic approach to recruiting, developing and empowering female employees** so they can make meaningful contributions within the company and around the globe. The company provides female employees with the tools they need to succeed and advance their careers, which include:

- ▶ campus recruiting initiatives,
- ▶ progressive workplace policies including **16 weeks of flexible maternity, paternity and adoption leave**, and
- ▶ the Global Women's Conference, which convenes top female leaders from around the globe to learn about leadership advancement and advocacy.

These efforts have been recognized two years running in **Bloomberg's Financial Services Gender-Equality Index**, for demonstrating leadership in our policies, practices and disclosures in support of gender equality.

It's also why Bank of America has been ranked as one of **Working Mother magazine's 100 Best Companies** for the 28th consecutive year.

The catalyst for much of this success has been the **Women's Leadership Program**, which first began as a company-wide program in 2007, partnering with the Columbia Business School and University of North Carolina's Kenan-Flagler Business School to help female talent accelerate into leadership roles. This national program leveraged the research and faculty of the business schools to deliver a two-day, on-campus experience to engage, develop, and retain high-performing and high-potential talent.

"... women who attend the national program are seven times more likely than their peers to be promoted."

Now in its seventh year, internal studies show that **women who attend the national program are seven times more likely than their peers to be promoted.**

Based on the program's success, Bank of America teammates in California created a statewide network in 2012.

How does this scaled model work?

The **California Women Leadership Network** is modeled on the company-wide Women's Leadership Program, scaled and tailored for women employees in California. This highly coveted program hosts about 80 women statewide who meet three to four times per year. Women must meet **specific selection criteria**, such as being high-potential, top-performing, or having aspiration and the potential to grow their career. The company also works to ensure **diverse talent** in the total nominations.

Participants for the California program meet face to face with internal and external speakers. It incorporates the use of external materials, such as Harvard Business Reviews and TED Talks to focus the discussions. In addition, the program leverages tools such as Emergenetics and Talent Insight Reports to help the company understand its strengths and identify the areas of opportunity.

Orange County leadership on the ground

Following the success of the statewide program, there are now several women's leadership programs in local cities, including ones offered by Orange County's women employee network called LEAD (Leadership, Education, Advocacy and Development) for Women. With 455 members, Orange County's LEAD chapter provides resources and hosts events throughout the year to **educate and empower careers and personal achievement.**

A review of some of LEAD Orange County's offerings can serve as a model for other companies and organizations with a significant female workforce. For example, we host:

- ▶ several professional development seminars led by our female executives. Topics include, "Build Your Personal Brand," "Being Intentional in Your Career," and "Embracing Change;"
- ▶ personal development workshops on life priorities, financial fundamentals and retirement planning;
- ▶ and because an indisputable element of staff retention is employee fulfillment and happiness, our Orange County LEAD chapter offers a variety of volunteer opportunities and charitable events for our female colleagues to connect and contribute where their passions may lie. These volunteer opportunities range from Dress for Success to the Susan G. Komen breast cancer events.

"The investment that Bank of America has made in me, as a female professional, has inspired me to take on a leadership role with LEAD in Orange County. I believe I have made an impact as a member of the Orange County community, as well as the community of women leaders."

*- Shauna Bradford-Martinez
Senior Vice President, Treasury Management
Newport Beach*

How can I adopt this model practice in my workplace?

The California Women's Leaders network is a model that can be used and tailored by other organizations to their particular needs. A number of sessions focus on building skills that would translate outside a financial setting to any type of business, and the ability to empower and inspire women is relevant to every business. Critical components of planning include the following:

- ▶ Obtain buy-in and visible support from management at the outset.
- ▶ Line up a small working group (made up of a combination of those in leadership positions and the target audience, all of whom are passionate about the success of women and understand the unique challenges faced by women in the particular organization and industry).
- ▶ Set specific goals for the meeting and use those goals to plan the entire agenda. One key goal is to ensure that the tone for the agenda is one of inspiration, positivity and empowerment, and not an airing of gripes or grievances.
- ▶ For organizations that have multiple offices or locations, identify a central location for the meeting. In order to be effective, the program must be held in-person, rather than participating via video conference or other remote formats.
- ▶ Ensure that leaders and role models attend and actively participate throughout the meetings.
- ▶ Social and team-building activities should be included in the schedule, and leaders and role models should attend and actively participate in those activities as well.
- ▶ Incorporate interactive discussions into skill-building sessions. Focus discussions on specific, practical, and actionable strategies for success.

