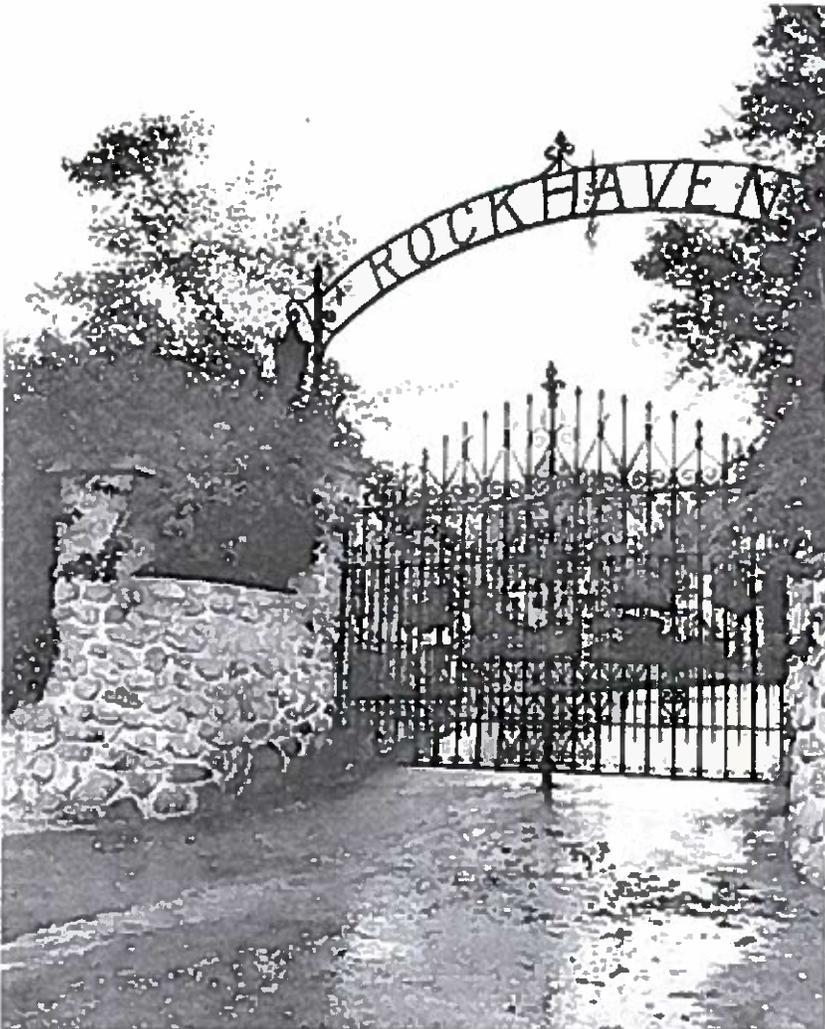


GANGI DESIGN LED BUILD
IN COOPERATION WITH
FRIENDS OF ROCKHAVEN PRESENT

ROCKHAVEN HISTORIC PARK

GLENDALE, CA



GANGI
DESIGN LED BUILD



glendale
california

229 E. PALM AVE., BURBANK, CA 91502

AUGUST 11, 2016

TABLE OF CONTENTS



INTRODUCTION

Cover Letter3
Executive Summary4

DEVELOPMENT CONCEPT

Project Overview7

GELSINGER

Proposed Site Plan.....9
Conceptual Renderings..... 11
Dedication to Preservation 14
Open Space + Accessibility..... 17
Neighborhood Compatibility..... 22

PROGRAM APPROACH

Community Partnerships..... 25
Public Arts Consultants..... 44
Historic Preservation Partners 58
Open Space Landscaping Partner..... 85

DEVELOPER EXPERIENCE

Gangi Design Led Build..... 93

FINANCIALS

Financial Analysis..... | 30
Project Pro Forma..... | 32
Project Timeline..... | 34
De La Rosa & Co..... | 36
Investor Contacts | 41

DECLARATIONS

Conflict of Interest..... | 44
Campaign Finance Disclosure..... | 48

Rockhaven Historic Park

COVER LETTER

We are pleased to present Rockhaven Historic Park to the City of Glendale.

This proposal to transform Rockhaven into an activated Historic Park is in alignment with the **North Glendale Community Plan** and the **Montrose 20/20 Vision plan**.

As requested in the City of Glendale RFP, this is a statement that this submittal is a firm offer for a minimum of a 60-day period.

The details of our proposal's vision for Rockhaven Historic Park, an activated space for the community and by the community, is detailed in the Executive Summary as well as the sections to follow.

Thank you,



Frank Gangi
President
Gangi Design Led Build

Rockhaven Historic Park

EXECUTIVE SUMMARY

Rockhaven Sanitarium was founded in 1923 by Agnes M. Richards, a psychiatric nurse and entrepreneur who believed that graceful surroundings in nature helped influence quiet in the mind. Rockhaven was one of the first private mental health facilities in California. It became well known for its individualized care for women in a peaceful, home-like setting, nestled among many oak trees and gardens that meander along pathways, patios and sitting areas. The unique collection of Spanish Colonial Revival-style buildings is recognized on the State Historic Registry as significant and will soon be on the National Registry.

Today, the greater Crescenta Valley has the opportunity to honor the legacy of Agnes Richards and the women of Rockhaven in the design we call **Rockhaven Historic Park**. As we look forward to the future use of the property, we feel it is important to retain the atmosphere of tranquility that exists there but also to encourage the visitor to seek joy in good company, lively conversation, an immersion of history and culture, and delicious food.

Re-imagine Rockhaven as a place where members of the community will come, reflect, spend time, learn, appreciate and indulge.

Gelsinger's Amber Road, a long-standing fixture in the community, takes center stage bringing the freshest ingredients into their menu, through "farm to table" garden cultivation, right on the property. The edible garden is an extension of the lush beauty that can be discovered throughout the Rockhaven site.

Juxtaposed to Gelsinger's Amber Road, Urban Press Winery offers fine selections to enhance the comfortable California experience. Other concessionaires may sell frozen yogurt, smoothies or serve afternoon tea and scones. Cart vendors will be placed throughout the space for visitors to "discover" and may have long-term leases or come in for a single event. Interspersed will be retail shops with broad appeal such as a "mom and pop" book store, art galleries and artist studios, a boutique with spa products, or an antique co-op.

The goal for Rockhaven at the onset is to engage the visitor through special offerings and learning opportunities. There may be a session for youth on "where our food comes from" or a chance for people of all ages to learn art-practice techniques from local artists such as how to best capture the majesty of the San Gabriel mountains. Some may be "pay for" classes such yoga or meditation while others may be on-the-spot "teachable moments" like "how to make tortillas." Therefore, at least one of the buildings and part of the grounds will be designated as educational and/or gallery space.

Rockhaven will become a great amenity for the entire community and the City of Glendale. Special events will happen at Rockhaven Historic Park. Art festivals, music festivals, craft fairs, and weddings will be held on the property. A great deal of sales tax revenue will be generated by sales of food and goods on the property, providing a revenue stream to the City of Glendale.

Rockhaven Historic Park

EXECUTIVE SUMMARY *(Continued)*

Partnerships with organizations will be a key component of the visitor experience at Rockhaven. Well-established groups such as the **Theodore Payne Foundation** will be invited to create unique elements such as a demonstration garden and have a seed shop, selling native seeds from the nearby mountains and urban forest. Workshops will be taught on bringing back the native plants to our city and Los Angeles County. The Theodore Payne Foundation will work as a consultant with the historical architects on our team to create a landscape, which is beautiful, drought tolerant, and "maintaining the character defining features" for Rockhaven's Historical Designations. The **YMCA of the Foothills** could offer classes on fitness and well-being. The **Humane Society** could offer events related to pet care.

In addition, it is important to recognize local history, not only of Rockhaven and the women that were served, but the trailblazers and leaders who made the Foothill communities what they are today, good and bad. Along with the **Friends of Rockhaven Museum**, one building will be the headquarters for the **Historical Society of Crescenta Valley** and **Glendale Historical Society**. Volunteer docents will present our local history through storytelling or interpretive displays and artifacts. As such, Rockhaven could be a destination for scouting groups and school field trips. The "living history" concept may be further emphasized with the inclusion of lease space by the **CV Weekly** or other long-standing businesses.

At Rockhaven, we hope to be good stewards of the environment as well as good neighbors in the community. Therefore, we will be creating a **parking area** that will accommodate visitors. Permeable materials will be used wherever possible to allow water run-off to be absorbed into the ground to re-infiltrate the earth and provide water for our Urban Forest. Of course, we hope that many visitors will choose to walk or bike if they live nearby. To accommodate this, there will be bike parking at Rockhaven. The adventurous may head over after shopping at **Montrose Shopping Park**. We hope to see an activated park space, where one day, there will be a trolley car riding along Honolulu, from Rockhaven throughout Montrose Shopping Park.

Rockhaven Historic Park will serve the entire community as an activated park. It will become a place that everyone can enjoy, spending time under the beautiful oak trees with food and drink, taking art classes & sustainability workshops, seeing historical exhibits, as well as learning about California history. Through concepts such as "farm to table", people will learn about practices of the past and how they relate to creating a sustainable future.

It is important to note that all changes to buildings will be within the guidelines of the historic designation framework. No modifications will be made to the exteriors or interiors of the buildings that would put this designation at risk. Our experienced historical consultants will make sure everything will be to the Secretary of the Interior's Standards for the Treatment of Historic Properties.



DEVELOPMENT CONCEPT

PROJECT OVERVIEW

ROCKHAVEN

HISTORIC PARK

Rockhaven Historic Park is a proposal by the community and for the community. As the role of government should be to serve the people and constituents, we hope this proposal will be strongly considered as it is the vision of the community. It will create a vibrant and prosperous addition to the City of Glendale. We propose to create an activated park space with a set of select shops, non-profits, and arts groups, which will have a focus on sustainability through history. The concept of Rockhaven Historic Park is to study and learn from elements of the past, in order to create a more sustainable future. The project will be anchored by our operating partner, the Gelsingers family, who will create farm to table demonstrations of restaurants surrounded by native + food-scaped gardens. Urban Press Winery will also help the project stand on its own feet, which is a sustainability-oriented wine production facility and tasting room. It connects the history of Far North Glendale's wine making at Deukmejian Park with an operating winery right in our city. What has been a shuttered, abandoned place, will become not only a community-serving amenity, but also the jewel of Jewel City.



HISTORIC PRESERVATION

Joseph Catalano, AIA

Historic Preservation - Page 59

480 North Lima Street
Sierra Madre, CA 91024
626.975.0757
jcatalano@iwca.net

PARTNERS



Page 26

PARTNERS



Page 35

everGREEN landscape architects

Landscape Architect - Page 85

P.O. Box 5483
Santa Barbara, CA 93150
805.684.1718
leland@everGREEN.sb.com

GELSINGER'S AMBER ROAD

YOUR DESTINATION FOR FINE FOODS

Page 28



Page 30



Page 36



Page 37

GELSINGER

Gelsingers Family - Page 28

2016 Montrose Ave. Kirk Gelsingers
Montrose, CA 91020
818.248.7811
gelsingersamberroad.com



Page 32

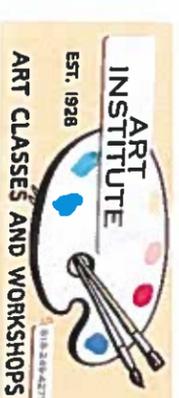
GANGI DESIGN LED BUILD

Project Manager - Page 93

229 E. Palm Avenue Matt Gangi
Burbank, CA 91502 Frank Gangi
818.247.2414
www.gangidevelopment.com



Page 34



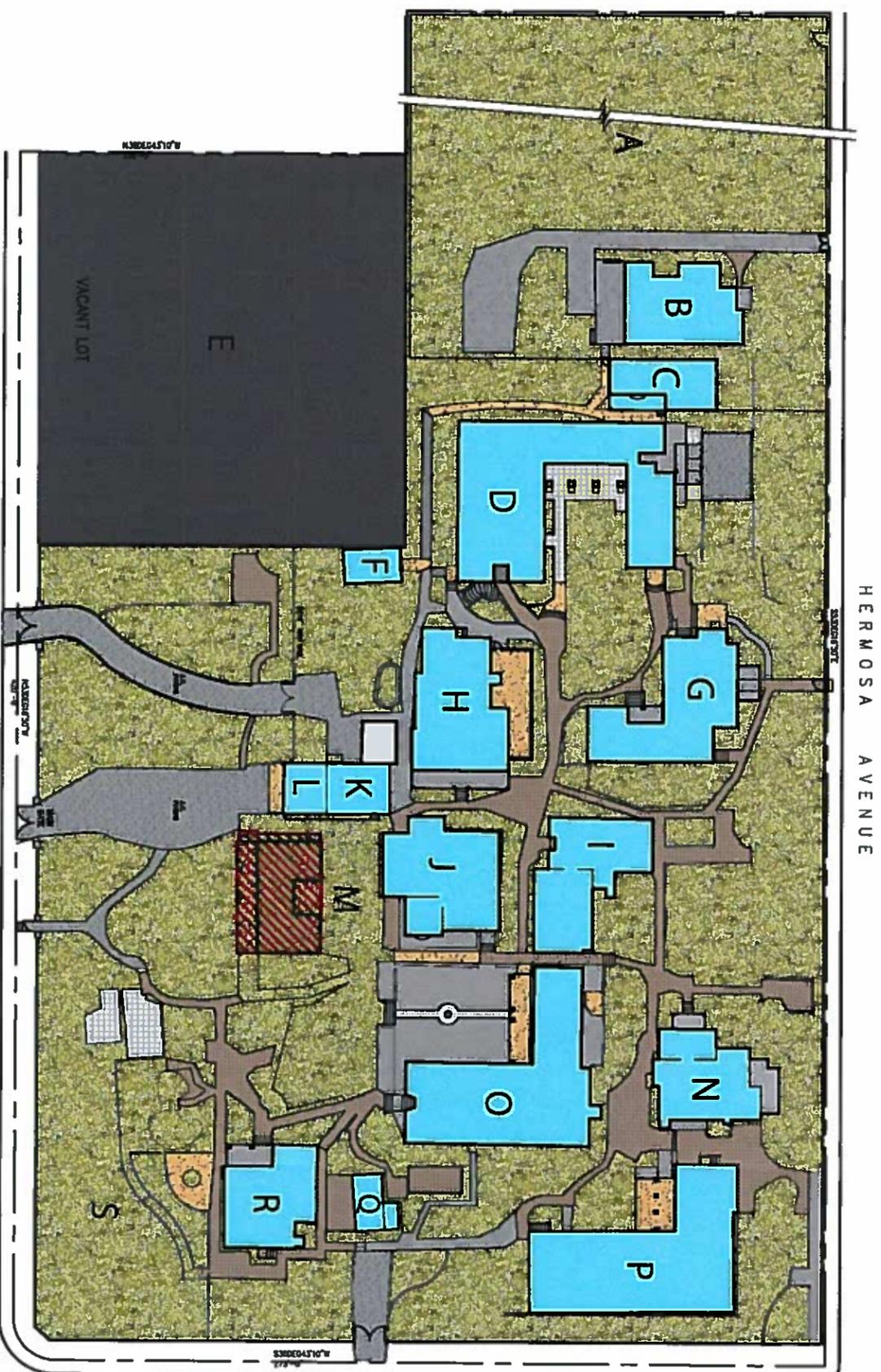
Page 51

W C CW

Women's Center For Creative Work

Page 53

PROPOSED SITE PLAN



SITE PLAN



<u>Original Use</u>	<u>Potential Reuse</u>
A. Vacant Lot	Garden Space
B. Nurses Home	Day Spa
C. Shop	Lapidary
D. Pines Cottage	Friends of Rockhaven Museum
E. Vacant Lot	Parking Lot
F. Food Storage	Theodore Payne Seed Shop
G. Canary Cottage	Manager's Unit
H. Willows Cottage	Urban Press
I. Little Hospital	Sustainable Winery
J. Dining Hall	Art Workshops
K. Laundry	Gelsinger's Farm-to-Table Restaurant
L. Garage	Community Room
M. Administration	Public Restrooms
N. Coulter Cottage	Patio for Outdoor Cooking and Dining
O. Annex	Tea Room
P. Oaks Cottage	Women Owned Businesses
Q. Acorn Cottage	Center for Non-Profit Organizations
R. Rose Cottage	Wedding Styling for Grooms
S. Yard Area	Wedding Styling for Brides, Art Gallery, Tortilleria
	Gathering Area for Weddings, Music, Theater, and Education

CONCEPTUAL RENDERINGS

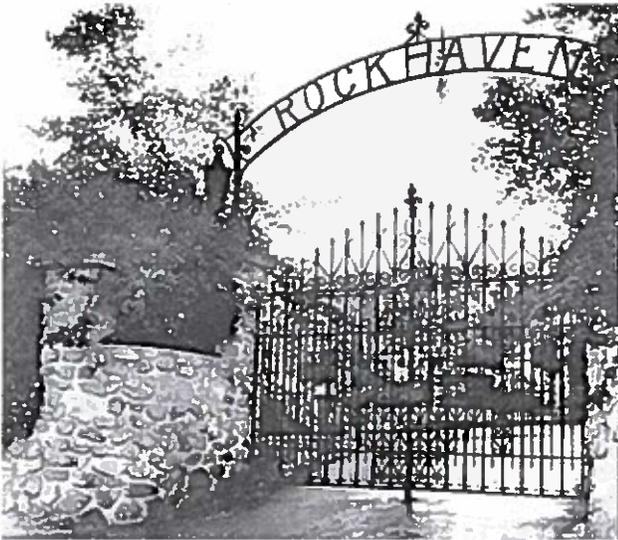




DEDICATION TO PRESERVATION

Dedication to Preservation

ROCKHAVEN HISTORICAL RESTORATION & DESIGNATION



Our group consists of a consortium of historic preservation architects who have extensive backgrounds in restoration and historical designation. Joe Catalano + EverGreen Landscape Architects have done a great deal of sensitive historical restoration work to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The beautiful Spanish Colonial Revival architecture of the buildings will be rehabilitated at Rockhaven Historic Park. We are committed to ensuring that all of the historic buildings are protected and revitalized. *The restoration of the gorgeous oak-covered property will be treated with as much respect as Agnes Richards had for her own patients.* The beauty in the brick pathways, colorful tiles, wrought iron railings, rock walls, and ivy-covered fences will be rehabilitated and maintained.

Glendale Historical Society, Heritage Society, and Historical Society of Crescenta Valley will be at Rockhaven Historic Park. The different historical societies will be able to share space to always have a staff member present. The local historical societies along with the Friends of Rockhaven members, will have docents to lead tours of the property. They will teach families and the whole community from students to adults about both the history of Glendale and Rockhaven as well as California History and the relationship of people to their environment through food, localism, and sustainability.

The Friends of Rockhaven will serve as advisors of every part of the process moving forward.

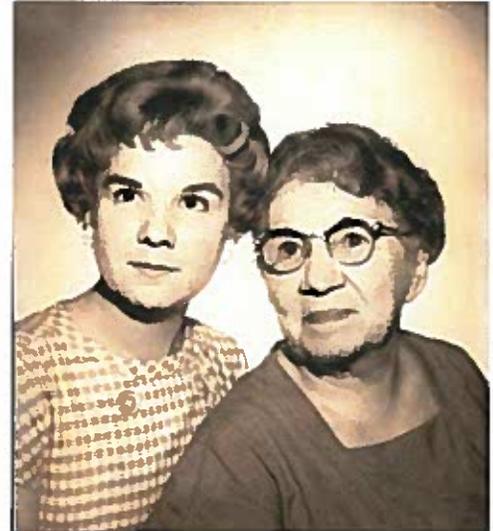


Dedication to Preservation

THE ROCKHAVEN HISTORICAL VISITOR CENTER



The first building occupied by Rockhaven, torn down by the earthquake of 1971



Patricia Traviss (left) and Agnes Richards.
(Courtesy, Friends of Rockhaven)

Rockhaven Historic Park will have exhibit halls in the restored historical structures that display Rockhaven history, which protects Glendale's future by preserving its history and traditions. Agnes Richards, a nurse and psychologist, founded Rockhaven Sanitarium in 1923 and gave patients compassionate individualized care in a home-like setting. After witnessing firsthand the poor treatment of mentally ill patients, while working in both San Bernardino's Patton State Hospital and the Los Angeles County General Hospital, Agnes founded Rockhaven with a mission to treat patients with respect and dignity, which resulted in one of the region's most progressive, humane clinics for women in its time. Her actions were a forerunner of change in the mental healthcare industry. Following in Agnes

Richard's footsteps, Agnes' granddaughter, Patricia Traviss ran Rockhaven for many years. Rockhaven Sanitarium was run by women and for women for 78 years.

Docents will lead tours of the site's history, connecting it with women's history, architectural history, mental health history, and the greater Glendale and California history. The docents will also be able to show sustainability exhibits, including the farm to table concept managed by the Gelsing Family at Rockhaven Farm. Students and people of all ages will come to learn about historical preservation, sustainability, and Glendale's history. The exhibits will showcase Glendale's past along with community visions for the future.

OPEN SPACE + ACCESSIBILITY

Project Features

HISTORIC ACTIVATED PARK

Rockhaven will become an activated, **community park space** where you will be able to walk up to independently-run shops, cafes, and art galleries and experience a beautiful setting underneath the trees at Rockhaven.

You normally have to pack a lunch to picnic in the park. At **Rockhaven Historic Park**, you will be able to get food prepared from produce grown on-site. There will be a tortilleria where you will be able to get some tacos, all while learning about the history of the area. The retail stores and restaurants will have a theme, which will relate not only to Rockhaven's history, but also to Glendale and California history.

It will serve as a location for **community gatherings, arts workshops, food-scaping and gardens, educational learning on sustainability and the area's history, performances, concerts, sound and meditation, art & music fairs, weddings, and other special events.**



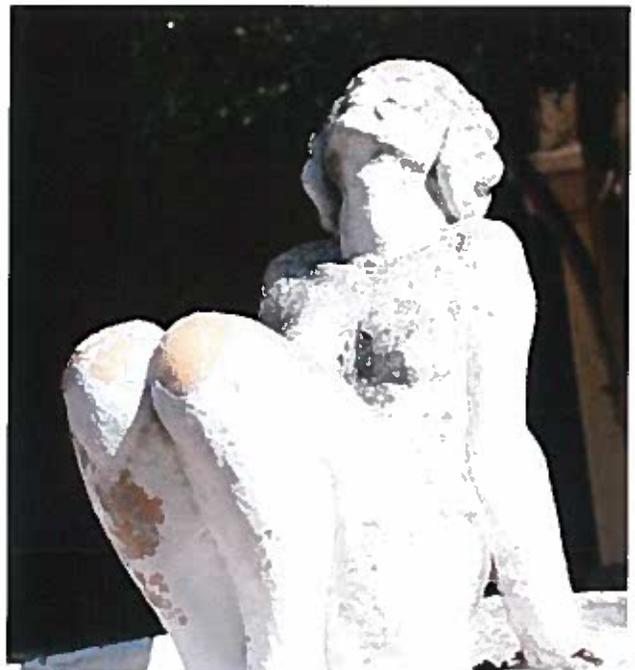
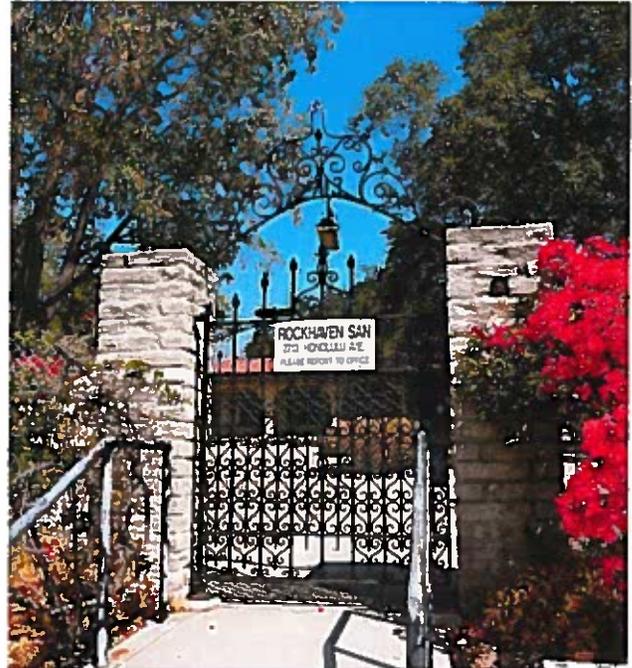
Project Features

HISTORIC PARK + URBAN PRESS WINERY & FARM TO TABLE FOOD

Gelsinger's Markets (Page 28) will help manage Historic Park retail shops and farm to table eateries. Docents will bridge the area's history to its relationship with food and water in both Glendale and greater California. Students and people of all ages will be able to learn about the practice of growing food and be able to taste fresh produce prepared at the Historic Park restaurants.

The Rockhaven Historic Park will have some great **independently-run retail shops**. Alongside the shops will be a **wine tasting room run by Urban Press Winery**. Urban Press will have a **glass bottle recycling program**, teaching sustainability (more on Page 30). There will be wine cases and vats in the winery and adults can taste wines right out of the cases. Folks will be able to have a **Napa experience in the urban fabric of Glendale**. The local historical society docents will teach about the area's relationship to wine making and grape growing. There was once a winery in the area that is now part of Deukmejian Park. Grapes still grow in many parts of North Glendale, which serve as a reminder of the area's grape growing past. The **Urban Press Winery will connect the history of Glendale's past to sustainable urban practices of making for the time to come**.

Sales of art, artisan goods, food and beverages will provide a **great deal of sales tax revenue to the City of Glendale**.

