



THE STATION

A new paradigm of mixed use development
organically connected to the quiet coastal
community of Solana Beach

Presented By: CREO
a collaboration of Chesnut and Diversified Properties
Teaming Together to Accomplish Great Things

It takes **PASSION** and hard work to make an idea, or vision, into something real; something tangible. A **GREAT VISION** is not the same as a great place. Vision is a **DREAM**. A place is **REAL**. Vision can be **INSPIRING**. A place can **TRANSFORM**. Vision is something distant. A place is **HERE** and **NOW**. It is our dream to be a part of creating a **GREAT PLACE** to be enjoyed by our community, our families and friends, and the generations that follow.

We call this place:

THE STATION

SOLANA BEACH

Organic - Connected - Transforming





COVER LETTER

Let's get started...

CREO Real Estate Group, LLC
a Chesnut and Diversified Properties Company

505 LOMAS SANTA FE DRIVE, SUITE 200
SOLANA BEACH, CALIFORNIA 92075

July 30, 2015

North County Transit District

Attn: Greg Wellong, Contracting Officer
810 Mission Avenue
Oceanside, CA 92054

RE: Response to RFP #23885 – Solana Beach Joint Development

Dear Greg & Board of Directors:

We, at CREO Real Estate Group, are pleased to present our vision, design, and financial structure that we believe not only satisfies the specific needs and requirements outlined in the NCTD Request for Proposal dated December 3, 2014, but also delivers a unique mixed-use development that will be enjoyed by our community for generations to come.

When we learned that the NCTD had issued this RFP we were quick to determine that we would like to pursue this special opportunity for us to be a part of a legacy project that will impact our community, friends and families for many years. Each of us lives in Coastal North County and would like to help ensure that this special site is thoughtfully designed to resonate with the unique, coastal lifestyle of Solana Beach.

For this reason, we have assembled a development team that represents the very best we can offer. Every team member has expressed their passion and commitment to this project and we are confident that our team will be able to exceed expectations in terms of our creativity, problem solving, execution and long-term operations of the completed project.

Our development team is comprised of the following:

- **CREO Real Estate Group, LLC.** – CREO is a newly formed joint venture of our two multi-generational real estate companies headquartered in Solana Beach: Chesnut Properties and Diversified Properties. Combined, we have over 65 years of successful operations in the field of a diverse mix of commercial and select residential projects. CREO originates from the Latin word “creo” which has as its core meaning, “to be creative, to create, or make.” This meaning aligns perfectly with our core values and goals of our team. We are purposefully positioning ourselves where we can have the greatest potential impact in people’s lives in terms of the places we are privileged to be a part of creating. For more information on Chesnut Properties and Diversified Properties, we invite you to tour our independent websites: chesnutproperties.com and diversifiedprop.net
- **Gensler Architects** – Gensler is a global design firm that partners with their clients to create more livable cities, smarter workplaces/transportation hubs and more engaging leisure destinations.
- **The Office of James Burnett** – OJB is an award-winning firm known for creating exceptional landscape architecture and environmental planning programs for public and private clients
- **C2 Building Group** – C2 is a North County based General Contracting firm that brings their expertise to the group in a seamless process through design, project management and full phase construction.
- **TB Penick** – TB Penick is a national General Contractor and concrete/steel specialist with significant experience in delivering complex, public/private transit-oriented projects.

North County Transit District

July 30, 2015

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- **Project Design Consultants** – PDC is rich in experience with NCTD and The City of Solana Beach as well as the clear industry leader in critical coordination of civil engineering and land planning support to the private sector.
- **Brian Church Architecture** – Brian is a local, award-winning architect who is fully immersed in Solana Beach and our coastal lifestyle.
- **Hope-Amundson Structural Engineers** – Hope-Amundson specializes in structural services that are recognized and respected in the building design professions.
- **Retail Insite** – Retail Insite’s team of Don and Matt Moser bring significant retail knowledge to our marketing efforts. The fact that they are a North County family adds the emphasis on the leasing of the project to the community appreciated retailers and restaurants that will enhance the neighborhood.

Each of our team has ridden the train for a trip up to Los Angeles, downtown to a Padres Game, or up for a family picnic in San Juan Capistrano. We have an appreciation for the Coaster, Sprinter and Amtrak presence in our coastal community of Solana Beach and we all want to be a part of helping to strengthen the experience of coming and going on the Coaster train; or passing time while waiting for a loved one to arrive at the Solana Beach stop; or enjoying a weekend getaway in Solana Beach while never having to rent a car. Everything that is needed or desired will be accessible at this re-envisioned place.

Our team has poured many months of passion and creative thinking as we have worked to develop our design solution for this opportunity. We quickly realized we needed a name. Every project needs a name if simply to make it efficient to communicate. As you might imagine, we have had many discussions about what we would call this place and found our team always coming back to:

The Station

Solana Beach

We think this name fits. We like that it connects to the history and presence of the Solana Beach Transit Station. It’s not new, cutting edge, or flashy. This is intentional, as we believe that our community embraces the quiet, simple, transforming magic of Solana Beach. And this is our dream: that we would be able to join with you to build this kind of a special place.

We hope you enjoy going through the pages that follow as they present a step-by-step overview of how we plan to accomplish this task. We feel that this project must be a team effort if it is to become the success that we envision; a team effort that includes not only the NCTD but includes the City of Solana Beach, as well.

We are excited to discuss our approach with you and look forward to that opportunity as the RFP moves into the next phase.

Sincerely,

Lee Chesnut, Principal
Chesnut Properties

Skip Tschantz, Principal
Diversified Properties

Rob Tschantz, Principal
Diversified Properties

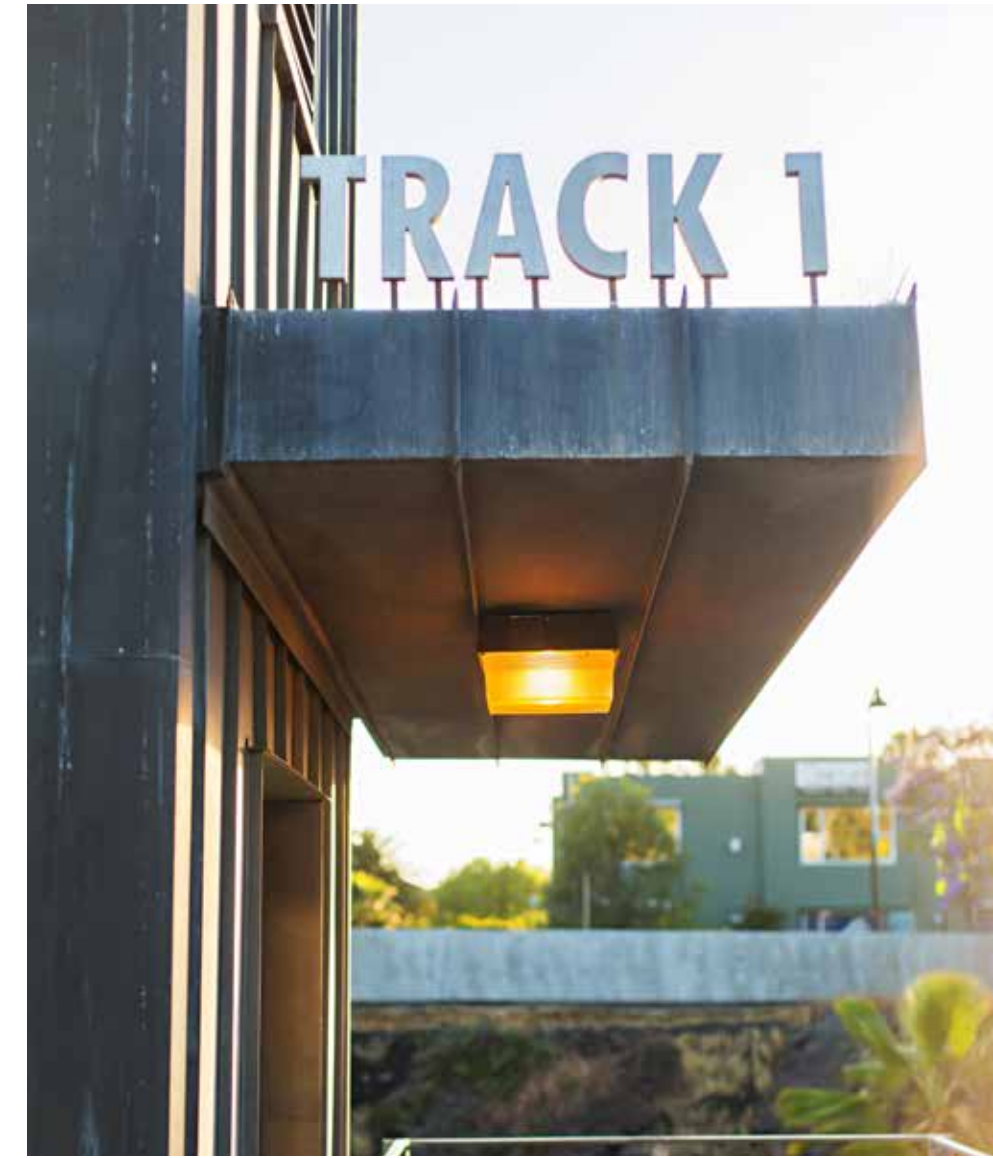
CREO

505 LOMAS SANTA FE DRIVE, SUITE 200
SOLANA BEACH, CALIFORNIA 92075



IDENTIFICATION OF THE PROPOSER'S DEVELOPMENT TEAM

Collaboration and Excellence...



To execute the **vision** of **The Station**, the coordination of a **community** of **contributors** and **stakeholders** is essential to provide a foundation for, and pathway to, **a truly great place**. The Station is a **legacy project** of which our entire community will have significant **participation** in seeing this vision become a **reality**.



DEVELOPMENT TEAM



Lead Developer
CREO REAL ESTATE GROUP
CHESNUT & DIVERSIFIED PROPERTIES

A collaboration of local, like-minded commercial real estate companies deeply rooted in delivering high quality projects to our community.

Lee M. Chesnut 619-851-4109
Skip Tschantz 858-945-2375
Rob Tschantz 858-354-2330
505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075
lee@chesnutproperties.com
stschantz@divprop.net
rtschantz@divprop.net



General Contractor
Pre-Construction Support
C2 BUILDING GROUP

Experienced, passionate, creative, capable, and diligent.

Josh Chesnut 858-232-0213
Jeff Cole 858-967-2387
505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075



Marketing Materials
LOOKING

Leading designers of impactful and meaningful marketing and branding materials

John Clark 310-322-6330
145 Standard Street
El Segundo, CA 92045

Photography

Local, skilled photographer selected to capture the Solana Beach lifestyle.

Jacob Willis 760-576-5513
6852 Embarcadero Lane
Carlsbad, CA 92011
hello@weheartstudio.com



Lead Architect
GENSLER

One of the nation's most respected architectural firms in creating impactful and trend setting projects.

Darrel Fullbright 619-557-2536
225 Broadway, Suite 1600
San Diego, CA 92101
Darrel_fullbright@gensler.com



Specialty Architect
BRIAN CHURCH

A local, award winning architect who is fully immersed in Solana Beach and our coastal lifestyle.

Brian Church 858-793-3437
1650 Camino Del Mar, Building B
Del Mar, California 92014
brian@brianchurcharchitecture.com



Structural Engineer
HOPE-AMUNDSON

Fundamentally, one of Southern California's most respected and productive structural engineering firms

Jim Conley 619-232-4673
1301 Third Avenue, Suite 300
San Diego, CA 92101



Marketing/Leasing
RETAIL INSITE

Southern California's top marketing team specializing in the creation of unique retail environments.

Don Moser 858-523-2087
Matt Moser
12264 El Camino Real, Suite 202
San Diego, CA 92130
dmoser@retailinsite.net
mmoser@retailinsite.net



Landscape And Public Space Design
OJB

A true local talent with world-wide experience known for the ability to create captivating outdoor environments and unique places for public enjoyment.

Jim Burnett 858-793-6970
Nathan Elliott 858-764-7943
550 Lomas Santa Fe Drive, Suite A
Solana Beach, CA 92075
jburnett@ojb.com
nellott@ojb.com



Co-General Contractor
Pre-Construction Support
T.B. PENICK

Financially powerful firm consistently delivering highly complex public/private projects

Ricardo Adams 858-558-1800
15435 Innovation Drive
Suite 100
San Diego, California 92128
ricardo@tbpenick.com



Civil Engineering
PROJECT DESIGN CONSULTANTS

PDC is rich in experience with NCTD and The City of Solana Beach as well as the clear industry leader in critical coordination of civil engineering and land planning support to the private sector.

Greg Shields 619-235-6471
701 B Street, Suite 800
San Diego, CA 92101
greg@projectdesign.com

THE STATION

LEAD DEVELOPER TEAM

THE STATION

CREO Real Estate Group
a collaboration of Chesnut and Diversified Properties
Teaming Together to Accomplish Great Things



Lee Chesnut
PRINCIPAL



Skip Tschantz
PRINCIPAL



Rob Tschantz
PRINCIPAL



CREO Real Estate Group



Susan Guerra
OPERATIONS



Mary Kay Jordan
FINANCE



Tony Le
FACILITIES



Nate Chesnut
MARKETING



Tara Richards
ANALYST



Marilyn Ray
ACCOUNTING



Matt Schartz
PROPERTY MANAGEMENT



Lee Chesnut
FOUNDER AND CEO

Lee M. Chesnut, a resident of Del Mar, CA, began his commercial real estate career with John Burnham and Company in 1986. Within a few years, he was presented with the opportunity to head the regional management and marketing efforts with Reynolds and Shidler (A Shidler Group entity). These early years of experience helped shape Lee's perspective on creative approach to real estate challenges and opportunities.

With the RTC Meltdown wreaking havoc in commercial real estate in 1990, Lee realized that the financial disaster was likely to create unique opportunities for those who are willing to take risk. It was in this climate that Lee formed Chesnut Properties. Two years later, Lee executed on his first distressed asset purchase, which began a feverish pace of acquiring underperforming/vacant properties and quickly repositioning them into stabilized profitable investments.

Over the past twenty five years, Mr. Chesnut has successfully acquired, repositioned and/or built numerous properties totaling over 1,250,000 square feet representing complex high performance life-science buildings, large-scale corporate buildings, landmark above Class "A" buildings and industry leading sustainable projects.

Today, Chesnut Properties is strategically positioned to bring to various communities its passionate approach to delivering complex and impactful real estate projects - with projects under way that represent over 60 acres of land and entitlements that total over 3,000,000 square feet.

The company utilizes multiple relationship and financial structures in order to execute this scale of development including: Private pursuits, Long-Term Ground Leases, Customized Structured Debt strategies, and P3 relationships (Public/Private/Partnerships).



Susan Guerra
CHIEF OPERATIONS OFFICER

Susan Guerra is the Chief Operations Officer for Chesnut Properties. Ms. Guerra has been a commercial real estate professional for over 25 years.

Ms. Guerra oversees all areas of operations within the Chesnut Properties diverse portfolio. This is inclusive of the Class "A" 265,000 square foot state of the art, LEED Gold certified Papago Gateway Center located in Tempe, Arizona. Papago Gateway Center is environmentally sensitive incorporating sustainable resources along with the ability to be virtually managed.

Ms. Guerra has worked on notable projects such as the historical rehabilitation of the Old Mission Brewery in San Diego. This major undertaking required community support through Proposition N, a historic façade easement, participation from the Metropolitan Transit Department for trolley accessibility and station placement, along with the coordination of acceptance on the State and Federal Historic registers. Mission Brewery Plaza is a mixed-use project that prided itself on restoring it's historical past with the added dimension of expansion with complimentary new construction.

Ms. Guerra has successfully capitalized on her construction and property management background in her career managing over one million square feet of office, industrial, biotech, and R&D facilities both for private entities and the University of California San Diego where she handled portfolio management, off-campus leasing coupled with providing the University construction management of their off-campus tenant improvement projects.

Her knowledge of the private, public and academic industries compliments the Chesnut Properties focus on unique projects. She is currently a CPM candidate with IREM.

Ms. Guerra is devoted and passionate about the fight to End Alzheimer's and currently sits on the Board of Directors of the Alzheimer's Association of San Diego/Imperial Counties.



Skip Tschantz
PRINCIPAL

Skip began his career as a construction project manager with a major design/build general contractor headquartered in Cleveland, Ohio, where he supervised various aspects of the construction of eleven commercial projects totaling in excess of 2 million square feet.

In 1972, Skip founded Diversified Properties as a Commercial Real Estate development, construction and asset/property management firm, headquartered in San Diego. Skip's first project was the ground up development of a two-story office building in Kearny Mesa. This first project was a marked success that launched this new company into the field of commercial real estate where it has remained active ever since. Since its founding, Diversified has developed 38 projects in California, Arizona and Montana, 33 of which

are located in San Diego County. These projects have included several different product types including: retail, office, residential, industrial; and in 1996 Diversified began providing bio-tech product for the Life Science industry with the construction of a new facility for Isis Pharmaceutical. Additional Life Science facilities have been constructed for Genoptix, Illumina and Beckman Coulter among others. In addition to ground up development projects, Diversified has engaged in the acquisition of several existing commercial properties with the approach of physical renovation and improved asset management - key components in repositioning the asset. With its long term perspective, Diversified has retained ownership of many projects that date back to the early 1990's.



Rob Tschantz
PRINCIPAL

Rob joined Diversified Properties after graduating from the University of San Diego in May 1990. As a licensed Real Estate Broker and General Contractor, Rob has been involved in all aspects of the company's operations in the areas of leasing, construction, property management and development. While implementing a property management approach that places an emphasis on detail and client services, Rob has been able to represent multiple clients in the leasing, acquisition and disposition of their commercial real estate assets. Since 1995, Rob has managed the development and construction of approximately 850,000 square feet of commercial real estate projects in San Diego County, including multiple mid-rise office buildings with structured parking and several concrete tilt-up office, R&D, flex and industrial buildings.



Darrel Fullbright
DESIGN DIRECTOR

Focusing on client needs for the past 19 years, Darrel Fullbright has developed a noteworthy reputation in San Diego. Darrel has designed over 3 million square feet of commercial office space and has a diverse portfolio also completing work in hospitality, professional service firms, government and healthcare industries. Darrel has a vision of creating compelling and purposeful architecture focused around improving clients' business operations. That, paired with his consideration for environmental design, make him a versatile asset to any project type.



Gensler has been contributing to San Diego's built environment since 1995. In the last decade, our architectural practice has become the largest in California, with a focus on the planning and design of office buildings and headquarters, both ground up and repositioning projects. The downtown office includes licensed architects, certified designers, and LEED APs committed to shaping San Diego's landscape through innovative and thoughtful design for each of our clients. Our One-Firm firm philosophy leverages best practices from our 48 offices so we can apply them to every project. When combined with our local knowledge base, we are positioned to support projects of all sizes in any one of our 27 practice areas.



Jim Burnett
PRESIDENT



Nathan Elliott
PRINCIPAL

The Office of James Burnett focuses on creating landscapes that transform perspectives and evoke emotional responses, creating unique and unforgettable sensory experiences. The firm creates projects that unify the relationship between landscape and architecture in imaginative ways, ensuring unique compositions that satisfy the demands of both form and function.

OJB's design process conceives original and inventive landscapes within the framework of context and function. This process mitigates site challenges with creative and innovative solutions. The firm is committed to an inclusive, exploratory process that engages and inspires project stakeholders and collaborators. OJB's multi-disciplinary approach has sustained the relevance of the firm over its 26-year history as it continues to challenge the conventional boundaries of landscape architecture.

The firm's recent work has focused on the aesthetic and economic transformation of American cities through the creation of fascinating and functional public spaces. OJB's work in this area contemplates restoring connections between disparate sectors within cities, providing transitional space between residential, cultural and business districts, and drawing traffic and use through innovative programming initiatives. These projects revitalize communities and local economies, increasing property values and energizing urban redevelopment.



Klyde Warren Park
DALLAS, TEXAS



Sunnylands Center and Gardens
RANCHO MIRAGE, CALIFORNIA



Jeff Cole
OWNER, PRINCIPAL



Josh Chesnut
OWNER, PRINCIPAL



Mike Gallagher
SUPERINTENDENT

Our Mission is to Transform the Construction Industry
Core Values: Planning, Efficiency, Commitment, Trust

C2 Building Group is a General Contractor with local experience delivering technical projects. With the values of Planning, Efficiency, Commitment and Trust, they bring a lean and innovative approach to building that comes with a passion and drive to exceed expectations.

Contractor's License Number: 996486

C2 Building Group was formed by Josh Chesnut and Jeff Cole. They bring a powerful team with over two decades in the industry and come from the well-known reputable contractor, DPR Construction. They bring extensive experience in managing complex technical projects with difficult site constraints and driving them to success. They have strong relationships with the local subcontractor, architectural, and engineering community. We are excited about the opportunity to have this local team drive this project and bring an open and aggressive leadership approach to the project.

C2 Building Group has partnered exclusively with TB Penick & Sons to deliver this project and brings an efficient and powerful team to the project. This partnership combines a lean ownership led organization in C2 Building Group with the proven experience of TB Penick & Sons of over 100 years.



Kashi Corporate Headquarters
SOLANA BEACH, CALIFORNIA



Tim Penick
PRESIDENT

After over 100 years of playing a major role in construction that has shaped the landscape of the United States, one thing hasn't changed: our clients still expect the best. T.B. Penick's experience and expertise not only meets, but exceeds customer expectations.

It starts with teamwork: an in-house team of designers, structural engineers, estimators, BIM professionals, project managers and senior level superintendents review the project from every possible angle. So the most inspired techniques and creative solutions come directly from know-how and integration.

Having all our resources under one roof optimizes field operations and provides clients with substantial savings. When you combine that kind of accountability with the innovation that defines this company, as you can see from our work, the results are extraordinary.

Tim is the President of T.B. Penick & Sons, Inc. Under his leadership, the company has grown to become one of the largest and most reputable construction companies in the West. Its award-winning performance has earned the company a listing as the 30th largest concrete contractor in America, a designation by the AGC of America as the Safest Contractor in the country in its category, listings as one of the 100 fastest growing companies and the 18th largest private employer in San Diego. Graduating summa cum laude from the University of San Diego with a degree in Business Administration, Tim has over 29-years of construction experience on hundreds of millions of dollars in projects in the U.S.