For further information, please visit our website at bankofamerica.com/women.

SALES NOMINEES



Project: Westminster Plaza
Nominee(s):
Kidder Mathews
 Fouy Ly, Senior Vice President



Project: 26600, 26650, and 26700 Aliso Viejo Parkway – Aliso Viejo, CA
Nominee(s):
Newmark Grubb Knight Frank
 Byron Foss, Managing Director
 Greg Tippin, Senior Managing Director



Project: Brea Imperial Center
Nominee(s):
CBRE
 Arthur Flores, First Vice President



Project: Brea Central Business Center
Nominee(s):
Guthrie Development
 Robert Guthrie, President
 Gary Guzman, Vice President



Project: Brookhurst Center – Anaheim, CA
Nominee(s):
Newmark Grubb Knight Frank
 Glenn Rudy, Senior Managing Director
 Pete Bethea, Executive Managing Director
 Rob Ippolito, Senior Managing Director



Project: Roth Staffing
Nominee(s):
CBRE
 David Ellis, Vice President
 Chip Wright, Executive Vice President



Project: Osh Hardware
Nominee(s):
CBRE
 Ian Schroeder, Senior Vice President
 Maurice Nieman, Senior Vice President



Project: 2700 N. Main St.
Nominee(s):
Lee & Associates
 Marshal Vogt, Principal
 Jaimeson Hearne, Associate



Project: Savi Tech Center Sale
Nominee(s):
Cushman & Wakefield
 Jeffrey Cole, Managing Executive Director
 Jeff Chiate, Executive Managing Director
 Ed Hernandez, Director
 Rick Ellison, Executive Managing Director



Project: 3 Hutton Centre Sale
Nominee(s):
Cushman & Wakefield
 Jeffrey Cole, Managing Executive Director
 Ed Hernandez, Director
 Nico Napolitano, Associate
 Robert Lambert, Executive Director
 Rick Reeder, Executive Managing Director

Project: Fullerton South Business Park Sale
Nominee(s):
Cushman & Wakefield
 Jeff Chiate, Executive Managing Director
 Rick Ellison, Executive Managing Director
 Randy Ellison, Associate Director
 Jeffrey Cole, Managing Executive Director
 Mike Adey, Senior Associate



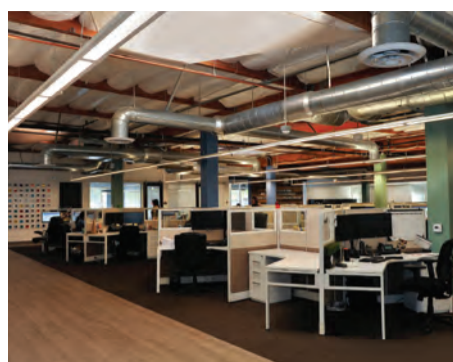
We are proud to support the **CREW-OC Spire Awards** in celebrating Superior Performance in Real Estate

Gensler
 4675 MacArthur Court, Suite 100
 Newport Beach, CA
 949.863.9434
 www.gensler.com

TENANT IMPROVEMENTS NOMINEES



Project: Royal Hawaiian Restaurant
Nominee(s):
4G Ventures
 Hasty Honarkar, Director
 Melanie Esquivel, Manager
 Sergio Willits, Manager
Bamboo Ben
 Ben Bassham, Manager