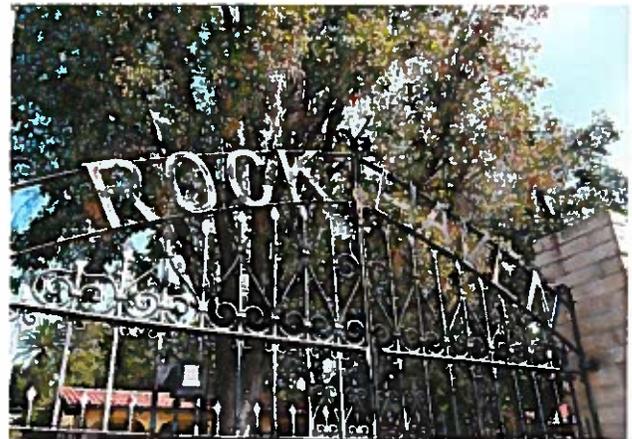


Project Features

THE ROCKHAVEN GARDEN PARK / ROCKHAVEN FARM

The garden park will serve as an entry point to the Montrose Shopping Park by foot or bicycle, and adds civic space to the community. Founder Agnes Richards loved gardening and plants, which is evidenced on the site with her horticulturally named buildings. Continuing in Rockhaven's tradition and adapting it to the 21st century, **The Rockhaven Historic Park** will feature drought tolerant landscaping alongside the **Rockhaven farm**, which will be managed by the Gelsinger Family. In the spirit of Agnes Richards, the abundant flower beds will be planted with vegetables and there will be chickens kept for eggs, both of which will be used in the restaurant at Rockhaven.

Rockhaven's charming, meandering pathways will be restored and the gardens will be beautiful once again, under the shade of the magnificent **California oaks on the campus** along with **fountains, shaded patios, and statuaries**. Our team of historical landscape architects have done much work in historical designation, will oversee the revitalizations to the gardens. All of the landscaping and rehabilitation of Rockhaven will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation for Historical Designation.



Project Features

BICYCLE STAGING AREA + PARKING

The Rockhaven Center Bicycle Staging Area will be one of the first self-service bicycle staging areas in the City of Glendale. The facility will provide the community a drinking fountain, a bicycle repair station, and a tire pump to handle basic bicycle maintenance, as well as bicycle racks, a picnic table, a sitting area, and a family restroom. Rockhaven Historic Park will be at the confluence of several future area bicycle paths, which will connect to the Montrose Shopping Park. The project will be part of a larger concerted effort of the **Safe and Healthy**



Streets Plan, for Glendale to connect bicycle and pedestrian trails throughout the region. The bike area will help mitigate parking issues.

There is already a neighborhood parking shortage around the area of Rockhaven. For those who are not able to visit the site by bike, some of the adjacent vacant lot space will need to be used to build off-street parking in order to serve the neighborhood, visitors to Rockhaven Historic Park, and the commercial shop and restaurant staff and employees.

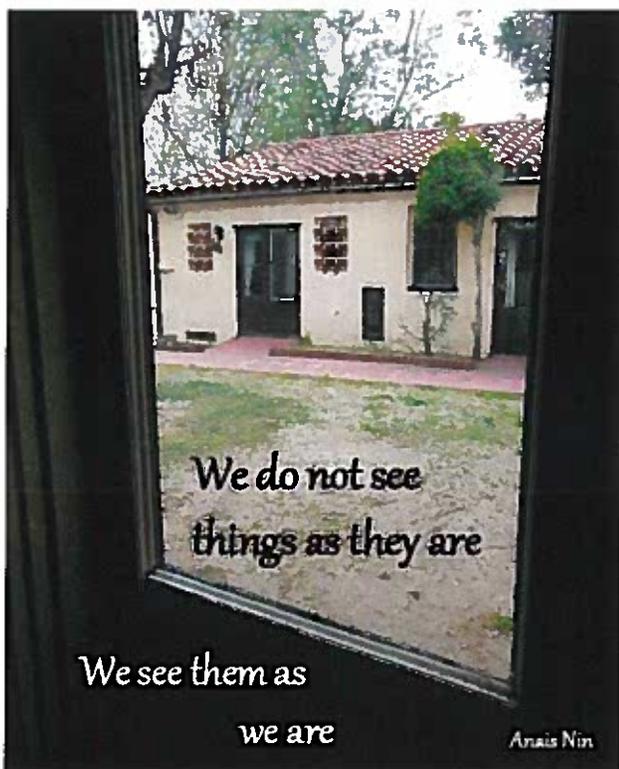


NEIGHBORHOOD COMPATIBILITY

Neighborhood Compatibility

COMMUNITY OUTREACH

Our group is committed to saving Rockhaven and opening it to the public as a neighborhood serving place. All of the ideas for this proposal come from talks with a diverse group of stakeholders in the community. Opening Rockhaven to the public as Rockhaven Historic Park with retail shops, farm-to-table restaurants run by the Gelsinger Family, non-profits, arts groups, and a museum with historical docents to lead tours connecting the history of Rockhaven to the greater Glendale and California history is a community-based concept. Our team, led by a consortium of experienced historical architects and their teams, will start by carefully restoring the buildings at Rockhaven according to the Secretary of the Interior's Standards for Rehabilitation for Historical Designation, and designating the buildings on the Glendale and California Register of Historic Resources + the National Register of Historic Places.



Unlike our competitors, our proposal includes no housing or hotel use & opens Rockhaven to the public.

Being a community-based proposal, every part of this project will go before the community. **The Friends of Rockhaven will be the partners and advisors of every part of this process.**

This modified proposal reflects the conversations we have had with the community. Originally, we saw Rockhaven as a place for non-profits and the possibility for some affordable artist housing. After speaking with more stakeholders in the community, we found out that the housing component of the proposal is something that is very objectionable to much of the neighborhood.

Therefore, this proposal has no housing component and along with the non-profits, historical societies, arts groups, and historical museum, adds the concept of an activated park space with retail shops, a Rockhaven Farm run by the Gelsinger Family + Farm-to-table restaurants, a Theodore Payne seed shop, and a sustainable Urban Winery.

We look forward to turning Rockhaven into a historic park... This proposal is by the community and for the community.



PROGRAM APPROACH

COMMUNITY PARTNERSHIPS

Community Partnerships

FRIENDS OF ROCKHAVEN

Friends of



Rockhaven

Friends of Rockhaven

P.O. Box 573

Verdugo City, CA 91046

Dear City of Glendale Staff, appointed officials, and elected representatives,

The Friends of Rockhaven grew out of the Historical Society of the Crescenta Valley to try and help make the nine-year dream for a Rockhaven Historic Park come true.

Since forming into a non-profit we have more than 260 member households from the whole Crescenta Valley and Glendale to New York City. We have connected with former employees and the granddaughter of founder Agnes Richards to learn more and more about the beautiful struggles and achievements that happened on that property over its 80 years in operation. And through access graciously granted by the Parks Department we have had three teas, nearly 30 tour dates, and cleaned for three hours on the first Saturday of the month for almost 3 years. We have come to learn about and appreciate almost every foot of this remarkable oak-shaded spot.

The Gangi Group and Gelsingers have come to us with a plan to make nearly every hope for this property come true. They both have an appreciation for the history of our area and serving our community. With a museum to tell Crescenta Valley and Glendale history, a restaurant taking advantage of Glendale's favored air and weather, outreach to the community, field trips, art, therapy, events, antiques and performances, this location would be a remarkable draw from Los Angeles to all over the United States. It would be another jewel in the tail of the Glendale Peacock's tail!

We have seen the Gangi family and their company grow in interest and ability to create remarkable spaces. Their knowledge and hunger to create green spaces sensitive to the environment and the community are very exciting.

Please take into consideration what this property was initially purchased for. Please approve the plan that has the most open space, the most public access and the most historic preservation of the historically designated trees, grounds and buildings inside and out. There is a unique opportunity at this moment in history. Please make the most of it.

With Appreciation,

Joanna Linkchorst
President
Friends of Rockhaven

Community Partnerships

FRIENDS OF ROCKHAVEN

The Friends of Rockhaven (FoR) is the advisor on all aspects of this proposal and process. FoR was formed in 2014 from the efforts of the Historical Society of the Crescenta Valley to help preserve Rockhaven Sanitarium. We help to educate the public on the importance of Rockhaven Sanitarium. We hold tours of the property, help to clean and repair the property, and fundraise to help preservation efforts. Ultimately we hope to work with the City of Glendale to rehabilitate Rockhaven and open it as a public park and community center.

"Rockhaven's history is important not just within the context of the Crescenta Valley or Glendale but it's a huge asset to women's history, mental health history, Hollywood history, and the long term history of Southern California as a health destination. Rockhaven matters."

-Joanna Linkchorst
(President of Friends of Rockhaven)



Community Partnerships

GELSINGER'S MARKETS (IN GLENDALE SINCE 1932)

Gelsinger Meats Inc.

Quality and Service since 1932 USDA Est. 6138

2014 Montrose Ave. Montrose, CA 91020
PHONE 1-800-222-7791 FAX 818-957-2545

August 1, 2016

Our family has operated our foodservice businesses in Montrose since its founding by our grandfather, Peter Gelsinger, in 1932. First as Gelsinger Meats, a classic meat market and deli and now as Gelsinger's Amber Road Market, Zeke's Smokehouse BBQ and Gelsinger's Food Products, our USDA processing facility. Our second, third and fourth generations are actively involved in its operations. We were all born and raised here and we live in the local community and believe that this proposal, of which we are involved with, most accurately reflects the hopes and dreams of the Glendale Community that you represent.

This proposal reflects a balanced and financially viable restoration of the Rockhaven property, by including the local stakeholders desires for a community oriented property, as originally promised by the city, with income streams that will be sufficient to maintain and operate the property. In addition to fulfilling the wishes of the community, the city will benefit from a sales tax revenue stream generated by this development and we believe it meshes well with the Vision 20/20 plan for Montrose, which you are developing.

We hope that you can see the "destination venue" in our proposal and the benefits it can bring to the city and the community it represents. This property can become the heart and soul of our Glendale/Montrose neighborhood and we hope the City of Glendale has the 20/20 vision to see that.

Sincerely,

The Gelsinger Family

Community Partnerships

GELSINGER'S MARKETS (IN GLENDALE SINCE 1932)

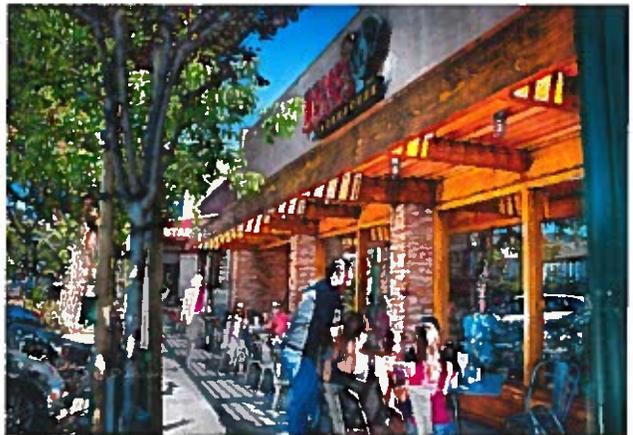
G E L S I N G E R ' S
AMBER ROAD
YOUR DESTINATION FOR FINE FOODS



For three generations, the Gelsinger family has provided the Crescenta Valley with the finest quality food. Founded in 1932 by Peter Gelsinger, Gelsinger's Meats began as a small counter in the Montrose Economy Market. Joined by his son Ron in 1951, and later his grandsons Kirk and Kevin, the family business continuously expanded and undoubtedly became the neighborhood's favorite full-service butcher, delicatessen and one-stop shop marketplace. The Gelsinger Family owns and operates multiple food establishments in the Montrose and Glendale area.



Today, with the same hard driven dedication and attention to quality and service, the Gelsinger Family is excited to manage Rockhaven Farm along with farm-to-table restaurants and retail shops at Rockhaven!



Community Partnerships

URBAN PRESS WINERY

URBAN PRESS WINERY

We are looking forward to having our sustainable winery at Rockhaven Historic Park, to continue in the tradition of North Glendale's history of winemaking. People tend to think of Napa when they think of California winemaking, but Southern California used to produce quite a lot of wine. The history of this can still be seen at Deukmejian Park. Our winery will bring a lot of tourism to the area, and we will bring a large amount of sales tax revenue to the City of Glendale. We are pleased to write this letter of intent to have Urban Press Winery as part of this community supported proposal at Rockhaven Historic Park!

We are a husband and wife team. After learning that Rockhaven was run by women and for women, we believe our winery is a great fit. Guylainne does all the blends of the wine. We work together as a team in all aspects of the winemaking. Use of glass is a large environmental factor in wine production and new California law prohibits glass bottles from being recycled. Therefore, we will also work together on a glass upcycling program, where customers will bring their bottles back and have them refilled at Urban Press, which is both economical to the customer and sustainable for the environment.

After meeting with the Gangi family multiple times, visiting Rockhaven, and learning about the community's support and input on all aspects of this proposal, we know that Rockhaven Historic Park will benefit the entire community as well as the City of Glendale! We are proud to be a partner on this proposal and hope to turn Rockhaven Historic Park into an incredible place!

Thank you,



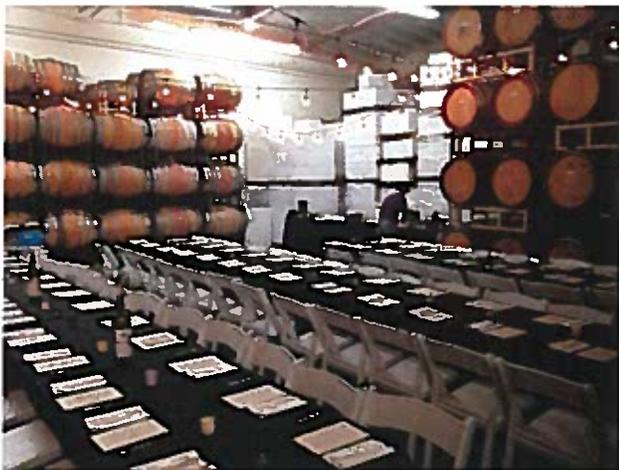
Giovanni and Guylaine D'Andrea
Urban Press Winery

Community Partnerships

URBAN PRESS WINERY

URBAN PRESS WINERY

Urban Press Winery is a boutique winery run by Guylainne and Giovanni D'Andrea. It brings the craft of California wine-making back to where it all started in the early 1800's. Urban Press Winery produces small-batch artisanal wines from grapes selected from California's premiere growers. They crush, ferment, and bottle their small-batch wines exclusively for sale through Urban Press Winery.



Recycling program -- Starting November 1, 2014, California recycling centers stopped taking wine bottles, as the recycling program in the state has been running a deficit. Urban Press Winery will have a recycling incentive program set up at Rockhaven's Urban Press Winery. People will be able to trade in their used glass wine bottles on-site.

Urban Press Winery will have a tasting room where they will host special events. You will be able to taste wines made at Rockhaven straight out of the barrels -- It will be a Napa experience in Glendale!



Community Partnerships

MONTROSE SHOPPING PARK ASSOCIATION



The Montrose Shopping Park Association is a non-profit organization joining with the Rockhaven Community Partners in the Rockhaven Historic Park. The MSPA board are very excited about the proposition of Rockhaven Historic Park and may even be interested in having an MSPA office on-site. The Montrose Shopping Park Association supports and promotes local business in Montrose. They support and advocate for this project as a great fit, both to benefit and support the local businesses and the community at large. The Rockhaven Historic Park is in line with the Montrose 20/20 Vision Plan.

Gigi Garcia, The Vice President of The MSPA has urged "the community at large and the City of Glendale to support a project that would include open space, a community center

area, and any proposal that supports the music, theatre, art and non profits... Glendale, specifically Montrose, is lacking significantly in these areas. Theatre, Music and Art have also been identified as a need in the "Montrose Vision 20/20" in which stakeholders (business owners, landlords, community members, visitors) in the immediate area were polled in a survey at the direction of the City and Economic Development Division."

In addition to the culture and park like atmosphere that could be achieved for the City, businesses in the area would benefit from increased traffic, thus increasing tax revenue that the City could receive. Folks would shop, dine in Montrose and take in a performance at this local historical gem.

Along with supporting local business, the MSPA currently hosts many local events including the Montrose Arts & Crafts Festival, Montrose Harvest Market (a local Farmers Market), Independence Block Party & Hot Rod/Classic Car Show, Montrose Film Festival, Kids 'n Kritters Day, Halloween Spooktacular, and Montrose Old Town Christmas complete with horse-drawn trolley, live holiday music, carolers and a strolling Santa. They also host the annual Montrose-Glendale Christmas Parade on the first Saturday of December.



*Community Partnerships***MSPA - LETTER OF SUPPORT**

Dear Mayor and Council Members,

I am writing you in regards to the future of Rockhaven. I am a resident and business owner in the City of Glendale and the Vice President of the Montrose Shopping Park Association. I have direct knowledge of the area and care for the future of this property.

I feel that it would be in the best interest of Montrose, the community at large and the City of Glendale to support a project that would include open space a community center area and any proposal that supports the music, theatre, art and non profits. I feel that Glendale, specifically Montrose is lacking significantly in these areas. Theatre, Music and Art have also been identified as a need in the "Montrose Vision 20/20" in which stakeholders (business owners, landlords, community members, visitors) in the immediate area were polled in a survey at the direction of the City and Economic Development Division.

In addition to the culture and park like atmosphere that could be achieved for the City, businesses in the area would benefit from increased traffic, thus increasing tax revenue that the City could receive. Folks would shop, dine in Montrose and take in a performance at this local historical gem.

Thank you for your time and consideration,

Best always,

GiGi Garcia
VP Montrose Shopping Park Assoc.
Owner, It Takes A Village Kids
Resident

Community Partnerships

CRESCENTA VALLEY WEEKLY

A locally owned newspaper serving the foothill community.

3800 La Crescenta Avenue Suite 101
 La Crescenta, CA 91214
 Office (818) 248-2740
 Fax (818) 248-2444
www.cvweekly.com

May 9, 2016

Friends of Rockhaven
 Attn: Joanna Linkchorst

Dear Friends,

As the evolution of the Rockhaven property unfolds, I understand that there is interest in allowing select businesses to occupy some of Rockhaven's buildings, albeit some time in the future. I want to express interest in exploring that possibility for Crescenta Valley Weekly.

I see this as a good fit for us for several reasons. First, Crescenta Valley Weekly is currently located two doors west of the Rockhaven property, on the northeast corner of Honolulu and La Crescenta avenues. Logistically the move would not be overwhelming for us.

Secondly, on an emotional level, the similarities cannot be ignored between the founders of Rockhaven and the Crescenta Valley Weekly. Both were women making headway in male-dominated businesses. I feel it would honor the memory of Agnes Richards for Crescenta Valley Weekly to operate from the same location in which she began Rockhaven so many decades ago.

I understand that there is much to talk about before considering moving forward – Internet capability, parking, space availability, rent – but I wanted to let you know that CV Weekly is interested in opening the discussion.

Sincerely,
Robin Goldsworthy, publisher

Community Partnerships

THEODORE PAYNE FOUNDATION

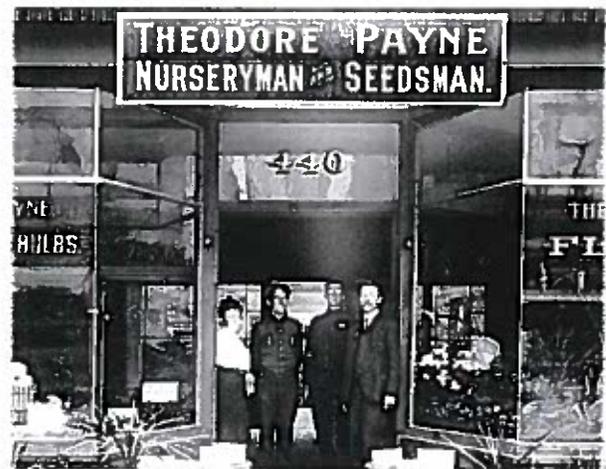


The Theodore Payne Foundation will consult with the historic landscape architects on our team, exhibiting demonstration gardens of drought-tolerant native plants, teach sustainability workshops, and potentially have a seed shop of native area seeds for purchase at Rockhaven.

The Theodore Payne Foundation, established 1960, operates a year-round, retail nursery offering the region's largest and most interesting selection of California native plants – hundreds of different species and cultivars, many of which are drought tolerant and low maintenance. Their Education Center and Outreach programs offer classes and field trips for adults and children. Their mission is to preserve, propagate and promote California

native plants, seeds and wild flowers – native treasures that conserve water and other resources, provide habitat for wildlife, and add color and fragrance to the garden.

The Theodore Payne Foundation has designed and helped install more than **three dozen native plant landscapes** in school and public spaces throughout the Los Angeles region. The landscapes were implemented through partnerships between TPF, other non-profits, and local government agencies, businesses and community groups. The sites were chosen to increase visibility of native plants, educate people about their local natural heritage, demonstrate reduced water use for landscaping, serve as a practical experience of how to install and maintain native plants, provide a source of native plant material for the local community, and contribute to green infrastructure and community empowerment.



THEODORE PAYNE
FOUNDATION
for WILD FLOWERS
and NATIVE PLANTS



Community Partnerships

THE GLENDALE HISTORICAL SOCIETY



THE GLENDALE HISTORICAL SOCIETY

CELEBRATING OUR HISTORY AND CONSERVING OUR HERITAGE

A watershed event sparked the formation of The Glendale Historical Society in 1979: A group of very determined Glendalians banded together to save the much beloved Victorian era Doctors House from the wrecking ball. They succeeded, moved the house to Brand Park, restored it and opened it as Doctors House Museum.



Today, The Glendale Historical Society (TGHS) continues in that spirit by creating awareness of the city's history and architectural heritage through many events such as lectures and tours. They are also proud of the centennial edition of *A Pictorial History* as well as their preservation advocacy work and pivotal role in the historic districting process.

TGHS advocates for the identification and preservation of Glendale's landmarks. Some of their projects include The Alex Theatre, E.D. Goode House, Grand Central Air Terminal, Masonic Temple, Seeley Building, Glendale Federal Building, Egyptian Village Café, Bob's Big Boy, and many others. They support formation of Historic Districts to preserve the original architecture and fine craftsmanship that defines many of Glendale's older neighborhoods.



The Glendale Historical Society is a 501c3 non-profit, tax-exempt organization whose membership is open to all.

Community Partnerships

HISTORICAL SOCIETY OF THE CRESCENTA VALLEY

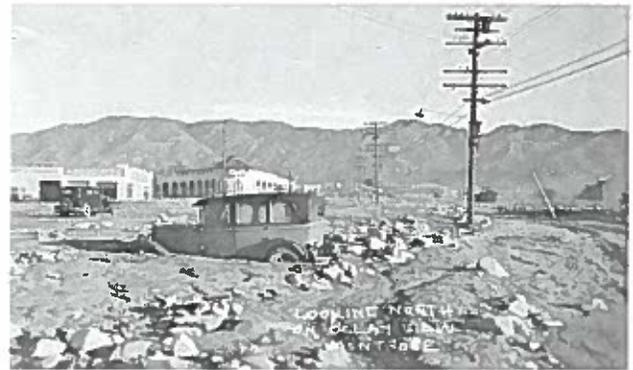
HISTORICAL SOCIETY OF THE CRESCENTA VALLEY

Creating a better future for Crescenta Valley's past.

The purpose of the Historical Society of the Crescenta Valley is to investigate, record, and celebrate the history of CV. They offer monthly free educational programs for the community, plus ongoing community service activities which include tours of local historical sites, as well as the archiving of historic documents and photos, and the recording of oral histories.

The Historical Society of the Crescenta Valley covers the Crescenta Valley geographically, and include La Crescenta, Montrose, La Canada, and much of Glendale.

The organization has a close relationship with the Crescenta Valley Town Council, the CV Chamber of Commerce, the Foothill Design Committee, the Montrose Shopping Park Association, as well as the historical groups around us, such as the Little Landers Historical Society, The Glendale Historical Society, and the Lanterman House. They also feature columns in the Crescenta Valley Weekly called CV Then and Now and Treasures of the Valley.



Neighborhood Compatibility

ADDITIONAL COMMUNITY SUPPORT

August 8, 2016

ATTN: Glendale City Council & Manager

RE: Rockhaven

Dear City Council:

I am writing to you on behalf of Rockhaven. We wanted to show our support of this fantastic piece of history in our area.

My name is Marie Martin and I am a leader for one of the largest Boy Scout troops in the Crescenta Valley. One of my main focuses is to find opportunities within our surrounding communities for our boys to become positively involved. We strive to live by the term "Do A Good Turn Daily". In that motto, we stress to the boys to give what they can, when they can, make a difference, to be selfless. When I learned of Rockhaven, I knew this was something that our boys could be a part of by becoming involved in supporting Rockhaven's upkeep and maintenance. I believe there are several projects that our boys can contribute as their "Good Turn Daily". Eagle projects are a wonderful way for the community to reap the benefits of the hard work and dedication that young people are willing to give.

Each day, as construction begins somewhere in our community, we lose a part of history. Our children have no attachment to the foundation in which our area was built. We continue to lose open spaces and over the past 20 years, we have seen such dense living quarters constructed, that our beloved neighborhood that so many families call home is losing the very charm in which families were drawn initially. I am in full support of keeping Rockhaven standing and to allow its rich history to remain for generations to come.

As long time residents of the Glendale/La Crescenta/Montrose area, both my husband and I have been actively involved in youth sports and Boy and Girl Scouts. We volunteer almost every day to help mentor the youth of our city. With Rockhaven, we can teach our kids the value of history and where they came from. Leaving Rockhaven to stand, it would give our kids opportunities to give back by helping Rockhaven maintain its landscaping and general maintenance. I do believe our youth would love to be part of this historical facility.

We greatly appreciate your consideration!