- 30 years Industry Experience
- Board of Directors, AGC
- 2011 Ernst & Young Entepenuer of the year Award winner
- Former Board of Directors member, American Concrete Institue.

SPECIAL RECOGNITION

- 2013 Construction Safety Excellence Award - 1st Place
- Top 100 Design-Build Firms in the Nation
- Top 100 Project Delivery Firms in the Nation
- Top 100 Green Design Firms in the Nation
- Top 10 Concrete Contractors in the Nation
- Top 400 General Contractors in the Nation
- #1 Architectural Concrete Firm in the Nation
- Cornerstone Excellence Award
- Outstanding Civil Engineering Award
- Architectural Concrete Project

QUICK FACTS

Years in business: 110 years
Divisions: General Construction
Structural Concrete
Innovative Concrete Systems

Geographical Scope: Western Region
Eastern Region
National
International

Offices: San Diego, California
Los Angeles, California
Hayward, California
Long Island City, New York

Employees: 450 Employees
In-house BIM
Structural Engineering



Jim Conley
VICE PRESIDENT

Jim Conley joined Hope-Amundson as a project engineer after graduating with his Masters in Structural Engineering from the University of California, San Diego in 2000. Throughout the last 15 years, he has worked his way up the ranks by demonstrating hard work, initiative and leadership. Jim is well-versed in all phases of design of mixed-use/residential, institutional, research and development, commercial and parking structure projects. Named Vice President in 2012, he currently manages large, complex projects for Hope-Amundson, including the recently completed 170,000-square-foot, 625 vehicle SANDAG Sabre Springs/I-15 Transit Center Parking Structure.

Jim has extensive technical knowledge of the most current building codes and seismic requirements. A member of the Post-Tensioning Institute and the Structural Engineers Association of California, he is active in the structural engineering community and currently serves on the Business Forum and Sustainable Design Committees of the Structural Engineers Association of California.

As project manager for The Station, Jim will be responsible for the day-to-day design activities. He will lead a team in the development of structural drawings and specifications for the structures to resist gravity, seismic and other loads while meeting building code and life safety requirements. Under Jim's direction, Hope-Amundson will bring a collaborative approach to the project to assist the team in achieving a design that meets the Owner's programmatic and aesthetic desires within the targeted budget.

Hope-Amundson, a California Corporation established in San Diego in 1993, has risen to become Southern California's premier structural engineering firm. With more than 80 years of family history in the engineering and architectural fields, the Hope name has earned its reputation for outstanding quality and client service.

Hope-Amundson's staff of 25, including 15 licensed engineers, provide myriad of structural engineering services, including: peer reviews, design/build engineering, value engineering, due diligence reports, feasibility studies, seismic retrofits and certifications and probable maximum loss analysis throughout the Southwestern Region. The firm's principals hold professional registrations in the State of California and are affiliated with various professional organizations, including the Structural Engineers Association of California. (SEAOC).

Home to several of Southern California's top structural engineers, Hope-Amundson has designed noteworthy projects that have shaped our region, ranging from biotech research and development facilities and parking structures to government/institutional and prominent university projects.



Don Moser
OWNER, PRINCIPAL



Matt Moser
RETAIL INSITE BROKER

Retail Insite was formed in 1996 to focus solely on providing retail solutions. Retail Insite is firmly committed to servicing retailers and retail landlords by intelligently and energetically working to meet the strategic objectives of their clients.

The founding partners (Don Moser and Ron Pepper) have extensive experience in major retailer representation, shopping center leasing development, investment sales and repositioning retail properties to enhance their value. While leading brokers from the early 1980's to 1995 while at CB Richard Ellis, Don and Ron were consistently in the top 10 nationwide for all retail brokers. Don and Ron have completed over 3,000 transactions ranging from small shop deals to institutional investment sales.

At RI we believe every property has a story. For every property we lease, big or small, we work to understand the community and the big ideas that will resonate and craft a compelling story in order to effectively take it to market. Our equally deep roots in retailer representation give us a solid understanding of the decision criteria retailers use for site selection, and we utilize this knowledge and experience to create a story that sells.

When you work with Retail Insite, you will see that we lease to the vision and strategy developed during the planning phase. We never, ever lease to simply fill a property. We lease intelligently and with a purpose to fulfill the needs of a community and our development partner.

The Solana Beach Station property is top-of-mind for us, and we make sure it is for others as well. We have strong relationships and we work with the best-in-class retail and restaurant brands every day. We know which tenants are active or entering the market, and we make sure your property is on their radar. This is all we think about and all we do!

You'll immediately notice the passion we bring to your project. It's our key differentiator and central to our core values. We treat your property like we own the place. We do our homework. We meet our deadlines. We do what we say we do. You get results.

Because of this passion for Retail and Relationships, in 2002, Retail Insite was selected to become a part of ChainLinks Retail Advisors. ChainLinks consists of the best independent brokerage companies in over 60 offices across North America. This association provides national marketing identity and national information sources of retail activity. Don Moser has served on the Board of Directors of ChainLinks, and Ron Pepper is currently on the Board.

Retail Insite has had the privilege of working with many of the best retailers and developers in the industry and is committed to that standard of excellence in the future. As the name suggests, the Retail Insite Team uses their insight in an ever-changing retail environment to assist clients with beneficial long-term strategies and decisions.



Greg Shields
CHIEF EXECUTIVE OFFICER

At Project Design Consultants, we study, plan, survey, design and engineer sustainable master planned communities, commercial, redevelopment, and urban infill projects, and the public infrastructure that supports them.

Project Design Consultants was founded in 1976 with a vision, business plan, and five staff members in a small downtown San Diego office. The firm has almost four decades of experience applying our knowledge to help clients transform communities for the better.

Our clients are leaders in both the private and public sectors throughout the West. We help them anticipate and harness the dynamic forces of change that are inherent in developing land and public infrastructure.

Equipped with the latest technology and resources, our staff consists of civil engineers, planners, urban designers, landscape architects, GIS specialists, surveyors, photogrammetrists, and transportation engineers.



DEBBY REECE
VICE PRESIDENT OF ENGINEERING

Greg Shields, PE
As Chief Executive Officer of PDC, Greg brings close to 30 years of experience to your project. Greg is a registered Civil Engineer with a wealth of experience in land development and public works engineering on a wide variety of projects. His background encompasses site evaluation studies, engineering feasibility studies, cost estimates, engineering design, and construction management for major land development, highway, and infill projects, right-of-way acquisition studies, and mapping.

As principal-in-charge, Greg is responsible for ensuring client goals are met and that projects are completed within schedule and on budget.



MARINA WURST
ASSISTANT VICE PRESIDENT

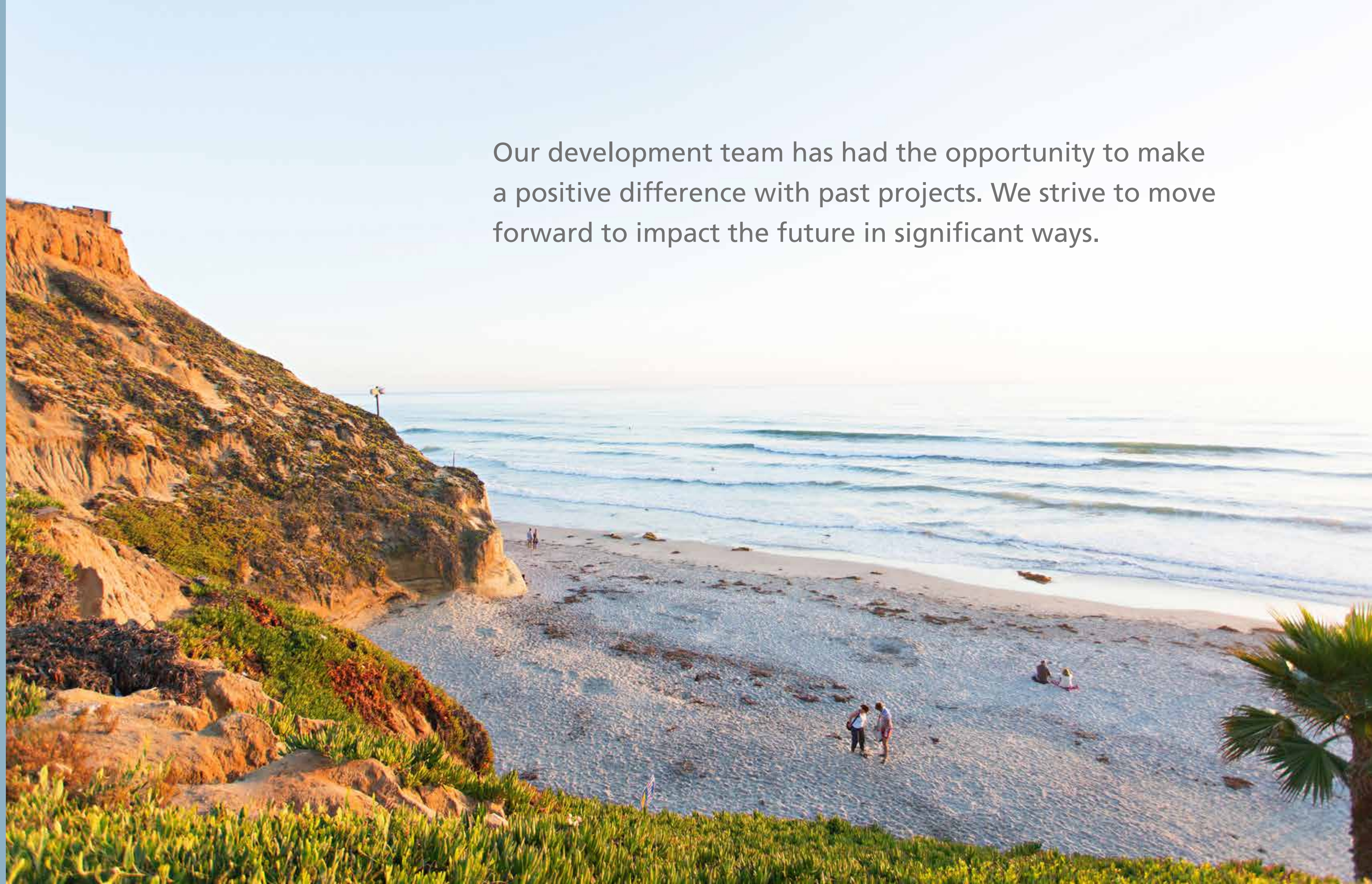
Debby Reece, PE, QSD, LEED AP
As Vice President of Engineering, Mrs. Reece manages the engineering staff at PDC. As a Project Manager she is responsible for development, processing and management of engineering documents which include contracts, schedules, entitlement documents, technical studies (i.e. Drainage, Floodplain, Water Quality and SWPPP), construction plans and cost estimates for budgeting and construction purposes.

Marina Wurst, PE
Ms. Wurst is an Assistant Vice President, specializing in land development engineering and management. Ms. Wurst is a registered Civil Engineer with over 15 years of experience in managing several multi-million dollar projects throughout southern California.

EXPERIENCE AND REFERENCES

Our past DOES influence our future...

Our development team has had the opportunity to make a positive difference with past projects. We strive to move forward to impact the future in significant ways.



TIMELINE

THE STATION

TIMELINE

THE STATION



1994

CHESNUT
PROPERTIES



1997



1999



1999



2000



2001



2003



2008



2008



2008

1970
14 GROUND UP DEVELOPMENTS

1972
Lincoln Building
(Inaugural Project)

1977
Tempe Business Park

1993



1994



1995



1996



1996



1998



1999



2001



2002



2003



2006



1970
14 GROUND UP DEVELOPMENTS

1972
Lincoln Building
(Inaugural Project)

1976
Friars Village Retail Center

1977
Tempe Business Park

1980
12 GROUND UP DEVELOPMENTS

1980
General Dynamics State
Compensation Insurance Fund

1979
K-Mart Shopping Center

1983
Montgomery
Business Park

1985
Granite Hills Village
Shopping Center

1990
7 GROUND UP DEVELOPMENTS

1992-1998
Gillespie Field
Business Park

1990
Company
established

1992
1st acquisition
32,000 SF Industrial Park

1996
CombiChem
1st Life Science
DRI-IPO
33,000 SF

1998
Taylor Guitars
Corporate HQ

1998
Agonron project
fight against AIDS
54,000 SF

1996
Isis Pharmaceuticals
(Inaugural Life
Science Project)

Inland Center
Retail Project

2000
5 GROUND UP DEVELOPMENTS

2001
Illumina
Corporate
HQ and Lab
Facility

2002
Sabre
Springs
Executive
Center

2003
Mesa View Plaza

2001
Household Finance
build to suit 120,000
Kearny Mesa

2003
Best Class "A" Office
Golden Triangle Award

2006
The Cottages, Solana
Beach - Boutique
Center of Single
Family Condos over
shared garage

2007
Stonehorse
500 acre Residential Community

2008
UTC Executive
CombiaChem Build
to Suit Class 'A'
Mixed Use
120,000SF

2008
Crescurdia award for
architectural design
best in class state of
Arizona

2008
Papago Gateway
center Tampa, AZ
254,000 Mixed use/
Light Rail integrated

2003
Class "A" Office
Golden Triangle Award

2006
The Cottages, Solana
Beach - Boutique
Center of Single
Family Condos over
shared garage

2011
Cleanest Air Quality
Award National
Competition

2015
CREO Real Estate
Group Established as a
joint venture between
Chesnut & Diversified
Properties

2019
The Station fully
constructed and
vibrant

Vision → Dream → 2020
We can influence the future
to be an amazing place!



CHESNUT PROPERTIES
Papago Gateway Center
Tempe, Arizona

Papago Gateway Center was delivered to the Arizona market with a goal of becoming a PROTOTYPE of buildings of the future. Technologically Smart and Intuitive. Connected to Urban Transportation grid. Absolute commitment to Sustainability. Interior work space that is empowering and healthy. Architecture that is authentic and inspiring. An active element in its surrounding community.

- Fully integrated into METRO LIGHT RAIL transit.
- First building to receive LEED GOLD (core and shell) status in the United States Green Building Program.
- 100% Power Green/Renewable Power supplied to project.
- Intuitive Exterior Shade System
- First privately developed Mixed Use Laboratory and Class "A" office building in state of Arizona.
- Crescordia Architectural Award for Best in Class in state of Arizona.

Project Size: 245,000 Rentable Square Feet
 • 6 story building over 1 level partially subterranean floor
 • Parking Garage: 933 Cars (4 story)
 • Status: Fully Stabilized Core asset of Lee Chesnut
 • Total Project Cost: To full stabilization: \$80,000,000

OJB
CityCentre
Houston, Texas

CityCentre, located on a 34-acre site in west Houston, was purchased by Midway Companies with the vision is to demolish the existing infrastructure and redevelop the property into one of Houston's premier mixed-use, lifestyle developments. OJB was hired to be an integral part of the master plan and implementation team for the redevelopment of this important project.

Market research conducted on the developer's target demographic suggested a desire for varied amenities clustered in a tight, architecturally-controlled site. Midway's resulting strategic vision was to develop the site as a mixed-use development complete with retail, office, hospitality, and residential uses grouped in such a way as to be sensitive to—and complementary of—regional adjacencies.

- Project Size: 34 Acres
- Number of Parking Spaces: unknown
 - map of the parking area <http://citycentrehouston.com/store-map>
 - Levels: Parking Garage has 5 levels, the landscape has only 1 level
 - Current Status of Referenced Project (or date completed): 2009
 - Cost of Project (including any public subsidy): \$ 94 M

OJB
Klyde Warren Park
Dallas, Texas

Built over the existing Woodall Rodgers Freeway, Klyde Warren Park serves as an important pedestrian connection between the Central Business District, Uptown and the burgeoning Arts District in downtown Dallas, Texas. The natural beauty of the park conceals an extensive structural deck below that accommodates an extensive array of existing utilities, stormwater infrastructure and the soil volume necessary to support the park's many trees.

The park is organized by a sweeping pedestrian promenade that draws visitors past botanical gardens, a children's park with interactive water features, the reading room, a restaurant and an event lawn with a signature performance pavilion. The pedestrian promenade continues across Olive Street to a games area, recreation lawn, botanical garden and dog park. The project has measurably decreased noise & air pollution in the area, increased pedestrian activity at nearby businesses and cultural institutions, spurred development and raised the property values of its neighbours. Most importantly it has been embraced by the citizens of Dallas, cementing its place as Dallas most important new civic open space.

- Project Size: 5.2 acres
- Number of Parking Spaces: Streets on the park's perimeter and nearby streets offer metered parking
 - Levels n/a; one level freeway deck park
 - Current Status of Referenced Project (or date completed): 2012
 - Cost of Project (including any public subsidy): \$110 M



GENSLER
Bergamot Transit Village Center
Santa Monica, California

Through its four new north-south streets and pedestrian ways, subdividing the site into smaller blocks, the project achieved a level of porosity enabling city life to flow through. Flush paving removed typical barriers such as curb cuts and sectional changes between spaces, which allowed the public spaces to expand and contract as various stakeholders took claim.

The strategic placement of ground floor activities and the breakdown of scale through building massing and color was implemented to further create a pedestrian-scaled urban development that solves the dilemma presented by "instant urbanism."

Thus, the development encouraged increased connectivity in the neighborhood and set the scene for strategic connection nodes, especially given the proximity to the future Metro stop. In this way, the entire project would serve as a catalyst for a dynamic revitalization of this neighborhood that is quickly developing into a new mixed use, transit-oriented hub for Santa Monica.

- Number of Parking Spaces: 2,000 spaces
- Total Square Feet: 766,325 Sq ft
- Levels: Varies
- Current Status of Referenced Project: Pending
- Cost of Project (including any public subsidy): N/A (Unbuilt)



GENSLER
North Hollywood Transit Oriented Development
North Hollywood, California

The vision for the North Hollywood Metro Station is to create a 21st Century digital neighborhood where everything converges together. As this operates as a transit-oriented mixed-use development the space speaks to different users. The Transit user emerges into a destination where they will spend extra time. The Resident lives in the epicenter of art, culture and digital connectivity. The Visitor can shop, eat, explore, design and create. This space will build upon NoHo's creative district that invites the entertainment community and art aficionados to experience art in public venues. Project was completed within the project schedule and estimated budget.

- Number of Parking Spaces: 1,101 spaces
- Total Square Feet: 15.5 acres
- Levels: 2
- Current Status of Referenced Project: Pending
- Cost of Project (including any public subsidy) N/A (Gensler's role was master planning)



TB PENICK
West Hollywood Automated Parking Garage
West Hollywood, California

Scope of work includes all work for the Demolition of Existing Parking Lot and Building of new 5 story Parking Structure, including all Utilities, Interiors, Exteriors, Site Work, etc.:

- 5 level CIP Concrete Structure sitting on top of 142 caissons drilled to approximate 32' depth.
- Re-routing of Primary Power Feeder for the existing City Hall Building and requires new Transformer and Generator to be in before the old one can be removed.
- 20,000 gallon cistern tank to be installed to retain storm water on site.
- Exposed metal structural PV support structure with PV panels on the roof.
- Architectural Paneling on the Side of the Building (Phenolic Panels)
- Curtainwall with hanging artwork behind at the one Lift shaft
- Fully Automated Parking
- Number of Parking Spaces: 202 stalls
- Total Square Feet: 60,000 SF (12,000 SF per Level)
- Levels: 5 level garage with one level mixed-use space
- Current Status of Referenced Project: Estimated Completion 07/31/15
- Cost of Project (including any public subsidy): \$10,748,800



Michael D. Rubino
Senior Vice President
175 E. Hawthorn Parkway, Suite 400
Vernon Hills, Illinois 60061-1463
Direct Line: 847 374-9500
Facsimile: 847 374-9520
E-Mail: mrubino@amerifundcorp.com

April 16, 2015

To Whom It May Concern

RE: LEE CHESNUT

Dear Sirs:

In late November 2013, Amerifund Commercial Corp. provided Lee Chestnut with \$40 million in non-recourse financing for his 244,446 square foot Class "A" office building located in Tempe, Arizona. Not only has Lee's financing been in good standing, but he and his team were a joy to work with as they are professional and honorable people.

Amerifund continues to work with Lee on other projects and I cannot speak more highly of any borrower. Should you have any questions, please call or e-mail me.

Very truly yours,

Michael D. Rubino
Senior Vice President

MDR:st



City of Tempe
P.O. Box 5002
31 E. 5th Street
Tempe, AZ 85280
480-350-8331

9 May 2015

To Whom It May Concern:

LETTER OF RECOMMENDATION FOR CHESNUT PROPERTIES

This letter was written on behalf of Lee Chesnut, owner of Chesnut Properties. Lee requested a letter of recommendation from The City of Tempe as it relates to his experience in working with the City over the last 10 years and his reputation in doing business in our community. I understand that this letter is in support of his effort to be selected as the developer for a transit-oriented, mixed-use development located at the Coaster Transit Station in Solana Beach, Ca.

Lee came to the City of Tempe with a vision to build what he said was a "prototype" of Class "A" mixed-use buildings of the future. He claimed that he was going to bring to our market a LEED GOLD certified building that would be designed to resonate organically in our community and surrounding natural elements. In addition, his building was going to be the first privately developed life science-capable building in the Arizona market. Despite the technical and financial hurdles associated with this vision, Lee's overriding goal was to become an integral part of the Tempe community.

Lee has fulfilled all of the assurances that he made to The City of Tempe. In addition, Lee was one of the few developers that maintained the ownership of his building and, more importantly, his commitment to the community during the economic downturn.

His building, Papago Gateway Center, is a Tempe landmark. The shade system that was built to protect the building from the sun has become an element of interest and interaction with our community. It has also raised awareness of sustainable building practices.

Mr. Chesnut was also instrumental in working with us to complete our Light Rail Transit system by his personal commitment to pay for the construction of the Light Rail stop at Papago Gateway Center. This stop was instrumental in our Light Rail vision as it was a strategic connection which completed the intellectual link from Arizona State University into Downtown Phoenix. The Light Rail System is one of the City's most important projects completed in the past 8 years.

Chesnut Properties is organization that cares deeply about their buildings, tenants and the communities they serve. Their talents, drive and unwavering commitment to success exceeds what is typically expected from private developers. The company, and its staff, have and continue to prove themselves a step above the rest and I would highly recommend the for you project

Please feel free to contact me with any questions or for further information.