Project: Brookhollow
Nominee(s):
Trendzitions
 Chris Tooker, President and CEO



Project: Anchor Hitch Seafood Restaurant
Nominee(s):
Anchor Hitch
 Kyle Tomita, President
Relativity Architects
 Tima Bell, Principal



Project: Cerritos Warehouse
Nominee(s):
Gray Construction
 Abdul El Baba, Vice President



Project: LA Fitness, Seacliff Village
Nominee(s):
Slater Builders Inc.
 Liz Slater, CEO



Project: Kawasaki Motor Sports
Nominee(s):
H. Hendy Associates
 Jennifer Walton, Principal/
 Project Director
 Kate Mills, Project Coordinator
 Jeep Pringsulaka, Senior Designer



Project: NextVR Tenant Improvement
Nominee(s):
Casco Contractors
 Douglas Brown, Senior Project Manager
The Trulio Group
 John Trulio, Senior Project Manager
BNA Design
 Bolette Anderson, Owner
Irvine Company
 JD Hardin, Construction Manager



Project: Thales
Nominee(s):
Ware Malcomb
 Ted Heisler, Principal
Turelk
 Craig Powell, Project Manager
Tk1sc
 Tjwan Tang, Principal
Shaw Contract Group
 Brad Calehuff, Territory Manager
Tangram
 Kimberly Barnow, Account Executive
Cresa Partners
 Rick Martin, Principal



Make your opportunities more valuable.



Capital One® is a top five Commercial Real Estate lender that looks hard to learn what sets your business apart. Then works tirelessly to anticipate how that can create unique value in your deal. We invite you to learn how much that's worth.

Learn more at CapitalOne.com/CRE

Newport Beach Office
 (949) 629-1481
infomultifamily@capitalone.com

Source: MBA data, 12/31/15. All loans subject to credit approval. Terms and conditions apply. Products and services are offered by Capital One, N.A., NMLS ID 453156, Equal Housing Lender and Member FDIC. © 2017 Capital One.

Project: OluKai
Nominee(s):
H. Hendy Associates
 Jeep Pringsulaka, Senior Designer
 Jennifer Watanabe, Project Manager
 Todd Shumaker, Senior Designer
 Caezar Chavez, Technical Specialist
SOURCE Creative Office Interiors
 Mike Manser, President
DBaC Inc.
 Phin Banning, Senior Project Manager



PHILANTHROPY NOMINEES

Nominee(s):
Alice Payne, Job Captain and Designer
 Gensler
Philanthropic Involvement:
 HOPE (Helping Others Prosper Everywhere)
 Orangewood Children and Family Center
 Huntington Beach Youth Shelter
 Santa Ana Homeless Support
 Philippines Impoverished Village Support
 Lymphoma & Leukemia Society
 Discovery Arts
 Adopt-a-Family
 United Cerebral Palsy OC
 Susan G. Komen



Nominee(s):
Snyder Langston, B.R.I.D.G.E.
Philanthropic Involvement:
 B.R.I.D.G.E.
 More than 30 nonprofits supported, including:
 Pediatric Cancer Research Foundation
 Orangewood Foundation
 Susan G. Komen
 YMCA



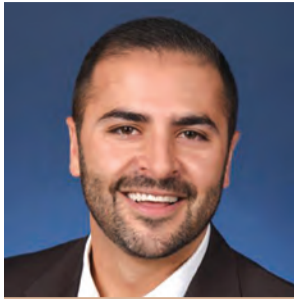
PHILANTHROPY NOMINEES



Nominee(s):
Kathi Koll, Founder
Kathi Koll Foundation
Philanthropic Involvement:
American Stroke Association
Alzheimer's Association
UCLA, Hoag, Mission, and St. Joseph hospitals



Nominee(s):
Gary Allen, Senior Managing Director
Newmark, Grubb, Knight, Frank
Philanthropic Involvement:
Newport Sea Base
Boy Scouts of America