Thank you,
Marie Martin

Neighborhood Compatibility

ADDITIONAL COMMUNITY SUPPORT



August 10, 2016

Friends of Rockhaven
 Attn: Joanna Linkchorst
 PO Box 573
 Verdugo City, CA 91046

To: Joanna, Gangi Design and the City of Glendale,

NAMI Glendale has been serving and supporting the greater Verdugo Hills area since 1979 with support, education and advocacy on behalf of those affected by serious mental illness. Our support has grown over the years and currently our affiliate reaches the greater the Greater Glendale Area including; Burbank, Eagle Rock, Northeast Los Angeles, East & North Hollywood, Sunland/Tujunga, La Crescenta/Montrose/La Cañada.

NAMI is the National Alliance on Mental Illness, the nation's largest grassroots mental health organization dedicated to improving lives for the millions of Americans affected by mental illness. NAMI advocates for access to services, treatment, support and research. NAMI is steadfast in its commitment to raise awareness, provide education and support to those that have a loved one with an illness and those that are living with a mental illness.

We have partnered with many organizations in the Glendale area over this time and have serious shared concerns about the use of the Rock Haven Property. We see the urgent and pressing need to accept the proposal by the Friends of Rock Haven as the best course for our needs and the community to have a place that will honor the residents of long ago and will serve as a reminder of how mental illness was once treated in a community setting.

We also see the need for a true community center for the area of North Glendale, Montrose, and La Crescenta area. A place where people can gather, come to learn, converse and enjoy the Rock Haven property.

After having toured the actual grounds and having a sense of the history and the lives that lived there, we should have a place that acknowledges the history of the area and the good that was done for people who came for help to Rock Haven.

Neighborhood Compatibility

ADDITIONAL COMMUNITY SUPPORT

This is also an opportunity to advocate for those who lived with a serious mental illness that instead of a broken and shattered empty space, it was a place where hope was offered.

I have also included infographics of how mental health affects everyone throughout America, children, teens, regardless of culture, race, ethnicity, gender or sexual orientation.

NAMI Glendale supports the Friends of Rock Haven in developing the community plan that would support developing this beautiful place to everyone. A comfortable and peaceful location where people could take an art class, gather for a meal, have therapy programs and self help programs, or just meet with friends.

On behalf of NAMI Glendale and our members I hope you will take into consideration our desires, hope and support for developing the community plan for Rock Haven.

Sincerely,

Letty

Letty Baldaro
NAMI Glendale Affiliate President
1540 E. Colorado St.
Glendale, CA 91205
<https://www.facebook.com/Namiglendaleorgindexhtm>
namiglendale@gmail.com
818.645.4159

Neighborhood Compatibility

ADDITIONAL COMMUNITY SUPPORT

Roy & Kathryn Allmon

*2452 Laughlin Ave.
La Crescenta, CA 91214
818-248-6402*

Dear: Gangi Development,

As long time (40 plus years) residents of the Crescenta Valley and very active members of this Community, we would like to express our support for the Gangi/Gelsingers plans the Rockhaven Historic District as a Community Center.

We appreciate that the Walkways, Gardens, Buildings along with their Interiors will be preserved!

We look forward to being able to participate in any opportunities to help rehabilitate. We know there are many Scouts, Community Groups and Citizens who are anxious to get in and bring this place back to life.

With the Museum, Restaurants, Art and Retail utilizing these historic spaces it will be a draw for people far and wide. With events and shows of all kind the place will flourish. The potential for field trips for students to come and learn local history not just in the museum but on these grounds is exciting.

We thank you for your willingness to step up and make this a possibility. We look forward to being involved in making this happen for the City of Glendale and the Crescenta Valley Community to enjoy it once it is open.

Sincerely,

Roy Allmon
Kathryn Allmon

Roy Allmon
Kathryn Allmon

Neighborhood Compatibility

ADDITIONAL COMMUNITY SUPPORT

Dave & Dorie Scott

3222 La Crescenta Ave.

Glendale, CA 91208

818-249-0437

Dear: Gangi Development,

As long time (40 plus years) residents of the Crescenta Valley and very active members of this Community, we would like to express our support for the Gangi/Gelsingers plans the Rockhaven Historic District as a Community Center.

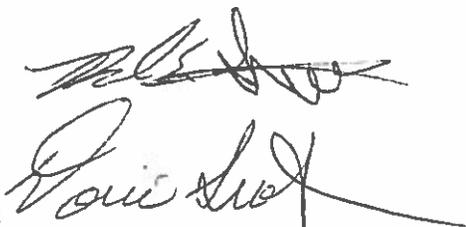
We appreciate that the Walkways, Gardens, Buildings along with their Interiors will be preserved!

We look forward to being able to participate in any opportunities to help rehabilitate. We know there are many Scouts, Community Groups and Citizens who are anxious to get in and bring this place back to life.

With the Museum, Restaurants, Art and Retail utilizing these historic spaces it will be a draw for people far and wide. With events and shows of all kind the place will flourish. The potential for field trips for students to come and learn local history not just in the museum but on these grounds is exciting.

We thank you for your willingness to step up and make this a possibility. We look forward to being involved in making this happen for the City of Glendale and the Crescenta Valley Community to enjoy it once it is open.

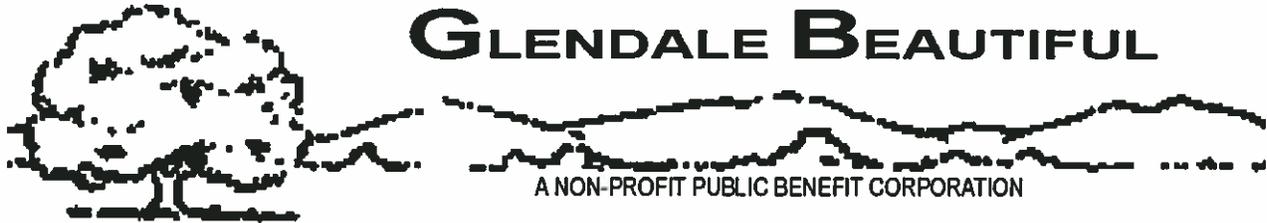
Sincerely,



Dave Scott
Dorie Scott

Neighborhood Compatibility

ADDITIONAL COMMUNITY SUPPORT



January 19, 2016

To whom it may concern:

The object of Glendale Beautiful is to promote, encourage and protect the beauty of the community in which we live, and to preserve our early California heritage in the Casa Adobe de San Rafael, a Rancho-era home now owned by the city of Glendale, CA.

We very much appreciate the efforts of the organization Friends of Rockhaven to preserve the property and legacy of Rockhaven, and are happy to support this application for a grant to further those efforts.

Sincerely,

Roberta Medford
President, Glendale Beautiful
P.O. Box 1307
Glendale, CA. 91209

PUBLIC ARTS CONSULTANTS

*Public Arts Consultants***ROCKHAVEN PUBLIC ARTS INITIATIVE**

A vibrant Arts & Culture program will be found at Rockhaven Historic Park. Our group has contacts with both non-profit arts organizations and esteemed private galleries. We will be involved with them as consultants to curate the facilities and provide access to local neighborhood artists and collaborating organizations. Our public art liaison's contacts bring fine art expertise and an extensive network of artists and organizations to Rockhaven Historic Park for rotating exhibitions. The public space will engage both local artists and hope to connect them with the thriving art scene in Los Angeles and beyond.

Among other things, this community space will be used for exhibitions, neighborhood artist studios, and community workshops. With diverse programming, the space will be directed to suit the interests of the neighborhood, encouraging active participation, to build a sense of community and connection between local residents and larger publics. Workshops and classes will be offered based on requests and proposals to see that these interests are met. Through partnerships with arts organizations in Los Angeles, the City of Glendale connects with its neighboring cities through cultural gatherings, integration, and positive engagement.



Public Arts Consultants

LETTER OF SUPPORT – CALARTS MADY SHUTZMAN

June 22, 2016

To Whom It May Concern,

I am writing to express my interest in working closely with the Friends of Rockhaven to bring community-based arts to the Rockhaven site. I am currently Faculty Emeritus at California Institute of the Arts where I worked since 1993 in many capacities: Assistant Dean of the School of Critical Studies; co-founder of the MFA Creative Writing Program; instructor of courses in anthropology and applied theater arts; and, faculty co-coordinator of the Community Arts Partnership

I have been to Rockhaven Sanitarium on a few occasions and have begun to learn about its history and impact in Los Angeles County. I have also had the pleasure of meeting Joanna Linkhorst who alerted me to the current situation regarding the sale of the property. I would like the City of Glendale to know that I strongly support the Friends of Rockhaven's proposal to develop this unique site as a community center. If such a proposal were accepted I would personally participate in offering workshops, and in curating other workshops and events conducted by local artists.

What kind of workshops and events am I referring to? Ones that employ art practices for educational and therapeutic purposes, as well as to address cultural and social issues of concern to the local community. My particular work and expertise is in theatre arts. Many of my colleagues, however, are photographers, filmmakers, sound artists, dancers, and musicians who I know would contribute their skills and time toward making a center at Rockhaven a vibrant and significant community space. I would be happy to provide names of specific artists who would participate if and when you are interested.

Community-based art practice has been my life's work. Besides my tenure at CalArts, I have been a free-lance practitioner of this work for over 25 years and have written two books on the profound significance of using the arts with various populations (youth, LGBT community, teachers, therapists, prisoners, people in recovery programs, the homeless, elderly, etc.) across the globe. I hope that I have the opportunity to bring this work – as well as the work of so many other dedicated artists –to Glendale!

Sincerely,

Mady Schutzman
Faculty Emeritus
California Institute of the Arts

Public Arts Consultants

CURATORIAL ASSISTANCE

Founded in 1987, Curatorial Assistance is a creative think tank for the arts that fashions and delivers art support services and museum projects to arts professionals and public entities. They produce and facilitate an ever-changing selection of traveling exhibitions and special art projects, where we partner with exhibiting venues to deliver quality art experiences to audiences globally. Museums, curators, collectors, artists, governments and cultural organizations utilize our company's expertise and our products and services to produce meaningful projects, bring industry and media attention to public events and experiences, and to advance a variety of higher interests and causes.



CURATORIAL ASSISTANCE

ART & EXHIBITION SERVICES



Public Arts Consultants

LAS CIENEGAS PROJECTS + CONTROL ROOM CURATORS

Las Cienegas Projects was a **non-profit contemporary art gallery** in the Culver City arts district of Los Angeles. co-founded and curated by **Steven Hull**. He has worked as a professional artist for over 20 years. Since graduating from CalArts with a Master of Fine Arts degree, he has exhibited internationally and has been in numerous museum shows. In addition to his work as an artist, he is also a curator and has organized many large-scale interdisciplinary exhibitions and published multiple books, records, CDs and catalogs. Some of his curatorial projects are Nothing Moments, AbOvo, Blind Date and Song Poems.

Control Room was an exhibitionary space focused on emerging local artists and located in Downtown Los Angeles co-founded and curated by **Evelena Ruether**. She completed the MA: Art & Curatorial Practices in the Public Sphere program at the Roski School of Fine Arts at USC in 2012 and received her BFA from Art Center College of Design in 2009. Previously, she coordinated programming for Outpost for Contemporary Art and in 2010 produced the first annual Big Draw L.A. for Ryman Arts.

Evelena and Steven have been organizing exhibitions in a variety of different galleries. If selected, they will be consulted with about the Arts and Culture space at Rockhaven Historic Park about revolving exhibitions. They will bring fine art expertise and advise on rotating shows, neighborhood arts workshops, and much more.



Public Arts Consultants

DUBLAB



Dublabb is a non-profit, online radio station dedicated to the growth of music, arts and culture.

They have been broadcasting from Los Angeles since 1999. Their mission is to share freeform radio transmissions with an international audience.

Dublabb's programming has expanded to include production of art exhibits, films, events and record releases as well as affiliate stations in Germany (dublabb.de), Japan (dublabb.jp), and Spain (dublabb.es).

PROGRAMMING PARTNERS INCLUDE:

Music Center, Annenberg Foundation, Red Bull Music Academy, MOCA, LACMA, CalArts, A+D Museum, The Getty Center, The Craft & Folk Art Museum, Los Angeles Public Library, Ford Amphitheatre, Walt Disney Concert Hall, LA Opera, Grand Park Los Angeles, REDCAT, Hammer Museum, Hollywood Bowl, Natural History Museum of LA County, Reed College, Machine Project, LAXArt, Levitt Pavilions, 826LA, Inner City Arts, Heart of Los Angeles TED, Grammy Museum, Creative Commons, Brit Week and many more.



Public Arts Consultants

THE POETIC RESEARCH BUREAU

The Poetic Research Bureau is a valise fiction and portable literary service.

The Bureau hosts an extended community of autodidacts and guessworkers caught up in language, inquiry and the unguarded arts. Just as it is: a community free school by day, and by night, a non-professional public forum for presentations, readings, screenings and sundry intellectual exchanges.

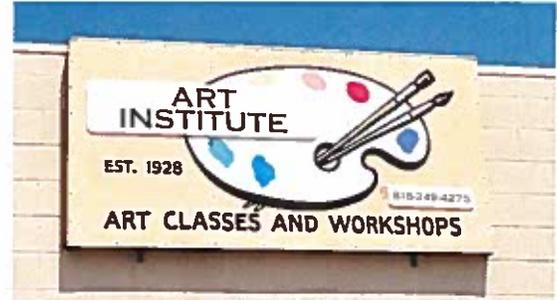


As an out-of-pocket California milk-crate boosterist enterprise, the PRB also serves as the irregular literary umbrella for projects such as occasional poetry journal *The Germ* ('97-'05), edited by Andrew Maxwell and Macgregor Card; and art-lit mag *Area Sneaks*, edited by Rita Gonzalez and Joseph Mosconi.

As a research bloc, the Bureau attempts to cultivate composition, publication and distribution strategies that enlarge the public domain. It favors appropriations, impersonations, 'compost' poetries, belated conversations, unprintable jokes and doodles, 'unoriginal' literature, historical thefts and pastiche. The publication emphasis is on ephemeral works, short-run magazines and folios, short-lived reprints and excerpts in print-on-demand formats, and the occasional literary fetish objects of stupidly incomparable price and value.



Public Arts Consultants

ART INSTITUTE

Rockhaven Historic Park non-profit arts partners will foster a dialog about the meaning and value of contemporary art, the studio space, and resources, which will **cultivate relationships between diverse artists, students, communities, and organizations** and will host artworks ranging from multimedia installations to workshops, performances and concerts in spaces such as Rockhaven's historic Gazebo, as well as having other public events. The participating non-profit arts collectives will **enrich, inspire, and provoke viewers' imaginations through exciting projects, exhibitions and programming.**

Art Institute is a non-profit arts organization in Montrose looking to expand. They would love to branch out to Rockhaven Historic Park. The Art Institute occupied spaces will be used as **galleries**, hosting temporary exhibitions, as well as **project space for making artwork**, curating exhibitions, hosting events and **leading art-education workshops**. The Art Institute project will be based on a three-pronged approach to art-making to include **education, community-building, and interactive exhibitions.**

Public Arts Consultants

RYMAN ARTS / BIG DRAW LA

The Big Draw LA is a regional celebration of the act of drawing. The Big Draw LA creates participatory opportunities for people of all ages to discover that drawing can help us: look more closely, inspire creative thinking, communicate with others, and have fun in the process. Ryman Arts launched the inaugural Big Draw LA in October 2010. By 2011 the events more than doubled with over 10,000 Angelenos drawing during the month-long initiative. Participation is open to all, and organizations of all sizes and kinds, from established institutions to small groups, are invited to sponsor, organize, or host a Big Draw LA event during the month of October.



Community Partnerships

WOMEN'S CENTER FOR CREATIVE WORK



W C
C W

In keeping in Rockhaven's tradition of a space for women, by women, the **Women's Center for Creative Work** or **WCCW** is a non-profit arts organization who honor and are inspired by the feminist traditions that came before them, and are interested in allaying those progresses with contemporary concerns helping to create a **cultural space** based on **inclusivity, process-based reality, and transparency**, fostering feminist models and practices that can be exported into the world at large. Women often have multi-faceted practices, balancing their time as producers, makers, workers, mothers and partners. The WCCW is a proposed answer to this challenge, offering a collective workspace to provide an **environment of solidarity and community**, a **sanctuary** where women with all sorts of small businesses, artistic practices, and personal projects can come get some work done within a **supportive atmosphere**.

The Women's Center for Creative Work is a **collective work space for female creatives of all stripes**. The WCCW will be a consulting art's organization for pop-ups and workshops at Rockhaven. Focusing on how creativity and artistic practice can play a role in all sorts of

work and life practices, the WCCW strives to create a platform where the idea of being a maker can be explored through the discourse around what constitutes a making practice.



Contemporary feminism is in a state of self-examination. Looking backward at historical models such as the **Feminist Studio Workshop** at the **Woman's building** of the 1970s, and sideways at other awesome women's co-work spaces opening up currently all around the country, the WCCW draws inspiration to create like spaces in Los Angeles.

Public Arts Consultants

LAND (LOS ANGELES NOMADIC DIVISION)

LAND (Los Angeles Nomadic Division) is a non-profit art organization founded in 2009 by LAND Director/Curator Shamim M. Momin, former Contemporary Curator at the Whitney Museum of American Art, and Christine Y. Kim, Associate Curator of Contemporary Art at the Los Angeles County Museum of Art (LACMA).

LAND is a public art initiative committed to curating site- and situation-specific contemporary art projects, in Los Angeles and beyond. LAND supports dynamic and unconventional artistic practices using a tripartite approach:

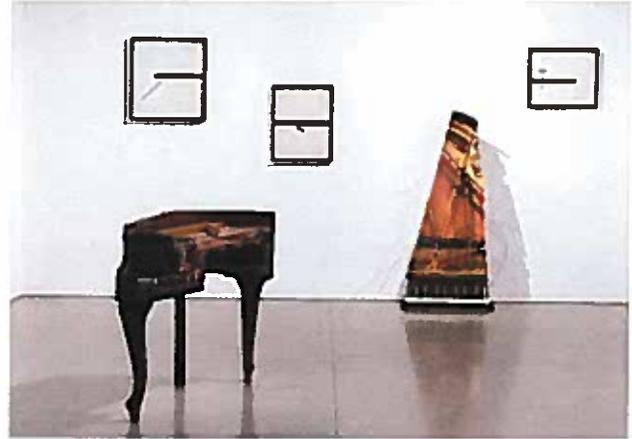
Commissioning public projects of site- and situation-specific works with national and international contemporary artists

Collaborating with a variety of institutions and organizations, such as universities, museums, and theaters as well as other types of spaces, industries, and entities

Offering additional programs such as performances, workshops, residencies, discussions, and publications

LAND is an ongoing endeavor with three primary types of annual programming: LAND 1.0 projects are large-scale, multi-artist, multi-site exhibitions and single-site group exhibitions, LAND 2.0 projects feature a new commission by a single mid-career or established artist, and LAND 3.0 projects feature new work by lesser known or emerging artists.

LAND LOS ANGELES
NOMADIC
DIVISION
CONTEMPORARY PUBLIC ART PROJECTS FOR LOS ANGELES AND BEYOND



Public Arts Consultants

CLUI (THE CENTER FOR LAND USE INTERPRETATION)

The Center for Land Use Interpretation is a research and education organization interested in understanding the nature and extent of human interaction with the earth's surface, and in finding new meanings in the intentional and incidental forms that we individually and collectively create. We believe that the manmade landscape is a cultural inscription, that can be read to better understand who we are, and what we are doing.

The organization was founded in 1994, and since that time it has produced dozens of exhibits on land use themes and regions, for public institutions all over the United States, as well as overseas. The Center publishes books, conducts public tours, and offers information and research resources through its library, archive, and website.

The CLUI exists to stimulate discussion, thought, and general interest in the contemporary landscape. Neither an environmental group nor an industry affiliated organization, the work of the Center integrates the many approaches to land use—the many perspectives of the landscape—into a single vision that illustrates the common ground in "land use" debates. At the very least, the Center attempts to emphasize the multiplicity of points of view regarding the utilization of terrestrial and geographic resources.



Public Arts Consultants

LA><ART

LA><ART is an independent nonprofit art space presenting experimental exhibitions and public art initiatives offering the public access to a new generation of artists and curators supporting both risk and dialogue producing new work for new audiences inciting the conversation on contemporary art in LA animating dynamic relationships between art, artists and audiences enhancing the cultural landscape of LA by supporting challenging work reflecting the diversity of the city



LA><ART



Public Arts Consultants

ARTRA CURATORIAL

ARTRA Curatorial is a volunteer organization for the implementation of new modes of exhibition, locally, nationally and internationally, that feature artist-led emerging platforms and opportunity based interactions and community building via social practice type events. Founded by Max Presneill and Colton Stenke in 2009 and now joined by Kio Griffith, the group has instigated large scale art events and exchanges, as well as the alternative art fair Co/Lab, throughout Los Angeles and has new projects being presented in China, France and UK in 2014, as well as the continuation of their MAS ATTACK series of events both in LA and other US cities.

ARTRA
CURATORIAL



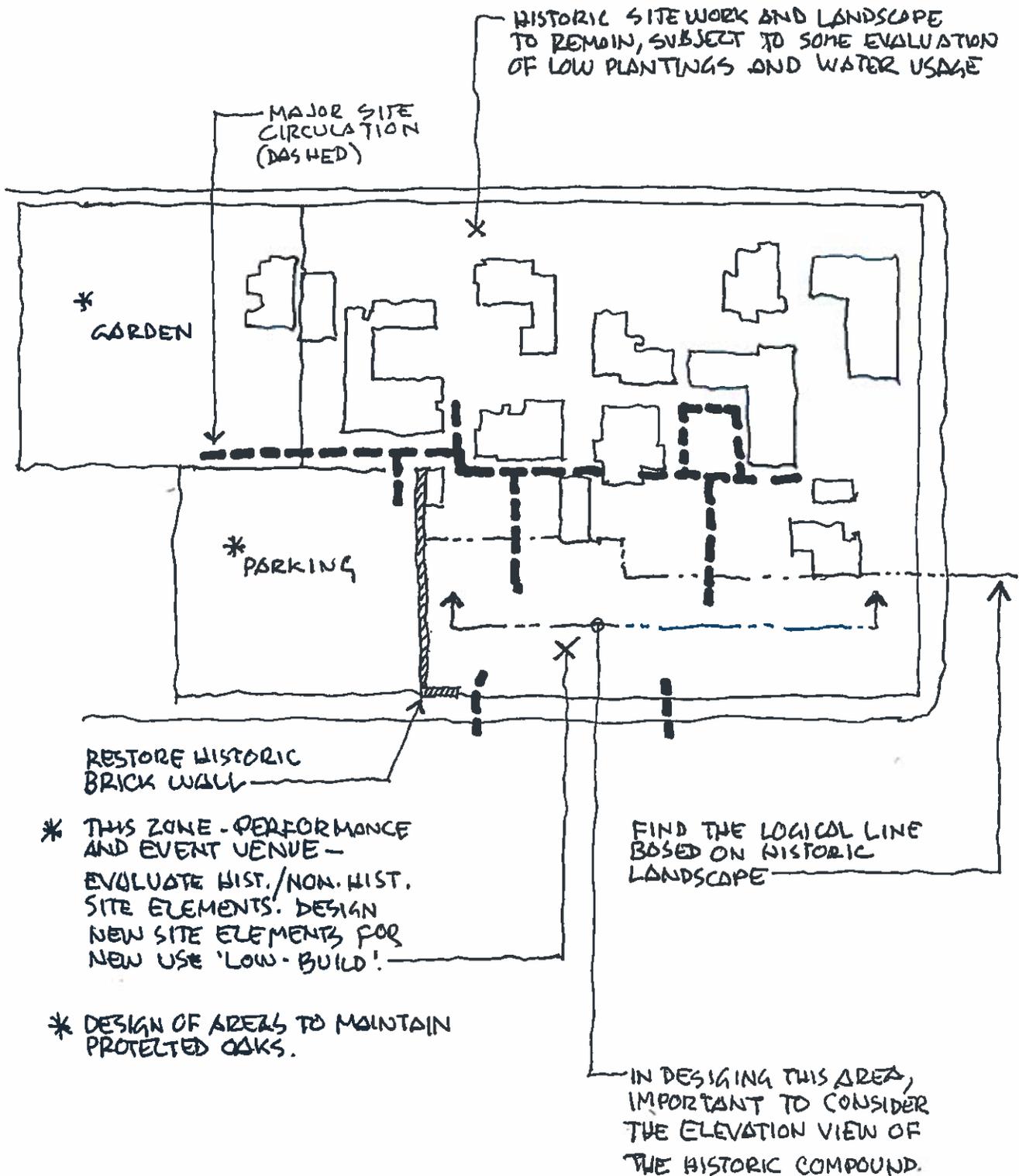
HISTORIC PRESERVATION PARTNERS

JOSEPH CATALANO, AIA

HISTORIC PRESERVATION

Joseph Catalano, AIA

ROCKHAVEN HISTORIC PRESERVATION



Joseph Catalano, AIA

ROCKHAVEN HISTORIC PRESERVATION

Our development proposal will restore and maintain the *Character Defining Features* of the historic resource, as described in the Nomination for the National Register.

There are three fundamental principles to this, all based in The Secretary of the Interior's Standards and the applicable *Preservation Briefs* of the National Park Service. They are as follows:

1. **Site, Landscape and Trees:** The bucolic setting that was important to the District historically must be maintained and improved.
 - 1.1 Protection and maintenance of the tree canopy guided by a Certified Arborist. This will include oaks at the vacant parcels to be incorporated.
 - 1.2 The overall historic plan of planting areas will be maintained, and within this low (non-tree) plantings will be evaluated for sustainability.
 - 1.3 Site accessibility will be carefully studied and detailed to minimize impacts.
2. **Use of Historic Buildings:** Restoration and adaptive re-use of the historic buildings.
 - 2.1 Good programmatic 'fit' of proposed partners and uses within the existing historic fabric of these buildings.
 - 2.2 Careful study and restoration of the buildings' Character Defining Features and details.
3. **New Site Adaptations:** Proposed adaptations will not interfere visually or functionally with the Historic District.
 - 3.1 For use of the large front lawn as an event and performance venue, non-historic work may be removed and new site elements to accommodate the use will be very "low build." They will be separate from elements of the historic landscape, and allow for the vista view of the historic "compound" and its setting beyond.
 - 3.2 A large parking lot would be intrusive to the bucolic setting, and will be placed behind the historic brick site wall, and out of view of the historic site.
 - 3.3 Community gardens or other similar uses will be placed in the vacant parcel on Hermosa Avenue, essentially out of view of the historic site.