Sincerely,

Alex Smith

Real Estate Development Manager
Community Development
City of Tempe



6602 Convo Court, Ste 200, San Diego, CA 92111
Phone (901) 495-6500 – Fax (858) 569-8503

April 17, 2015

Susan Guerra, COO
c/o Chesnut Properties, LLC
1155 Camino Del Mar, #525
Del Mar, CA 92014

Dear Susan:

I am writing to express my pleasure with Chesnut Properties, LLC. During the five years AutoAnything, Inc. has worked with Chesnut Properties, we've always received exceptional service. The initial Tenant Improvements were completed on time and within budget. Their Team regularly inspects the property for routine preventative maintenance, which is handled by their staff or one of many service and repair vendors. In the event a repair is needed, the matter is promptly addressed. They are receptive to our requests and follow up on all situations in a friendly, professional manner.

In comparison to previous Property Management Teams with which I've worked, Chesnut Properties, LLC offers service above and beyond the rest. I highly recommend this Team to anyone looking for quality management services.

Regards,

Andrew Dolled – Director of Human Resources
AutoAnything, Inc.
T: (858) 300-1950 | C: (858) 997-8875 | F: (858) 430-3542
E: adolled@autoanything.com

www.alz.org/sandiego San Diego/ Imperial Chapter
6632 Convo Court
San Diego, CA 92111
858 492 4400 phone
858 492 4406 fax
800-272-3900 Helpline



May 3, 2015

Mr. Lee Chesnut
Chesnut Properties
1155 Camino Del Mar #525
Del Mar, CA 92014

Dear Lee,

Every day we walk into our offices so pleased and appreciative of the recent remodeling and improvements you made to our space. Your team treated us like true partners on this project and the tenant improvements far exceeded our expectations and were completed ahead of schedule -- just as you promised!

At the Alzheimer's Association, we are mission driven in serving our customers and it is so refreshing to work with a company that shares that same focus and customer centric approach to doing business.


Everyone on your team, from the construction workers to project managers to your COO, Susan Guerra, communicated with us every step of the way and often times knew better than we did as to what we wanted and what would better serve our customers. We so appreciate their kindness, compassion and flexibility to adjust schedules to allow us to continue to serve people living with dementia and their families in the best way possible during the remodeling.

Again, as a tenant, we cannot thank you enough for your continued support and responsiveness to our needs and the needs of our customers.

With your help, we are making a difference to families fighting this terrible disease.

Sincerely,

MARY E. BALL
President & CEO
Alzheimer's Association San Diego/Imperial Counties



County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
COUNTY AIRPORTS
1960 JOE CROSSLON DRIVE, EL CAJON, CA 92020
(619) 956-4800 FAX: (619) 956-4801
Web Site: www.adcountyairports.com

May 13, 2015

To Whom It May Concern:

Re: Diversified Properties

We are pleased to provide this letter of recommendation on behalf of Diversified Properties, as well as its principals, Skip and Rob Tschantz. We understand that the principals of Diversified Properties are part of a team that is pursuing an RFP from the North County Transit District for the development of the Solana Beach Transit Station site.

The County Airports Division has enjoyed a long standing and very positive relationship with Diversified Properties that dates back to 1992 when the County entered into several long-term ground leases for the development of a new architecturally controlled business park adjacent to Gillespie Field. The goal was for this new addition to the existing industrial and office base in the area to set a higher standard and attract businesses that were of the highest level. The result of this effort 23 years later is that there is a 600,000+ SF business park that is home to a wonderful mix of businesses such as: Taylor Guitars, Cox Communications, ThyssenKrupp Elevator and Seacon-Brantner, just to mention a few. As the landowner, the County could not be more pleased with this outcome and feel that the efforts of the Diversified Properties team is the main reason for the success that we are enjoying today and will continue to receive the benefits of for years to come.

The obvious fact that the principals of Diversified Properties view their real estate investment strategies from a long-term perspective is an approach we feel is a major benefit and something that we look very favorably upon in determining the best real estate companies to team up with for the development of property owned and managed by County Airports. As a result, we are currently working with Diversified Properties, and its joint venture partner, Chesnut Properties, on the development of the next major phase of industrial and office development in the Gillespie Field area.

We do not hesitate in offering our strong recommendation of Diversified Properties and its principals for this RFP opportunity in Solana Beach.

Sincerely,
Lee Ann Lardy - Lee Ann Lardy, Project Manager
for PETER DRINKWATER, Director of Airports
Department of Public Works

PD:LAL:ds



illumina, Inc.
5200 Illumina Way
San Diego, CA 92122 USA
tel 858.202.4500
fax 858.202.4766
www.illumina.com

May 18, 2015

To Whom It May Concern:

Re: Diversified Properties

We at Illumina are pleased to provide this letter of recommendation on behalf of Diversified Properties as well as its principals, Skip and Rob Tschantz and the entire Diversified team. We understand that the principals of Diversified are part of a joint venture that is pursuing a RFP from the North County Transit District for the development of the Solana Beach Transit Station site.

Only two years after the founding of the company in 1998, Illumina was in need of a major corporate headquarters and laboratory facility to accommodate its anticipated growth. As a new company it was not an easy task to obtain construction financing for a new build to suit facility. Because the team at Diversified believed in Illumina's future and was persistent in its quest of seeing the project move from a dream to a reality, financing was ultimately secured. For the next 18 months, Illumina and Diversified worked together as a team to develop a new 140,000 SF campus on Towne Centre Drive in the UTC area of San Diego, with a grand opening that took place in 2002.


In retrospect, this first project served as a catalyst to help Illumina launch into exponential growth. The experience, track record and reputation of Diversified Properties are solid, and we are pleased to have been a part of its history.

We do not hesitate in offering a strong recommendation for Diversified Properties and its principals for this RFP opportunity in Solana Beach.

Best,



Jay Flatley
CEO
Illumina Inc.



1855 Gillespie Way
El Cajon, CA 92020
phone: 800 783 3100
fax: 619 258 5791
www.nanmckay.com

May 11, 2015

To Whom It May Concern:

Re: Diversified Properties

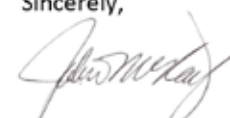
I'm happy to provide this letter of recommendation on behalf of Diversified Properties. I understand that the principals of Diversified Properties are pursuing an exciting opportunity in Solana Beach, California.

Nan McKay and Associates (NMA) began our relationship with Diversified Properties in 1992 while they were in the planning stages of the first real architecturally controlled, master planned business environment in the East County. Since moving our offices to 1855 Gillespie Way, we have enjoyed the professional environment for over 23 years.


Not long ago we came to the conclusion that NMA should pursue the option of purchasing the building it would occupy for the next several years. After an extensive search we concluded that the Gillespie Field Business Park was still the premier business location in East County and we are happy about the partnership we have created with the principals of Diversified Properties to purchase the two story, 32,000 square foot office building located at 1810 Gillespie Way. NMA plans to occupy approximately half of this building and will look to Diversified Properties to manage it in a manner that we have become accustomed to during our tenancy at 1855 Gillespie Way.

The fact that Diversified Properties has a long term perspective to the assets they create and manage raises them above others who may be looking to turn quick profits by getting into and out of projects quickly. For this reason, I would highly recommend them to anyone who is looking for the benefits of creating a long-term mutually beneficial relationship.

Sincerely,



John M. McKay
Chief Executive Officer
Nan McKay and Associates, Inc.




May 11, 2015

Kurt Listug
Chief Executive Officer
Taylor Guitars
1980 Gillespie Way
El Cajon, CA 92020

To Whom This May Concern

Taylor Guitars has been a tenant of Diversified Properties since 1992. We presently lease five buildings from Diversified, two of which were built-to-suit, in 1992 and 1998. They've designed and built quality buildings, been responsible landlords, have been reasonable to work with and attentive to our needs.

We would not hesitate to recommend Diversified as a development partner or landlord, and would certainly consider them for any of our own future building needs.

Sincerely,

Kurt R Listug
Co-Founder and CEO

1980 Gillespie Way El Cajon, CA 92020 (619) 258-1207 taylorguitars.com

SITE PLAN AND CONCEPTUAL
NARRATIVE DESCRIPTION OF SITE PLAN

Pulling up to The Station...



THE STATION SOLANA BEACH

Organic - Connected - Transforming

BCA

Making a true connection to the community is an opportunity and a challenge.

To do so, we must understand the context of the ultimate project.

When everything is pulled back, you will catch a glimpse of what the actual ingredients are that come together to bring about a great sense of place.



AERIAL VIEW



THE STATION

3D TRACK VIEW



THE STATION

Our team considered various design approaches for The Station. This process allowed us to explore the site and the community and spend significant time visualizing each considered design option. We would like to outline the primary strengths of our final design solution:

A Sense of Place

We believe the strategy of creating a meandering boardwalk among a cluster of buildings will establish a sense of place; not just an extension of Cedros retail but a place to explore. Our concept is anchored by a boutique hotel which would become the heart of the project creating a 24 hour presence - a connection to overall community and a place to gather.

South Cedros Extension

Our design connects at Lomas Santa Fe with a beautiful public space and “The Station” entry monument. This entry point will invite people to walk across the street from South Cedros to explore The Station’s open spaces, unique retail and restaurant opportunities.

Organic Architectural Design

The buildings at The Station will be built with authentic use of materials and construction strategies. This means no short cuts to getting the look and feel we desire. Materials and design will be true, and presented in a way to establish a place that will stand the test of time.

Retail Street Orientation

Our design orients many of the buildings right up to, and engaging the streetscape along North Cedros. This design will draw people northward from one unique building to the next.

Massing and Density

Our design has massing and overall density that is very similar to the existing North Cedros buildings. We worked hard to blend the project into the existing town fabric. We have created beautiful landscaped public spaces within our design to provide a relaxed feel to the project.

Views, Light and Air

Our design allows the entire site to breath. To be open. We chose not to present large buildings that cut off beautiful notch views of the ocean or buildings that would make the existing North Cedros community feel cut off from the coastal air and afternoon sunlight.

Zero Density/North Parking Lot

Our design provides a beautifully landscaped surface parking lot that will serve the project and the community but, more importantly, assures that the gracious open feel and Northwest views to the ocean are forever preserved.

Site Circulation

Other than the north surface parking lot, all parking and site circulation is below street level and will be out of sight. This approach supports the idea of creating a sense of place.

Open Air Parking Structure

The parking garage is designed to be an EXPERIENCE. Not just a practical place to park your car. Our design has 5’ openings in the garage that run the length of the structure, deep light wells strategically located along the east side of the garage, and strategic openings in the podium deck that will allow interesting and practical exposure to light and air. The garage is completely open to the Rail Canyon which will allow coastal air to flow naturally into and thru the garage. This approach will substantially reduce the need of mechanical ventilation.

Equilibrium

Our study moved us to conclude that less is more with this special project. More density leads to more parking, which leads to more expense and pushes the entire project to become more about driving to the highest financial return rather than working to assure that we create a unique and permanent place. We feel that our final design settles into a feeling of equilibrium between competing goals of financial feasibility and a project that will be supported by the community.

Minimized Traffic Impact

Our design is a low density approach which reduces traffic impact to the community. The north surface parking lot will not only serve parking needs, but also allows vehicles to enter the project at the north end and turn around to head south without impacting North Cedros vehicular circulation.

Existing Train Station

Our design respects the heritage and the connection the existing train station has to the community. The plan features both the Station’s architectural language and its existing vehicular infrastructure. The ability to use this lane for drop off and pick up is important. The lane will also be able to be used for Valet Parking drop off for customers of The Station retail and restaurants.



The Station, Solana Beach is designed to be a future hub of public, sustainable transportation options. Bike racks and electric vehicle charging stations have been incorporated to encourage future use of these options. By adhering to the City of Solana Beach municipal code and current building code standards for the state of California, the design is consistent with regional and local community policies, plans, and uses.

To satisfy the need for additional parking due to increased use of the existing transit station, we elected to bury a two-phase parking structure on the site. The first phase will satisfy the immediate needs of the transit station while adhering to the City of Solana Beach building and parking requirements. It also allows the phase two portion of the site to be an above grade parking lot with an increased amount of landscape. An additional below grade parking structure could be developed in a future phase as parking needs increase. The total number of parking stalls ensures that the project is self-sufficient and all the requirements for NCTD are met.

To mitigate traffic congestion, the existing drop-off remains with generously sized drop off / traffic circle locations provided in both phase 1 and phase 2 of the new development.

The iconic Quigley Station building will remain in its current location, serving as an anchor and feature for the new development. All structures surrounding it are designed to allow for maximum visibility of the station. This allows the station itself and the many covered outdoor areas surrounding the station to provide visible, suitable locations for ticketing and kiosks. All existing elevators, pedestrian bridges, and ramps are left intact and fully functional, even during the construction process.

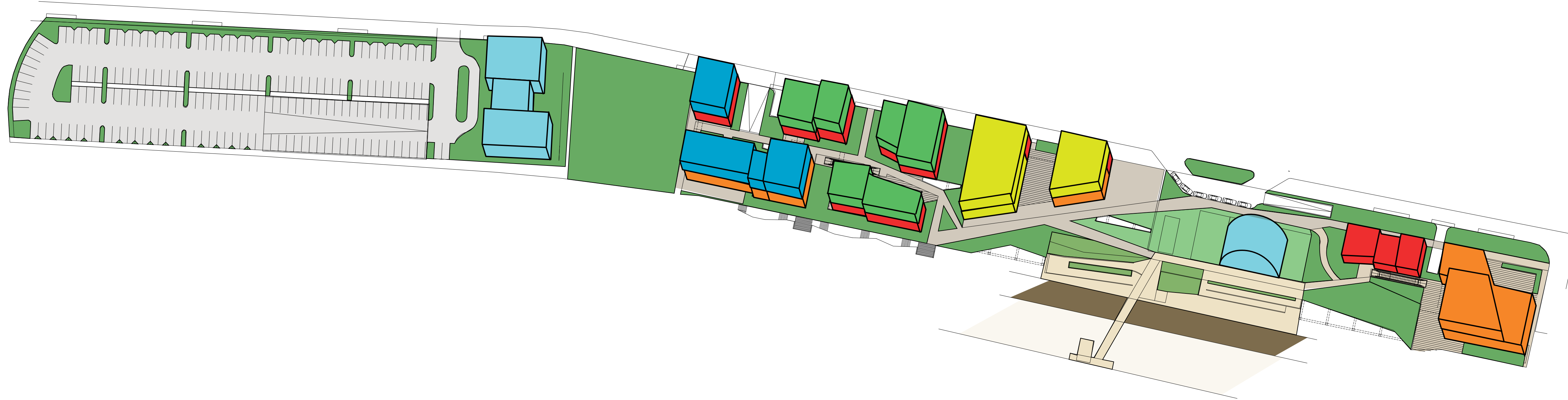
As the transit station use increases in the near future, it will become more and more necessary to create a modern and welcoming environment for travelers. For such an active site with people constantly coming and going, we gave the site a heart in the form of a more stable place to meet and connect. This idea naturally developed into a boutique hotel with a central courtyard from which the rest of the development

emanated. Retail components face the street and create meandering internal courtyards and paths that all connect back to the heart of the development. Potential restaurants anchor the north and the south creating pockets of active space. Finally, the residential and office components sit atop the retail, providing the best potential views to the ocean and round out the truly mixed-use development.

All of these various uses included in our location will interact with each other, helping to create an economic and social benefit to the area. The size of the development integrates seamlessly with the existing fabric of Solana Beach and will make the transit riding experience more vibrant, welcoming, and attractive. View corridors are kept intact and existing park space is respected in the design of this development.

Darrel Fullbright
DESIGN DIRECTOR, GENSLER





TOTALS

TOTAL SF: 62,700 SF

TOTAL PARKING: 1,242 SPACES
 PARKING STRUCTURE LEVEL 1: 497 SPACES
 PARKING STRUCTURE LEVEL 2: 382 SPACES (NCTD ALLOCATED)
 PARKING STRUCTURE LEVEL 3: 117 SPACES (NCTD ALLOCATED)

TOTAL REQUIRED PARKING: 335 SPACES
 PARKING ALLOCATED TO NCTD: 750 SPACES
 CITY OF SOLANA BEACH SPACES: 157 SPACES

TOTAL RESTAURANT SF: 18,450 SF
 REQUIRED PARKING: 185 SPACES

TOTAL RETAIL SF: 14,600 SF
 REQUIRED PARKING: 65 SPACES

TOTAL OFFICE SF: 7,600 SF
 REQUIRED PARKING: 31 SPACES

TOTAL HOTEL SF: 12,450 SF
 32 UNITS
 REQUIRED PARKING: 38 SPACES

TOTAL RESIDENTIAL SF: 9,600 SF (15.31%)
 8 | 1 BEDROOM UNITS
 2 | 2 BEDROOM UNITS
 REQUIRED PARKING SPACES: 16 SPACES

TOTAL COMMUNITY CENTER SF: 7,000 SF
 REQUIRED PARKING SPACES: 0 SPACES

TOTAL EVENT LAWN SF: 20,000 SF

PHASE 1 BUILD OUT

TOTAL SF: 62,700 SF

TOTAL RESTAURANT SF: 18,450 SF
REQUIRED PARKING: 185 SPACES

TOTAL RETAIL SF: 14,600 SF
REQUIRED PARKING: 65 SPACES

TOTAL OFFICE SF: 7,600 SF
REQUIRED PARKING: 31 SPACES

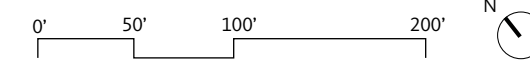
TOTAL HOTEL SF: 12,450 SF
32 UNITS
REQUIRED PARKING: 38 SPACES

TOTAL RESIDENTIAL SF: 9,600 SF (15.31%)
8 | 1 BEDROOM UNITS
2 | 2 BEDROOM UNITS
REQUIRED PARKING SPACES: 16 SPACES

PARKING SUMMARY

TOTAL PARKING: 827 SPACES
TOTAL SURFACE PARKING: 210 SPACES
PARKING STRUCTURE LEVEL 1: 264 SPACES
PARKING STRUCTURE LEVEL 2: 176 SPACES (NCTD ALLOCATED)
PARKING STRUCTURE LEVEL 3: 177 SPACES (NCTD ALLOCATED)