Nominee(s):
Payman Farrokhyar, Vice President
Envisie
Philanthropic Involvement:
Cancer Society of Orange County
Real Men Wear Pink
Making Strides Against Breast Cancer



Nominee(s):
Greg Dunlap, Partner
Deloitte Tax LLP
Philanthropic Involvement:
Orangewood Foundation
CASA



Nominee(s):
John Sabourin, President
Tenant Guardian
Philanthropic Involvement:
CASA
Catholic Big Brothers Goodwill
Furnishing Hope
Cystic Fibrosis Foundation



Nominee(s):
Janie Wolicki Best, CEO
WHW
Philanthropic Involvement:
25 years as a nonprofit professional in Orange County
Boy Scouts of America
Children's Bureau
John Henry Foundation
Sweet Adelines International



Nominee(s):
Ginger & Bob Juneman
Philanthropists, Hoag Hospital Foundation
Philanthropic Involvement:
Hoag Hospital



Nominee(s):
Gigi Costales, Client Services Coordinator
CBRE-CARES – OC
Philanthropic Involvement:
More than 30 nonprofits supported, including:
The Shae Center
Big Brothers Big Sisters
Juvenile Diabetes Research Foundation
American Heart Association
Homeboy Industries



Nominee(s):
Haskell & White
Philanthropic Involvement:
More than 40 nonprofits supported, including:
Alzheimer's Association
American Red Cross
Big Brothers Big Sisters
Blind Children's Learning Center
Boys & Girls Club of Central Orange Coast



Nominee(s):
Dana Butler-Moburg, Executive Director
J.F. Shea Therapeutic Riding Center
Philanthropic Involvement:
Invested 10,000+ hours of client service by supporting more than 860 disabled children and adults in 2016
Supporting military programs

ITX
CONSTRUCTION • CONSULTANTS • INC

ITX CONSTRUCTION/CONSULTANTS, INC. takes great pride in being the constructive force in building this 2017 SPIRE AWARD NOMINEE.

Congratulations to the team and the best of luck to the WATER GRILL at SOUTH COAST PLAZA

1285 South Lewis Street | Anaheim, California 92805
(714) 254-8400 Phone | (714) 254-8401 Fax

www.itxconstruction.com

INVESTING IN OUR COMMUNITY

The Jetty | Newport Beach, CA
SPIRE Award Finalist
Construction - Renovation

BUCHANAN STREET
PARTNERS



5 Workplace Wellness Strategies for Immediate Business Results

As competition to attract and retain top talent continues to heat up in the marketplace, many companies are looking to create workspaces that can help in the battle for the best employee. While in years past, offices were simply places to do work, now, a growing number of our clients are leveraging workplace environments as mechanisms for increasing productivity, collaboration and inspiration. Employers investing in the health and wellness of their employees also are seeing long-lasting returns – from enhanced productivity, job satisfaction and retention – to improvements to their company's bottom line.

For more than 30 years, national interior architecture and planning services firm H. Hendy Associates has been meeting the growing demand from clients to deliver new indoor work environments that actively contribute to the health and well-being of their employees. We asked Jennifer Walton, principal and project director at H. Hendy Associates, and one of the first WELL AP professionals in Orange County, to give us five tips for companies looking to implement cost-effective health-and-wellness initiatives that will have an immediate business impact on the workplace. With nearly two decades of experience, Jennifer helps companies create breakthrough environments that look and work great, and become strategic tools for business success.

Hendy



Jennifer Walton

Below are easy-to-implement strategies supported by the same scientific research used to formulate the WELL Building Standard – which includes seven performance requirements for air, water, nourishment, light, fitness, comfort and mind – that Jennifer says companies can implement for immediate business results. The best part? You may not need to redesign your office to incorporate these tips.

#1: Create a team challenge.