These three principles, when carried out by us in design and construction, will most thoroughly maintain the essential characteristics, and also, combined with the nature of the proposed partners' uses, the healthy and progressive spirit of the Historic District.

Gangi Design Led Build, and Gangi Architects in particular will be prime on the consultant team. Joe Catalano AIA is the preservation architect who will guide the design effort with reference to The Secretary of the Interior's Standards, the applicable Preservation Briefs, and the three principles for this project, all as described above.

Catalano has extensive project experience with the Eagle Restorations Group, who will work for Gangi on this project. His work with them includes historic reconstruction, historic research and detail development, compliance monitoring and technical project management. They are a multiple award-winning team with a large number of successful National Register and State Landmark projects to their credit.

Joseph Catalano, AIA

PRESERVATION EXPERIENCE

Preservation Resume

Preservation experience includes investigation, documentation, project management, restoration design, historic reconstruction design, and/or field supervision for 30 historic or potential historic buildings (to date). Careful research and documentation per various governmental requirements is combined with highly skilled drawing development and detailed construction drawings.

Significant project experience working with a highly regarded general contractor in the field of historic restoration, in project management, technical communications, design-build and field support work, leading to the ability to integrate technical and construction knowledge with restoration design and policy.

- Education:** University of Southern California, Summer Program in Historic Preservation, 2002
Qualified as an Historic Architect under The Secretary of the Interior's Standards
Syracuse University School of Architecture, 4-1/2 years including 30 graduate credits completed
Pratt Institute, Bachelor of Industrial Design, 1971
- Registration:** Registered Architect, State of New York, 1986. License No. B18096 (Inactive)
Licensed Architect, State of California, 1996. License No. C25959
- Professional Membership:** Member, American Institute of Architects.
Board of Directors, Pasadena & Foothill Chapter AIA, 2005 to 2008. 2008 Chapter President.
Member, American Institute of Architects Historic Resources Committee
Member, California Preservation Foundation
- Awards:** California Preservation Foundation 2001 Design Awards, Consultant to Eagle Restorations & Builders Inc., for Leland Stanford Roof Mansion Restoration. Award in category of Preservation Technology and Craftsmanship.
2003 Governor's Historic Preservation Awards, Consultant to Eagle Restorations & Builders Inc, for Phillips Mansion Restoration.
Honor Award, 2007 Design Awards, San Fernando Valley Chapter of the American Institute of Architects, Consultant to FSY Architects for Nolte Garage adaptive re-use.
City of Los Angeles, Historic Preservation Overlay Zone Conference Awards 2009 in category of Rehabilitation for Nolte Garage adaptive re-use.
New York Board of Realtors, 1988 Rehab Building of the Year, 350 Hudson Street, New York City
- Professional History:** 2009 to 2011 **Parsons, Pasadena CA. Principal Architect**
Principal Architect on Federal Government Customs & Border Protection (CBP) Land Ports project for 32 small ports at the Northern US border. Quality Assurance review of deliverables, review of site conditions and application of prototype Land Ports to each site, and design development of advanced prototype. Also participated in writing of CBP Housing Design Standard for development of new CBP staff housing communities in remote locations.

Joseph Catalano, AIA

PRESERVATION EXPERIENCE (Continued)

1991 to present	<p>Joseph Catalano AIA</p> <p>Own practice as sole proprietor, primarily in historic preservation with over 30 projects completed. Restoration and Historic Reconstruction Design, and also ongoing project management work for Eagle Restorations Group. "Historic reconstruction design" includes research and detailed design drawings, engineering coordination, shop drawings typically worked out with craftsmen and specialty vendors, and field coordination during construction. Work also included Historic Structures Reports, Operations Plans, Primary Historic Records and other types of building documentation required in preservation work. (Project List upon request.</p>
1993-1995	<p>Adjunct Professor, Pasadena (CA) City College, Architecture Program</p>
1990-1991 and 1994	<p>Project Architect, RAW International, Los Angeles CA</p> <p>Project Architect for various projects for Kaiser Permanente and Pacific Bell. Included 13.5 acre Field Operating Center for Pacific Bell in Carson CA, with new site work and adaptive re-use of nine buildings with various technical programs.</p>
1988-1990	<p>Project Architect, Roger C. Lewis and Assoc., Rockville Centre NY</p> <p>Project Architect for substantial rehabilitation of 12 tenement buildings with historically valuable street facades, into 100 condominium units. Four groups of three five story "walk-up" buildings each were reconfigured into a single elevatored building, with lightwells enlarged and reconfigured to provide acceptable light, air and views for rear units. Ground floor exteriors modified for accessibility.</p>
1988	<p>Guest Professor, Washington University School of Architecture, St. Louis MO</p> <p>Graduate Design Studio</p>
1984-1988	<p>Associate, Lee Harris Pomeroy Associates, New York NY</p> <p>Associate in Charge for IDIQ Contract with the Port Authority of New York & New Jersey, included work in rail terminals, mainframe computer installation and office space. Also for substantial rehabilitation and conversion to office space of 1927 cast-in-place industrial building. Building comprised eight stories and 250,000 square feet of space, to which a 17,000 square foot office penthouse was added. Work also featured all new systems and service core, new ground floor lobby and exterior restoration.</p>
1979-1984	<p>Project Manager and Designer, Roger C. Lewis and Assoc., and the Lewis/Turner Partnership, New York New York</p> <p>Project Manager and Designer for various multi-family housing rehab projects, commercial and institutional projects.</p>
Community Service:	<p>Local Chair, 2009 Society of Architectural Historians Annual Meeting, Pasadena CA.</p> <p>Member, Mayor's Advisory Panel, Green Pasadena Leadership Summit. 2007-08</p> <p>Member, Board of Directors, Sierra Madre Historical Preservation Society, 2008-present.</p> <p>Member, Ad-hoc Committee to Preserve Herkimer Arms (Greene & Greene Apartment Building).</p> <p>Pasadena & Foothill AIA, 1414 Legacy Committee (Preservation of 1414 Fair Oaks, South Pasadena), 2003.</p> <p>Member, Residents for the Preservation of Sierra Madre. Committee participant in effort to preserve the Carter Estate from development, 2002-2003.</p>

Joseph Catalano, AIA

PRESERVATION EXPERIENCE *(Continued)*

City of Sierra Madre, Cultural Heritage Commission 1995 to 2001. Chair 1997 to 1999.

Pasadena Unified School District, Districtwide Facilities Masterplanning Committee for Measure 'Y' bond measure project, 1998 to 1999.

Site Committee, Sierra Madre Elementary School (City of Sierra Madre Historic Landmark No. 29) for Measure 'Y' bond measure project, 1998 to 1999.

Subcommittee Member, City of Sierra Madre 1996 General Plan and 2012 General Plan Update.

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST

Smugglers Ranch Bunkhouse Rehabilitation, Santa Cruz Island CA

Year Built:	1889
Listing:	Declared eligible for the National Register of Historic Places
Scope of Services:	Consultant to restoration subcontractor for historic restoration and seismic upgrade, for reuse by the National Park Service. Two story sandstone and adobe structure. Remote and environmentally sensitive site within the Channel Islands National Park, with limited landing craft service for delivery of materials and equipment. Major challenge was the feedback loop from the field for detail resolution, materials research and ordering to meet landing craft schedule and maintain the overall job schedule.
Year Completed:	2012

Caldwell-Fairbanks House, Sierra Madre CA

Year Built:	1907
Listing:	City of Sierra Madre Historic Landmark
Scope of Services:	Consultant to owner-craftsman for restoration of timber, wood and stone structure built by Louis B. Easton. Featured on the cover of the Winter 2011 issue of American Bungalow magazine.
Year Completed:	(Ongoing)

Craig Adobe, Pasadena CA

Year Built:	1869/1879
Listing:	National Register of Historic Places, City of Pasadena Cultural Landmark
Scope of Services:	Building is the oldest standing building in Pasadena. Adobe portion was acquired and modified by James Craig in 1869, who subsequently built a wooden Victorian addition in 1879. Consultant to owner and working with the restoration contractor for City approvals and compliance monitoring of adobe exterior restoration work.
Year Completed:	2014

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)

Historic Restoration and Reconstruction Projects

Note that all work listed below was performed according to The Secretary of the Interior's Standards. Asterisk (*) indicates an interpretive museum project.

"Historic reconstruction design" includes research and detailed design drawings, engineering coordination, shop drawings typically worked out with carpenters and millwork vendors, and field coordination during construction. The purpose is to replicate lost or severely damaged portions of historic structures precisely, according to The Secretary of the Interior's Standards.

1. Cooper Molera Adobe Wall Repairs, Monterey CA

Year Built: Circa 1830 Onward (in phases)

Listing: Compound is Contributing Element, Monterey Old Town National Historic Landmark Dist., No. 70000137

Scope of Services: Architectural consultant to general contractor for restoration of stone and adobe site walls with cedar roof cap around compound owned by the National Trust for Historic Preservation. Includes documentation and technical project management.

Note: Also see Documentation Projects, Item No. 16.

Proj. Completion: 2011

2. Land Ports of Entry, Various Locations at the U.S.-Canadian Border

Year Built: Circa 1933

Listing: Eligible for National Register of Historic Places

Scope of Services: Consulting Principal Architect at Parsons Corporation for six WPA-era U.S. Customs and Border Protection (CBP) stations that are eligible for the National Register. Produced bridging documents for design-build bids, for technical and programmatic upgrades to meet new CBP requirements while following The Secretary of the Interior's Standards.

Proj. Completion: 2011

3. Coconut Grove, Ambassador Hotel, Los Angeles CA

Year Built: 1921-55 (Period of Historic Significance)

Listing: (n/a)

Scope of Services: Architectural consultant to restoration subcontractor for selected areas of Coconut Grove Nightclub and Ballroom that are being disassembled, restored and reconstructed within the new Los Angeles Unified School District project at the site of the Ambassador Hotel. Includes documentation, recordation during disassembly, reassembly and restoration drawings, and technical project management.

Note: Also see Documentation Projects, Item No. 14.

Proj. Completion: 2010

4. Nolte Garage, St. James Park Historic District, Los Angeles CA

Year Built: 1921

Listing: Contributing Structure, St. James Park Historic District, National Register of Historic Places

Scope of Services: Restoration consultant to architect of record. Historic structure to be incorporated with adjacent vacant parcels for multifamily housing project, to include living lofts in the historic structure. Single story URM commercial structure with 45 foot wood truss spans.

Note: Also see Documentation Projects, Item No. 1.

Proj. Completion: 2006

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)

5. Rancho Los Cerritos Adobe Restoration, Long Beach CA:

Year Built: 1844
 Listing: Reg. No. (n/a) National Register of Historic Places Reg. No. 978, California Historical Landmarks
 Scope of Services: Technical project management and woodwork restoration shop drawings, for general contractor. Project included exterior restoration and adobe seismic upgrade.
 Note: Also see Documentation Projects, Item No. 2.
 Proj. Completion: 2002

6. Pio Pico Mansion Restoration, Whittier CA: *

Year Built: Circa 1830 to 1880 in phases
 Listing: Reg. No. 73000408, National Register of Historic Places Reg. No. 127, California Historical Landmarks
 Scope of Services: Project included historic restoration, historic reconstruction and adobe seismic upgrade. Services included historic reconstruction design for previously removed portion of building; coordination with state's archaeologist on reconstruction, re-use of artifacts, and detailing; woodwork restoration shop drawings; and technical project management. All of the above for general contractor.
 Proj. Completion: 2001

7. Leland Stanford Mansion Roof Restoration, Sacramento CA:

Year Built: 1857, expanded 1878
 Listing: Reg. No. 614, California Historical Landmarks
 Scope of Services: Project included historic restoration, historic reconstruction and seismic upgrade of roof, cornice and mansards. Historic reconstruction design for previously removed or damaged portions, and technical project management, for general contractor.
 Note: Project won a California Preservation Foundation Design Award in 2001 in the category of preservation technology and craftsmanship.
 Also see Documentation Projects, Item No. 3.
 Proj. Completion: 2000

8. Old Governor's Mansion Exterior Restoration, Sacramento CA: *

Year Built: 1877
 Listing: Reg. No. 823, California Historical Landmarks
 Scope of Services: Technical project management for general contractor. Partial (phased) woodwork restoration.
 Proj. Completion: 1999

9. Phillips Mansion, Pomona CA: *

Year Built: 1875
 Listing: Reg. No. 77000303, National Register of Historic Places
 Scope of Services: Historic reconstruction design for portico and balconies, for general contractor, as part of exterior restoration project.
 Note: Project won a Governor's Historic Preservation Award in 2003.
 Proj. Completion: 1998

10. Pierano Building, Ventura CA:

Year Built: Circa 1875
 Listing: City of San Buenaventura No. (n/a)
 Scope of Services: Project management and woodwork restoration shop drawings for general contractor, for restoration, seismic

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)

11. San Pedro Municipal Building Rehabilitation, San Pedro CA:

Year Built: 1928

Listing: (n/a)

Scope of Services: Project management for window restoration subcontract for over 400 large wood windows, as part of general building restoration and adaptive reuse.

Note: Also see Documentation Projects, Item No. 4.

Proj. Completion: 1998

12. California Science Center, Exposition Park, Los Angeles:

Year Built: 1913

Listing: (n/a)

Scope of Services: 320 foot long North wall of original California Museum of Science and Industry incorporated into new museum structure. Project management for wall restoration subcontractor, for historic restoration and reconstruction of ornate terra cotta, brick and tile exterior wall, large wood windows and ornate wood eaves.

Proj. Completion: 1997

13. Episcopal Church of the Ascension, Sierra Madre CA:

Year Built: 1887 (Sanctuary) 1928 (Parish Hall)

Listing: Reg. No. 77000303, National Register of Historic Places City of Sierra Madre Historic Landmark No. 3

Scope of Services: Architect for historic reconstruction of Parish Hall porch; for new HVAC system for Sanctuary with no visual impact on historic interior; for re-roofing of Parish Hall; design and carpentry for historic reconstruction of Lich Gate. Also member of Owner's Representative team for seismic repairs and restoration following 1991 Sierra Madre earthquake, and member of Facilities Planning Committee.

Dates: 1991 to 1998

Selected Projects for Non-designated Buildings

1. 38 East Grandview, Sierra Madre CA:

Exterior restoration and repair of 1926 adobe building treated per The Secretary of the Interior's Standards. Building has historically performed well seismically despite unusual eight-inch thick adobe walls, and proximity to active fault. Specifications and design of work determined with adobe conservator, materials testing and structural engineer to maintain and enhance seismic performance. Project completion 2004.

2. Trinity Pedestrian Bridge, Trinity Church, New York NY:

Design team member at Lee Harris Pomeroy Associates for pedestrian bridge connecting historic Trinity Church and its parish hall across Trinity Place, requiring design approval by the New York City Landmarks Commission and 12 other agencies. Project completion 1988.

3. 350 Hudson Street, New York NY:

Associate in Charge at Lee Harris Pomeroy Associates for substantial rehabilitation and conversion to office space of 1927 cast-in-place industrial building. Building comprised eight stories and 250,000 square feet of space, to which a 17,000 square foot office penthouse was added. Work also featured all new systems and service core, new ground floor lobby and exterior restoration. Named Rehab Building of the Year in 1988 by the New York Board of Realtors. Project completion 1988.

4. West 117 Street Project, New York NY:

Project Architect at Roger C. Lewis & Associates for substantial rehabilitation of 12 tenement buildings with historically valuable street facades, into 100 condominium units. Four groups of three five story "walk-up" buildings each were reconfigured into a single elevated building, with lightwells enlarged and reconfigured to provide acceptable light, air and views for rear units. Ground floor exteriors modified for accessibility. Design completion 1990, construction completion 2000.

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)

Documentation and Research Projects

1. Nolte Garage, St. James Park Historic District, Los Angeles CA:

In addition to services described in Item No. 1, Historic Projects above, providing documentation and securing approvals for Parts 2 and 3 of Historic Preservation Certification for Preservation Tax Incentive for developer.

2. The Aztec Hotel, Monrovia CA:

Year Built: 1925

Listing: National Register of Historic Places No. 78000691 City of Monrovia Historic Landmark No. 10

Scope of Services: Researched and wrote Historic Structures Report for Mayan style hotel designed by Robert B. Stacy-Judd, under grant from the California State Office of Historic Preservation and the National Park Service.

Project Date: 2005-2006

3. Rancho Los Cerritos Adobe Restoration, Long Beach CA:

In addition to services described in Item No. 2, Historic Projects above, provided photographic documentation of existing conditions, construction process in detail, and completed project.

4. Leland Stanford Mansion Roof Restoration, Sacramento CA:

In addition to services described in Item No. 5, Historic Projects above, provided photographic, written and drawn documentation of removals and new work, working with State DPR building archaeologists.

5. San Pedro Municipal Building Rehabilitation, San Pedro CA:

In addition to services described in Item No. 9, Historic Projects above, researched and wrote Historic Preservation Operations Plan for general contractor for 28 million dollar project.

6. 1635 North Spring Street, Los Angeles CA:

Year Built: Circa 1910 Listing: (Future application)

Scope of Services: Researched and wrote Feasibility Study for restoration and loft conversion of 10,000 square foot commercial loft building into artist's live/work units and gallery space under the City of Los Angeles Adaptive Reuse Ordinance.

Project Date: 2003

7. Floor Tile Replacements, The Bradbury Building, Los Angeles CA:

Year Built: 1893

Listing: City of Los Angeles Monument No. 6

Scope of Services: Detailed survey, and coordination of development and manufacture of replica replacement pressed clay floor tiles.

Project Date: 2003

8. 305 East Laurel, Sierra Madre CA:

Researched and wrote Historic Structures Report for 1911 bungalow, in support of local designation. Project date 2004.

9. 777 Woodland, Sierra Madre CA:

Researched and wrote DPR 523 record for State eligibility for designation of 1923 cabin. Project date 2002.

10. 1 Carter, Sierra Madre CA:

Researched and wrote Consultant Brief for nomination of site as a Cultural Vernacular Landscape. Project date 2003.

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)

11. Rancho Camulos, Piru CA *

Year Built: Circa 1850

Listing: Reg. No. (n/a) National Register of Historic Places Reg. No. 553, California Historical Landmarks

Scope of Services: Detailed survey of structure and construction method, for structural analysis of wood Chapel building, to determine cause of progressive failure.

Project Date: 2001

12. 1414 Fair Oaks, South Pasadena CA

Year Built: 1957 to 1962 in phases.

Listing: City of South Pasadena Landmark No. (n/a) (State of California designation pending)

Scope of Services: Research and presentation for designation hearings on phases of development by Architects Smith & Williams, to identify significant historic fabric.

Project Date: 2001

13. Pasadena Civic Auditorium, Pasadena CA

Year Built: 1931

Listing: Reg. No. (n/a) National Register of Historic Places City Pasadena Landmark No. (n/a)

Scope of Services: Consultant to Miralles Associates Architects for various upgrading projects, and for historic assessment of existing ice rink and its planned restoration to the Civic Auditorium's Grand Ballroom.

Project Date: 2007

14. Cocoanut Grove, Ambassador Hotel, Los Angeles CA

Year Built: 1921-55 (Period of Historic Significance)

Listing: (n/a)

Scope of Services: Documentation, recordation during disassembly, reassembly and restoration drawings, and technical project management for selected areas of Cocoanut Grove Nightclub and Ballroom. See Restoration and Reconstruction Projects No. 1.

Proj. Completion: 2010

15. Zorthian Ranch, Altadena CA

Year Built: Circa 1950-90

Listing: (none)

Scope of Services: Member of collaborative team studying creation of arts foundation and campus on grounds of Zorthian Ranch, with buildings and site installations constructed over a lifetime by the late artist Jiryar Zorthian.

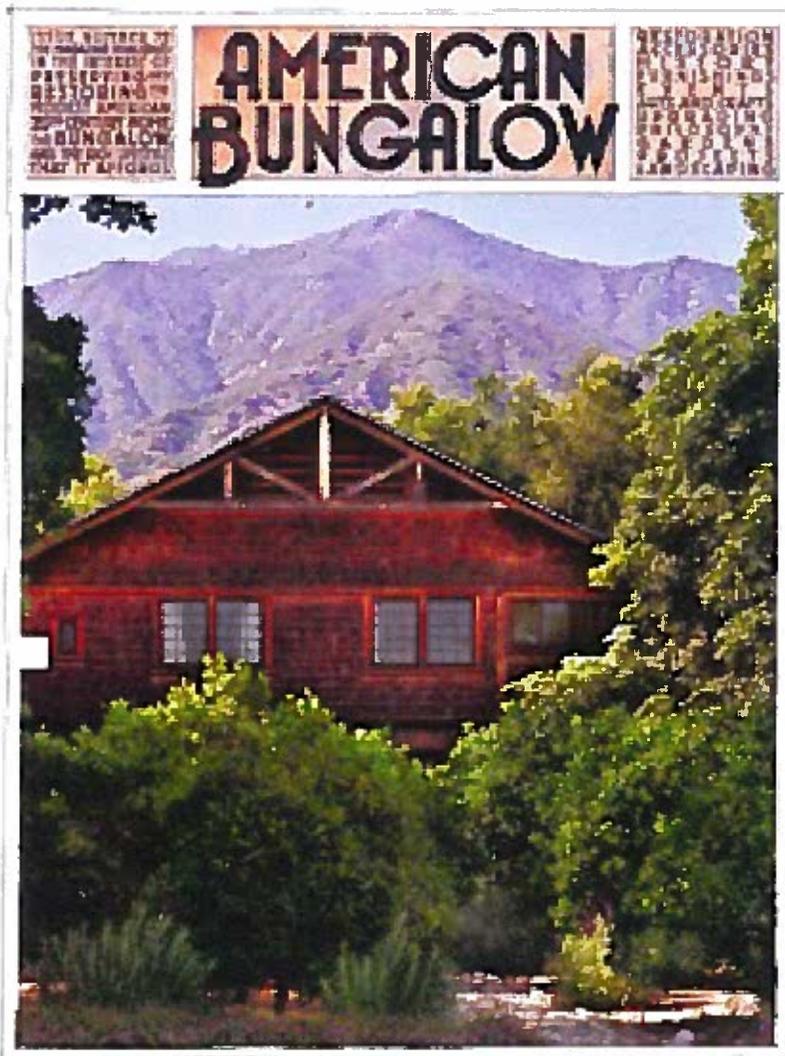
Proj. Completion: (Ongoing)

16. Cooper Molera Adobe Wall Repairs, Monterey CA

In addition to services described in Item No. 1, Historic Projects above, provided photographic, written and drawn documentation of existing deteriorated conditions at outset of work, with detailed indications of work (scope items) to be performed.

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)



Caldwell Fairbanks House, Sierra Madre CA, as shown on the cover of American Bungalow Magazine (Winter 2011) - Page 65



Leland Stanford Mansion, Sacramento CA (Historic Photo) - Page 67, 69



Nolte Lofts - Page 66, 69



Smugglers Ranch House, Santa Cruz Island, Channel Islands National Park - Page 65



Old Governors Mansion, Sacramento CA - Page 67

Joseph Catalano, AIA

PRESERVATION PROJECTS LIST (Continued)



Rancho Los Cerritos, Long Beach CA - Page 67, 69



Pio Pico Mansion, Whittier CA - Page 67



Cooper Molera Adobe, Monterey CA - Page 70



EAGLE

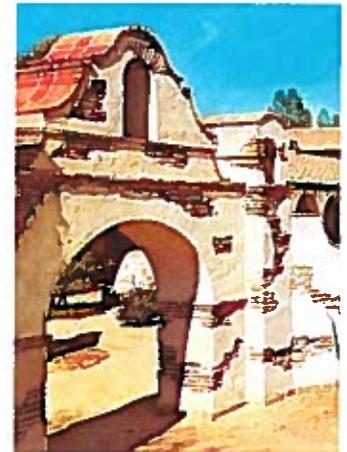
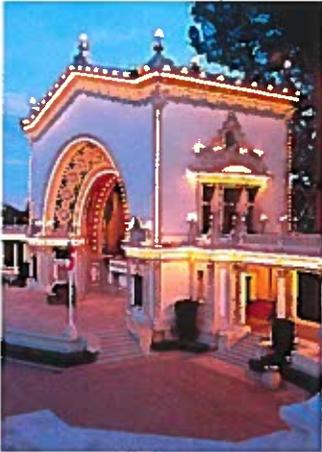
RESTORATIONS GROUP, INC.

License #B 465977

*HISTORIC RESTORATION AND
PRESERVATION*

Eagle Restorations Group, Inc.

FIRM OVERVIEW



Eagle Restorations Group, Inc. specializes in the restoration and seismic repair and upgrading of historic buildings. Eagle was incorporated in 1991, and has completed over 47 projects, ranging in value up to 1.7 million dollars. Eagle emphasizes a high level of craft and restoration knowledge in all aspects of its work, and routinely works to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Eagle is experienced in working under the auspices of different governmental agencies, and in meeting both the technical and administrative requirements of historic restoration work.

Eagle has a core group of experienced restoration craftspeople, who are "hands-on" on its projects, in addition to doing the estimating and supervisory work. The president of Eagle is a former Preservation Commission member and has attended numerous seminars on various aspects of restoration work.

Eagle Restorations Group, Inc. is licensed as a Class 'B' General Building Contractor in the State of California, License No. 46597, and is fully bonded and insured.