TOTAL REQUIRED PARKING: 335 SPACES
PARKING ALLOCATED TO NCTD: 353 SPACES
CITY OF SOLANA BEACH SPACES: 139 SPACES



PHASE 2 BUILD OUT

TOTAL SF: 27,000 SF

TOTAL COMMUNITY CENTER SF: 7,000 SF
REQUIRED PARKING SPACES: 0 SPACES

TOTAL EVENT LAWN SF: 20,000 SF

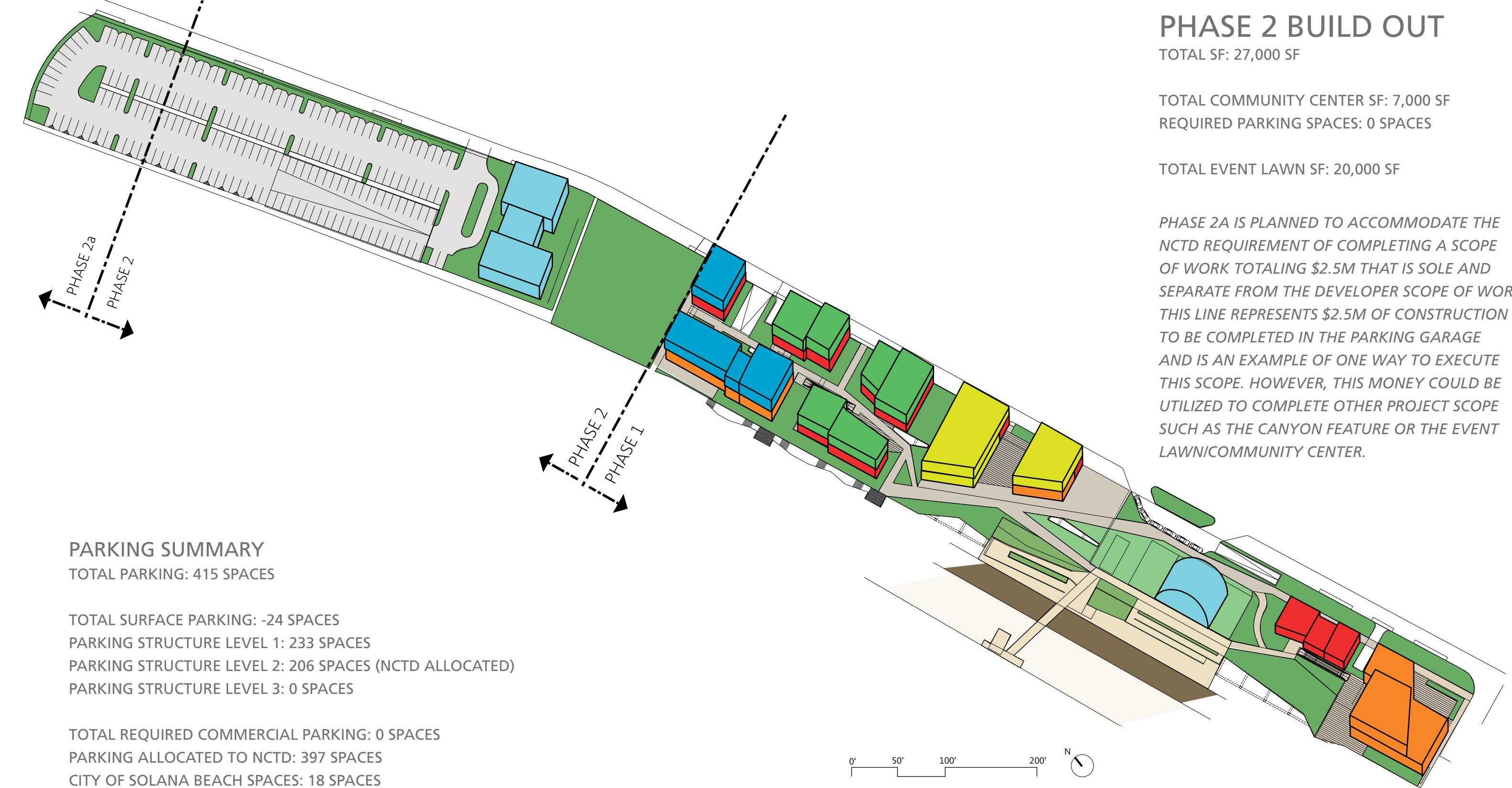
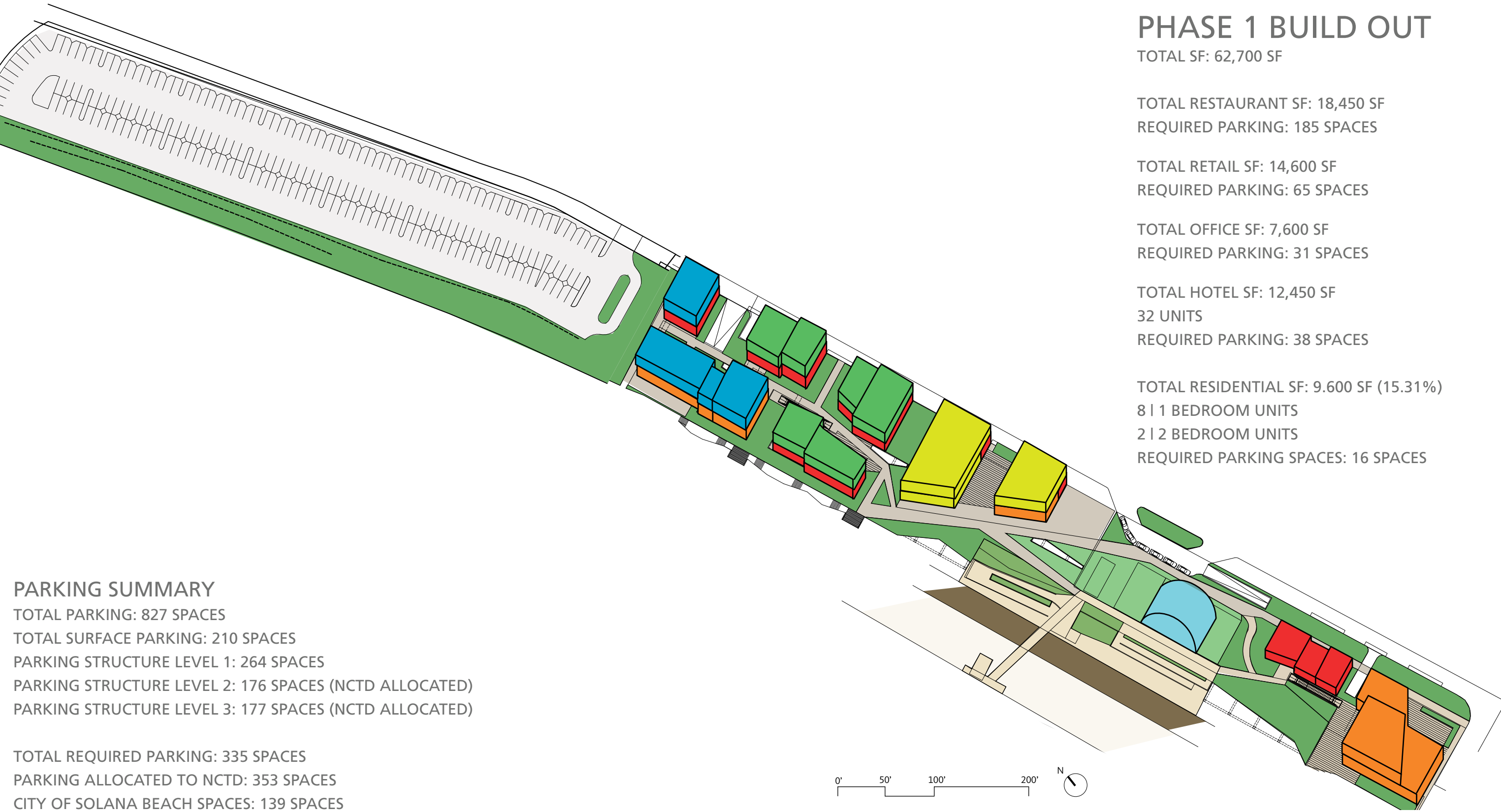
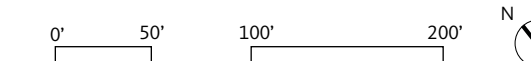
PHASE 2A IS PLANNED TO ACCOMMODATE THE NCTD REQUIREMENT OF COMPLETING A SCOPE OF WORK TOTALING \$2.5M THAT IS SOLE AND SEPARATE FROM THE DEVELOPER SCOPE OF WORK. THIS LINE REPRESENTS \$2.5M OF CONSTRUCTION TO BE COMPLETED IN THE PARKING GARAGE AND IS AN EXAMPLE OF ONE WAY TO EXECUTE THIS SCOPE. HOWEVER, THIS MONEY COULD BE UTILIZED TO COMPLETE OTHER PROJECT SCOPE SUCH AS THE CANYON FEATURE OR THE EVENT LAWN/COMMUNITY CENTER.

PARKING SUMMARY

TOTAL PARKING: 415 SPACES

TOTAL SURFACE PARKING: -24 SPACES
PARKING STRUCTURE LEVEL 1: 233 SPACES
PARKING STRUCTURE LEVEL 2: 206 SPACES (NCTD ALLOCATED)
PARKING STRUCTURE LEVEL 3: 0 SPACES

TOTAL REQUIRED COMMERCIAL PARKING: 0 SPACES
PARKING ALLOCATED TO NCTD: 397 SPACES
CITY OF SOLANA BEACH SPACES: 18 SPACES



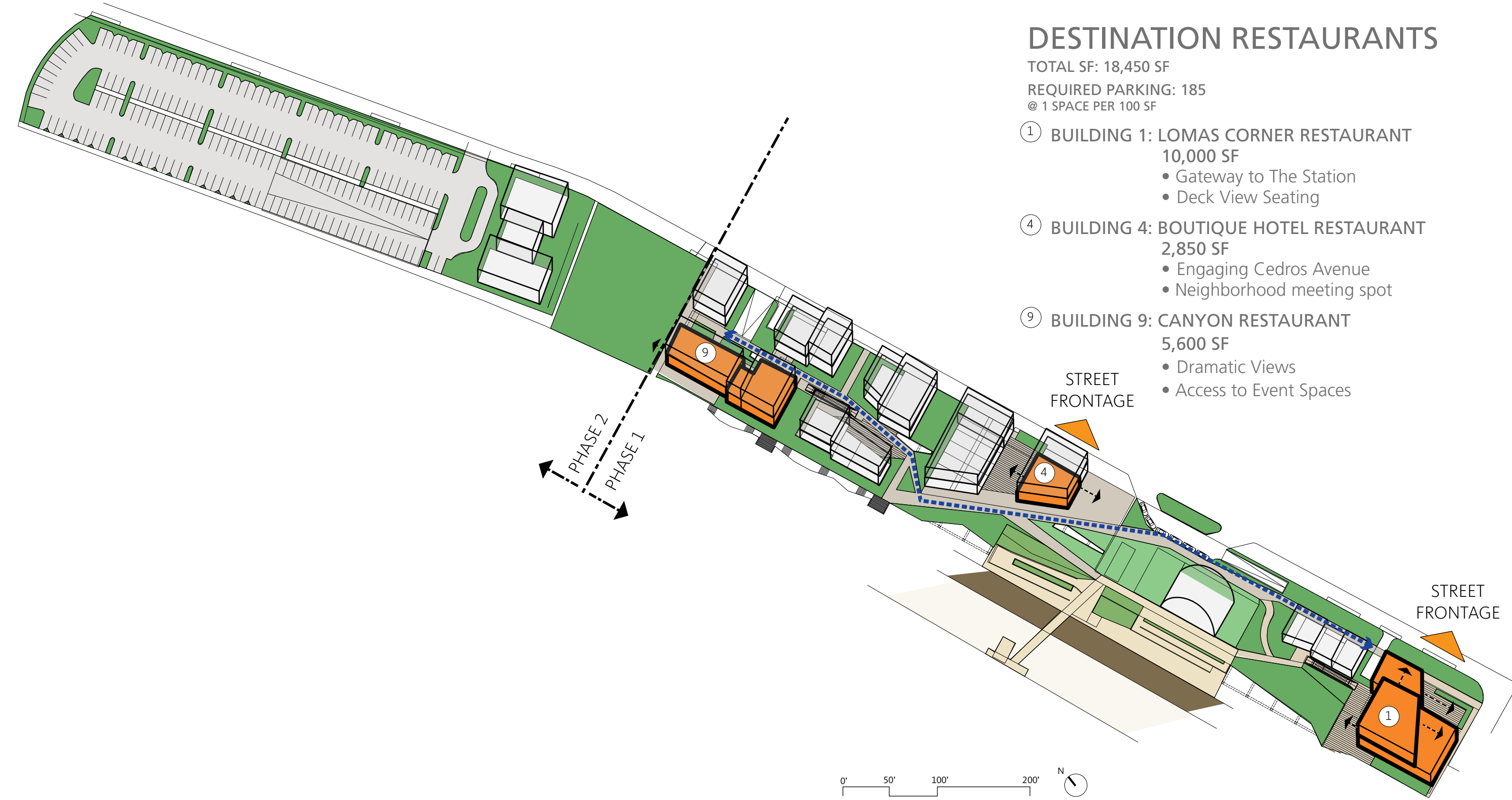
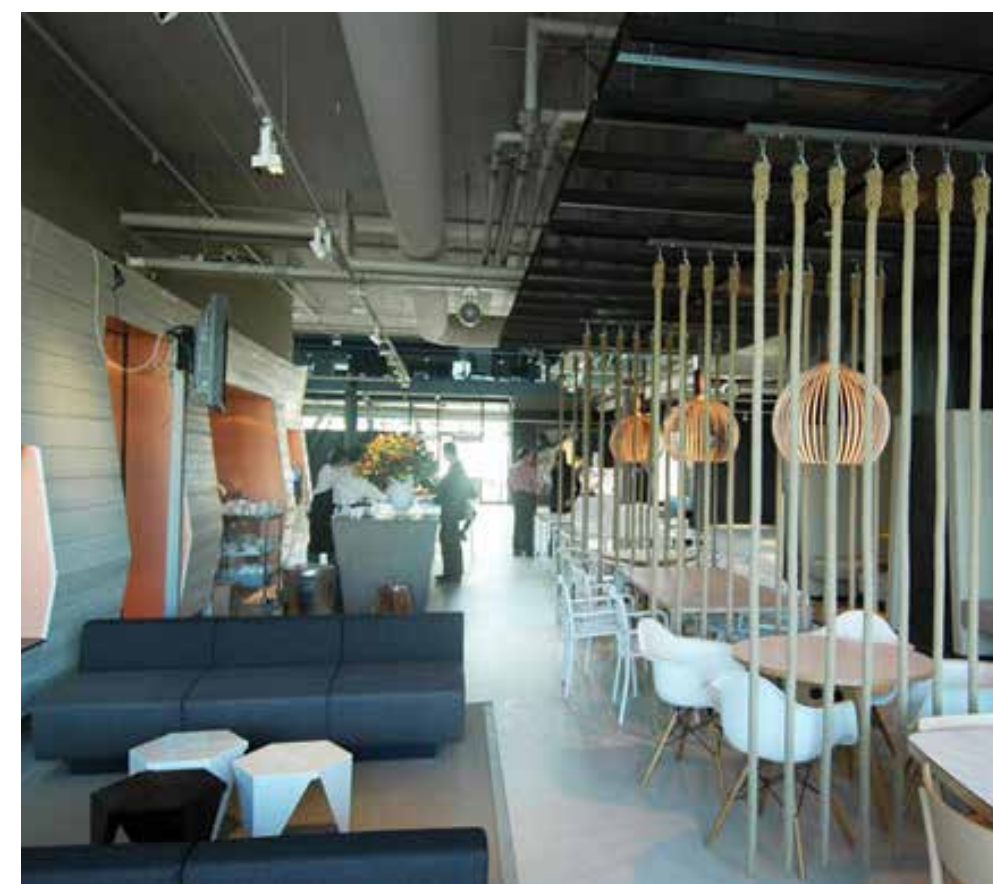


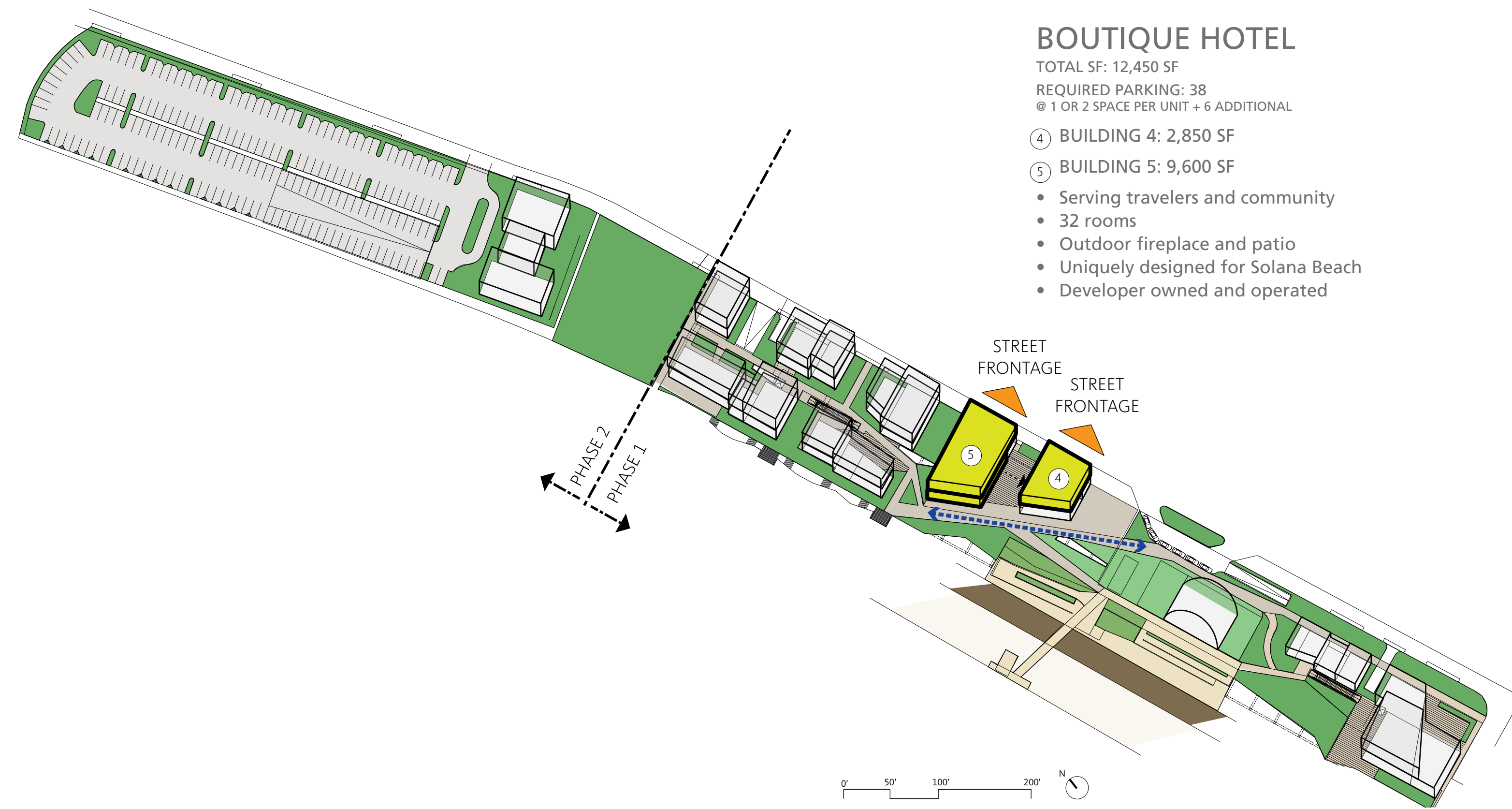
What we will do here...

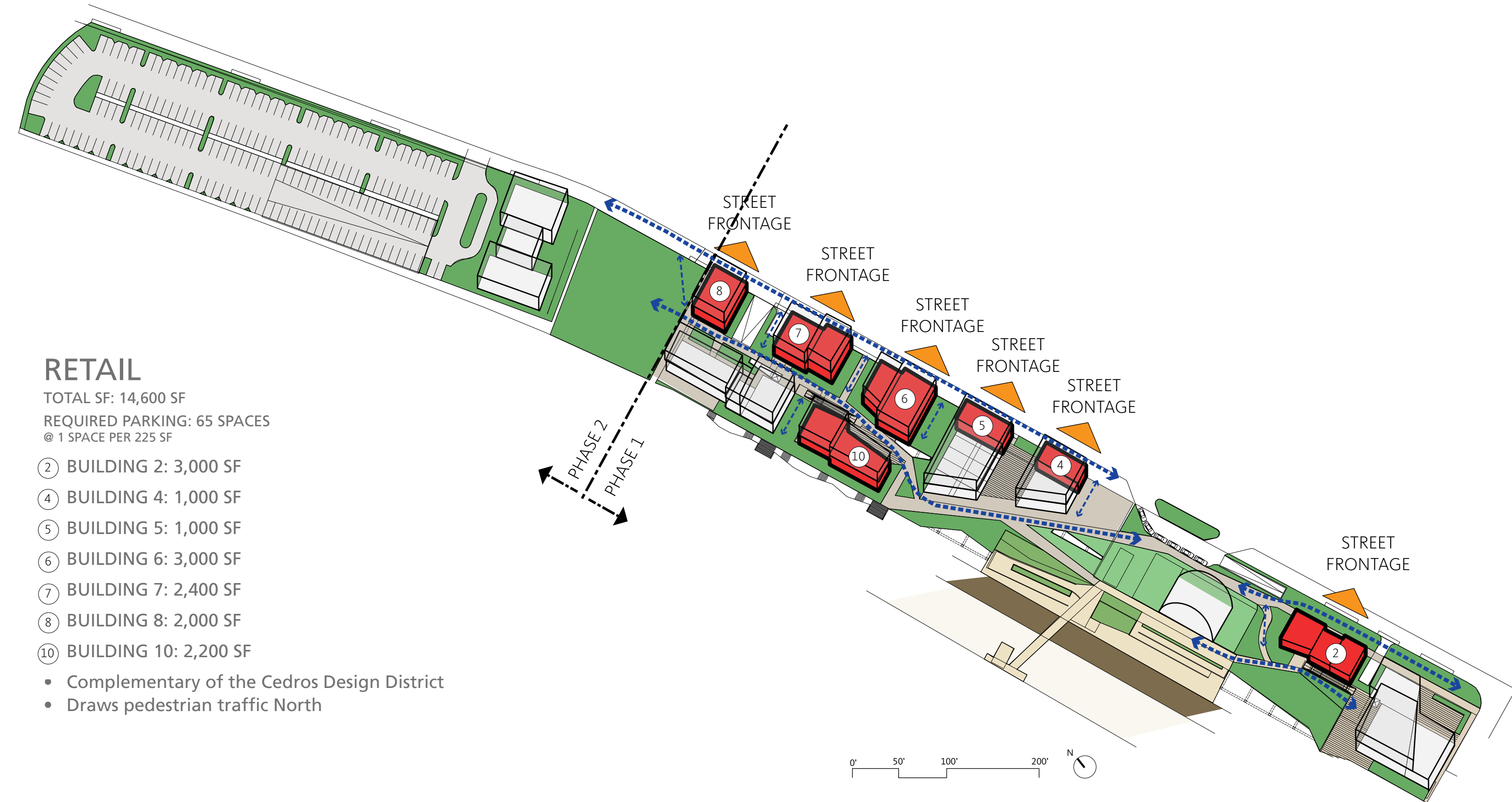
work from home grab a drink arrive by train for
 see an acoustic concert your vacation have a meeting in
 at the event lawn stay overnight at the your creative office
 go surfing at Fletcher Cove beachside hotel experience the Cedros
 check out the new art installations live Solana Beach Design district
 relax on a bench with catch the train to LA take the kids
 a good book picnic at the Canyon Preserve shop your favorite out for ice
 window find your new local retailer cream rent a
 shop meet a friend favorite restaurant skip the traffic bicycle
 for coffee work, live, play grab a bite to eat hop on the COASTER
 to a Padres game