The CDC reports that those who rarely exercise have a 50 percent increased risk of low productivity. Team challenges are a great way to introduce physical activity, increasing strength, stamina, flexibility, and cardiovascular function. For an effective fitness challenge, include stair use and walking breaks. The payoffs include increased productivity, reduced absenteeism, lower turnover, fewer accidents, and better camaraderie among peers.

#2: Provide sit-stand desks.

The average office employee sits at a desk for nearly six hours a day. Sitting causes muscle strain and, according to 50 years of medical research, sitting for more than two hours a day doubles the risk of cardiovascular problems. Experts recommend alternating the time standing and sitting throughout the day. A number of sit-stand desks are available to reduce discomfort in the neck, back, and shoulders. Employees themselves report that having the ability to choose a working position noticeably diminishes both physical and mental stress. An added benefit is that standing burns 50 additional calories per hour.

#3: Introduce a water challenge.

Water intake boosts performance. But even 2 percent dehydration can impair mental functions, including memory, according to an ISHN report. It is estimated that

more than half of us are mildly dehydrated during a normal day. And even when purified water is available, most employees do not drink enough. The primary goal of a water challenge is to raise awareness of proper hydration. Make it fun, such as a Water Wednesday, featuring fruit-flavored water or other hydrating drinks.

#4: Rearrange the workplace around natural light.

The World Green Building Council reports that employees working near sunlit windows have a 15 percent higher production rate. Natural light sets the body's circadian rhythms, which control awakening, falling asleep, synthesizing vitamin D, and digestion. Indoor light, however, is a major disruptor. If possible, move workstations to within 25 feet of peripheral walls with windows.

#5: Give employees control over adaptable spaces.

Offer employees a choice among specialized work settings that support focus, meditation, collaboration, and breaks. By simply shifting the internal locus of control to the employees, companies can expect to see dramatic reductions in stress, a lifting of mood, and an overall boost in loyalty.

The move toward wellness is a natural next step in the evolution of engaging office environments, and according to the numbers, office wellness initiatives are working. A recent study by CBRE reports that 92 percent of employees reported that their WELL certified workspace has created a positive effect on their health and well-being, and 94 percent reported a positive impact on their business performance. Companies are seeing the influence that health and wellness initiatives, such as the WELL Building Standard, have on their bottom lines, and are taking a holistic view of the workplace – from its environmental impact to its business impact to its health impact – to create more effective, engaging and fulfilling environments for their employees.

Many wellness strategies can move a company and its employees toward higher productivity and increased job satisfaction, and the common-sense strategies listed above can help your company yield immediate results, and even greater returns when specialized WELL-researched initiatives are integrated into the architectural design. If your company is looking to create a selling point in their recruiting and retention strategy, turn to H. Hendy Associates. WELL Executive Jennifer Walton is experienced and knowledgeable in creating highly functional spaces that promote well-being and increase productivity – and can help your company build a high-performing work environment that looks great and works great.

About H. Hendy Associates

With nearly four decades of experience, H. Hendy Associates offers a full spectrum of services from strategic planning, creative interior design, architectural services and facilities management. The company's client roster includes: OluKai, Monster Energy, TriPointe Group and El Pollo Loco, to name a few. Jennifer Walton, LEED AP®, WELL AP™ and principal at H. Hendy leverages nearly 20 years of experience helping clients create workplace environments that become strategic tools for business success. For more information, visit www.hhendy.com or call 949.851.3080.

WOMEN IN CRENUMBS



Lisa Kim, Community and Economic Development Director
City of Garden Grove



Julie Schoenbachler, Vice President – Operations
The Bascom Group



Celeste Brady, Principal
Stradling Yocca Carlson and Rauth



Christy Clow, Director of Asset Management and Construction
Turner Real Estate Investments



Melanie Colbert, Principal of Operations
LBA Realty



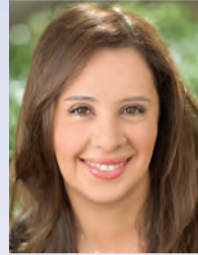
Anya Ostry, Director
Cushman & Wakefield