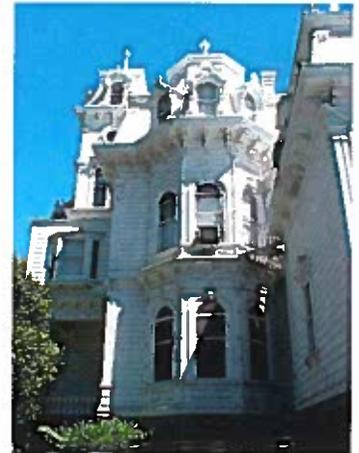
38 of Eagle's past and current projects have local, state or federal historic landmark designations. 12 are open to the public as interpretive museums.

Eagle is experienced in working under the auspices of different governmental agencies, and in meeting both the technical and administrative requirements of historic restoration work.

In addition, Eagle is a Partner in the California Preservation Foundation. Eagle enjoys established relationships with skilled restoration subcontractors, covering the range of trades required by restoration work and seismic retrofitting.

Eagle Restorations Group, Inc.

PROFESSIONAL SERVICES



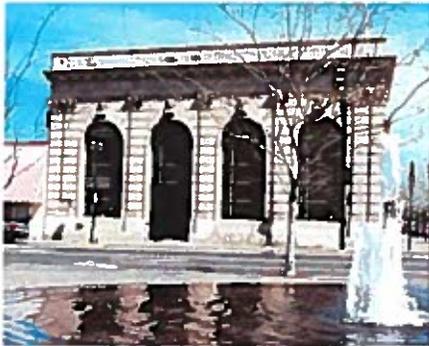
- Adobe Masonry Eagle Restorations Inc - Historical and Structural Restoration Specialists - Monrovia, CA
- Adobe Seismic Retrofitting
- Adobe Plastering
- Adobe Orno's
- Lime Plastering / Whitewash / Painting
- Historic Lighting Fixtures
- Metal Restoration
- Tin Ceilings
- Ornamental Woodwork
- Cast Architectural Replications
- Cathedral Stone Products
- Wood Restoration Systems Eagle Restorations Inc - Historical and Structural Restoration Specialists - Monrovia, CA
- Marble Restoration
- Faux Finishes
- Paint Restoration Systems
- Fountains & Lavenderias
- Decorative Tile
- Terra Cota
- Secretary of Interior's Standards for Rehabilitation
- U.S. department of the Interior Preservation Briefs
- National Park Services
- Building Restoration
- Conservation
- Historic Preservation

Eagle Restorations Group, Inc.

RESTORATION PROJECTS

Project: Alviso Adobe
Location: Pleasanton, CA
Year Built: 1896
Owner: City of Pleasanton
Scope of Work: Adobe Seismic Repairs and Upgrade
Cost of Work: \$106,000.00
Year Completed: 1996

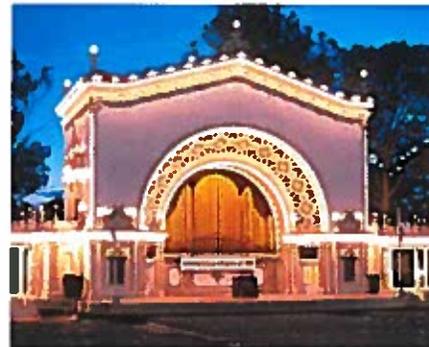
Project: Bank of Italy



Location: Livermore, CA
Listing: National Register of Historic Places
Owner: Lynn and Joan Sepala
Scope of Work: URM Seismic Retrofit and Historic Restoration, including Tenant Improvements, Performed under Historic Tax Credit Certification by National Parks Service
Cost of Work: \$500,000.00
Year Completed: 1996

Project: Bear Building
Location: Pasadena, CA
Year Built: 1921
Owner: Daniel Melonkoff
Scope of Work: URM Seismic Upgrade and Exterior Historic Restoration
Cost of Work: \$250,000.00
Year Completed: 1989

Project: Balboa Park Spreckles Organ Pavilion



Location: San Diego, CA
Year Built: 1915
Owner: San Diego Department of Parks and Recreation
Scope of Work: Upgrade Electrical and Replace 1600+ Rosettes
Cost: \$1,250,000.00
Year Completed: 2005

Project: 1036 S. Bonnie Brae Street
Location: Los Angeles, CA
Year Built: 1896
Listing: Reg. No. 87002401, National Register of Historic Places, City of Los Angeles Monument No. 99
Owner: Norma Mouton
Scope of Work: Foundation Replacement and Seismic Upgrade, Exterior Repairs
Cost of Work: \$110,000.00
Year Completed: 1999

Project: Braley Building
Location: Pasadena, CA
Year Built: 1926
Listing: National Register of Historic Places
Owner: BWC Investments
Scope of Work: Historic Restoration and Tenant Improvements to Masonry Commercial Building
Cost of Work: \$200,000.00
Year Completed: 1989

Eagle Restorations Group, Inc.

RESTORATION PROJECTS *(Continued)*

Project: California Science Center



Location: Los Angeles, CA

Year Built: 1913

Owner: State of California

Scope of Work: Restoration of Historical Exterior Walls Incorporated in New Project, including Masonry, Replica Terra Cotta, Woodwork and Wood Window Restoration

Cost of Work: \$1,250,000.00

Year Completed: 1998

Project: Calvary Presbyterian Church

Location: South Pasadena, CA

Year Built: 1930

Owner: Calvary Presbyterian Church

Scope of Work: URM Seismic Upgrade, Re-roofing and Interior Restoration

Cost of Work: \$325,000.00

Year Completed: 1991

Project: Casa de Adobe

Location: Los Angeles, CA

Year Built: 1920

Owner: Autry National Center

Scope of Work: Restoration of Orno and Chimney

Cost of Work: \$165,000.00

Year Completed: 2007

Project: Casa de Bandini – Cosmopolitan Hotel

Location: Old Town San Diego, CA

Year Built: 1827

Listing: Reg. No. 72, California Historical Landmarks

Owner: California State Parks and Recreation

Scope of Work: Seismic Retrofit and Adobe Repair, Plastering

Cost of Work: \$426,024.00

Year Completed: 2009

Project: Casa de Pedrorena

Location: Old Town San Diego, CA

Year Built: 1848

Listing: Reg. No. 70, California Historical Landmarks

Owner: California State Parks and Recreation

Scope of Work: Repair and Whitewash Exterior

Cost of Work: \$10,000.00

Year Completed: 2006

Project: Cocoanut Grove – Ambassador Hotel



Location: Los Angeles, CA

Year Built: 1921-55 (Period of Historic Significance)

Owner: Los Angeles Unified School District

Scope of Work: Restoration of the Cocoanut Grove Coffee Shop/Lounge

Cost of Work: \$1,200,000.00

Year Completed: 2010

Eagle Restorations Group, Inc.

RESTORATION PROJECTS (Continued)

Project: Cooper Molera Adobe
Location: Monterey, CA
Year Built: 1830
Listing: Compound is Contributing Element, Monterey Old Town National Historic Landmark, District No. 70000137
Owner: National Historic Trust
Scope of Work: Adobe Wall Repair, Adobe Masonry, Stone Repair
Cost of Work: \$162,000.00
Year Completed: 2011

Project: Covarrubias Adobe
Location: Santa Barbara, CA
Year Built: 1817
Listing: Reg. No. 308, California Historical Landmarks
Owner: Santa Barbara Historical Trust
Scope of Work: Lime Plastering, Adobe Repairs
Cost of Work: \$48,000.00
Year Completed: 2011 / Ongoing

Project: Leland Stanford Mansion



Location: Sacramento, CA
Year Built: Circa 1857
Listing: Reg. No. 614, California Historical Landmarks
Owner: State of California
Scope of Work: Seismic Stabilization and Historic Restoration of Mansards, Cornices and Roof
Cost of Work: \$1,381,403.00
Year Completed: 2000

Project: Episcopal Church of the Ascension
Location: Sierra Madre, CA
Year Built: 1928 (Parish Hall)
Listing: Reg. No. 77000303, National Register of Historic Places, City of Sierra Madre Historic Landmark No. 3
Owner: Episcopal Church Of The Ascension
Scope of Work: Reconstruction and Seismic Upgrade of Parish Hall Wood and Stone Porch
Cost of Work: \$16,000.00
Year Completed: 1996

Project: Flores Adobe
Location: South Pasadena, CA
Year Built: 1850
Listing: Reg. No. 73000404, National Register of Historic Places
Owner: Virginia Wright
Scope of Work: Adobe Seismic Stabilization and Historical Restoration
Cost of Work: \$60,000.00
Year Completed: 1993

Project: First United Methodist Church
Location: Pasadena, CA
Year Built: Circa 1925
Owner: First United Methodist Church
Scope of Work: URM Seismic Stabilization, and Restoration of Ornate Plaster Ceiling and Interior Woodwork
Cost of Work: \$1,700,000.00
Year Completed: 1992

Project: Hotel del Monte – Naval Post Graduate School
Location: Monterey, CA
Year Built: 1880
Owner: United States Navy
Scope of Work: Restoration of ornate ceiling in the "La Novia Room."
Cost of Work: \$200,000.00
Year Completed: 2003

Eagle Restorations Group, Inc.

RESTORATION PROJECTS *(Continued)*

Project: Jensen-Alvarado Ranch
Location: Riverside, CA
Year Built: Circa 1865
Listing: Reg. No. 943, California Historical Landmarks
Owner: City of Riverside
Scope of Work: URM Seismic Stabilization and Historic Restoration
Cost of Work: \$275,000.00
Year Completed: 1994

Project: La Quinta Resort – Azur Adobe
Year Built: 1923
Owner: Waldorf Astoria Resorts
Scope of Work: Restoration, Plastering and Adobe Masonry
Cost of Work: \$100,000.00
Year Completed: 2009

Project: Leo Carillo Ranch



Location: Carlsbad, CA
Year Built: 1875
Listing: National Register of Historic Places
Owner: City of Carlsbad
Scope of Work: Adobe Seismic Stabilization and Historical Restoration for Five Buildings
Cost of Work: \$324,000.00
Year Completed: 1993

Project: Leonis Adobe
Location: Calabasas, CA
Year Built: 1878
Listing: Reg. No. 75000433, National Register of Historic Places, City of Los Angeles Monument No. 1
Owner: Leonis Adobe Association
Scope of Work: Adobe Seismic Stabilization and Historical Restoration
Cost of Work: \$265,000.00
Year Completed: 1996

Project: Logan Street Elementary School
Location: Los Angeles, CA
Year Built: Circa 1930
Owner: Los Angeles Unified School District
Scope of Work: Replacement of Existing Wood Windows with New to Match Originals
Cost of Work: \$140,000.00
Year Completed: 1999

Project: Lopez Adobe



Location: San Fernando, CA
Listing: Reg. No. 71000157, National Register of Historic Places
Owner: City of San Fernando
Scope of Work: Adobe Seismic Stabilization and Historical Restoration
Cost of Work: \$165,000.00
Year Completed: 1997

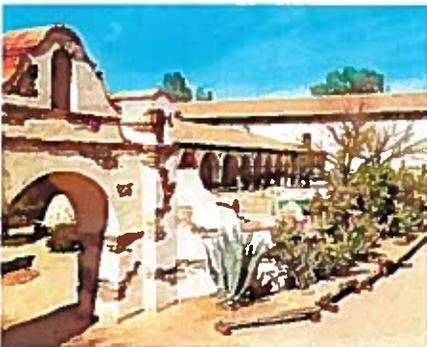
Eagle Restorations Group, Inc.

RESTORATION PROJECTS *(Continued)*

Project: Los Altos Apartments
Location: Los Angeles, CA
Year Built: Circa 1925
Listing: City of Los Angeles Monument No. 311
Owner: Stegin Real Estate
Scope of Work: URM seismic retrofit
Cost of Work: \$285,000.00
Year Completed: 1991

Project: Lincoln State Monument Museum of New Mexico
Location: Lincoln, NM
Listing: Reg. No. (n/a), National Register of Historic Places
Owner: State of New Mexico
Scope of Work: Adobe Plastering as Part of Research Project on Adobe Restoration Techniques, Sponsored by the Getty Foundation.
Cost of Work: \$50,000.00
Year Completed: 1993

Project: Mission San Miguel



Location: San Miguel, CA
Year Built: 1797
Listing: Reg. No. 326, California Historical Landmarks
Owner: Archdiocese of Monterey
Scope of Work: Seismic Stabilization, Phase I-IV
Cost of Work: \$950,000.00
Year Completed: 2005-2010

Project: Mission San Luis Obispo
Location: San Luis Obispo, CA
Year Built: 1790
Listing: Reg. No. 325, California Historical Landmarks
Owner: Archdiocese of Monterey
Scope of Work: Exterior Wood Restoration
Cost of Work: \$50,000.00
Year Completed: 2007

Project: Montebello Women's Club
Location: Montebello, CA
Year Built: Circa 1930
Owner: City of Montebello
Scope of Work: Seismic Upgrade, Handicapped Upgrade and Interior Restoration
Cost of Work: \$170,000.00
Year Completed: 1997

Project: Mount Whitney Fish Hattery



Location: Independence, CA
Year Built: 1916
Owner: California Department of Fish and Game
Scope of Work: Seismic Retrofit and Restoration
Cost of Work: \$1,600,000.00
Year Completed: 2002

Eagle Restorations Group, Inc.

RESTORATION PROJECTS *(Continued)*

Project: Old Governor's Mansion
Location: Sacramento, CA
Year Built: 1877
Listing: Reg. No. 823, California Historical Landmarks
Owner: State of California
Scope of Work: Window Restoration
Subcontractor
Cost of Work: \$135,000.00
Year Completed: 1997

Project: Old Governor's Mansion



Location: Sacramento, CA
Year Built: 1877
Listing: Reg. No. 823, California Historical Landmarks
Owner: State of California
Scope of Work: Exterior Historic Restoration of Ornate Wood Mansion
Cost of Work: \$496,200.00
Year Completed: 2000

Project: O'Hara Adobe
Location: Toluca Lake, CA
Year Built: 1920
Owner: Mr. & Mrs. Terence O'Hara
Scope of Work: Adobe Seismic Repairs and Upgrade
Cost of Work: \$265,000.00
Year Completed: 1996

Project: Orcutt Ranch Adobe
Location: West Hills, CA
Year Built: 1920
Listing: City of Los Angeles Monument No. 31
Owner: City of Los Angeles
Scope of Work: Adobe Seismic Repairs
Cost of Work: \$22,000.00
Year Completed: 1994

Project: Pasadena Playhouse
Location: Pasadena, CA
Year Built: 1924
Listing: Reg. No. 75000435, National Register of Historic Places, Reg. No. 887, California Historical Landmarks
Owner: Pasadena Playhouse Association
Scope of Work: URM Seismic Stabilization and Repairs
Cost of Work: \$76,000.00
Year Completed: 1995

Project: Olivas Adobe



Location: Ventura, CA
Year Built: 1837-1949
Listing: Reg. No. 115, California Historical Landmarks
Owner: County of Ventura
Scope of Work: Adobe Masonry, Lime Plastering
Cost of Work: \$380,000.00
Year Completed: 2010

Eagle Restorations Group, Inc.

RESTORATION PROJECTS (Continued)

Project: Peirano Building
Location: Ventura, CA
Year Built: Circa 1870
Listing: City of Buenaventura
Owner: KL Associates
Scope of Work: URM Building Shell Restoration, Seismic Upgrade and Tenant Improvements in Partially Burned-out 1870's Brick Commercial Buildings
Cost of Work: \$334,800.00
Year Completed: 1998

Project: Phillips Mansion



Location: Pomona, CA
Year Built: 1875
Listing: Reg. No. 74000525, National Register of Historic Places
Owner: Pomona Historical Society
Scope of Work: Exterior Restoration and URM Seismic Stabilization, Restoration and Reconstruction of Ornate Exterior Woodwork, and Restoration of Wood Windows
Cost of Work: \$300,000.00
Year Completed: 1999

Project: Pinney House
Location: Sierra Madre
Year Built: 1887
Listing: City of Sierra Madre Historic Landmark No. 1
Owner: Janet Grater
Scope of Work: Exterior Woodwork Restoration
Cost of Work: \$50,000.00
Year Completed: 1999

Project: Pio Pico Mansion



Location: Whittier, CA
Year Built: Circa 1850
Listing: Reg. No. 127, California Historical Landmarks, Reg. No. 73000408, National Register of Historic Places
Owner: State of California
Scope of Work: Adobe Seismic Repair and Stabilization, Interior and Exterior Historic Restoration and Reconstruction of Previously-demolished Portions of the Building
Cost of Work: \$1,658,000.00
Year Completed: 2001

Project: Private Residence
Location: Pasadena, CA
Year Built: Circa 1904
Owner: (Name withheld at request of owner)
Scope of Work: 12,000 s.f. URM Stabilization, Interior and Exterior Historic Restoration
Cost of Work: \$1,500,000.00
Year Completed: 1993

Eagle Restorations Group, Inc.

RESTORATION PROJECTS *(Continued)*

Project: Rancho Camulos
Location: Piru, CA
Year Built: 1850
Listing: Reg. No. 553, California Historical Landmarks
Owner: Ms. Shirley Lorenz
Scope of Work: Adobe Seismic Stabilization, and Restoration of Main House
Cost of Work: \$446,000.00
Year Completed: 1998

Project: Rancho Camulos – Small Adobe
Location: Piru, CA
Year Built: 1900
Listing: Reg. No. 553, California Historical Landmarks
Owner: Ms. Shirley Lorenz
Scope of Work: Adobe Seismic Stabilization, and Restoration of Exterior Walls
Cost of Work: \$812,500.00
Year Completed: 2007

Project: Rancho Los Cerritos



Location: Long Beach, CA
Year Built: 1844
Listing: National Register of Historic Places; Reg. No. 978, California Historical Landmarks
Owner: City of Long Beach
Scope of Work: Adobe Seismic Upgrade, and Exterior Historic Restoration (Adobe, Wood Doors and Windows, Tile Roof and Site Work)
Cost of Work: \$1,118,351.00
Year Completed: 2002

Project: San Gabriel Auditorium
Location: San Gabriel, CA
Year Built: 1920
Owner: City of San Gabriel
Scope of Work: Seismic Repair and Upgrading to Adobe and URM structure, including Crack Injection and Installation of Steel Bracing
Cost of Work: \$168,000.00
Year Completed: 1998

Project: San Pedro Municipal Building
Location: San Pedro, CA
Year Built: 1928
Owner: City of Los Angeles Department of General Services
Scope of Work: Subcontractor for Restoration of 225 Historic Wood Windows
Cost of Work: \$411,000.00
Year Completed: 1998

Project: Second Church of Christ, Scientist of Los Angeles
Location: Los Angeles, CA
Year Built: 1910
Listing: Reg. No. 87000576, National Register of Historic Places, City of Los Angeles Monument No. 57
Owner: Second Church Of Christ, Scientist Of Los Angeles
Scope of Work: Seismic Retrofit and Repair of URM Stone Spires, Re-roofing and Restoration of Ornate Plasterwork
Cost of Work: \$175,000.00
Year Completed: 1991

Project: 25 South Baldwin
Location: Sierra Madre, CA
Year Built: 1925
Scope of Work: URM Retrofit
Cost of Work: \$50,000.00
Year Completed: 1993

Eagle Restorations Group, Inc.

RESTORATION PROJECTS *(Continued)*

Project: Trinity Episcopal Church



Location: Santa Barbara, CA

Year Built: 1920

Listing: National Register of Historic Places

Owner: Trinity Episcopal Church

Scope of Work: URM Seismic Upgrade and Historic Restoration of Exterior Stonework, Tile Roofs and Ornate Interior Plasterwork

Cost of Work: \$950,000.00

Year Completed: 1995

Project: Wells Halliday Mansion (Carl Bean AIDS Hospice)

Location: Los Angeles, CA

Year Built: 1901

Listing: City of Los Angeles Monument No. 458

Owner: AID People

Scope of Work: Historic Restoration and Adaptive Re-use

Cost of Work: \$250,000.00

Year Completed: 1992

Project: Westminster Church

Location: Pasadena, CA

Year Built: 1920

Owner: Westminster Church

Scope of Work: URM Seismic Repair and Upgrade, Restoration and Replication of Exterior Stonework

Cost of Work: \$295,000.00

Year Completed: 1992

OPEN SPACE LANDSCAPING PARTNER

Open Space Landscaping Partner

EVERGREEN LANDSCAPE ARCHITECTS

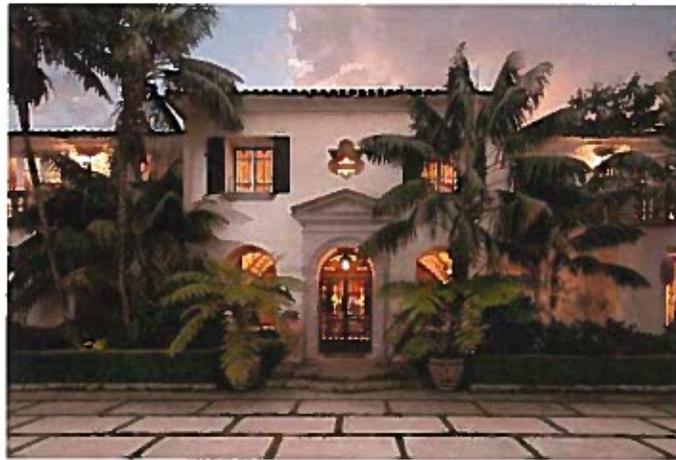
Bringing Paradise To You . . .



Proud of the Results . . .

. . . and the Accolades

- ... the clearest, most biddable construction documents and irrigation plans I've ever seen...*
- ... no egos, real team players...*
- ... a pleasure to work with...*
- ... I would not start a project without their participation...*
- ... I love my magical garden!*
- ... We couldn't be more pleased!*



The Magic is in the Details.

Experience counts.

everGREEN landscape architects

P.O. Box 5483, Santa Barbara, CA 93150
T: 805.684.1718 / F: 805.684.1745

www.everGREEN-sb.com

Leland@everGREEN-sb.com

Leland Walmsley
- Principal



ASLA, Lic. #4918, LEED AP
GREEN ROOF & LIVING WALL SPECIALIST

Open Space Landscaping Partner

EVERGREEN LANDSCAPE ARCHITECTS (Continued)

OUR SPECIALTY: We create lush, **eco-friendly & water-wise** garden paradises while consistently exceeding expectations for a wide variety of clientele and projects – including schools, universities, high-end resorts, parks, preserves, historic renovations, corporate interests, ranches, private estates, and more.

About Leland Walmsley:

- In **Pasadena**, Leland was born into a family of professionally renowned designers practicing Architecture, Landscape Architecture, Construction, and City Planning in southern California since 1918. Leland has over 25 years of Garden Design and Landscape Industry experience:

*“We do it all, from wild habitat restorations, private garden retreats, **historic renovations**, commercial resort projects, corporate and college campuses, public parks, agricultural ranches, and more.”*

- **UCLA - Landscape Architecture Graduate Program, Graduate (2001)**

Leland continues his family’s rich tradition of **award-winning design**, delighting clients and saving the planet, one gorgeous garden space at a time:

“My family and I have always practiced ‘cutting edge’, ‘organic’, ‘environmentally sustainable’, and ‘green’ design, while others are just now scrambling to catch up. Many of my early client’s don’t even realize their gardens are ‘green’, but are enjoying all the benefits.”

*“My Grandmother, Margaret Sears – a celebrated Landscape Architect of her time – designed the exteriors for Gone With the Wind, and the original gardens of the world-class 5-diamond Ojai Valley Inn Spa & Golf Resort. Many years later, I followed in her footsteps: I was involved in set design, art direction, writing and more for commercials, television and movies for 12 years. After I left the film industry and earned my degree in Landscape Architecture, I started my own firm in Santa Barbara, and earned the honor of **continuing her legacy of preserving** the many different gardens and features of the **Ojai Valley Inn.**”*

Continued, next page

everGREEN ■■■
landscape architects

P.O. Box 5483, Santa Barbara, CA 93150
T: 805.684.1718 / F: 805.684.1745

www.everGREEN-sb.com

Leland@everGREEN-sb.com

Leland Walmsley
- Principal



ASLA, Lic. #4918, LEED AP

GREEN ROOF & LIVING WALL SPECIALIST

Open Space Landscaping Partner

EVERGREEN LANDSCAPE ARCHITECTS (Continued)

About Leland, continued

- Founder and Principal of *everGREEN landscape architects, inc.* ~ 2004
- Over 25 years of industry experience
- Nearly 100 years of a family history practicing Landscape Architecture, Architecture, and Construction in California
- Fully licensed, accredited and insured
- 1st Landscape Architect **LEED AP** in Santa Barbara & Ventura Counties
- **USGBC (U.S. Green Building Council)** California Central Coast Chapter
 - LEED Trainer (2009 to present)
 - Board of Directors & former Vice President (2009 to 2011)
- Co-author: **industry manuals** for governmental agency development **policy & guidelines**
- Recipient 2006 Santa Barbara County **Green Award**
- **Ganna Walska Lotusland**
 - Horticultural Committee (2010 to current)
 - Facilities Committee (2012 to Current)
 - Board of Trustees (2011 to 2015)
- **Pearl Chase Society – Historic Preservations Committee**
- City of Carpinteria – Tree Advisory Board (2004 to present)
- Extensive expertise in California **historical landscape preservation and restoration**
- Extensive comprehensive expertise in dealing with public access gardens – from both Trustee and Practical Professional perspectives
- Unsurpassed knowledge in the industry of California native and adapted plants
- Multi-talented and accomplished artist – Writer, Illustrator, Photographer, Hollywood Production Designer, and more



everGREEN landscape architects

P.O. Box 5483, Santa Barbara, CA 93150
T: 805.684.1718 / F: 805.684.1745

www.everGREEN-sb.com

Leland@everGREEN-sb.com

Leland Walmsley
Principal

ASLA, Lic. #4918, LEED AP
GREEN ROOF & LIVING WALL SPECIALIST



Open Space Landscaping Partner

EVERGREEN LANDSCAPE ARCHITECTS (Continued)

Historic Preservation & Community Involvement

We are very excited and honored at the prospect of working on your amazing project, Rockhaven, and to be a part of preserving and presenting California's historic beginnings. Community involvement and historic preservation are the cornerstone of what we do and who we are.