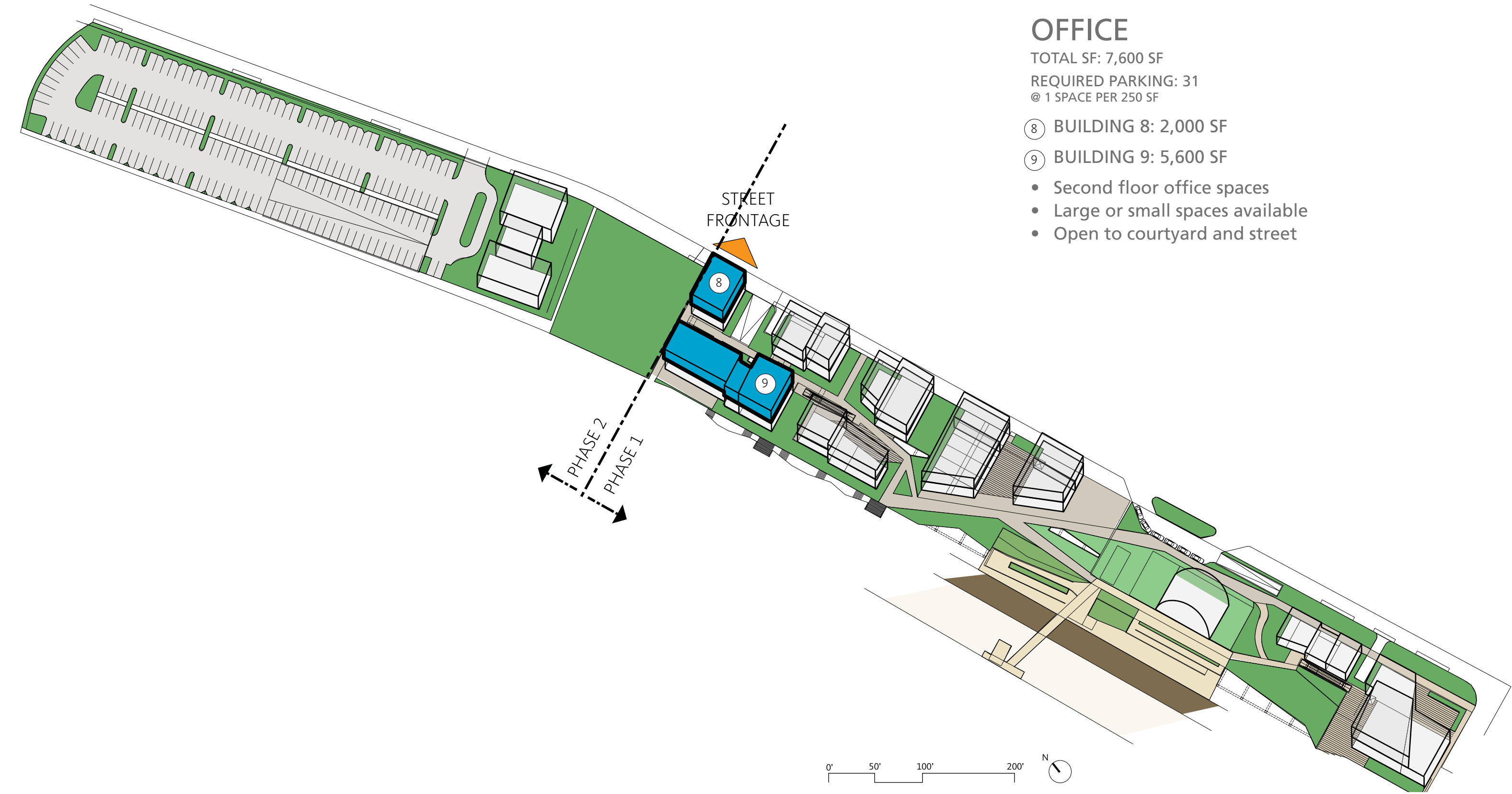
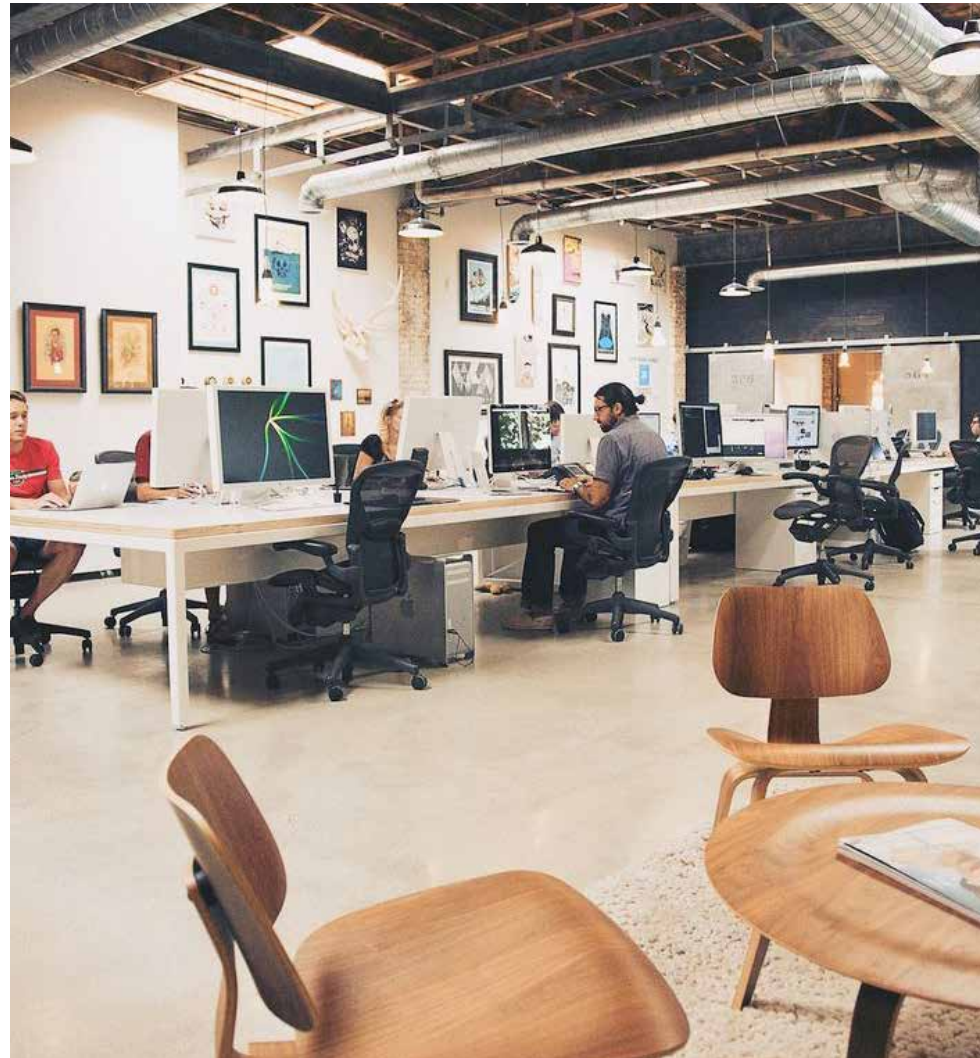


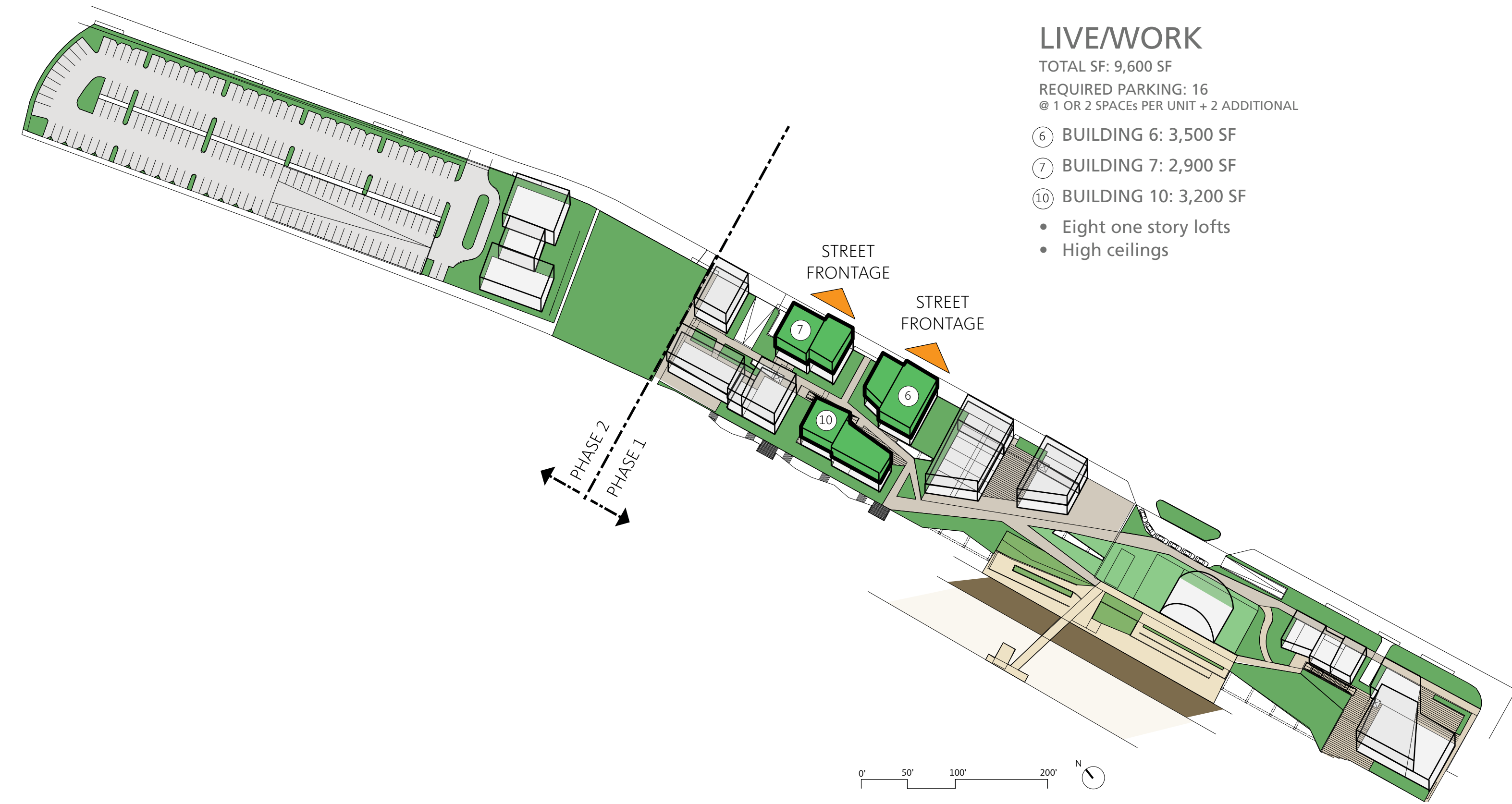






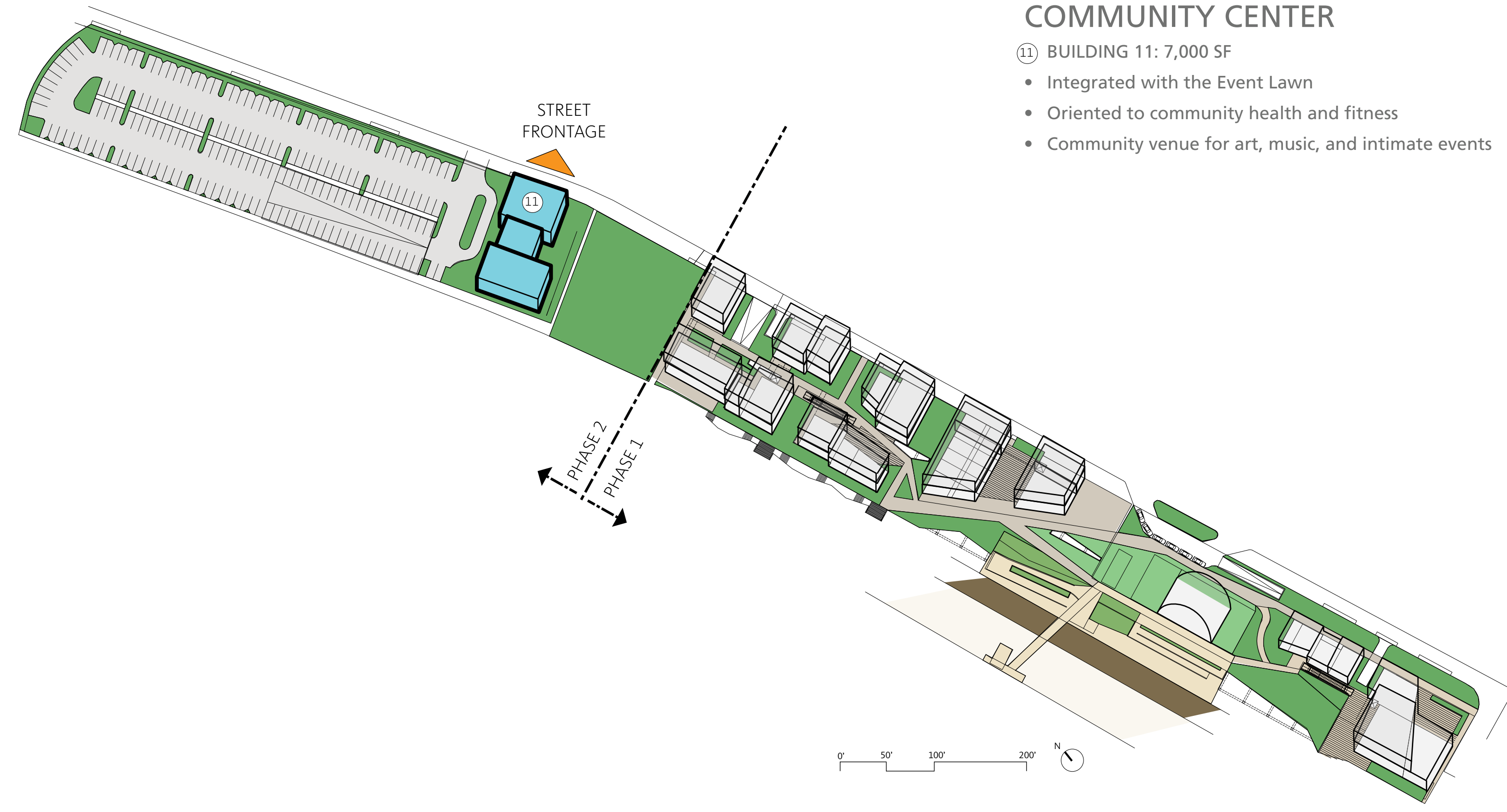


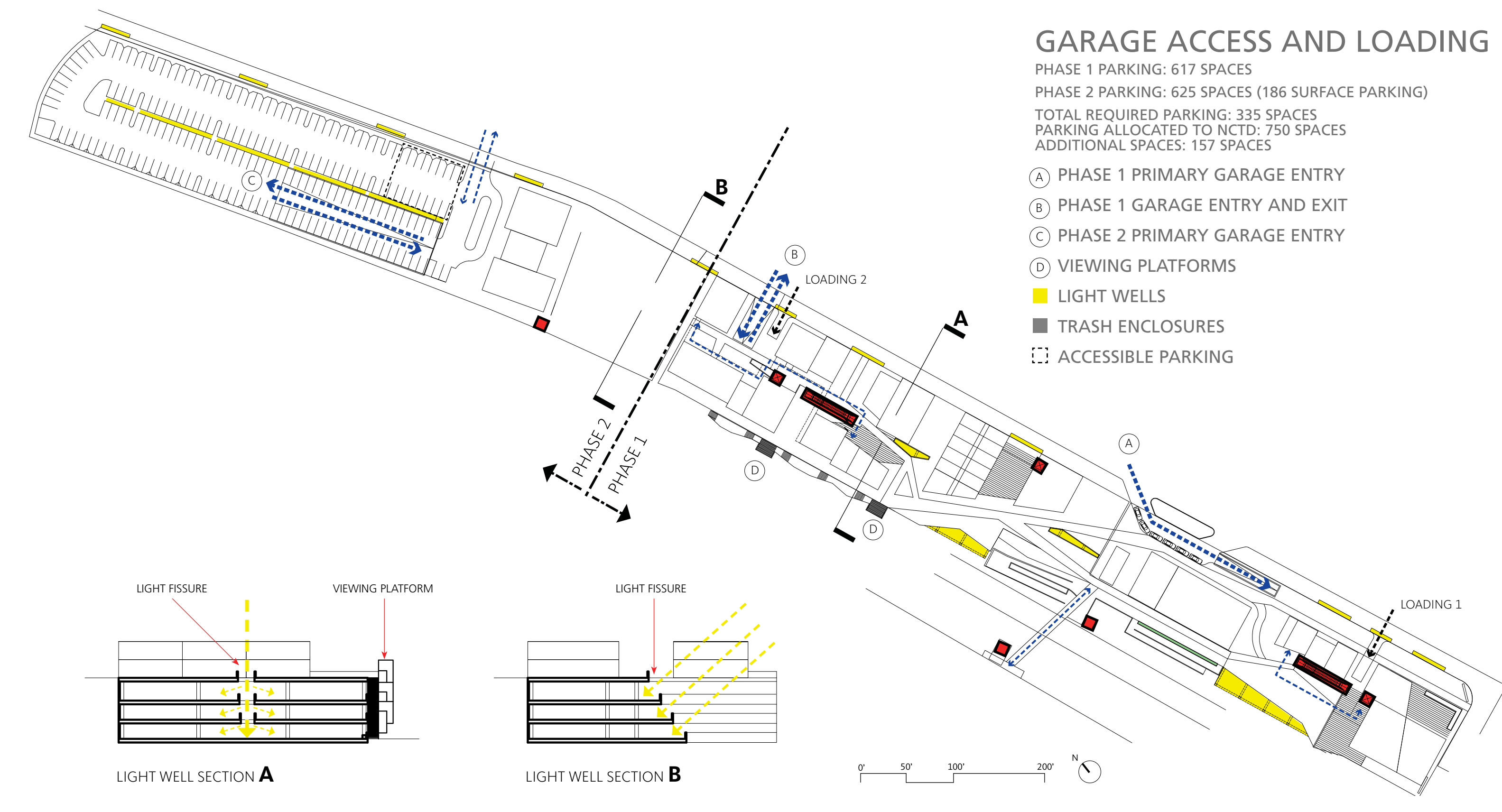
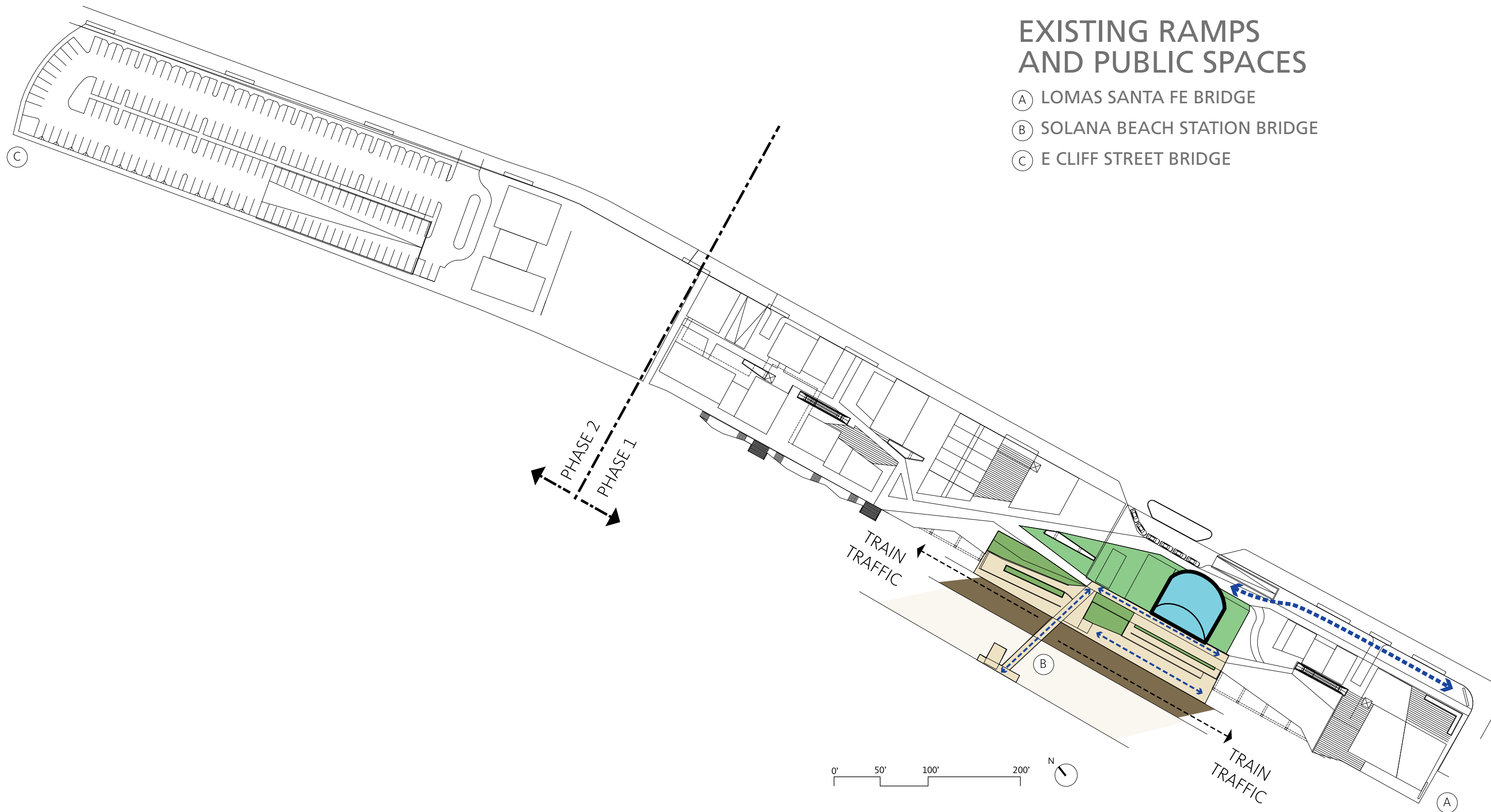




LIVE/WORK
 TOTAL SF: 9,600 SF
 REQUIRED PARKING: 16
 @ 1 OR 2 SPACES PER UNIT + 2 ADDITIONAL

- ⑥ BUILDING 6: 3,500 SF
- ⑦ BUILDING 7: 2,900 SF
- ⑩ BUILDING 10: 3,200 SF
- Eight one story lofts
- High ceilings