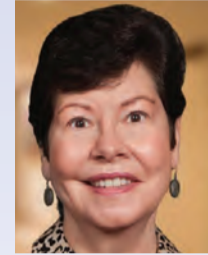
Jo-E Immel, Vice President, Business Development
Snyder Langston



Erica Zuniga, Principal
Shlemmer Algaze Associates Interior & Architecture



Carolina Weidler, Project Director, LEED AP, Lean Six Sigma Black Belt
Hendy



Sheila Muldoon, Real Estate Lawyer
The Busch Firm



Morgon Fraser, Senior Production Analyst
CBRE



Kristen Croxton, Senior Vice President, Originations
Capital One Multifamily Finance



Stephanie Meier, Senior Property Manager, CPM
Granite Properties



Allison Kelly, First Vice President
CBRE



Patricia Whitaker, CEO
Innovative Housing Opportunities

Key Indicators of a Strong Internal Control System for Property Management Companies

Identifying and understanding critical internal control processes is important for the success of any business. The first step is the identification of specific operating cycles (or processes) of your company. The following five operating cycles are an important part of a company's operations:

- 1. Cash Disbursements:** To ensure there is proper verification of invoices and data entry.
- 2. Cash Receipts:** The cash collection occurs at the property level where tenants are required to pay their monthly rent via check or money order by a certain day of each month.
- 3. Payroll Processing:** To ensure there is proper segregation of duties in place and proper review and approval of payroll amounts.
- 4. General Ledger:** To ensure there is proper support and approval for adjusting journal entries.
- 5. Financial Statement Preparation and Budgeting:** To ensure the preparation of the monthly reporting package for the company's management and the property owners are being processed timely and accurately. Additionally, the annual budgeting is being prepared and rolled out in November of each year for the subsequent reporting year.



The second step is the analysis of existing internal controls procedures for the identified operating cycles. Thirdly is the identification of company's key controls in place for the processing of day-to-day transactions. Below are examples of key controls for the cash disbursements cycle.

Cash Disbursements Operating Cycle

- 1. Cash Disbursements - Segregation of Duties:** Duties should be segregated to serve as a check and balance on the employee's integrity and to maintain the best control system as possible.
- 2. Check Signing:** Consider developing a policy whereby checks written over a predetermined amount require two signatures.
- 3. Computer-generated Checks and Control of Blank Check Stock:** Controls over access to the check-writing module should be established to ensure that checks are not duplicated or otherwise misused. Blank check stock should be kept in a locked box or cabinet accessible only to those with proper authorization.
- 4. Vendor Set-up Process:** A new vendor log and vendor deletions log should be run and reviewed by appropriate management personnel. The company should use the accounting system to generate new vendor numbers in order to prevent duplicate vendor numbers and provide better audit paper trail of vendor set-up.

The use of an internal auditor or outside CPA firm could help with monitoring of controls. For additional information regarding internal controls concerning cash disbursements, payroll, general ledger and financial statement preparation, contact Jessica Vasquez, Audit Supervisor at 714.569.1000, jvasquez@ellscpas.com or visit us at www.ellscpas.com.

21 STATES **19 YRS IN BUSINESS** **10,500 MULTI-FAMILY UNITS**

APPROACHING \$2 BILLION ASSETS UNDER MANAGEMENT **6 MILLION SQUARE FEET OF LAND AND COMMERCIAL INVESTMENTS**

5,000 INVESTORS WORLDWIDE **SURPASSING \$3 BILLION IN ACQUISITIONS**

PROUD SPONSOR OF THE
6TH ANNUAL SPIRE AWARDS

2050 MAIN STREET, SUITE 650 | IRVINE, CA 92614 | P: 949.442.1000 | WWW.PASSCO.COM
IRVINE, CA | DENVER, CO | AUSTIN, TX | DALLAS, TX | LITTLE ROCK, AR | ATLANTA, GA

Constructing Business Spaces That Enable Change

Going beyond a simple amortized asset

Caliber Construction doesn't construct buildings. We construct the business spaces that facilitate change. For companies we have served in the last 25 years...change has meant growth. Change has meant new markets and more innovation. And change has often been the promoter that enabled them to accomplish audacious goals.