The design efforts on your project will be led by Leland, our Founder and Principal.

Our goal is to provide you with a Landscape Master Plan that serves to:

- ✓ Present a comprehensive vision of your improvements
- ✓ Identify approximate improvement costs
- ✓ Determine phasing options and timing
- ✓ Help generate excitement and solicit donations

RELEVANT EXPERIENCE:

Ojai Valley Inn Spa Golf Course & Resort, Ojai, CA (2008 to 2011)

Long Term Green / Sustainable Strategies for the Landscape • Habitat Restoration • Water Efficiency • Use of drought-adapted plants (Australian, South African and California natives)

Santa Barbara County Education Office (2010)

Low Allergen Plants • Therapeutic Outdoor Facilities • Water Efficiency • Low Maintenance • Passive Solar Heating & Cooling Design Via Landscape Features

California State University Channel Islands, Camarillo, CA (2010)

Broome Library Courtyard: Reintroduction of Native Plants • Storm Water Mitigation & Retention • Water Efficiency • "Naming" and sponsorship opportunities

West Coast Asset Management, Montecito, CA (2009)

1st Commercial LEED Platinum in Santa Barbara County • Water Efficiency • Mitigate Storm Water Pollutants • Use of Native Plants • Beautiful and Low Maintenance

Historic Libby Park, Ojai, CA (2009)

Natural Drainage and bioswales to reduce stormwater quantity, improve stormwater quality and recharge water table • Water Efficiency • Small group use areas • Use of Native Plants to encourage habitat • Beautiful and Low Maintenance

Historic Grant Park Cross, Ventura, CA (2004)

Creation of multi-functional spaces • Water Efficiency • Successful working relationship with non-profit community groups

everGREEN ■■■
landscape architects

P.O. Box 5483, Santa Barbara, CA 93150
T: 805.684.1718 / F: 805.684.1745

www.everGREEN-sb.com

Leland@everGREEN-sb.com

Leland Walmsley
-Principal



ASLA, Lic. #4918, LEED AP
GREEN ROOF & LIVING WALL SPECIALIST

Open Space Landscaping Partner

EVERGREEN LANDSCAPE ARCHITECTS (Continued)

Our Excellence is Your Best Guarantee . . .

Our Mission

to seamlessly blend exceptional garden design, sustainable science, and environmental stewardship to the delight, and health of our clients and Mother Nature – **smoothly, on budget, on time.**

Our design flair, professional expertise, and customer service are unsurpassed . . .

- We are **flexible and accessible team players who respond quickly** to our clients' needs.
- We have successful alliances with **talented experts / vendors, craftsmen, drafters and design professionals dedicated to excellence in their field and the ultimate in client satisfaction.**
- We are known for **awe-inspiring design, always meeting our deadlines, and for staying on budget – doing things right the first time, avoiding costly delays and do-overs.**

Professional Services Offered: - For New Construction and Existing Landscapes:

- ✓ **LEED** – Environmental Design & Sustainability Consulting
- ✓ **Master Landscape Plan** – complete design and illustration of your new garden spaces
- ✓ **Landscape Construction Documents** – plans and details necessary for contractor and trade bids (i.e., demolition plan, hardscape construction plan and details, irrigation plan, planting plan, lighting plan, grading & drainage plan, site furnishings plan)
- ✓ **Landscape Design Phasing & Financial Analysis** – timelines, estimates, and your budget
- ✓ **Landscape Construction Administration** – coordinating your project team during installation to maintain design integrity, cost and quality controls, and workflow
- ✓ **Monthly / Seasonal Maintenance Reviews**

Fee Schedule: Available upon request.

References: Available upon request.

Fully Licensed and Insured: General Liability: Powers & Company Insurance - \$2,000,000
Professional Liability: Leatzow & Assoc., Inc. - \$1,000,000

everGREEN ■■■
landscape architects

P.O. Box 5483, Santa Barbara, CA 93150
T: 805.684.1718 / F: 805.684.1745

www.everGREEN-sb.com

Leland@everGREEN-sb.com

Leland Walmsley
- Principal



ASLA, Lic. #4918, LEED AP
GREEN ROOF & LIVING WALL SPECIALIST

Open Space Landscaping Partner

EVERGREEN LANDSCAPE ARCHITECTS (Continued)

--- TESTIMONIALS ---

“No matter the size or complexity, I can’t imagine starting a project without everGREEN’s participation.” – Janis Clapoff, Managing Director, Ojai Valley Inn, Spa & Golf Resort

“We always appreciate working with everGREEN! They are thorough and consistently do a great job!” – Geoff Crane, Giffin & Crane Gen. Contractors, Lic. #611341, est.1986 (Santa Barbara, CA)

“everGREEN is a leader in bringing amazingly beautiful and sensible landscape architecture to the Central Coast. Leland is committed to contributing sustainable solutions to tough landscaping situations. His plant knowledge is unsurpassed. He is a welcome partner on projects, and in these many years we’ve developed a great friendship.”

– Jo O’Connell, Owner, Australian Native Plants Nursery (Ventura, CA)

“My Project was stalled with delays for well over a year. Then everGREEN joined our team. With a keen design eye and professional management skills, our ideas quickly became a fabulous reality. I love my magical garden!” – Pam Mullin (Ojai, CA & Pacific Palisades, CA)

“Leland approaches landscape architecture with an artful eye and open heart and mind. He is conscious of budget as he designs. He builds serene and peaceful sustainable outdoor rooms. He is constantly working to better himself and his business. I recommend Leland for any size residential project as well as commercial projects. He is very active and committed to the green movement in Santa Barbara.” – John Holchouse, Holchouse Construction, Lic. #645496, est.1983 (Santa Barbara, CA)

“everGREEN's plans are the most legible, clear and comprehensive I have ever seen from any landscape architect I've worked with, and I've seen a lot. everGREEN takes the guess work out of bidding. And in the end everybody wins and everybody is happy.”

– Bruce Kochler, Down To Earth Landscapes,
Landscape Contractor #751997, est. 1970 (Santa Barbara, CA)

“It is rare to find a professional like Leland who is creative and also knows incredible detail about what works and what does not. Beyond being an expert in his field, Leland is one of the most personable and "down to earth" people that I know. I trust him and he represents more than just another professional... he is someone I would trust my family with... he is a great person. He is always coming up with fresh ideas... and based on his experience, his new ideas actually work and perform to specifications.”

– Dr. Eric Woodroof, author Green Facilities Handbook & Energy Project Financing, founder of ProfitableGreenSolutions.com, 2010 President-Elect Association of Energy Engineers

~ More names and references can be furnished upon request, or visit our website. ~

everGREEN ■■■
landscape architects

P.O. Box 5483, Santa Barbara, CA 93150
T: 805.684.1718 / F: 805.684.1745

www.everGREEN-sb.com

Leland@everGREEN-sb.com

Leland Walmsley
- Principal

ASLA, Lic. #4918. LEED AP
GREEN ROOF & LIVING WALL SPECIALIST





DEVELOPER EXPERIENCE



PROJECT MANAGER

Gangi Design Led Build

ADAPTIVE REUSE AWARD

CALIFORNIA STATE SENATE

certificate of RECOGNITION



presented to

Gangi Builders, Inc.

In Recognition of Your:

Kresge-Richter Seismological Laboratory Adaptive Use Award

*On behalf of the California State Senate,
I join the Historic Preservation Commission in thanking you for your years of exemplary
work and dedicated service to our community. I commend you for raising public
awareness on the importance of preserving Pasadena's shared architectural
heritage. Your everlasting commitment will have continual
impact on families that live in the greater Pasadena area.
Best wishes on all your future endeavors!*

*Pasadena, California
May 26, 2016*



Carol Liu

Senator

Gangi Design Led Build

HISTORIC PRESERVATION AWARD

CALIFORNIA LEGISLATURE

Assembly

CERTIFICATE OF RECOGNITION

GANGI BUILDERS, INC

2016 Pasadena Preservation Awards Honoree

In recognition of your commitment to historic preservation
and your dedication to improving the quality of life
for the Pasadena community.

May 26, 2016



Assemblymember Chris Holden
41st Assembly District



Gangi Design Led Build

HISTORIC PRESERVATION AWARD

City of Pasadena
Historic Preservation Commission

Recognizes

Gangi Builders, Inc.

As a recipient of a 2016 Historic Preservation Award

For

Kresge-Richter Seismological Laboratory
220 North San Rafael Avenue

The members of the Historic Preservation Commission hereby recognize and salute your work on the above-listed property, which contributes to Pasadena's rich architectural heritage as a notable example of Adaptive Use. This award is given in conjunction with the City's observance of National Historic Preservation Month to raise public awareness about the benefits of historic preservation.



Catherine Phelps
Catherine Phelps, Chair
Historic Preservation Commission

May 26, 2016
Date

Gangi Design Led Build

FIRM OVERVIEW

Gangi Design Led Build is a full service, multi-disciplinary firm with over sixty years of experience on over 200 institutional, commercial, and residential projects primarily in Southern California. Gangi Design Led Build possesses extensive knowledge and experience in master planning, urban design, programming, building design, project management, and working with community and cultural organizations.

Our vertically integrated company has an organizational team structure based on project phases. We are actively involved in every aspect of the design-build process; our services include **construction** (Gangi Builders, Inc), **architectural services** and **project management** (Gangi Architects), **property management** (Gangi Management), and **development services** (Gangi Development).

As Developer, Architect, and Builder, Gangi Design Led Build understands the importance of building and maintaining successful teams, managing the process, and making things happen.

Gangi Design Led Build is an agile, flexible company committed to a high level of involvement in every project from conception through construction. This agility allows us to form a specialized team and approach for each project, creatively addressing any level of needed specificity. We believe in the value of client input and customize our approach to all design challenges based on the client's needs.



Gangi Design Led Build

ABOUT US



Established in 1947 in Southern California, we are a **three generation family run business** known for being able to provide a **unique approach** to development by drawing from many specializations in order to fit the need of any individual project. We work on many different types of development and in all aspects of the design and build process.

At **Gangi Development**, each family member is an expert in their respective field. We've been in business for almost 70 years working in diverse areas for clients such as site acquisition and feasibility studies, planning and architecture, construction and construction management, and property management.

Since the inception of our accommodating and flexible firm we have provided value to our investors while **revitalizing community health**. Our **LEED Platinum projects** demonstrate our commitment to a focus on **sustainability and environment**. Unlike many of our competitors who operate in a one-size-fits-all approach to development, we offer a **unique, personal development experience** based on client and community needs. As the company is self-contained, we can assure expedited work, while retaining the highest level of quality that will endure and thrive over time.

Gangi Design Led Build

OUR PROFESSIONAL SERVICES

GANGI DEVELOPMENT

The trusted professionals on our development team represent developers, general contractors, brokers, landlords, and tenants in connection with the formation and implementation of real estate projects providing for the acquisition, financing, entitlement, development, construction management, and operation of major commercial and residential real estate projects. Gangi Development has extensive experience in the formation of corporations, joint ventures, and general and limited partnership agreements. We advise and represent clients regarding redevelopment, leasing, governmental quasi-governmental ground leases, governmental land exchange agreements, condemnation, partner disputes, and other developmental issues and are individually responsible for the preparation of applications and all related documents for Final Subdivision Public Reports issued by the Department of Real Estate.

GANGI architects

Our exceptional design division, Gangi Architects, operates as an open network where collaboration is celebrated in all areas of design, construction, and development industry. The fundamentals of architecture design (scale, program, site, type, and scope) are explored and developed into sensitive resolutions. Our work emphasizes a procession of sequential spaces, the translation of energy into form, and the use of beauty as a solution generator.

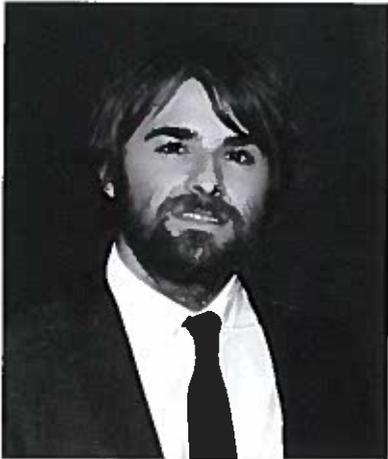
Gangi BUILDERS, INC

Established in 1947, Gangi Builders, Inc. is one of the most trusted, reliable, and personal contracting firms in Southern California. We represent owners, general contractors, and subcontractors in connection with residential and commercial real estate constructions including preparations and negotiations of contracts and subcontracts, review and analysis of insurance requirements, and consultation on default remedies and workouts.

GANGI MANAGEMENT

The management division of our firm is responsible for managing both commercial and residential properties in Southern California. We manage restaurants, dance studios, day spas and business offices, as well as over 250 residential units of affordable senior housing. Gangi Management maintains exceptionally high occupancy rates for commercial space and 100% occupancy for our affordable residential properties.

Gangi Design Led Build - Key Team Members

MATT GANGI

Rockhaven Project Lead

Matt Gangi is a graduate of NYU Film School with a BFA in Film and Television Production at Tisch School of the Arts. He also studied film at FAMU in Prague, Czech Republic and at the Escuela Internacional de Cine while living in Havana, Cuba. He continues to work as an artist and filmmaker. He has recently had his visual work and sound pieces exhibited at galleries in Zagreb, Croatia and Oslo, Norway. An electronics technician, touring musician, and mastering engineer, he also releases records on his own sound label: Office of Analogue and Digital.

Matt is involved in local activist work; he has started working for the company as an extension of his community work and as a seeker, using technology to find new projects and offer **fresh perspectives**. He became involved to contribute his interest in **affordable housing** and sustainability, to both **help local communities**, and **promote sustainable solutions** that are essential to a green and peaceful future. He is currently the Vice President and program director for Glendale Beautiful, a non-profit founded in 1950 to protect the beauty of the City of Glendale.

Professional and Community

Gangi Design Led Build
Burbank, California

Office of Analogue and Digital
Los Angeles, California

Education

Bachelor of Fine Arts, Film and
Television Production (Graduated
with honors) 2006

New York University, Tisch School of
the Arts, NYC

Escuela Internacional de Cine y TV,
Havana, Cuba

FAMU, Prague, Czech Republic

Honors

New York University, Tisch School of
the Arts, NYC

Dean's List 2002-2006

Over 3.65 cumulative GPA 2002-
2006, highest department honor
award

Community Service

President
Glendale Beautiful, 2014-2016

PDUB Productions, Filipino Youth
Civic Engagement Program, Los
Angeles, CA

Public Service Award for Recording
Youth Havana Songs 2012

Founded an Amnesty Int'l. Chapter
at Flintridge Prep High School and
worked with Betty Friedan, NOW,
resulting in the creation of Nazo
Ana High School for Women Afghan
Refugees in Peshawar, Pakistan, 2002.

Amnesty Int'l member, 2002-2016

Chelsea Manning Support Network,
2011-2016

Activist Chelsea Manning Support
Network 2010-2014

Gangi Design Led Build - Key Team Members

FRANK P. GANGI

President

Frank P. Gangi incorporated Gangi Builders, Inc. in 1984. He is currently the company president. Frank has provided project management and supervision services for the company in the construction of over 400 apartment units, over 300 condominium units/custom homes, subdivisions, and over 100,000 square feet of office and retail space. He incorporated Gangi Development Co., Inc. in 1991, a wholly owned subsidiary of Gangi Builders providing development services.

Frank's largest project involved construction management of a \$50 million dollar "Water & Life" Museum Campus located in Hemet, California, the first LEED Platinum museums in the world. Another significant project is a \$25 million dollar mixed use project in Burbank featuring three stories of subterranean parking containing 600 cars, 60,000 square feet of retail/office space, and 147 units of affordable housing developed for Media Village Development corporation, Inc., and entity which he owns a 30% interest.

Residential award winning projects include Mission Meridian Station, a mixed use condominium project located in the City of South Pasadena that included 67 high end condominium units and 8,000 square feet of retail space. The project garnered a PCBC Gold nugget award as one of the "Best of the West" projects.

Professional and Community

Gangi Development Co.,
Burbank, California

Licensure

Personal General Contracting
License # 713678
State of California

Civic Leadership

Board Member
Burbank Chamber of Commerce

Board Member

Burbank Chamber Executive
Committee

Chairman

Burbank Chamber Development
Committee

Committee Member

Regional Committee for Young Life
Youth Organization

Council Member

Burbank Council Economic Advisory
Committee

Board Member, ex-President

Downtown Burbank Stakeholder
Association

Football and Basketball Coach

Brotherhood Crusade

Education

Masters in Business Administration
1984

University of Southern California
Marshall School of Business

Bachelor of Economics (Magna Cum
Laude) 1983

University of California, Los Angeles

Honors

Member

Phi Beta Kappa Scholastic Fraternity

Gangi Design Led Build - Key Team Members

SALVATORE F. GANGI

Chief Executive Officer

Salvatore F. Gangi has been in construction and real estate development for over 50 years. He has instilled the same vision in his own sons, creating a **strong family-run business** that blends the finest qualities of **diversified professional education, field experience,** and a shared dedication to building success.

In 1965, Mr. Gangi became president of his founded company, Gangi Construction Co. Inc. He now serves at the Chief Executive Officer for **Gangi Builders, Inc.,** and **Gangi Development.** Through these companies he has been involved in the development of numerous subdivisions, developments, and custom tract homes in the **Glendale area.** His companies have completed over 700 homes and 400 apartment dwellings in recent years, as well as co-developing a 28-lot subdivision in the East Glenoaks Canyon area.

Mr. Gangi provides overall strategic planning for the company as well as job-sites. He has managed **over \$500 million of various real estate projects** including commercial, office, apartments, condominiums, town homes, retail, mixed-use, and single family homes.

Professional and Community
Gangi Builders, Inc.,
Burbank, California

Gangi Development Co., Inc.,
Burbank, California

General Contractor since
1960

Real Estate Broker since 1970

Chairman of the Board
of the Walter Housing home in
Pasadena, CA

Chairman of the Fundraiser
Glendale Symphony Orchestra

Past President
Building Contractors Association

Outstanding Young Man of the
Year Award
Glendale Junior Chamber

Distinguished Service Award
Winner
Glendale Junior Chamber

Glendale Chamber of Com-
merce
Past Vice-President

Commerce Chairman
Los Angeles County Heart
Association in Glendale

Member
Glendale Kiwanis Club

Gangi Design Led Build - Key Team Members

ROBERT C. GANGI



Legal Counsel

Robert C. Gangi is a land use attorney and acts as in-house legal counsel for the firm. He works on the various contracts and agreements that the firm enters into, as well as on the construction contracts that are required for the development and construction operations. He has represented **developers, general contractors, brokers, landlords, and tenants** in connection with the formation and implementation of real estate projects providing for the acquisition, financing, entitlement, development, construction management, and operation of major commercial and residential real estate projects. He is individually responsible for the formation of corporations, joint ventures, general and limited partnership agreements and has advised and represented clients regarding redevelopment, leasing, governmental quasi-governmental ground leases, governmental land exchange agreements, condemnation, partner disputes, and other developmental issues.

Mr. Gangi is also individually responsible for the preparation of application and all related documents for Final Subdivision Public Reports issued by the Department of Real Estate, including feasibility, management and disclosure documentation, budgets for operations, maintenance, management and long term replacement reserves.

Professional and Community

Gangi Builders, Inc.,
Burbank, California

Gangi Development Co., Inc.,
Burbank, California

Tricity Realty Inc.,
Glendale, California

Media Village Development
Corporation
Burbank, California

Licensure

State Bar Member 1987
State of California

Member

1992 U.S. District Court

Education

Juris Doctorate 1987
Loyola Law School, Los Angeles

Bachelor of Arts, Economics (Cum
Laude) 1984
University of California, Los Angeles

Honors

American Jurisprudence Award in
Remedies 1987

Dean's List 1980-84
University of California, Los Angeles

Member

Golden Key National Honor Society

Phi Eta Sigma
Freshmen Honor Society

Phi Gamma Mu
International Honor Society in
Social Science

Gangi Design Led Build - Key Team Members

MARK GANGI, AIA NCARB LEED AP

Mark Gangi, AIA, LEED AP, NCARB founded Gangi Architects in 1990, the studio atelier designs and constructs buildings for the late 21st century from zero energy houses to LEED Platinum museums. Mark is a past president of the AIA Pasadena & Foothill Chapter, where he founded the Ecological Literacy Program (No Architect Left Behind) as well as the Citizen Architects Program, which he currently chairs. Mark is a part time faculty member at the USC School of Architecture, is the liaison between the California Department of Water Resources and AIA California Council. He is also the author of an upcoming technical book for Artech House publishing titled Sustainable Water Technologies in Architecture.

Executive Architect**Research**

Formed GreenLaden 2009 - Research, Green Retrofit, Energy Analysis with Thomas Spiegelhalter RA, EU, ISES, SBSE, LEED

Professional

Gangi Architects
Burbank, CA

Liaison to California Department of Water Resources 2012, 2013
American Institute of Architects
California Council (AIACC)

Chair 2013
American Institute of Architects
Pasadena & Foothill Chapter
(AIAPF) Leadership Committee

Committee 2013
AIA Leadership Institute

Committee 2011, 2012, 2013
AIA Center for Civic Leadership

Committee 2010
AIA Civic Engagement / Leadership
Network

Chairman and Founder 2010 to present
Citizen Architect Committee AIAPF

President 2009
AIAPF

Board Member 2008
AEB Architecture Evaluation Board
County of Los Angeles

Board Member 2008
ACE/LA Architecture Construction
Engineering Mentor Program

Vice President 2008 / President
Elect 2009
AIAPF

Secretary and Co-Treasurer 2007
AIAPF

Chairman of 2006 Design Awards
AIAPF Finance Committee
2006/2007

USC Architecture Guild since 1990

Member of the American Institute of
Architects since 1990

Licensure

Licensed Architect in California
since 1997 License number C27202

National Council of Architectural
Registration Boards NCARB
Certified

LEED (Leadership in Energy and
Environmental Design) Accredited
Professional 2.2

Education

Bachelor of Architecture 1990

University of Southern California
School of Architecture

Honors

AIA California Council John. S.
Bolles Fellow

Dean's List
University of Southern California
School of Architecture

Gamma Sigma Alpha - All Greek
Honors Society

Gangi Design Led Build - Key Team Members

THE GANGI TEAM

Matt Gangi

Rockhaven Project Lead

Frank P. Gangi

President

Salvatore F. Gangi

Chief Executive Officer

Robert C. Gangi

Legal Counsel

Mark Gangi

Executive Architect

Denise Malobabic

Chief Financial Officer

Jeff Small

Creative Strategist

Mason Ng

Architecture

Kirsten Meza

Architecture

Mike Wrenn

Civil Engineer

Dennis Alfieri

Director of Acquisitions



Gangi Design Led Build - Partial Project List

MUSEUMS OF WATER + LIFE



Overview

Inspired by the construction of Diamond Valley Lake, the world's largest man-made water storage lake, the Museums of Water + Life celebrate the importance of water and the significant role it plays in the development and evolution of life. The dual museums Water (The Center for Water Education) and Life (The Western Center for Archaeology and Paleontology) serve to heighten awareness of the infrastructure on which they are built.

The Museum's design seizes the opportunity to involve landscape architecture, using a collage of building and natural elements in formal, classical relationships in order to unify and organize. In this way, design does not end at the building's edge, but extends view and place into the landscape and community.



Gangi Design Led Build - Partial Project List
MUSEUMS OF WATER + LIFE (Continued)



Project Summary

Location
Hemet, California

Project Type
New Development
Educational
Museum

Total Cost
\$40 million

Size & Scope

Lot Size
17 acres

Total Project Size
70,000 sf

Water Museum
45,000 sf

Life Museum
25,000 sf

Project Team

Development Firm
Gangi Development

Architecture Firm
Lehrer + Gangi Design Build

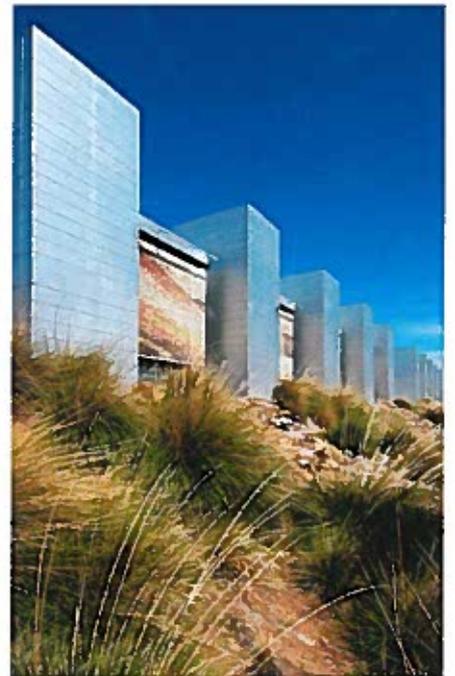
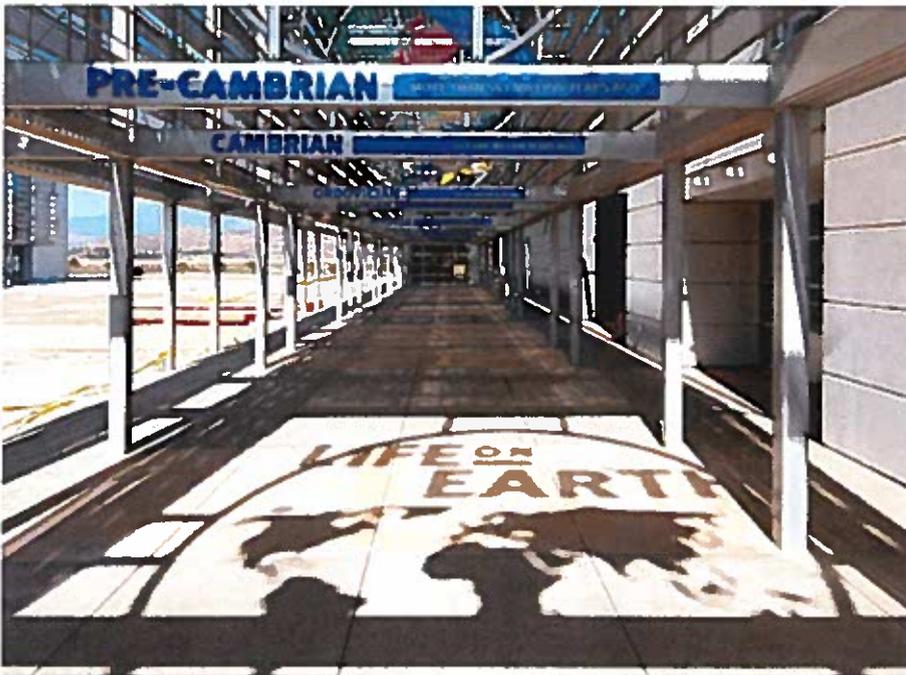
Architect
Mark Gangi, AIA, LEED-AP
Michael Lehrer, FAIA

Landscape Architect
Mia Lehrer + Associates

General Contractor
Gangi Builders, Inc.