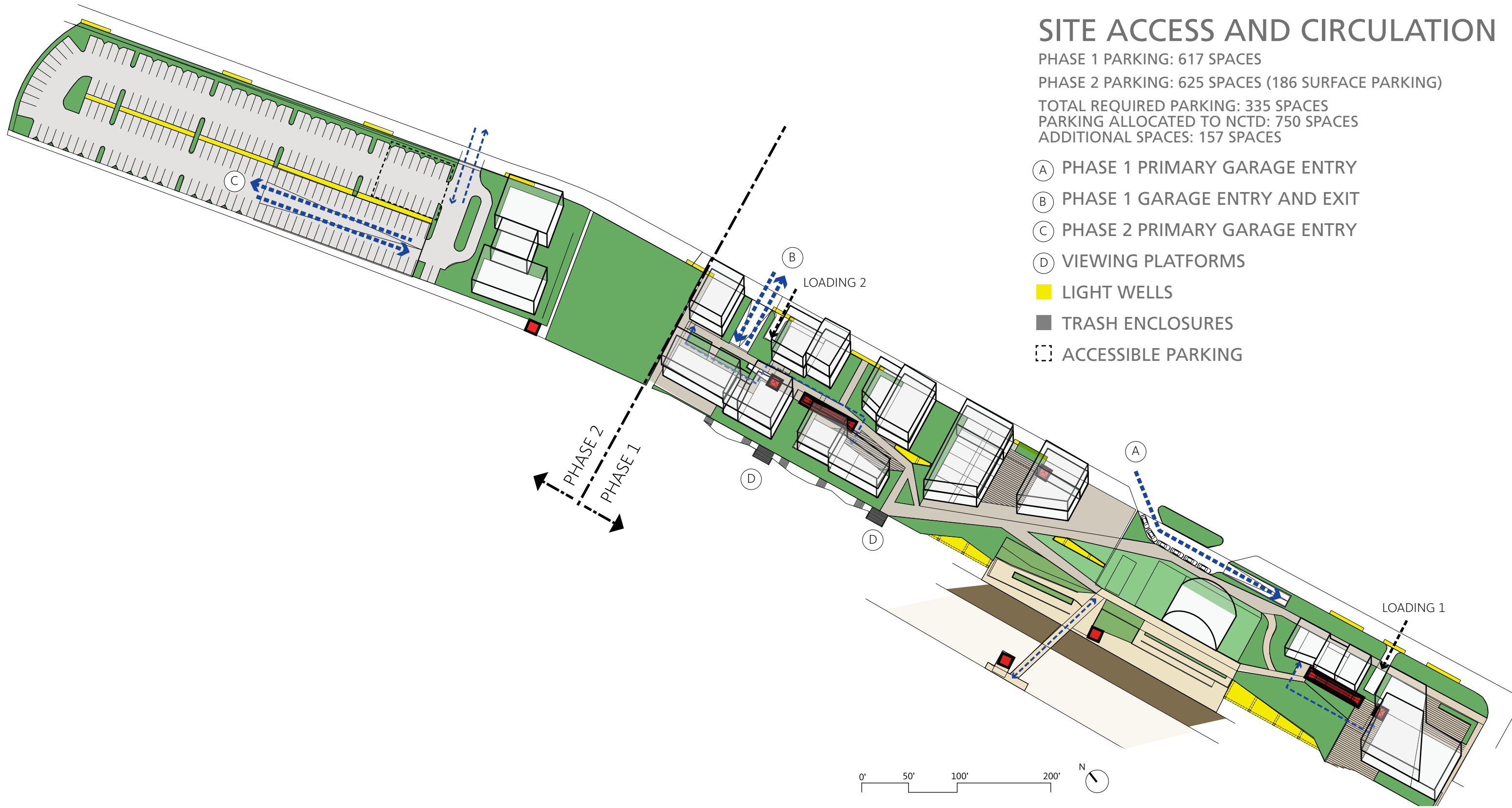




SITE ACCESS AND CIRCULATION

PHASE 1 PARKING: 617 SPACES
 PHASE 2 PARKING: 625 SPACES (186 SURFACE PARKING)
 TOTAL REQUIRED PARKING: 335 SPACES
 PARKING ALLOCATED TO NCTD: 750 SPACES
 ADDITIONAL SPACES: 157 SPACES

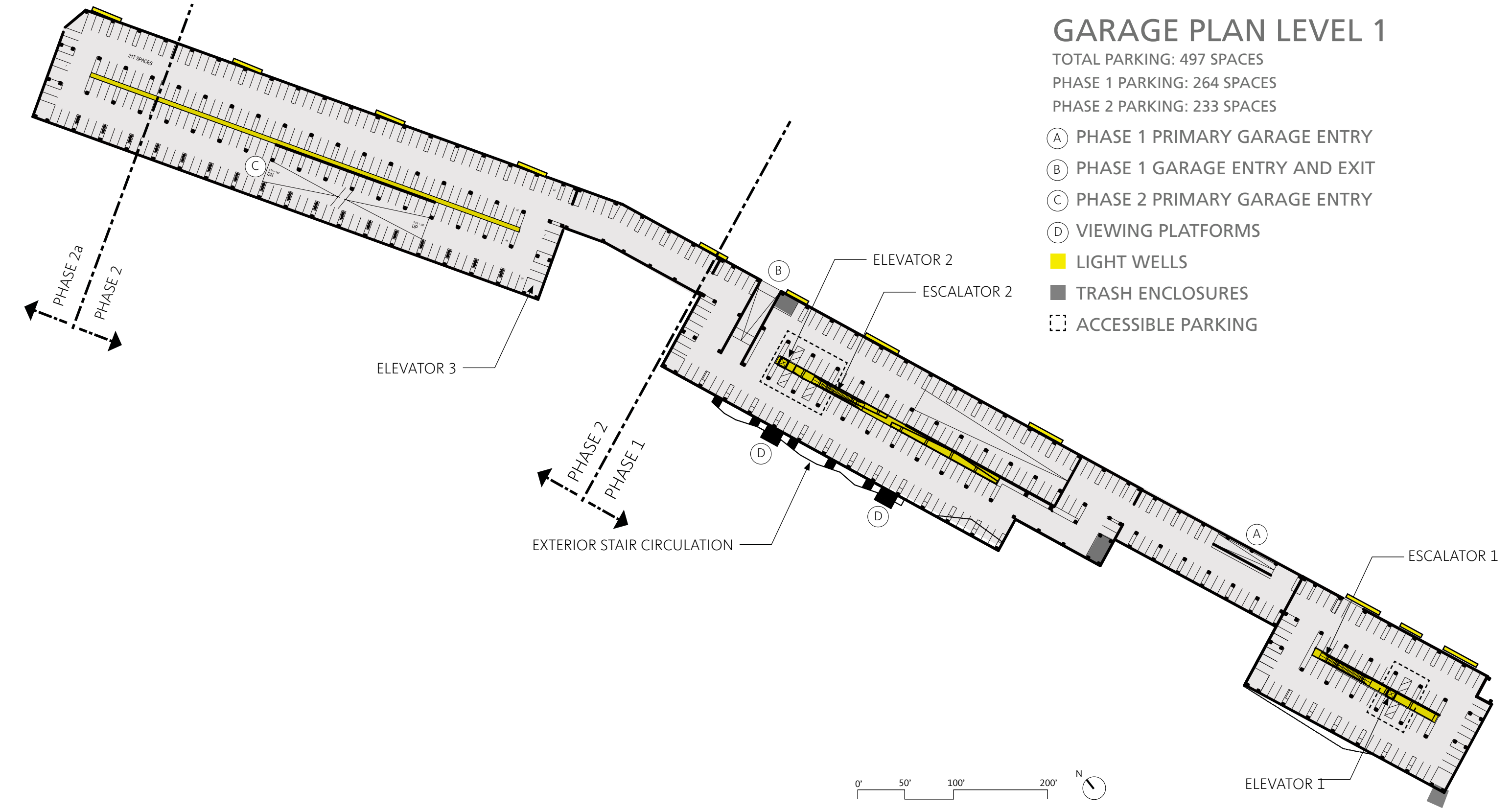
- (A) PHASE 1 PRIMARY GARAGE ENTRY
- (B) PHASE 1 GARAGE ENTRY AND EXIT
- (C) PHASE 2 PRIMARY GARAGE ENTRY
- (D) VIEWING PLATFORMS
- LIGHT WELLS
- TRASH ENCLOSURES
- ACCESSIBLE PARKING



GARAGE PLAN LEVEL 1

TOTAL PARKING: 497 SPACES
 PHASE 1 PARKING: 264 SPACES
 PHASE 2 PARKING: 233 SPACES

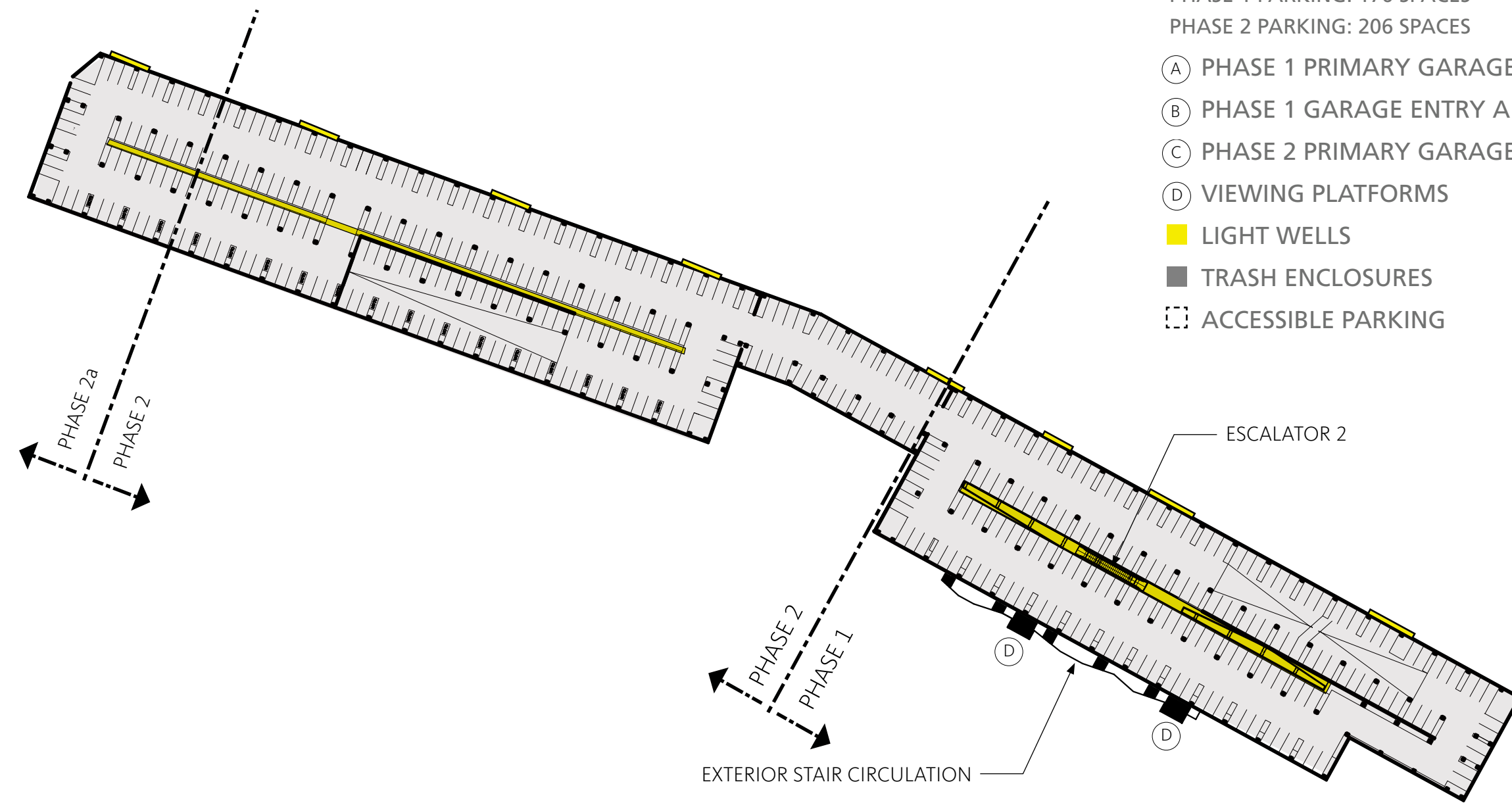
- (A) PHASE 1 PRIMARY GARAGE ENTRY
- (B) PHASE 1 GARAGE ENTRY AND EXIT
- (C) PHASE 2 PRIMARY GARAGE ENTRY
- (D) VIEWING PLATFORMS
- LIGHT WELLS
- TRASH ENCLOSURES
- ACCESSIBLE PARKING



GARAGE PLAN LEVEL 2

TOTAL PARKING: 382 SPACES
 PHASE 1 PARKING: 176 SPACES
 PHASE 2 PARKING: 206 SPACES

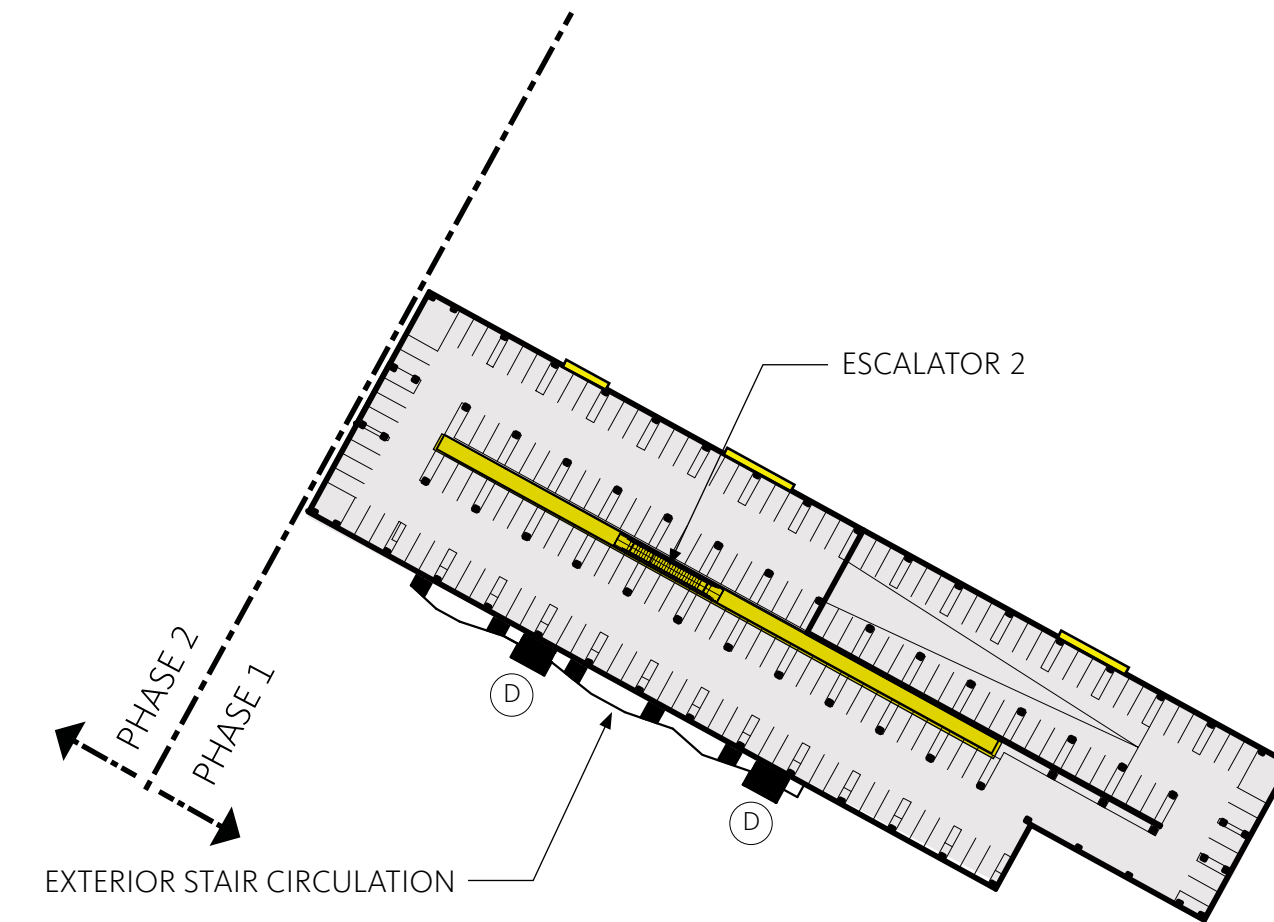
- (A) PHASE 1 PRIMARY GARAGE ENTRY
- (B) PHASE 1 GARAGE ENTRY AND EXIT
- (C) PHASE 2 PRIMARY GARAGE ENTRY
- (D) VIEWING PLATFORMS
- LIGHT WELLS
- TRASH ENCLOSURES
- ACCESSIBLE PARKING



GARAGE PLAN LEVEL 3

TOTAL PARKING: 177 SPACES
 PHASE 1 PARKING: 177 SPACES
 PHASE 2 PARKING: 0 SPACES

- (A) PHASE 1 PRIMARY GARAGE ENTRY
- (B) PHASE 1 GARAGE ENTRY AND EXIT
- (C) PHASE 2 PRIMARY GARAGE ENTRY
- (D) VIEWING PLATFORMS
- LIGHT WELLS
- TRASH ENCLOSURES
- ACCESSIBLE PARKING







The landscape design for The Station provides a thoughtful, choreographed experience that responds to the architectural design of the buildings, reflects the casual, beach-side character of Solana Beach and is appropriate for the climate of Southern California. Combining the strong architectural identity of The Station with a landscape design aesthetic that values authentic, appropriate plant material for Solana Beach, we anticipate The Station will be one of the most compelling exterior experiences in Solana Beach.

To promote successful retail storefronts, the landscape design provides the maximum amount of on-street parking to complement the surface and garage parking provided within the site. Street trees along Cedros Avenue carefully balance retail visibility with the need for shade and spatial definition. Attractive architectural light poles along the street provide adequate illumination for both pedestrians and vehicles while not overwhelming the adjacent properties. Street paving and furnishings draw inspiration from the new 101 Streetscape and include enhanced "wave" pavement, attractive streetscape plantings and a variety of seating options, from fixed benches to movable tables and chairs.

Key areas of the site, like the renovated entry to Rob Quigley's eponymous Station and the Community Center to the North, are marked with stately trees and special plantings that provide a simple visual cue to visitors. The attention to detail for the landscape design continues into the project, where residential-style amenities are provided around the retail shops. Generous umbrellas, warm wood decking and lounge-style seating encourage visitors to stop, sit and unwind in a comfortable, relaxed environment that is welcoming to all.

Midway along Cedros Avenue, the Event Lawn welcomes residents and visitors both, to what is anticipated to become an important new community space at The Station. Served by a generous drop-off, the Event Lawn also features a modest stage area that will host a variety of music, fitness and artistic events that will add life and energy to The Station during the day and the early evening. The site falls away to the west of the Event Lawn, transitioning into a man-made canyon landscape inspired by the natural cliffs and bluffs found along Solana Beach's coastline.

As the development moves closer to the neighborhood north of the site, the landscape design responds appropriately, using shade trees and dramatic plantings to transform what might be an ordinary parking lot into something more - a "parking park."

Working in concert with the site's context-sensitive architectural design and a carefully considered retail strategy, The Station's carefully crafted landscape experience will further cement it as Solana Beach's most significant new mixed use development.

Nathan Elliott
PRINCIPAL, OJB





The site is priceless and must be carefully managed to preserve and benefit from this resource not only today and tomorrow, but into a distant future. We are committed to deliver the project with utmost attention to utilization and management of natural resources.

WE WILL BE GREEN!

Sustainability Goals & Factors

- Achieve LEED Designation upon completion. Push to highest levels as feasible.
- Pursue every reasonable approach to assure the materials and exports from site are repurposed or of sustainable origins.
- Establish a project recycling and compost program.
- Collect all grease trap waste and process through bio-fuel process.
- Collect 100% of storm water run off into three collection reservoirs below the super-structure.
- Utilize filtered and stored storm water for all landscape irrigation and water features.
- Utilize state of the art systems management (lighting, electrical, mechanical) to achieve maximum efficiency in day-to-day project operations.
- Install LED lighting throughout to assure lowest power consumption.
- Purchase Green Power/Renewable for the source of energy for the site. Push towards Net-Zero if feasible.
- Publically express sustainability features in a clear and inspiring way to influence thinking of the subject.
- Utilize landscape materials that reflect the virgin ecosystem of the site.
- Provide strategic architectural elements throughout that will reduce heat/solar gain to interior spaces.



ELECTRIC CHARGING STATION
EV drivers no longer have to be concerned about running out of charge while making their way through Solana Beach as they can rely on our electric vehicle charging stations to plug in! Our 240 volt, level 2 chargers are compatible with the new wave of EV's and are free to the public.



COMPOST
Did you know that when you throw your food waste and soiled paper away at the Station it's later turned into organic compost, then distributed to farmers in CA to grow crops? So when you don't finish all your food, your leftovers are not going to waste.



RECYCLING
We don't just recycle cans and bottles, but all material containing aluminum/glass/plastic gets repurposed. So do your part in helping the environment, and toss this material in the blue bins.



LED
LED lighting does not pose a challenge when it comes to disposal as they contain no mercury and their burn time can be up to 50x longer (even with lower watts), meaning they don't need to be replaced as often. Plus LEDs keep you and the surrounding area cool so you can then reduce your air conditioner and lighting consumption.



BIODIESEL
Used grease from the Station's restaurants are to be stored, then picked up by Geo Green Biofuels who turn it into biodiesel.



NATIVES
The Station will feature California natives and drought tolerant landscaping such as lycemus grasses, agaves, aloes, and fruitless olive trees. Natives help facilitate biodiversity of local species.



BIKE PARKING
Bike parking will be secure and readily available to use for the community and train riders.



WATER WISE
Drip irrigation is one of the most effective methods to reduce consumption while still getting sufficient water to the landscape. We will install drip irrigation in several locations.



EARTH FRIENDLY RESTROOMS
Our restrooms will feature eco-friendly cleansers and hand soap, water efficient fixtures, recycled paper supplies, and trash can liners with a high PCW (post-consumer waste) content.



ZERO EMISSION GARDENING
The Station will use only electric powered equipment.



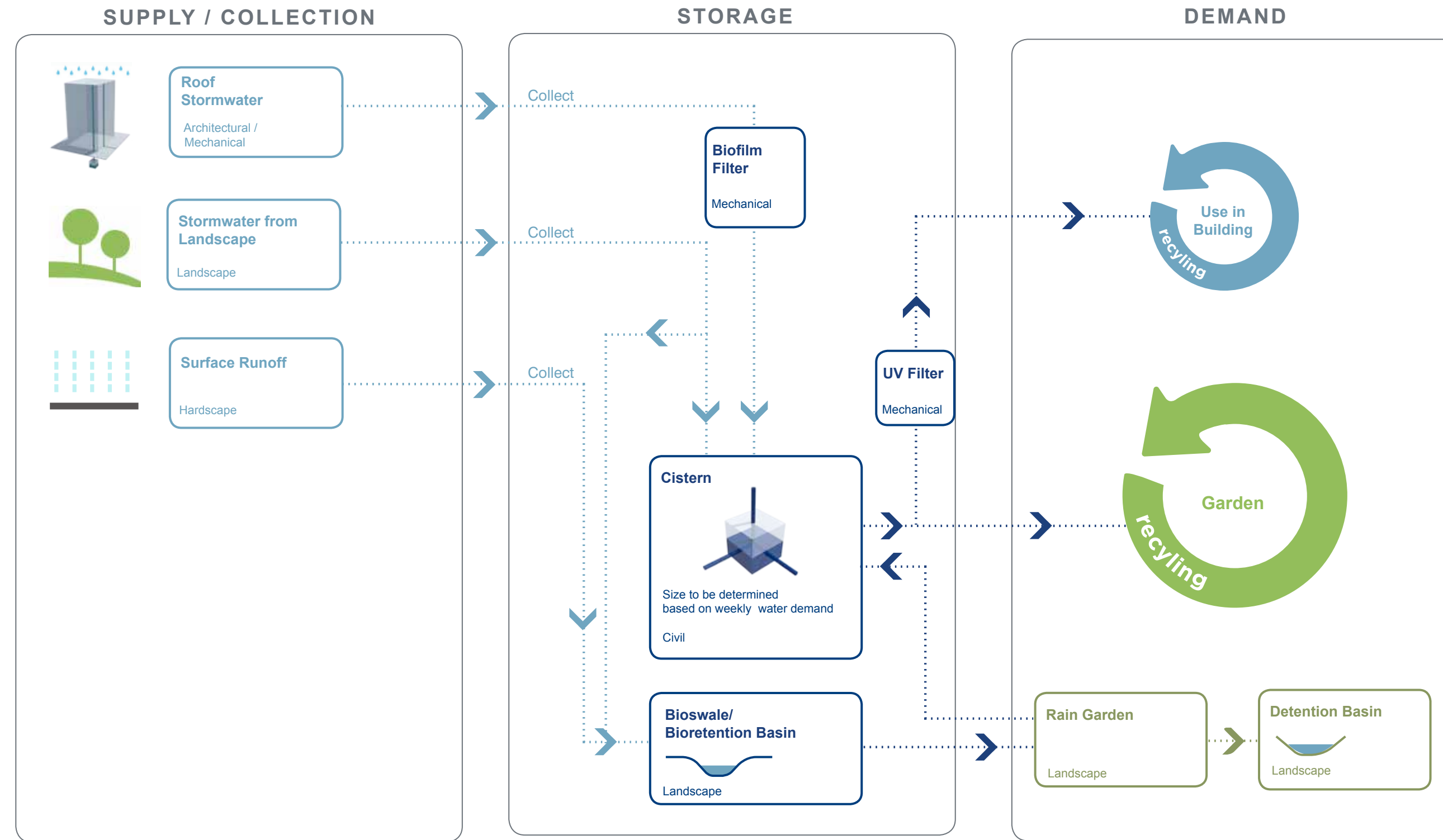
DROUGHT TOLERANT
CA imports most of its water from other states, planting succulents decreases this reliance.