From our founding in 1992, Caliber's service to Southern California led us to partner with those who made significant contributions to take this region from a thriving metropolis to an international market with presence and impact on the global stage.

Recently, our partnership to drive change with multi-media leader and gaming tech company, Curse Inc., began when they decided to create a West Coast base of operations. Caliber helped Curse transform a 22,000-square-foot space in the recent ground-up development at 200 Spectrum Center. The new business home for Curse, in this landmark 21-story office tower built by the Irvine Company, gives them the ability to make manifest their work-life balance values.

Earlier in 2013, when lifestyle and performance products trendsetter, Oakley, wanted to innovate and introduce a new retail model at the Angel Stadium of Anaheim, Caliber led the charge to construct a smaller footprint 1,000-square-



With new West Coast-based operations, Curse has a 22,000-square-foot headquarters that enables them to recruit staff that reflects their culture and passions.



Speedo's creative space offers unlimited options for reconfigurations and change and includes collaboration spaces and isolated workspaces to accommodate all working styles.

foot store that allowed Oakley to experiment with a custom sunglass eyewear bar and offer a new approach to service.

When it became apparent that creative spaces drive collaboration and offer adaptability for varying working styles, Caliber constructed Speedo's transformation with a new Cypress-based space that included a raised floor for ready reconfigurations when market conditions call for change. Caliber also delivered a collection of workstyle options such as collaboration clusters, private isolation shells and vast gathering areas for Speedo's teams to commune.



Caliber's work can make your company's working space less a simple amortized asset...and more of a strategic tool for change.

Learn more about our celebration of 25 years of service at CaliberConstructionInc.com.

"We are leaders in real estate finance and no one provides more comprehensive services with respect to these transactions"

Find out why.

No firm provides more comprehensive real estate finance legal work for major institutional lenders than Sheppard Mullin. Our clients are the best of the best in real estate finance, including top financial institutions, major banks and more.

How can we help you? Contact Partner David Hengstler at dhengstler@sheppardmullin.com or 714.424.8211.



www.sheppardmullin.com | www.bankruptcyblog.com

Beijing | Brussels | Century City | Chicago | London | Los Angeles | New York | Orange County | Palo Alto
San Diego (Downtown) | San Diego (Del Mar) | San Francisco | Seoul | Shanghai | Washington, D.C.

Are You Ready for the New Accounting for Leases?

by Wayne R. Pinnell, Managing Partner, Haskell & White LLP

Every business that produces financial statements will be significantly impacted by the lease accounting pronouncement that was finalized just over one year ago. After many years of debate and discussion about the merits or faults of off-balance accounting, coupled with a goal of more transparency in financial reporting, the new standard for lease accounting essentially requires all leases to be presented on the balance sheet.

The new standard effectively causes all leases to be treated similarly to what was formerly known as a "capital lease," where property under lease is recorded as an asset and the related leasing obligation is recorded and accounted for in a manner similar to a mortgage. Under the new standard, capital leases will now be known as financing leases with similar accounting to that from days of old. The most dramatic shift is what were formerly leases expensed monthly as operating leases, will now also result in a capitalized asset and corresponding liability.



There are a number of aspects to this standard that may make applying the new accounting, and presenting the new disclosures, a bit of a challenge. The first is to identify all leases; some of these will be easy. What may be difficult here, though, is identifying leases defined by the new standard that are embedded within other contracts for services. Secondly, there are a number of variables that will need to be identified for each lease/class of leases, many of which are more difficult than they appear at first blush – including the term of the lease, what is included in required payments, and the underlying interest rate. What's more, the classification of a lease as a financing lease or operating lease can be altered over time based on changes in circumstances, as can the overall accounting and disclosure when events such as a renewal or early termination occur.