Gangi Design Led Build - Partial Project List

MUSEUMS OF WATER + LIFE (Continued)



Water + Life

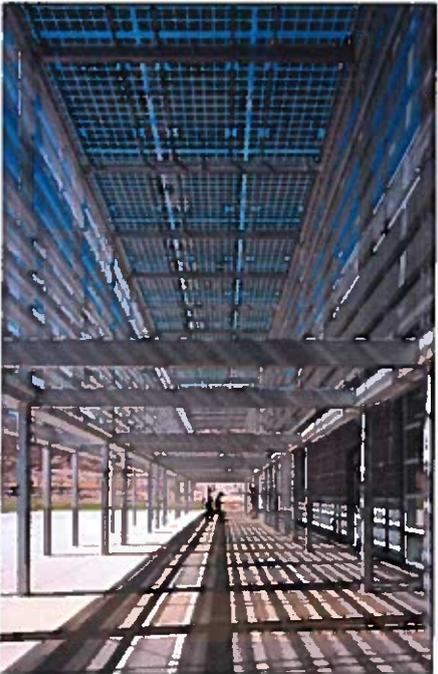
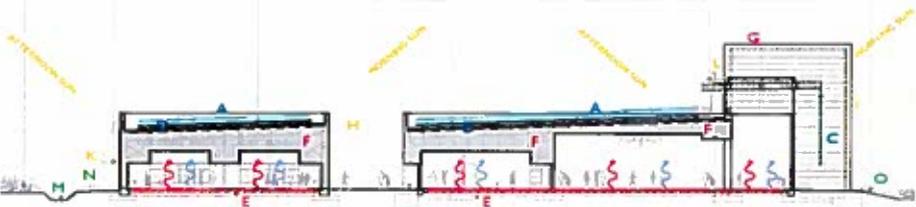
A central mission of this project is to bring attention to infrastructure, the man-made system that sustains civilized life, which is often hidden and unknown. The construction of the dams and lake involved cutting edge building technology and advanced water management techniques, providing an occasion to educate and celebrate the water infrastructure of California through a WATER museum.

The building of the dams led to extraordinary archaeological and paleontological finds. LIFE is a celebration of those finds specifically, and more generally, civilization, life, nature, and the centrality of WATER to LIFE.



Gangi Design Led Build - Partial Project List

MUSEUMS OF WATER + LIFE (Continued)



Sustainability

The ability to control energy costs both fiscally and environmentally is critical in today's society. Gangi Development is an advocate of energy conservation in architecture and is committed to designing the best conditions for promoting awareness of the impact of our built environment.

The Diamond Valley Museums and Campus has achieved LEED™ (Leadership in Energy and Environmental Design) Platinum Certification, and features one of the largest rooftop photovoltaic installations (540 kilowatts). Actively involved in LEED™ and green design, Gangi Development believes in the ability of new design technologies to create a better future.

Gangi Design Led Build - Partial Project List

BURBANK MEDIA VILLAGE



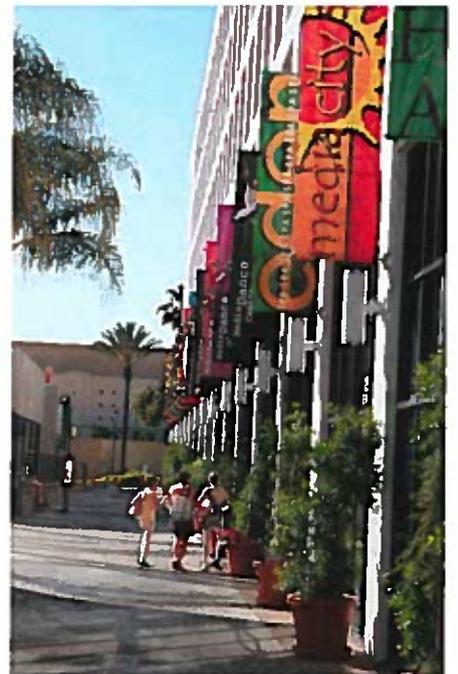
Overview

Set in the heart of downtown Burbank, Media Village combines quality, affordable senior housing with a rich, contemporary commercial district. Unlike a typical senior housing development, seniors at Burbank Media Village live as hip urbanites. This project creates a modern mixed use environment for active seniors, retailers, and office users and provides public parking.

At Magnolia Blvd., the building fronts large plazas, which provide appropriate gathering spaces within the village and are terraced through the use of amphitheatres. Dramatically sited within these plazas are two towers with retail at ground level and housing above.



Gangi Design Led Build - Partial Project List

BURBANK MEDIA VILLAGE (Continued)

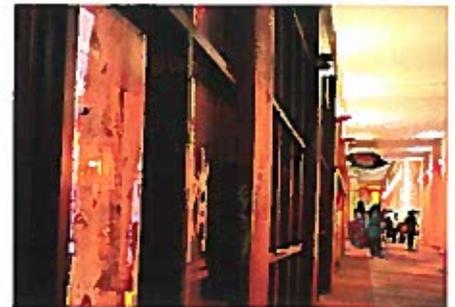
Between the existing retail along San Fernando Road and the project is a Pedestrian Paseo, a small walking street that doubles as a loading area during designated morning hours. The major tenant of the Pedestrian Paseo is a dance and ballet school, attracting many viewers and activity. Palm Avenue has a colonnade with small shops, restaurants and the entrance to the Public Parking Structure. The colonnade provides shade to the southern sun.

Contrasting the high-rise offices adjacent to it, Third St. has a 20 feet deep landscaped setback and the elevation consists of several components and open spaces. The housing level is accessed here through a lobby tower, which sits on axis to the turnaround area. The turnaround area is used for drop-off and is also a local transit connection, which combined with the housing lobby, is the only conditioned bus stop in the City of Burbank.



Gangi Design Led Build - Partial Project List

BURBANK MEDIA VILLAGE (Continued)



Project Summary

Location
Burbank, California

Project Type
New Development
Mixed-Use
Affordable Senior Housing
Commercial

Total Cost
\$35 million

Size & Scope

Retail + Restaurant
50,000 sf

Housing Details
147 total units
118 one bedroom units
29 two bedroom units
500 parking spaces

Project Team

Development Firm
Gangi Development

Architecture Firm
Gangi Architects

General Contractor
Gangi Builders, Inc.

Property Management
Gangi Management

Target Population

Income Levels
20% very low income
(50% below median)
80% low income
(60% below median)

Financing

Parcel 1
Public Garage Financing
Prepaid City Lease

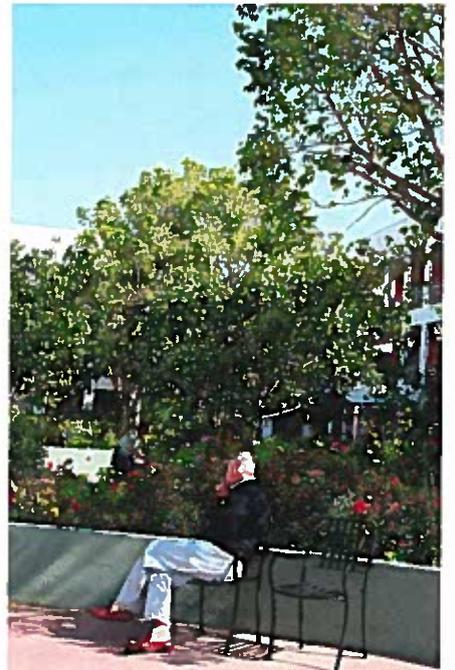
Parcel 2
Retail/Commercial Financing
Conventional Commercial Loan

Parcel 3
Affordable Housing Financing
Tax-exempt Bonds
Tax credit equity

Banking Reference
Kathy Kwon
East West Bank
Tel: (626) 768-6228

Gangi Design Led Build - Partial Project List

BURBANK MEDIA VILLAGE (Continued)



Senior Housing

SilverWinds II low income senior housing fosters socialization and activity in its living space.

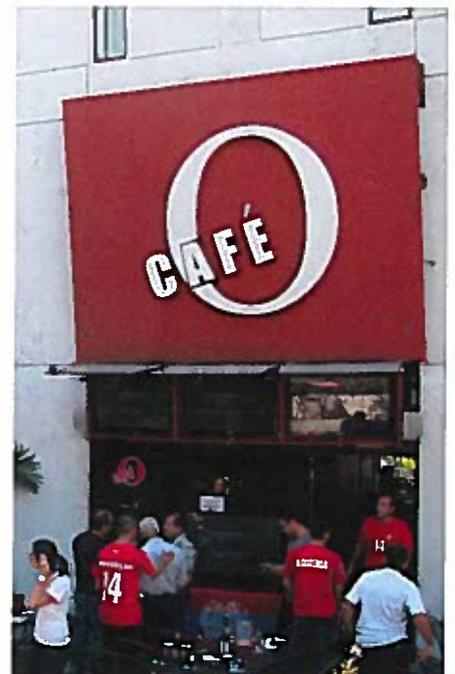
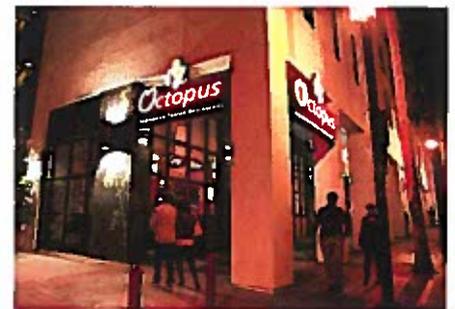
Each unit surrounds a large courtyard, within which are many activity areas and the community gardens. Each of the residents has his or her own planters for personal gardening use. Access balconies are connected to the courtyard, and private balconies front each street providing shade and depth to the units and allows for cross ventilation.

The housing portion of the project is for low-income seniors and was built on a reasonable budget of \$53 per square foot of building, which included the cost of the gardens and courtyards.



Gangi Design Led Build - Partial Project List

BURBANK MEDIA VILLAGE (Continued)



Commercial + Retail

At street level, the Media Village Commercial and Retail area is a lively, modern addition to the heart of downtown Burbank.

Many restaurants and service providers have come to call Media Village their home, including Gitana Mediterranean Cuisine, Octopus Japanese Fusion Restaurant, Café O, Survival Strategies, Media Dance Centre, Eden Spa, 2G Digital, and Video Symphony.

Providing a place for these businesses have created many new jobs for people in the Burbank area.

Young or old, energetic or relaxed, fun-seeking or solace-seeking, Media Village in Burbank, California, has something for everyone.



Gangi Design Led Build - Partial Project List

VERMONT AVENUE LOFTS



Overview

Located between a single family residential neighborhood district and Glendora Blvd., the downtown main street of Glendora, California, the Vermont Avenue Lofts is a mixed use project with condominiums, offices, and retail.

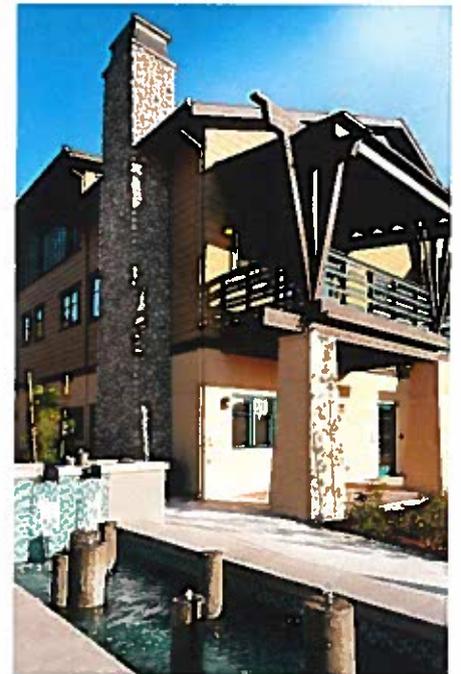
The linear site covers 1.1 acres and has vehicular access for both public and private parking. The Vermont Avenue Lofts are designed to accommodate a comfortable live + work environment and meet the needs of each tenant.

The front of the site is bordered by a covered porch and trellis where 6 flats with 2 bedrooms and 2 baths ranging from 1,383 sf to 1,544 sf. The gourmet kitchens, dining rooms, and living rooms with fireplaces, are all open spaces which lead to the large front porches and the side private gardens.



Gangi Design Led Build - Partial Project List

VERMONT AVENUE LOFTS (Continued)



The kitchen has granite counters, GE stainless appliances, a gourmet island comprised of storage and china buffet cabinets with an island prep sink. The master bathroom has an extended granite countertop, Jacuzzi tub, and separate shower. The Master Bedrooms have two private garden spaces and a fireplace.

2 retail / office spaces of 3,300 SF open onto front yard spaces and to the street, and can be entered from either the front or the rear of the project or from the common lobbies of the housing. It is anticipated that these retail / office spaces would be neighborhood serving and could serve as live-work spaces for the owners of the housing units as well. Each of the 6 flats and the 2 retail / offices is organized into 3 separate buildings. Each of these spaces has a 10-1/2 foot high ceiling.

Gangi Design Led Build - Partial Project List

VERMONT AVENUE LOFTS (Continued)



Project Summary

Location
Glendora, California

Project Type
New Development
Mixed-Use
For Sale Housing
Commercial

Total Cost
\$14 million

Size & Scope

Lot Size
48,000 sf (1.1 acres)

Project Size
16,832.8 sf

Total Units
26

Unit Details
2 retail spaces
6 two bedroom flats
8 two bedroom lofts
12 one bedroom lofts

Parking Spaces
67

Project Team

Development Firm
Gangi Development

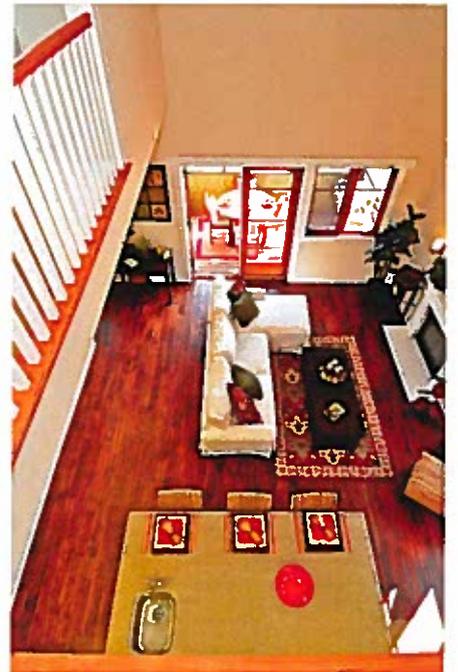
Architecture Firm
Moule & Polyzoides

Architect
Stephanos Polyzoides

General Contractor
Gangi Builders, Inc.

Gangi Design Led Build - Partial Project List

VERMONT AVENUE LOFTS (Continued)



Live + Work

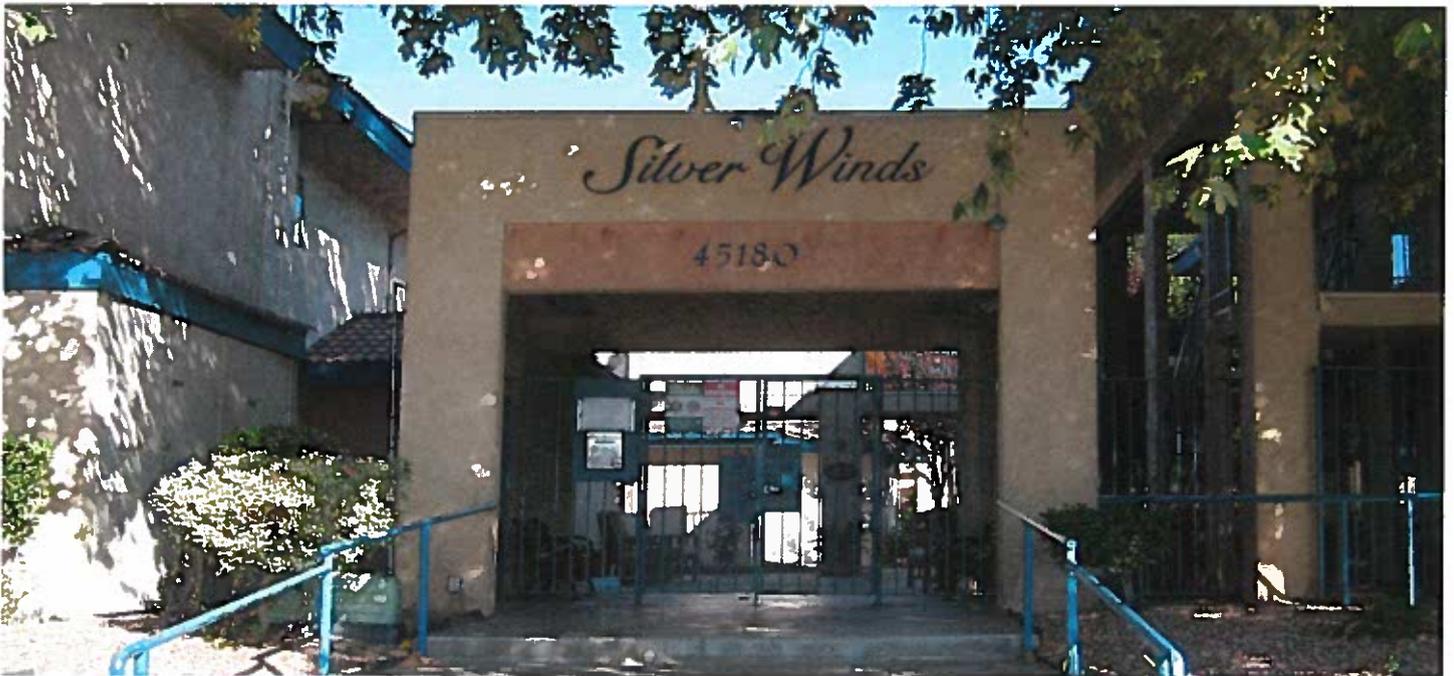
The Vermont Avenue Lofts serve as a link between the residential and downtown areas. The housing consists of 26 units including 6 flats (2 bedrooms, 2 bathrooms), 8 large lofts (2 bedrooms, 2.5 bathrooms) and 12 small lofts (1 bedroom, 1.5 bathrooms). The gourmet kitchens, dining rooms, and living rooms with fireplaces, are all open spaces that lead to the large front porches and the side private gardens.

Connected via a community mid-block crossing enhanced by lush gardens and a beautiful fountain are the 2 retail/office spaces covering 3,300 sf of the project. The offices act as live + work spaces for the owners of the housing units.



Gangi Design Led Build - Partial Project List

SILVER WINDS SENIOR HOUSING



Overview

Silver Winds is a beautiful low-income senior housing community in Lancaster, California. The facility offers affordable and convenient housing specifically designed to accentuate the freedom and fun of retirement. Inside the inviting meandering walkways like a delightfully refreshing and different way of life for active seniors. The tremendous amount of landscape provides a peaceful parklike setting.

The facility offers lovely one and two bedroom units that have been designed for people who appreciate the individual character and warmth a home can bring. Some of the design features include large bedrooms, central heating and air conditioning, large kitchens with gas range, dishwashers, garbage disposals, wall-to-wall carpeting, smoke alarms, spacious parking spaces, telephone entry system, handicap accessible units, elevators, balconies, laundry facilities, and much more.



Gangi Design Led Build - Partial Project List

SILVER WINDS SENIOR HOUSING (Continued)



Silver Winds provides fun and activity for seniors in the recreation room complete with a big screen television set, tables and chairs, a pool table, and plenty of countertop space for delicious potluck dinners. Seniors can also enjoy arts and crafts, painting classes, bingo, and dancing.

One of Silver Winds' most remarkable features is its own special LIFESAVER PROGRAM. In case of an emergency, panic buttons have been installed in each bedroom and bathroom of every unit. Should an emergency arise, activating the panic button will sound an alarm and turn on a light in both the manager's office and outside the unit. This emergency panic alarm system can put the senior residents at ease.



Gangi Design Led Build - Partial Project List

SILVER WINDS SENIOR HOUSING (Continued)



Project Summary

Location
Lancaster, California

Project Type
New Development
Affordable Senior Housing

Total Cost
\$7 million

Size & Scope

Total Housing Units
124

Housing Details
92 one bedroom units
32 two bedroom units

Project Team

Development Firm
Gangi Development

Architecture Firm
Gangi Architects

General Contractor
Gangi Builders, Inc.

Property Management
Gangi Management

Target Population

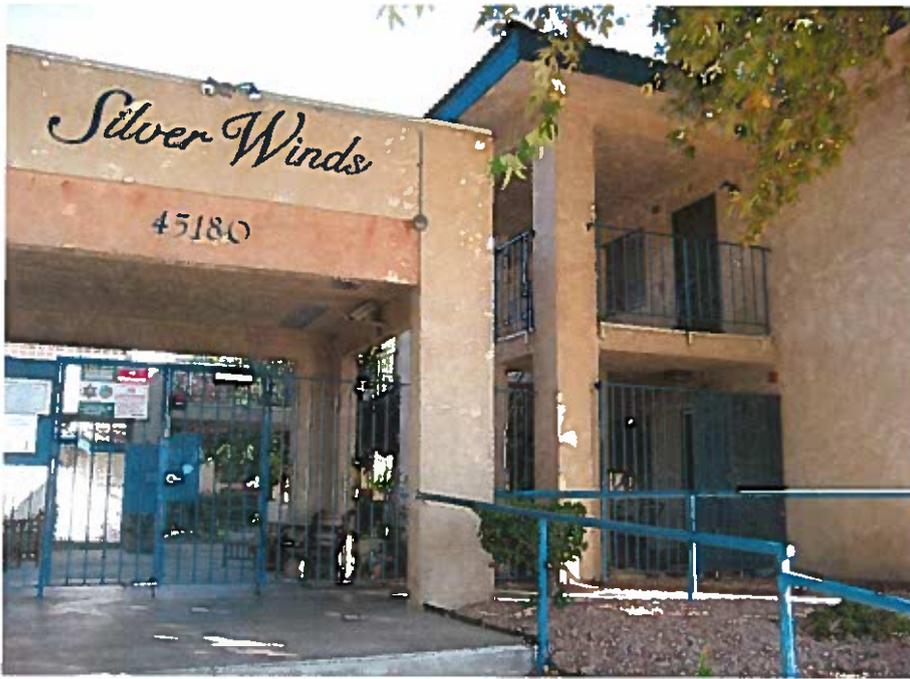
Income Levels
20% very low income
(50% below median)
80% low income
(80% below median)

Financing

Financing Details
Tax-exempt bond issued
Tax credit financing

Gangi Design Led Build - Partial Project List

SILVER WINDS SENIOR HOUSING *(Continued)*



Activities and Features

- | | |
|---|------------------------------|
| Dishwasher and Stove | Movies |
| Central Heating and Air Conditioning | Exercise Classes |
| 3 Elevators | Pool Tournaments |
| 4 Laundromats | BBQs |
| Gated Community | Potluck Dinners |
| Carports | Continental Breakfasts |
| Emergency Call Buttons | Baking & Cooking Contests |
| Gas, water, trash & cable services provided | Country Western Line Dancing |
| Full Service Beauty Salon | Parties and much more |
| Bingo | |



Gangi Design Led Build - Partial Project List

MISSION MERIDIAN VILLAGE



Overview

"This is an important project, a teaching project done with a deft and learned hand. As an exemplar of a significant school of thought, it makes a convincing case that drawing typological threads from the urban fabric can create exquisite, lovable, smart communities."

(Pasadena & Foothill AIA design Awards Juror – comments during honor award)

The Mission Meridian Village project is a transit-oriented development (TOD) adjacent to a light rail station on the Gold Line between downtown Los Angeles and Pasadena. The site is located between a traditional neighborhood and a historic neighborhood center in the process of being revitalized.



Gangi Design Led Build - Partial Project List
MISSION MERIDIAN VILLAGE (Continued)



Sixty-seven condominiums, 4,000 sf of retail space and a bicycle store are designed to accommodate people interested in commuting to work by train. Buildings of various types are arranged on the 1.65-acre site, including courtyard housing, single-family houses, duplexes, and mixed-use lofts. They generate a streetscape that mediates between the commercial character of the existing neighborhood center and the residential scale of the California bungalows surrounding the project.

Two levels of subterranean parking containing 324 parking spaces will service the needs of future commuters, project residents, and neighbors.