BOTTLE FILLER UNIT
Our water bottle filling station will offer the ability to stay hydrated at all times. The only requirement is that you bring your own refillable/reusable eco-friendly bottle.



USGBC LOGO
We will be working towards our LEED certification for the Station.



Collecting alternate on-site sources of water is essential to establishing independence from the municipal water supply. Before the water is used to irrigate the garden or reused in building it will pass through a systematic biofiltration process.

PROJECT SCHEDULE

PROJECT SCHEDULE

Let's get to work...

The Station project will require an aggressive, coordinated effort between NCTD, the City of Solana Beach and our entire team in order to deliver this project to the community as quickly as possible.

The construction of the project can be broken down into two major scopes of work: the subterranean parking garage, and the cluster of commercial buildings and amenity areas to be built on top of the parking garage.

The priority of our schedule is to build the subterranean garage in the most aggressive time frame possible. Once the garage is open for use, the construction of the commercial buildings can commence and continue to completion in a much less stressful environment.

Although there are numerous, time consuming efforts that will be underway, our team has concluded that the most significant obstacle that will impact our schedule is the timing of the export of the soil/sand from the site to be used during the winter beach replenishment schedule for San Diego Coastal North County.

Our schedule uses the earliest date possible to deliver sand to our beach as the commencement of the excavation of the site. We have worked backwards from that date to outline all of the efforts that must be completed in order to be able to start work.

The result is a very aggressive time frame within which to complete the legal work for site control/acquisition, entitlements (including very critical community support), and design. We have until October 19, 2016 within which to complete all of this scope of preliminary work. That is just over 14 1/2 months from the day we are delivering this proposal.

Here is our major concern: If we are unable to complete the preliminary work of legal, entitlement and design by that date, than the entire project will shift for another full year due to the plan to utilize the soil/sand for beach replenishment. This type of delay has the potential to substantially increase all kinds of risks in delivering a successful project, such as: (i) construction costs, (ii) overall health of the national and global economy, and (iii) rising interest rates.

In order to have the chance to commence work in the fall of 2016, we would propose that we coordinate parallel paths to complete Legal and Entitlements, EIR/CEQA/NEPA, Coastal Commission approval, and Community review and support. Our schedule shows this work commencing in early January 2016 due to the expected date of the RFP award by NCTD.

If the award can be made prior to that date (early January, 2016) then all of us (Developer team, NCTD, and City of Solana Beach) will have that much more time within which to complete this pre-construction effort.

We made a decision to dig deep into this design and the construction challenges of the project early on so that we are prepared to hit the ground running if we are awarded the project.

We believe the design work that we have completed and the vision and narrative of the project is substantially ready in its current form to present to the community for their input. The google-image 3D modeling was done so that the community will be able to quickly understand how The Station fits within the look and feel of the beautiful Solana Beach community. We hope that as you review this package you will agree that we are ready to move quickly.

The Construction schedule anticipates 6 months of shoring and grading to prepare the site for the construction of the parking garage.

TB Penick has indicated that they will be able to complete the construction of the garage and podium superstructure within 8 months.

The garage will be open for use by January 2018, only 2 ½ years from now. This is all contingent upon receiving an award by early January 2016 with all entitlements and permits being issued by the end of September 2016.

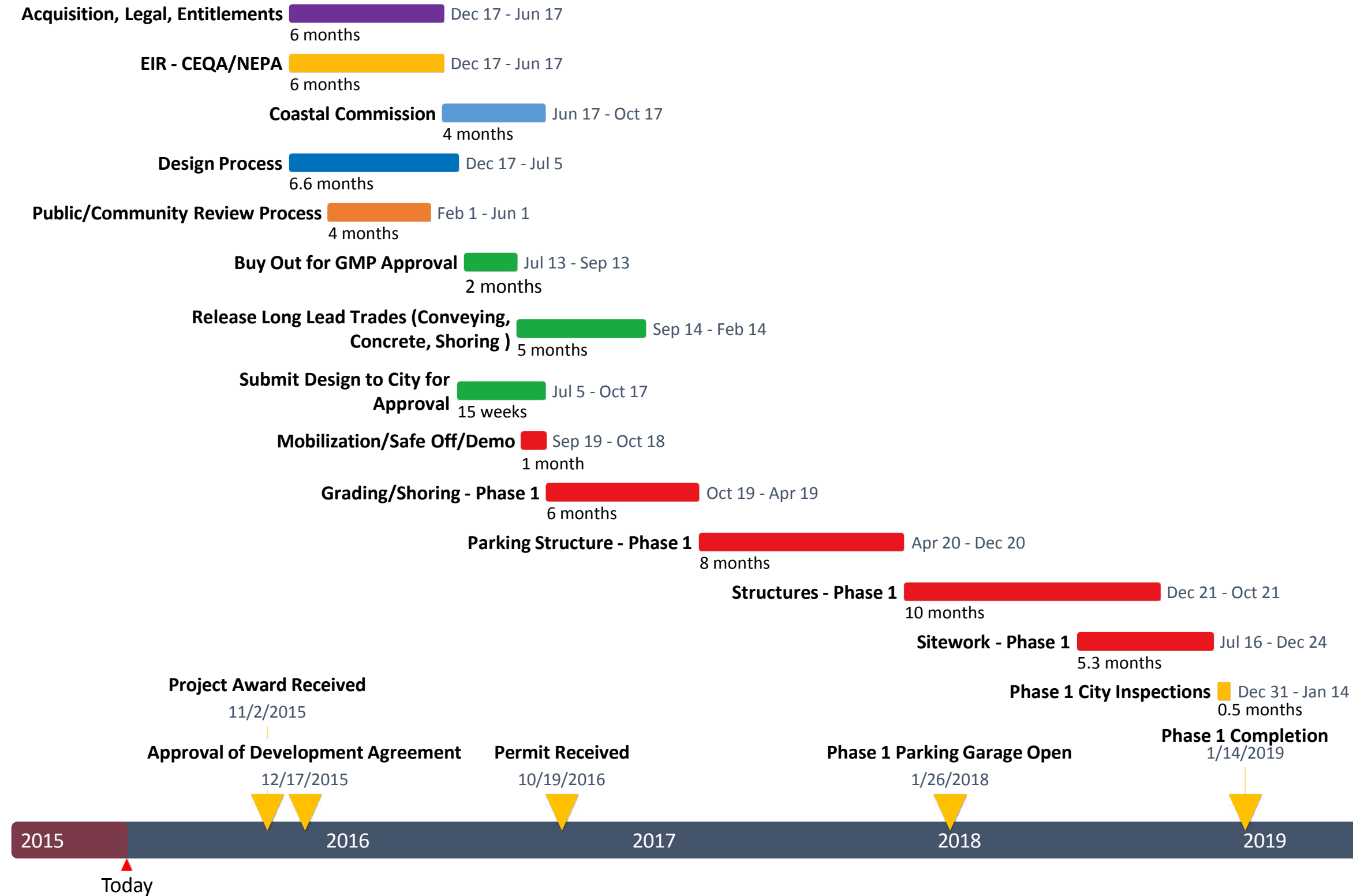
Once we have entered into a development agreement for the project, our team will immediately commence a carefully crafted marketing effort that will be led by Retail Insite, in a collaboration with CREO Real Estate Group’s in-house marketing team. We are excited to communicate the special opportunity that The Station, Solana Beach will offer to a select list of office, retail and food related tenants.

We are absolutely confident that our design will be successful. Not only can we lease the space that we are showing on our site plan. But, more importantly, we are confident that the result of this effort will be that The Station, Solana Beach will become a destination for the enjoyment and use of our community.

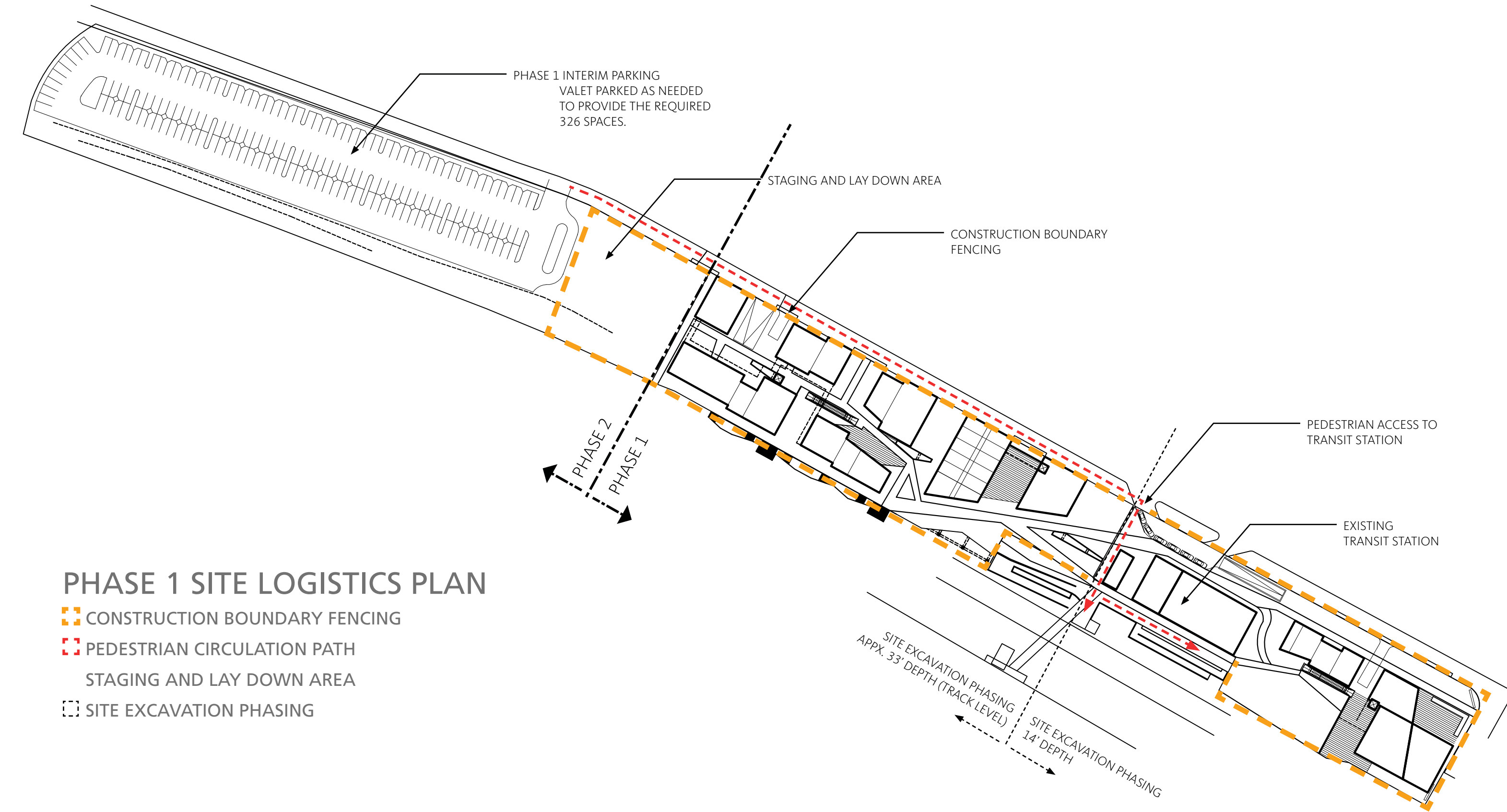
We have included the Site Logistics Plan from C2 Building Group and Gensler, as well as the Marketing Narrative prepared by Retail Insite on the following pages.

We look forward to discussing our strategy in executing this project with you as soon as possible.

NCTD – The Station Solana Beach Schedule



NOTE:
 THE ANTICIPATED PROJECT AWARD DATE IN THIS SCHEDULE IS ASSUMED TO BE NOVEMBER 2, 2015. THE DECISION TO EXTEND THE DATE OF DELIVERY OF PROPOSALS TO JULY 30, 2015 MAY HAVE THE EFFECT OF DELAYING THE NOTICE OF AWARD FOR UP TO TWO MONTHS OR MORE. THIS DELAY WILL HAVE THE EFFECT OF PUSHING THE ENTIRE PROJECT SCHEDULE BACK BY THE SAME AMOUNT OF TIME. WE WOULD HOPE THAT IT IS POSSIBLE THAT THE NCTD WOULD STILL BE ABLE TO MAKE THE AWARD IN NOVEMBER, 2015 AND AVOID ANY IMPACT TO THE SCHEDULE.



PHASE 1 SITE LOGISTICS PLAN

- CONSTRUCTION BOUNDARY FENCING
- PEDESTRIAN CIRCULATION PATH
- STAGING AND LAY DOWN AREA
- SITE EXCAVATION PHASING

MARKETING NARRATIVE

Unique properties present opportunities to create special places: places where the unusual is the standard; where locals come to experience a project that reflects their tastes, aspirations, and culture.

The Station has ingredients that are foundational to attracting a merchandising mix of retailers not looking for “cookie cutter” space but truly creating their space to appeal to one of San Diego’s best communities. From artisanal culinary experiences, unique boutiques and products created by local craftsmen, the leasing efforts will be focused on building a Project with an identity as unique as the community. . . a special place. The Project will be complimentary to the Cedros Design District yet distinct in its own character.

The Marketing Team at Retail Insite has been active in the San Diego area, solely focused on retail and fully engaged in a tenant mix that advances the vision of the Development Team. Retail Insite will target key restaurants, boutiques and local craftsmen to join The Station’s unique position. Through direct engagement, the list below is a ‘sampling’ reflective of the types of uses and specific users by which the Project will be energized:

RESTAURANTS
 Nick’s Long Beach and Laguna Beach
 Crow Burger, Newport
 Bo Beau, Ocean Beach
 PitFire Pizza, Costa Mesa
 Lemonade, Venice
 The Great Maple, San Diego
 The Cottage, La Jolla
 The Bungalow, Santa Monica

FOOD
 Side Car Doughnuts and Coffee, Costa Mesa
 Paradis Ice Cream, Seal Beach
 Smitten Ice Cream, San Francisco
 Pressed Juicery, Santa Monica
 Kreation Kafe/Juicery, Venice
 Philz Coffee, San Francisco

RETAILERS
 Aloha Sunday, North Park
 Tank Farm, Seal Beach
 TRE Boutique, Encinitas
 Juxtaposition, Laguna Beach
 Warby Parker, Los Angeles

NEW CONCEPTS
 Temporary (and tailored to local shoppers’ experiences):
 • Window Display and Advertisement
 • Pop Up Shop
 o Hansen’s
 o Surfride
 o Nixon
 o Lone Flag
 o Apolis
 o Alchemy Works
 o Scout Interior Design
 o Bradly Design
 o James Coffee

NEW CONCEPTS
 Products with a Purpose
 Unique shop space created for retailers focused on quality products and dedicated to a sustainable mission to better lives globally, such as.

- Toms’ Shoes and Café (See flagship store at Abbot Kinney, Los Angeles)
- Krochet Kids, Int’l
- Maki International

SUMMARY
 The Station will be appealing to retailers who meet the standards of the Solana Beach community: retailers who champion causes beyond their four walls, who embrace the new and foster a sense of place and community.

Unique properties deserve unique approaches and artistic leasing. The Station can be distinctive.

THE STATION



FINANCIAL PLAN

The cold hard facts...

FINANCIAL PLAN
 (SEE SEPARATE ENVELOPE)

The financial presentation for The Station has been removed from this book and is in the envelope attached as requested in the RFP document.

The financial model is a critical component of the merits of our presentation. The RFP indicates that there is a desire to maximize the value of the NCTD/publicly-owned land and the potential financial return on the value of the land.

We support this goal. However, we would like to communicate that the financial goal was not the driving factor in arriving at our proposed project. If we had made the monetary benefit the most important thing, The Station would look very different.

We explored this approach. We concluded that it did not result in a project that would resonate with the beautiful, laid-back style of Coastal Solana Beach. Our team went back to the City Council video archive and watched the five plus hour session where a previous developer team attempted to win community support for their design. They failed. We learned from watching that video and listening to the community comments. In addition, our team made an intense effort to dig deep into the expectations of our community and our own desires for what would be best for this site. This has led us to present The Station design that you see in this book.

We believe there is value in achieving something intangible. It is the intangible that we dream about. We strive to deliver a project that touches on human emotion and the natural environment. We want to impact our community for good and for the long-term.

This is what has driven us to the design conclusions presented in this book and the attached financial presentation.

These statements being said, we are very pleased that due to a creative approach that represents thinking outside of the box, our financial proposal does represent a significant financial benefit to the NCTD and to the public, while maintaining a design that is not only beautiful, but also one that is appropriate for the Solana Beach community.

RFP SUBMITTAL FORMS

Technical Steps...

ATTACHMENT 1

PROPOSAL DECLARATION FORM

North County Transit District
810 Mission Avenue
Oceanside, CA 92054

Having carefully examined the Notice, Information for Proposers, and all parts of the RFP, the undersigned proposed to provide the required services to NCTD according to the RFP requirements.

The undersigned declares that this offer is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, or sham; that the undersigned has not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal and has not directly or indirectly colluded or agreed with any Proposer or anyone else that put in a sham proposal or to refrain from submitting a proposal; that the undersigned has not directly or indirectly sought by agreement, communications or conference with anyone to fix their prices or the prices of any other Proposer, or to fix any overhead, profit or cost element of such price or of that of any other Proposer, or to secure any advantage against NCTD or anyone interested in the proposed contract; that the only persons or parties interested in this proposal as principals are those named herein; that all statements contained in this proposal are true; that the undersigned has not directly or indirectly submitted his prices or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any other person, partnership, corporation or association except to such person or persons as have a direct financial interest in Proposer's general business.

The undersigned agrees to perform the work exactly as described in the RFP, unless otherwise authorized after contract award by a written NCTD Supplemental Agreement, and that the contract requirements will be completed as required by the RFP and confirms that the response to proposal is in complete compliance with the requirements of the REP document unless specific exceptions have been submitted as a standalone document with the heading "Exceptions to RFP" and signed by the same individual signing here.

Receipt is acknowledged of the following addenda:

- Addendum 01 dated January 22, 2015
- Addendum 02 dated February 25, 2015
- Addendum 03 dated March 9, 2015
- Addendum 04 dated March 26, 2015
- Addendum 05 dated April 3, 2015
- Addendum 06 dated April 7, 2015
- Addendum 07 dated April 17, 2015
- Addendum 08 dated April 21, 2015
- Addendum 09 dated May 19, 2015
- Addendum 10 dated June 10, 2015
- Addendum 11 dated June 16, 2015
- Addendum 12 dated June 17, 2015
- Addendum 13 dated June 26, 2015
- Addendum 14 dated July 6, 2015

Signed by:

CREO Real Estate Group, LLC

Dated: July 30, 2015

Skip Tschantz

Its: Co-Manager

ATTACHMENT 2

CERTIFICATION OF NO EXCEPTIONS

The Proposer hereby certifies that it takes exceptions to this RFP.

Signed by: **CREO Real Estate Group, LLC** Dated: July 30, 2015

Its: Co-Manager
Skip Tschantz

The following are examples of areas where the attached statement would apply:

Clause	Explanation
Attachment 1	The broad statement in the Attachment 1 of the RFP Forms stating: "The undersigned agrees to perform the work exactly as described in the RFP ..." is too general of terminology and we have shown some excerpts below and attached in our global statement of areas that we require further dialogue and future discussions.
RFP Section 02.06	There is no way to fully anticipate the requirements of the agencies listed. We believe based on our many years of development experience, that we have anticipated what the requirements are likely to be and have included them in our design and financial analysis of the project.
RFP Section 02.12	While we are in general agreement with the terms and conditions contained in the referenced documents they are subject to final review, including review by our legal counsel, once all aspects of the project are fully known by all parties.
RFP Section 04.04	While we have done a significant amount of Due Diligence there is not way to be fully informed, at this stage of the RFP process, of the existence of a site contamination condition with hazardous substances.