The early indicators suggest a number of companies have not yet begun to prepare for implementing this new standard which is effective for annual periods beginning after December 15, 2018 (and interim periods within that year) for public companies. What comes along with the implementation of this standard is the requirement to do a retrospective implementation (restatement) of all years presented on a comparative basis. For large public companies, that effectively means the 2017 calendar accounting will need to be restated in a couple of years. Private companies have the benefit of a one-year deferral for implementation.

Given the amount of data to be collected and analyses to be performed, there is no time like the present to reach out to your CPA for assistance.

Wayne R. Pinnell, CPA is the Managing Partner of Haskell & White LLP. Wayne can be reached at 949.450.6200 or wpinnell@hwcpa.com.

BUILDING RENOVATIONS NOMINEES



Project: TRADE Marketplace & Food Hall Irvine
Nominee(s):
Lincoln Property Company
 Parke Miller, Executive Vice President

Project: 2525 Main Renovation
Nominee(s):
IA Interior Architects
 Katherine Dao, Senior Designer



Project: Union Bank Square Lobby & Elevator Cab Renovation
Nominee(s):
PMRG
 Cindy Erwin, Senior Construction Manager



Project: The Jetty
Nominee(s):
Buchanan Street Partners
 Matt Haugen, Vice President

Project: The Landing on Red Hill
Nominee(s):
Gensler
 Kristi Dassonville, Project Architect
Equity Office
 Rich McEvoy, Vice President and Portfolio Director
Dempsey Construction
 Chad Layne, Project Manager
Ridge Landscape Architects
 Jim Ridge, Principal and Landscape Architect
Level Project Management
 John Hartz, Founder
Lunstrum Windows & Doors
 Brian Rogers, General Manager
Tk1sc
 Tom Wiese, Project Manager



Project: 880 Newport Center Drive
Nominee(s):
Irvine Company
 Kara Winters, Leasing Manager

FULL-TIME OFFICES

VIRTUAL OFFICES

MEETING ROOMS

MEMBERSHIP

premier BUSINESS CENTERS®

Work Whenever, Wherever, However®
WWW.PBCENTERS.COM | 1.877.MY.SUITE

New clients can get up to
2 MONTHS FREE RENT
 on a full time office agreement of at least 12 months.*

Places to Work

- Prime business addresses
- Full & Part time offices
- Shared Workspace

Virtual Business Presence

- Phone answering and mail services
- Dedicated support teams
- Access to over 80 prime locations

Places to Meet

- Conference rooms
- Meeting rooms
- Training rooms

*Some restrictions apply.



Mark your calendars for these 2017 CREW-OC Events!

Date	Event	Location
March 29	CREW-OC SPIRE Awards	Samueli Theater
April 18	Luncheon / Panel Discussion	Pacific Club
May 16	Luncheon / Panel Discussion	Pacific Club
June 22-23	2017 CREW Network Spring Leadership Summit	Toronto, ON, Canada
July 18	Luncheon / Panel Discussion	Pacific Club
August	Annual Summer Party	TBA
September 19	Luncheon / Panel Discussion	Pacific Club
October 25	2017 CREW Network Fall Leadership Summit - prior to convention	Houston, TX
October 25-27	2017 CREW Network Convention & Marketplace	Houston, TX
October	Annual Mixer	TBA
November 14	Luncheon / Panel Discussion	Pacific Club

2017 Annual Sponsors

Platinum				
Diamond				
Gold				

- Silver Craig Realty Group | Greenlaw Management | PM Realty Group
- Bronze Altus Group | BDO | Parking Concepts, Inc.
- Affiliate AAA Companies | Able Services | ATI - American Technologies, Inc. | HarBro | Herman Miller
Pivot Interiors | Sanders & Woehrman Corp. | United Paving Co. | Vista Painting Corp.