Gangi Design Led Build - Partial Project List

MISSION MERIDIAN VILLAGE (Continued)



Project Summary

Location
Pasadena, California

Project Type
New Development
Mixed-Use
For Sale Housing
Retail
Transit Oriented

Total Cost
\$30 million

Size & Scope

Lot Size
72,250 sf

Project Size
221,330 sf

Total Units
67

Parking Spaces
324

Project Team

Development Firm
Creative Housing
Partnership, LLP
Lambert Development Company

Architecture Firm
Loue & Polyzoides

General Contractor
Gangi Builders, Inc.

Gangi Design Led Build

AWARDS & PUBLICATIONS

- Crescenta Valley Weekly. "Proposed Developments at CVCA Meeting" September 2015. Article (on 4201 Pennsylvania & Sound Wall Project).
- BisNow. "Retrofit Removes 1,000 Vehicles." February 2013. Article (on Gangi Development solar install on Media Village).
- WREN Western Real Estate News. "Gangi Installs Sustainability Retrofit for Media Village Project." February 2013. Article (on Gangi Development's sustainable solar installation and energy retrofitting).
- WREN Western Real Estate News. "Radiant Systems Beginning to Supplant Conventional HVAC." October 2010. Article.
- The Architect's Newspaper. "Sourced Up." 24 February 2010. Web. <http://www.archpaper.com/>
- Azur, Hong Kong Magazine. "Best Selection of Shanglin." 2010. Article.
- American Institute of Architects California Council Design Award. Museums of Water + Life. 2009. Honor Award.
- UCLA Extension. LEED Lecture. 2009. Lecture.
- 2nd Energy Efficiency Symposium, GABA (German American Business Association). "Green Building Design." Los Angeles Department of Water & Power. 2009. Presentation.
- Nachhaltigkeit Architektur. "Energizing Museums." December 2009. Web.
- Museum Design Lab. "Energizing Museum." December 2009.
- Deutsche Bauzeitung. Trends Energie: Nachhaltigkeit Im Vergleich. September 2009.
- 3rd Quarter arcCA Magazine. 2009 AIACC Design Awards: Honor Award for Architecture. 2009. Article.
- Ecological Architecture. Braun Publishing: Braun, Germany. July 2009. Book.
- GREEN Architecture Now! Taschen Publishing. April 2009. Book.
- Motor Trend. "The Birth of a Nation." April 2009. Print Publication (Museums featured as backdrop for new Chevy Volt).
- Inland Empire Business Journal. "Real Estates Notes." January 2009. Article.
- PREPTalk. "Design Excellence for a Sustainable Future." Winter 2008/2009. Article
- AFLA Design Green Awards. Museums of Water + Life. 2008. Honor Award.
- Savings by Design from the AIA California Council. Museums of Water + Life. 2008. Merit Award.
- AIALA Honor Award. Museums of Water + Life. 2008. Honor Award.
- CCU (Campus & Community United). "Our School, Our Neighborhood." Forum on Affordable and Responsible Development, USC. Los Angeles, USC. 2008. Conference.
- Mobius LA. "To LEED or Not to LEED" (with Lance Williams, USGBC; Michael Lehrer, FAIA, Lehrer Architects; Alan Locke, PE, IBE). Los Angeles Design Conference. Pacific Design Center. 2008. Conference.

Gangi Design Led Build

AWARDS & PUBLICATIONS (Continued)

- Green Action Summit.* "Case Study: The Water + Life Museums" (with Michael Lehrer, FAIA). Los Angeles Convention Center. Conference.
- International New Architecture.* "Water+Life Museum and Campus." August 2008. Article.
- arcCA.* "What's Love Got to Do With It?" July 2008. Article.
- Glendale Business.* "Gangi Development / Architects Garner Top 'Green' Award." July/August 2008. Article.
- Metropolitan Home.* "2008 Year's Best Design 100." June 2008. Article.
- Curbed SF.* "Game Over: Renzo's Academy Lost the LEED Race." April 2008. Article.
- USGBC Newsletter.* "Desert Museum Complex Receives LEED Platinum." April 2008. Article.
- Eco-structure.* "Museums Exhibit Green." March 2008. Article.
- Sustainable Buildings Industry Council.* 2007. Beyond Green Award.
- AIAPF Honor Award.* Museums of Water + Life. 2007. Honor Award.
- PCBC Grand Award.* Gold Nugget. Museums of Water + Life. 2007. Best Sustainable Project Award.
- PCBC Merit Award.* Museums of Water + Life. 2007. Merit Award.
- SBIC (Sustainable Building Industry Council).* Museums of Water + Life. 2007. High Performance Building Award.
- Chamber of Commerce Los Angeles.* "Panel Discussion: The Politics of Los Angeles Housing Crunch - Altering Downtown Zoning Rules." Pancakes & Politics. Conference.
- Architect Product Spec Guide.* "Water+Life Campus." Fall 2007. Article.
- Worth.* "Que Syrah, Syrah." August 2007. Article.
- Building Design + Construction.* "Two Museums, One Story." August 2007. Article.
- GreenSource.* "A Desert Oasis: Case Study - Water + Life Museum Complex." July 2007. Article.
- California Home + Design.* "View: Water + Life Museum Complex." June 2007. Article.
- The Architect's Newspaper.* "Supersized and Sustainable." 2 May 2007. Article.
- Azure.* "Forms & Functions: Green Museums in the Golden State." May 2007. Article.
- ArchNewsNow.* "Water + Life: Diamond Valley Water + Life Museums Campus by Lehrer + Gangi Design + Build." 11 April 2007. Web. <http://www.archnewsnow.com>
- LA Architect.* "Site Profile." January/February 2007. Article.
- PCBC Merit Award.* Mission Meridian Village. 2006. Best Loft Project Award.

Gangi Design Led Build

AWARDS & PUBLICATIONS (Continued)

PCBC Merit Award. Mission Meridian Village.
2006. Attached Urban Project of the Year
Award.

PCBC Merit Award. Mission Meridian Village.
2006. Best Attached Housing Project 18 to
40 duacre For Sale Award.

PCBC Grand Award. Gold Nugget. Mission Merid-
ian Village. 2006. Best Re-development, Rehab,
or Infill Site Plan Award.

USGBC - LA. "USGBC - LA Case Study: Diamond
Valley Lakes Museum and Campus." Novem-
ber 2006. Web.

Sustainable Energy Systems in Architectural
Design – A Blueprint for Green Building: Dr.
Peter Gevorkian; McGraw Hill; pgs 48, 71-74

Sustainable Energy Systems Engineering – The
Complete Green Building Design Resource: Dr.
Peter Gevorkian; McGraw Hill; pgs 81-87

Solar Power in Building Design – The Engineers
Complete Design Resource: Dr. Peter Gevork-
ian; McGraw Hill; 127-131, 196-208

1000x Architecture of the Americas Book Ver-
lagshaus Braun (Publisher) Water + Life
Museums and Campus



FINANCIALS

FINANCIAL ANALYSIS

Rockhaven Historic Park

FINANCIAL ANALYSIS SUMMARY

Creating commercial establishments in a historic park open to the public, while restoring the interiors and exteriors of the Rockhaven property in accordance to the **Secretary of the Interior's Standards for Rehabilitation of Historic Structures** will be a lot of work and costly. We have estimated the amount of capital needed to rehabilitate the buildings to National and State standards for the treatment of Historic Properties and make the site **ADA compliant, solving accessibility issues**, to make the project usable and open to the public.

We have put together a budget taking into account all of the items we feel are needed. The historic buildings are in various states of disrepair due to dry rot, deteriorating sidings, and roof leaks. The plumbing and electrical systems will need to be redone. A more accurate analysis will be developed upon thorough inspection. **We estimate the cost to rehabilitate the buildings to Secretary of the Interior Standards will be about \$109.25 sf at a total cost of \$2,500,000.**

The site also requires much additional parking, which will be constructed on the vacant lot(s) to the west. **Our cost to remove soil, design the parking, concrete the approaches, do the paving and stripping will be about \$500,000.** The completion of the activated park space on the east front of the property to the City of Glendale standards including the **landscape designer fee, plus completing the landscaping of the entire property will be \$1,000,000.** Soft costs of the project include **leasing, insurance, management, and supervision will be 20% of the total costs or \$800,000.** Therefore, our estimated budget to do the necessary work to get Rockhaven Historic Park as is, open to the public is **\$4,800,000.**

Our estimate is that we will wind up with roughly **20,000 s.f. of retail space** that will be rentable to restaurants and Historic Park shops. The Gelsing Family projects that they will sell \$5,000,000 in food annually on site. The sale of food, art objects, antiques, etc. would bring a **great deal of sales tax revenue into the City of Glendale.** As the spaces for lease are not typical retail spaces as seen in strip retail or malls, we project the rentable s.f. \$ amount for independently-run shops to be less than strip commercial retail in the surrounding area.

As we are not proposing housing on-site, as housing at Rockhaven is objectionable to the community, the value of the land will need to be subsidized. The rehabilitation and ADA compliance work will be expensive, but is necessary in order to make Rockhaven Historic Park a success, able to stand on its own feet, and transform from a shuttered, abandoned place into a community serving amenity and the jewel of North Glendale.



PROJECT PRO FORMA

Rockhaven Historic Park

PROJECT PRO FORMA

Original Use	Potential Reuse	SF
Vacant Lot	Garden Space	---
Nurses Home	Attempted Restoration, Day Spa	1,575
Shop	Lapidary	666
Pines Cottage	Friends of Rockhaven Museum	3,550
Vacant Lot	Parking Lot	---
Food Storage	Theodore Payne Seed Shop	270
Canary Cottage	Manager's Unit	2,070
Willows Cottage	Urban Press Sustainable Winery	1,925
Little Hospital	Art Workshops	1,425
Dining Hall	Gelsingers Farm-to-Table Restaurant	1,200
Laundry, Garage	Community Room, Public Restrooms	700
Administration	Patio for Outdoor Cooking and Dining	---
Coulter Cottage	Tea Room	1,400
Annex	Women Owned Businesses	3,335
Oaks Cottage	Center for Non-Profit Organizations	3,116
Acorn Cottage	Wedding Styling - Groom	250
Rose Cottage	Wedding Styling - Bride, Art Gallery, Tortillaria	1,400
Yard Area	Gathering Area, Music, Theater, Education	---

TOTAL BUILDING SF	22,882	@	\$109.25	\$2,500,000
--------------------------	---------------	---	----------	-------------

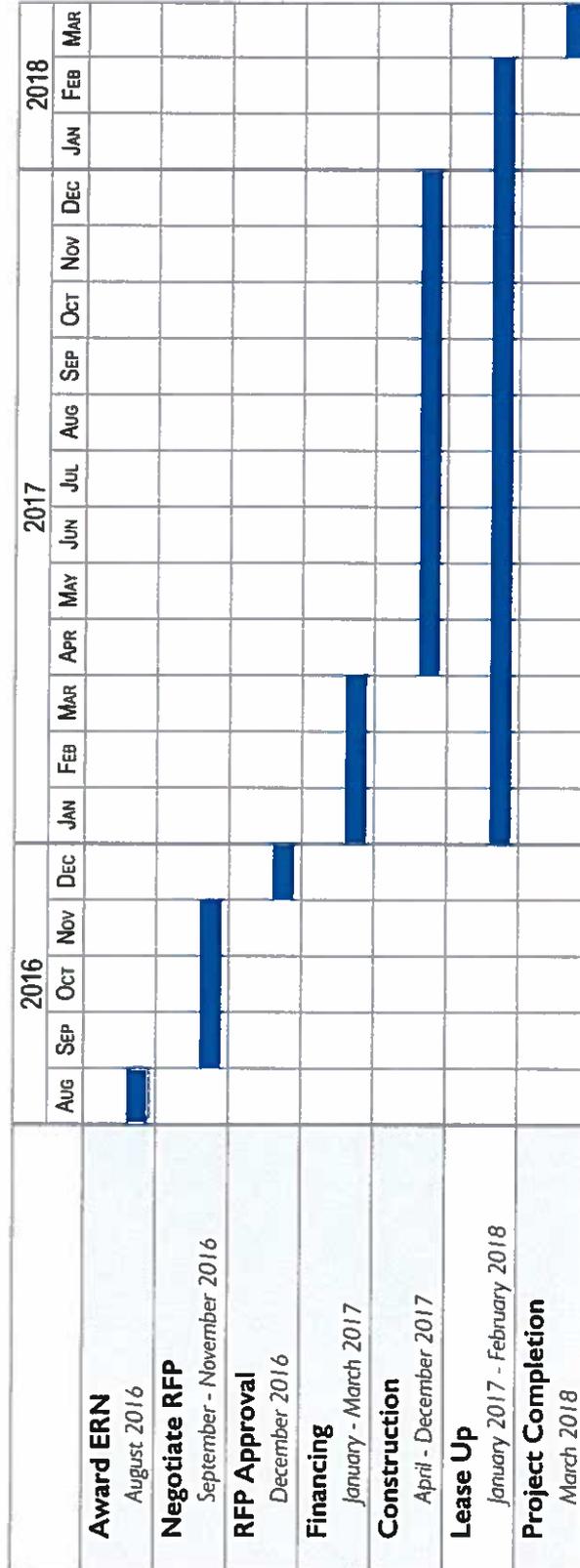
Estimated Cost to Repair Buildings			\$2,500,000
Estimated Cost to Build Parking on West Lots			\$500,000
Estimated Cost for All Exterior Site Improvements, Walls, Landscaping, etc.			\$1,000,000
Estimated Cost of All Soft Costs	@	20%	\$800,000
Total Costs to Complete Rockhaven			\$4,800,000

					Monthly	Annual
Gross Income (Average)	22,882	sq. ft.	@	\$2.00	\$45,764	\$ 549,168
Less Vacancy			@	10%	(4,576)	(54,917)
Less Operating Expenses			@	30%	(13,729)	(164,750)
Net Operating Income					27,458	329,501
Available for Debt Service	1.3	DCR			21,122	253,462
Implied Financing			@	5%		\$3,934,611.66
Additional Developer Equity						\$865,388.34

PROJECT TIMELINE

Rockhaven Historic Park

PROJECT TIMELINE



DE LA ROSA & Co.

Potential Funding Sources

DE LA ROSA & Co.

Firm Overview:

Established in 1989, De La Rosa & Co. ("DLR") is an investment banking firm and FINRA-registered broker-dealer. DLR is headquartered in Los Angeles and has a full-service banking office in San Francisco.

DLR's well-established and exclusive California focus has given us broad and dominant access to California domiciled investors and enhances our reputation in the market as the "California Specialist." We are one of the most active underwriters of California bonds, underwriting \$26 billion in California municipal bonds in 2013. Since our founding, De La Rosa & Co. has underwritten over \$400 billion of new issue California taxable and tax-exempt municipal financings. It is our long-term California focus that sets us apart from other top-tier underwriters.

DLR is the Premier Firm Serving California Cities:

Over the past 24 years, DLR has emerged as the premier investment bank serving the needs of cities and has developed an expertise in all types of financings that cities undertake. In particular, DLR continues to work with some the state's marquee cities including the cities of Beverly Hills, Huntington Beach, Los Angeles, Newport Beach, Palo Alto, San Francisco, and Santa Monica.



*Potential Funding Sources***DE LA ROSA & CO. (Continued)*****Southern California Sales & Trading Desk:***

Further distinguishing our firm is our Southern California-based sales & trading desk. DLR's sales & trading desk covers over 375 institutional accounts that actively purchase California municipal bonds. DLR provides institutional investors with liquidity by trading, on average, \$764 million per month since January 2013. This liquidity greatly strengthens our relationship with investors and is a critical asset when DLR senior manages new issues since investors know that DLR is actively in the California municipal market should they need or desire to sell their bonds.

Retail Distribution Capabilities:

DLR covers many professional retail accounts throughout California, including such accounts as Bel Air Investments, Bank of New York Mellon, Goldman Sachs Asset Management, and others. The buying power of these investors who represent a significant portion of the bond buying universe, can substantially alter pricing spreads of a transaction. These investors are represented in the earlier maturities, buying generally within the 1-10 year range.

In addition, DLR covers individual high net worth retail investors. We do this in two ways. First, we access high net worth retail directly, covering individuals in the entertainment, multi-media and real estate sectors in West Los Angeles. Secondly, DLR maintains retail distribution agreements with three financial institutions: Credit Suisse and City National Securities. Collectively, these financial institutions have more than 150 branches in California. By hiring DLR, the City would be able to tap into the extensive retail networks of these three institutions as well. These two institutions have more than 50 offices throughout California.

CITY NATIONAL BANK
The way up.™

CREDIT SUISSE



DE LA ROSA & CO.
INVESTMENT BANKERS

*Potential Funding Sources***DE LA ROSA & CO.** *(Continued)****Organizational Structure:***

DLR is a 100% employee-owned corporation with seven partners: Edward De La Rosa, Benjamin Stern, Raul Amezcua, Paul Rosenstiel, John Kim, Ralph Holmes and Chris Tota. The overall structure of the firm is such that there is no breakdown between profit generating divisions, so that investment banking and the sales and trading desk operate as one entity. Nearly all of DLR's 44 professionals are based in California, with 32 based in Los Angeles.

Land Secured Financing Experience:

De La Rosa & Co. is among the most active underwriters of land-secured financings in California. We have underwritten bonds that range from developed districts with strong valuations to new districts with lower than 3 to 1 value-to-lien ratios. As a result, we understand how to optimally structure and market land-secured credits to investors and overcome the types of credit concerns that are typically faced.

DLR's experience is highlighted by the following strengths we believe that we uniquely ring to the land-secured transactions and that make us aptly suited to bring the issue to market.



*Potential Funding Sources***DE LA ROSA & CO. (Continued)*****Substantial Primary and Secondary Market Land-Secured Experience:***

DLR is one of the most active underwriters of land-secured debt in California. We have significant recent experience selling these types of credits, including those with commercial and residential components. DLR has sold refunding transactions for 100% commercial land-secured districts in Palo Alto, Santa Clarita, Beverly Hills and others. DLR also trades these bonds frequently in the secondary market as part of our nearly \$1 billion monthly secondary market trading volume. Our combination of primary and secondary market experience keeps us in sync with those investors that will provide the greatest demand for your upcoming bonds.

Highly Knowledgeable Sales Force:

One of DLR's strong selling points is the ability of our sales force to explain the ins and outs of credits to potential investors. Prior to each sale, internal marketing memos are prepared and distributed to each member of the sales team. For land-secured issues, the lead banker on the transaction will often hold an in-person or conference call briefing to walk them through the credit and answer any questions they may have. We have found that this enhances our firm's ability to sell the "story".

DLR also has a high-yield specialist that focuses on lower rated and real estate-backed credits. He has toured land-secured sites in the past and has an extensive base of investor clients looking to add yield to their portfolios. Among these investors is a unique segment of builder and developer accounts that collectively own close to \$200 million in land secured bonds and other credits. As the real estate market has become less lucrative due to a lack of development opportunities, many developers have taken their money out of development and sought out investment vehicles to put their money to work. These investors are extremely well suited to evaluate and purchase a future land-secured issue.



INVESTOR CONTACTS

*Investor Contacts***CONTACT INFORMATION****Primary Investor**
Committed

Lender/Source: **De La Rosa & Co.**
Investment Bankers
Contact: Joseph Crowley
Phone: 310.207.1975
Fax: 310.207.1995
Address: 2121 Avenue of the Stars, #2100
Los Angeles, CA 90067

Potential Investment Partner
Non-Committed

Lender/Source: **Strand**
Financial Advisors
Contact: Geno Ferretto
Phone: 530.210.2228
Address: 5595 Kietzke Lane, Suite 102
Reno, NV 89511

Additional Possible Lending Sources
Non-Committed

Lender/Source: **East West Bank**
Contact: Kathy Kwan
Phone: 616.768.6228
Address: 135 N. Los Robles Ave.
Pasadena, CA 91101

Lender/Source: **City National Bank**
Contact: Mirna Batarseh
Phone: 818.265.5653
Address: 550 N. Brand Blvd.
Glendale, CA 91203

Lender/Source: **Wells Fargo Bank**
Contact: Kay Skidmore
Phone: 310.335.9489
Address: 2120 E. Park Place #100
El Segundo, CA 90245

Lender/Source: **Citizens Business Bank**
Contact: Kim Gusman
Phone: 909.483.7167
Address: 701 N. Haven Ave. #210
Ontario, CA 91764



DECLARATIONS

CONFLICT OF INTEREST

CONFLICT OF INTEREST



**City of Glendale
Disclosure - Campaign Finance Ordinance
Applicants Seeking Entitlement**

Submit to Permit Services Center, 633 E. Broadway, Rm. 101.
For more information, call 818-548-3200.

(To be Completed Prior to Preparation of Staff Reports for Consideration of Entitlement Matter by Council, Agency, or Authority, or at Time of Appeal to the City Council if the Applicant is also the Appellant)

In August 2011, the Glendale City Council adopted Ordinance No. 5744, which becomes effective on September 9, 2011 ("Ordinance"). The Ordinance prohibits campaign contributions from "applicants seeking entitlement," their contractors and subcontractors (including their architects, engineers, and design professionals) while the application is "pending" and for 12 months thereafter. The Ordinance also prohibits Council Members from voting on any matter pertaining to an entitlement if the Council member has received a campaign contribution from the applicant seeking the entitlement, or certain contractors or subcontractors of the applicant, within the 12-month period preceding the vote.

The Applicant and the Owner/Lessor hereby discloses as follows.

(If printing, please print legibly. Use additional sheets as necessary.)

I. Name of Applicant and Name of Owner/Lessor on whose behalf application is filed:

Full Name	Title	Business Address	City	State	Zip
Gangi Design Led Build (Gangi Development)	Applicant	229 E. Palm Avenue	Burbank	CA	91502

CONFLICT OF INTEREST (Continued)

II. **Officers or owners/investors of Applicant Entity.** Please also disclose the following persons or entities related to the applicant entity: CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign +

Full Name	Title	Business Address	City	State	Zip
Salvatore Gangi	CEO	229 E. Palm Avenue	Burbank	CA	91502
Frank Gangi	President	"	"	"	"
Robert Gangi	Legal	"	"	"	"
Matthew Gangi	Vice President	"	"	"	"

III. **Contractor of Applicant(s) Seeking Entitlement***

Full Name	Title	Business Address	City	State	Zip
Gangi Design Led Build	GC	229 E. Palm Avenue	Burbank	CA	91502
Joe Catalano	Preservation	480 N. Lima Street	Sierra Madre	CA	91024
Evergreen Architects	Landscape	P.O. Box 5483	Santa Barbara	CA	93150

* "Contractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a contract as an architect, design professional, engineer, or general or prime contract with an applicant seeking entitlement. "Contractor of applicant seeking entitlement," includes not only the contracting party but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the contractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the contracting party. Please list the names and addresses of all of these parties.

IV. **Subcontractor of Applicant(s) Seeking Entitlement****

Full Name	Title	Business Address	City	State	Zip
Eagle Restoration	Restoration	5441 Cogswell Road	Arcadia	CA	91006

** "Subcontractor of Applicant Seeking Entitlement" means "a person who has, or has been promised, a subcontract as an architect, design professional, engineer, or perform other work with a contractor an applicant seeking entitlement."

CONFLICT OF INTEREST *(Continued)*

"Subcontractor of applicant seeking entitlement," includes not only the subcontracting party, but also the CEO/President, Chairperson, Chief Operations Officer, Chief Financial Officer, any member of the Board of Directors, and any individual or entity that owns 10% or more the subcontractor of applicant seeking entitlement, as well as any campaign committee that is sponsored and controlled by the subcontracting party. Please list the name and addresses of all of these parties.

V. Disclosure. The Applicant Seeking Entitlement has made campaign or officeholder contributions in the preceding 12 months to City of Glendale elected officials as follows:

Elected Official	Name of Individual or Entity	Date of Contribution
N/A		

I hereby certify, on behalf of the above-named applicant(s) and owner(s)/lessor(s), that the applicant seeking entitlement has made the campaign contributions as set forth above. I also certify that the names of all contractors of applicant and all subcontractors of applicant, as of today's date, are fully set forth above. I further acknowledge that the applicant has a continuing obligation to update this disclosure form if the applicant selects additional or substitute architects, design professionals, contractors or subcontractors within ten (10) days of the selection or change. I hereby certify that I have been legally authorized by the applicant/owner/lessor to submit this disclosure form and certify to the content hereof.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 26, 2016 at Glendale, California

Applicant's Signature , Print Applicant's Full Name Frank Gangi

Applicant's Address 229 E Palm Avenue, Burbank, CA, 91502

Applicant's Contact Phone Number 818-247-2414

Applicant's Email Address info@gangidevelopment.com

CAMPAIGN FINANCE DISCLOSURE

Acknowledgment of Receipt of
CAMPAIGN FINANCE DISCLOSURE



**ACKNOWLEDGMENT OF RECEIPT OF
 CAMPAIGN FINANCE DISCLOSURE**

(To Be Submitted at Time of Application Submittal)

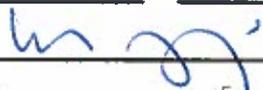
Submit to Permit Services Center, 633 E. Broadway, Rm. 101. For more information call 818-548-3200.

PROPERTY ADDRESS: 2713 Honolulu Avenue, Montrose, CA, 91020

ENTITLEMENTS REQUESTED: Adaptive Reuse and Restoration of
 Buildings at Rockhaven

I hereby acknowledge, on behalf of the applicant(s) and owner(s)/lessor(s) for the project above, that the applicant seeking entitlement has received the campaign finance disclosure forms related to applicants seeking entitlement before the City Council, Redevelopment Agency and Housing Authority. I acknowledge it is the applicant's responsibility to review the requirements of the City's campaign finance ordinance, including its disclosure obligations and its applicability to the applicant and its contractors and subcontractors, which include architects, engineers, design professionals, prime or general contractors, and subcontractors retained by the applicant at the time the application is pending before the Council, Redevelopment Agency or Housing Authority.

Executed on July 26, 2016 at Glendale, California

Applicant's Signature 

Print Applicant's Full Name Frank Gangi