ATTACHMENT 3

PROPOSER'S QUESTIONNAIRE FORM

Financial Institution Contact Information (attachment)

Chesnut Properties – banking relationships:

California Bank & Trust
5500 Grossmont Summit Drive
La Mesa, CA 91942
(619) 462-2800
Contact: **Tim McDougal, Senior Vice President**

First Republic Bank
1110 Camino Del Mar
Del Mar, CA 92014
(858) 755-5600
Contact: **Victor Mena, Senior Vice President**

Diversified Properties – banking relationships:

California Bank & Trust
1024 Graves Avenue
El Cajon, CA 92021
(619) 593-4444
Contact: **Bob Whitelaw, Senior Vice President**

Pacific Western Bank
401 West "A" Street
San Diego, CA 92101
(619) 338-1437
Contact: **Sharon Council, Senior Vice President**

Signed by: **CREO Real Estate Group, LLC** Dated: July 30, 2015

Its: Co-Manager
Skip Tschantz

ATTACHMENT 3

PROPOSER'S QUESTIONNAIRE FORM

- Proposer
CREO Real Estate Group, LLC
505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075
Contact: Skip Tschantz
(858) 945-2375
stschantz@divprop.net
- Financial Institution
See Attached
- Average Receipts in past 3 fiscal years:
FY 2012 - \$12,544,000
FY 2013 - \$14,718,000
FY 2014 - \$16,211,000
- Do you have the ability to meet the requirements of the sample Development Agreements (Exhibits "G", "H", and "I")? **YES** **NO**
- The following are the names, titles, addresses and phone numbers of all individuals, members, partners, joint ventures, and/or corporate officers having principal interest in this Proposal:

Skip Tschantz, Co-Manager
505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075
(858) 945-2375

Lee Chesnut, Co-Manager
505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075
(619) 851-4109

Rob Tschantz, Co-Manager
505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075
(858) 354-2330
- The date of the voluntary or involuntary bankruptcy judgments against any principal having an interest in this proposal are as follows: **NONE**
- All current and proper DBAs, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows: **NONE**
- Has Proposer ever failed to complete any work awarded to it? **NO**
- Not Applicable**

10. Include disclosure of contributions to NCTD Board of Directors members (Government Code section 84304): **NONE**

11. Corporation organized under the laws of the State of California
Official Legal Name of Proposer: **CREO Real Estate Group, LLC**

Signed by: **CREO Real Estate Group, LLC** Dated: July 30, 2015

Its: Co-Manager
Skip Tschantz

ATTACHMENT 4

BUY AMERICA CERTIFICATE

Certificate of Compliance with Buy America Requirements

The Proposer hereby certifies that it will comply with the requirements of 49 U.S.C. 5323(j)(1), and the applicable regulations in 49 CFR part 661.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 5

WORKER'S COMPENSATION CERTIFICATE

The Proposer is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and will comply with such provisions before commencing the performance of the work of a Contract resulting from this RFP.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 6

CERTIFICATION OF RESTRICTIONS ON LOBBYING

The Proposer certifies that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete an submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subconsultants, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance is placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 7

ELIGIBILITY CERTIFICATION

The award of this Contract is subject to a financial assistance contract between the North San Diego County Transit Development Board and the U.S. Department of Transportation. Any name appearing on the Comptroller General's list of ineligible Contractors for federally financed or assisted contracts is not eligible for this contract.

The Bidder/Offeror hereby certifies that neither the Bidder/Offeror nor any of its officers or holders of a controlling interest are on the U.S. Comptroller General's list of ineligible Contractors for federally funded and assisted contracts. In the event any of the above persons or parties become included on such a list during the performance of this project, NCTD shall be promptly informed of this fact.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 8

PUBLIC RECORDS ACT INDEMNIFICATION CERTIFICATE

The Proposer certifies that:

It will indemnify and defend NCTD in the event NCTD withholds production of any records submitted in response to this RFP that are marked "Confidential" "Trade Secret" "Proprietary", or similar designations, in response to a Public Records Act request pursuant to California Government Code section 6250 or a Freedom of Information Act request.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 9
CERTIFICATION OF PRIMARY PARTICIPANT REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

Proposer certifies to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
2. Have not within a three (3) year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 10

EEO CERTIFICATE

The Proposer hereby certifies that the company **has not** been found, adjudicated, or determined to have violated any laws of Executive Orders relating to employment discrimination or affirmative action including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended, (42 U.S.C. Sections 2000e et seq.); or the California Fair Employment and Housing Act (Government Code 12460 et seq.); by any Federal or California court or agency, including but not limited to the Equal Employment Opportunity Commission, the Office of Federal Contract compliance Programs, and the California Fair Employment and Housing Commission.

Signed by: **CREO Real Estate Group, LLC** Dated: July 30, 2015

Skip Tschantz Its: Co-Manager

ATTACHMENT 11

DISADVANTAGED BUSINESS ENTERPRISE (DBE) INFORMATION

No, my firm is not a Disadvantaged Business Enterprise.

1. CREO Real Estate Group, LLC
2. 505 Lomas Santa Fe Drive, Suite 200
Solana Beach, CA 92075
3. Skip Tschantz
4. (858) 945-2375 phone stchantz@divprop.net
5. Is firm currently certified as a DBE under 49 CFR Page 26? **NO**
6. Date business started (formed, incorporated, began operations, etc): 04/07/15
7. Firm's gross receipts for last year:
 - Less than 1 million
 - Less than 5 million
 - Less than 10 million
 - Less than 15 million
 - More than 15 million**
8. General Industry Classification:
 - (1) Professional/Consulting Services
 - (2) Construction
 - (3) Supplies
 - (4) Equipment
 - (5) Other; Real Estate Development**

Signed by: **CREO Real Estate Group, LLC** Dated: July 30, 2015

Skip Tschantz Its: Co-Manager

General Qualification to RFP Submittal

Exceptions to RFP

Our response to the question "Do we agree to perform work "exactly" as presented?" must be qualified. Based on the information provided, it is not possible to make this categorical statement. Our proposal is, by the conditions and process of the RFP, to be construed as our presentation of the Design Concept and presentation of our Good Faith Estimate of the cost to deliver to NCTD the project as designed. The design and plans presented are not construction plans and as such, cannot not be fully priced until such time that construction plans have been completed. Having said this, our team has gone to great lengths to investigate the constructability of our design by including expert individuals and firms to provide input for the project and to insure that our proposed design and pricing are as absolutely complete as possible given the amount of information available. The following is a partial list that represents the effort that has been made in this area:

- Retained two architectural firms and one landscape/public space design firm to provide a design template that has been developed and thought through in a very significant way.
- Retained a structural engineering firm to perform calculations and provide guidance on the subterranean parking structure in order to assist in the pre-construction pricing.
- Retained two contracting firms to provide educated cost estimates for each phase of the proposed project.
- Retained a civil engineering firm to assist in providing valuable information on the existing conditions and proposed design.

With this effort we have taken significant steps and invested a significant amount of time and finances in order to product a design and a cost analysis that is as complete as possible at this stage in the process. We know what the costs are likely to be based up this detailed design investigation and we have based our financial proposal with this knowledge.

Signed by:
CREO Real Estate Group, LLC **Dated:** July 30, 2015

 Skip Tschantz Its: Co-Manager _____

MISCELLANEOUS

Digging Deeper...



The following pages present two additional design considerations. We felt that these studies reflect solid design possibilities for the site. However, we determined that these designs had some challenges both in terms of economics and community impact that led us to conclude the best solution for the site was the Gensler design we have presented.

Following these design pages, you will see some critical interaction between our structural engineer and architect. We wanted to include these pages to show how deep we looked at the challenges of delivering this integrated, mixed-use project. The support of Hope-Amundson was critical in helping our team zero in on the actual magnitude of steel and concrete that will be required to construct the superstructure of the project. We have also included the work that our civil engineer has done (PDC) to help us understand the scope of work as it relates to utilities, storm water management, Cedros alignment and traffic concerns, and water/fire/safety concerns.



AXONOMETRIC SITE DIAGRAM

TOTAL SF: 138,800 SF
 TOTAL PARKING: 1,484 SPACES
 TOTAL REQUIRED PARKING: 571 SPACES
 PARKING ALLOCATED TO NCTD: 750 SPACES
 ADDITIONAL SPACES: 163 SPACES

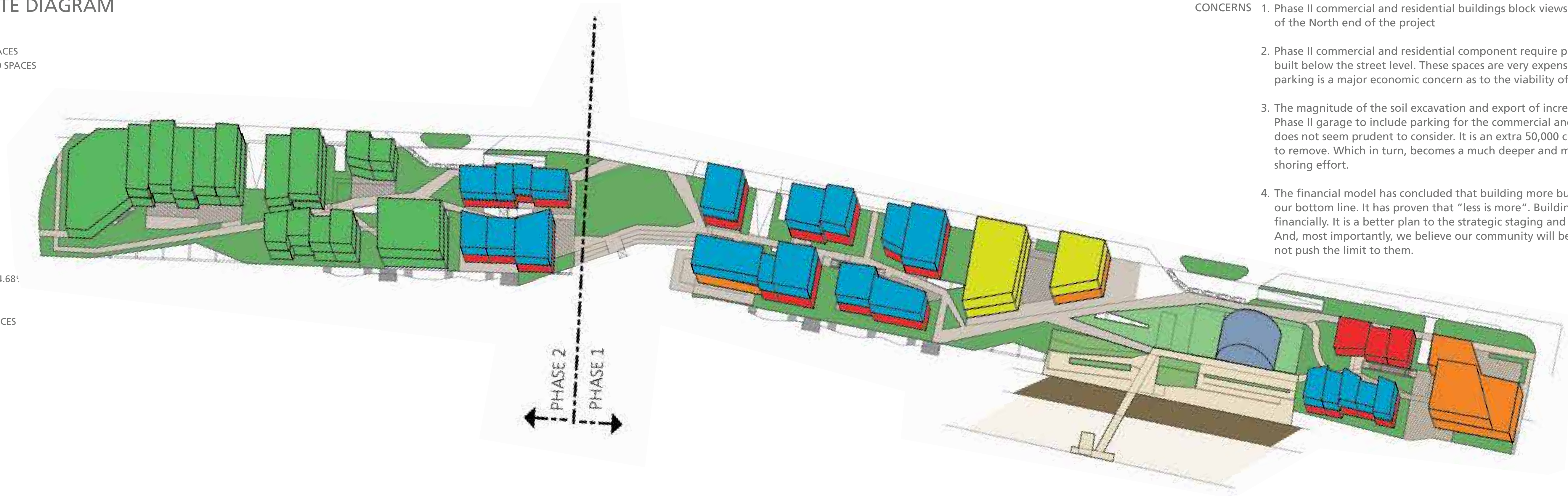
TOTAL RESTAURANT SF: 20,950 SF
 REQUIRED PARKING: 210 SPACES

TOTAL RETAIL SF: 26,500 SF
 REQUIRED PARKING: 117 SPACES

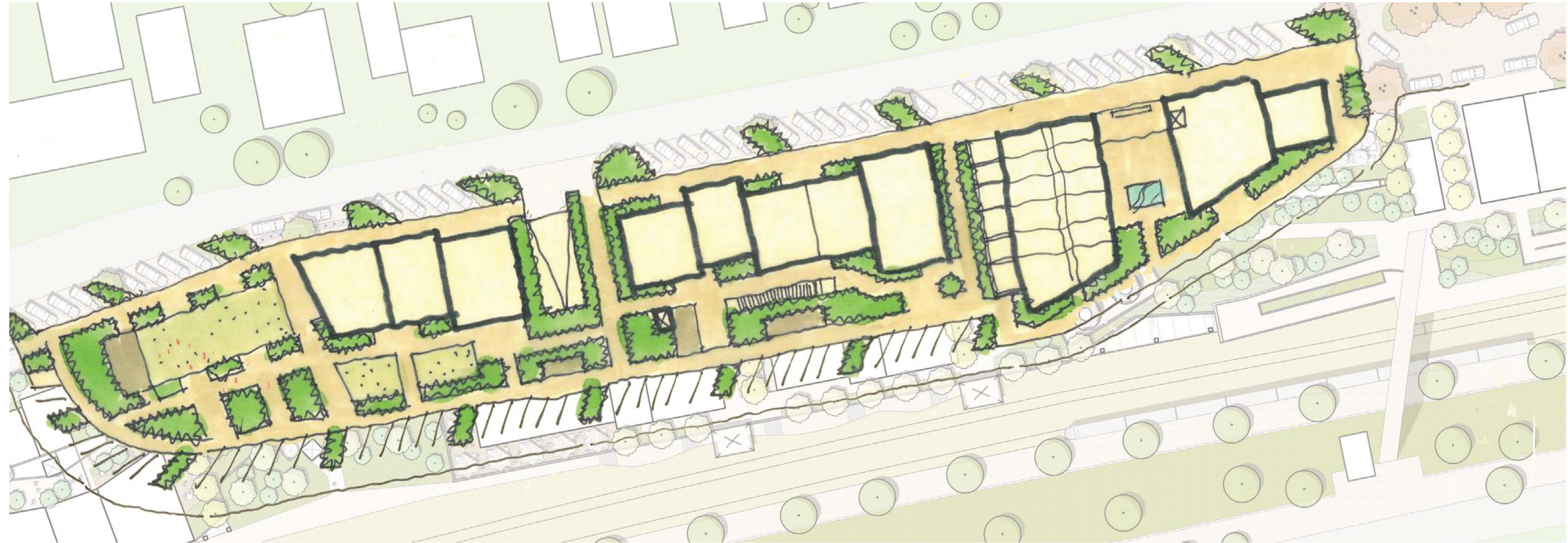
TOTAL OFFICE SF: 29,100 SF
 REQUIRED PARKING: 116 SPACES

TOTAL HOTEL SF: 12,450 SF
 32 UNITS
 REQUIRED PARKING: 38 SPACES

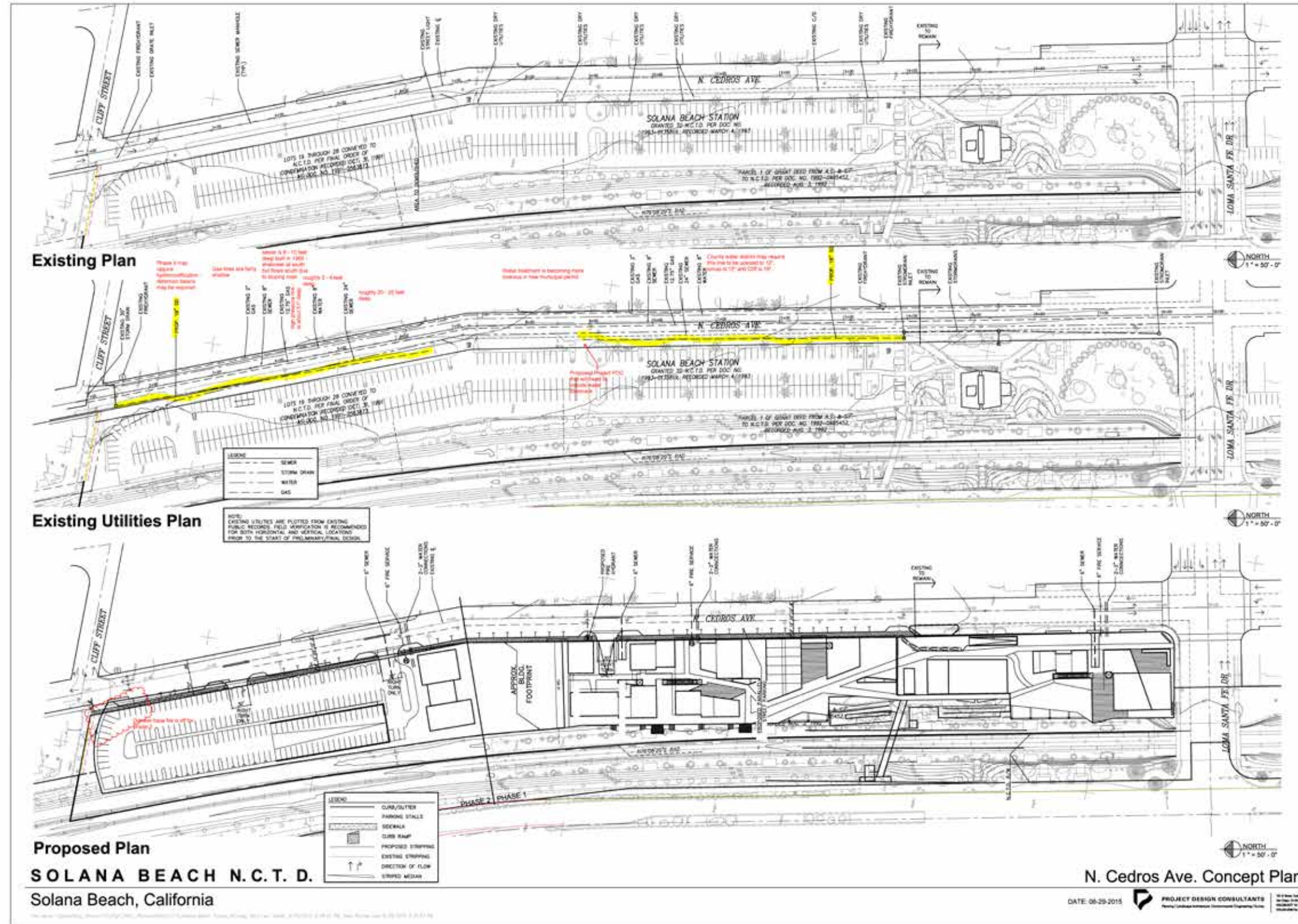
TOTAL RESIDENTIAL SF 49,800 SF (34.68%)
 24 | 1 BEDROOM UNITS
 20 | 2 BEDROOM UNITS
 REQUIRED PARKING SPACES: 90 SPACES



- CONCERNS**
1. Phase II commercial and residential buildings block views and open space feel of the North end of the project
 2. Phase II commercial and residential component require parking spaces to be built below the street level. These spaces are very expensive. The cost of the parking is a major economic concern as to the viability of these buildings.
 3. The magnitude of the soil excavation and export of increasing the size of the Phase II garage to include parking for the commercial and residential buildings does not seem prudent to consider. It is an extra 50,000 cubic yards of soil/sand to remove. Which in turn, becomes a much deeper and more challenging shoring effort.
 4. The financial model has concluded that building more buildings is not improving our bottom line. It has proven that "less is more". Building less density is better financially. It is a better plan to the strategic staging and execution of the project. And, most importantly, we believe our community will be very happy that we did not push the limit to them.



This design was tempting. However, we concluded that the strength of this design was at the expense of the most important goal we had for this project. We wanted to bring to this site a unique and very desirable sense of place. We wanted a place to relax. A place to interact socially with friends and family. This design does not accomplish that goal. It is a straightforward approach to building retail buildings along Cedros. Frankly, this approach may be an easier plan to lease because it is so familiar. This plan activates the street while ignoring the activities of the train coming and going. This plan is about making a quick stop at a store and leaving. We wanted to create a place where people stay a while.



SOLANA BEACH TRANSIT DEVELOPMENT

PRELIMINARY WET UTILITY STUDY

Prepared for
C2 BUILDING GROUP

April 2005

Prepared By:



Job No. 4173.00
Prepared By: HP
Checked By: GS
May 29, 2015

**Existing utilities along Cedros Avenue
Between Cliff Street and Lomas Santa Fe Drive**
Preliminary Findings Concerning Existing Water,
Sewer, and Storm Drain Infrastructure

Existing Site Description The project site is located at the existing Solana Beach Transit Station. The project's frontage street is North Cedros Avenue from East Cliff Street to Lomas Santa Fe Drive. Currently, the site is occupied by the Solana Beach Transit Station with the majority of the site being paved with surface asphalt parking lots. Please see "Existing Utilities Plan" for a visual representation of the existing water, sewer, and storm drain infrastructure adjacent to the project site.

WATER INFRASTRUCTURE

Existing Water Infrastructure:
Research of the existing water infrastructure in the immediate vicinity of the project site was assembled by examining as-built plans obtained from the Santa Fe Irrigation District (SFID).

North Cedros Ave.

Per available as-built record drawings from the Santa Fe Irrigation District, the following was determined:
o There is existing 8" AC water within North Cedros Ave from East Cliff Street to Lomas Santa Fe Drive. The actual as-built plans for this water line may not exist (requested Santa Fe Irrigation District conduct another round of research) but adjacent as-built plans do reference this existing 8" AC water line.
• See Overall SFID Utility Map and existing drawings for reference (Appendix 'A')

Proposed Water Infrastructure:

Preliminary analysis will be required to determine if the project can tie into the existing 8" AC water main along North Cedros Avenue. It is possible that the Santa Fe Irrigation District may require this existing line be upsized to meet fire flow demands. Prior to preliminary design, it is recommended that the project team set up a meeting with the Santa Fe Irrigation District to fully understand the agency's conditions of approval for this Project.
o Preliminary recommendations:
• Provide 2 – 2" water lateral connections and master meter at 3 different locations (see exhibit) to the existing 8" water main. These 2" water laterals will then be manifolded to create a 4" private water line to service the building.
• The City may require the Project to provide and install a fire hydrant on the project frontage so a 6" water connection will be needed.
• Provide three additional 6" fire services connections to the building (need to meet with the fire department to fully understand the condition of approval for this project).

SEWER INFRASTRUCTURE

Existing Sewer Infrastructure:
Research of the existing sewer infrastructure in the immediate vicinity of the project site was assembled by examining as-built plans obtained from the City of Solana Beach.

North Cedros Ave.

Per available as-built record drawings from the City of Solana Beach, the following was determined:
o There is existing 8" VCP sewer main within North Cedros Avenue. The actual as-built plan and profile for this sewer main is listed below. The 8" sewer main runs from south of East Cliff Street to Lomas Santa Fe Drive.
• Drawing S-104, S-107, and S-115 (Appendix "B")
o Per the as-built plans, there is also an existing 24" high strength VCP sewer transmission line within North Cedros Avenue from East Cliff Street to Lomas Santa Fe Drive just east of the project's right-of-way. The actual as-built plan and profile for this sewer main is listed below. The existing 24" high strength VCP sewer transmission line runs from Lomas Santa Fe Drive to East Cliff Street but turns west onto the project site. See sewer drawings for additional references (Appendix "C").
• Drawing CG3017 (SS1.2REV) and CG3017 (SS1.3)
• Drawing (CG3018) – Requested drawing from City of Solana Beach – pending.

Proposed Sewer Infrastructure:

Preliminary analysis of the existing sewer system will be required to determine if there is sufficient capacity within existing 8" line to accommodate the proposed transit station project. Prior to preliminary design, it is recommended that the project team set up a meeting with the City of Solana Beach to fully understand the agency's conditions of approval for this Project.
o Preliminary recommendations:
• Provide 2 – 6" sewer lateral connections to service the building.
• Provide 1 – 6" sewer lateral connection to service the underground garage.

STORM DRAIN INFRASTRUCTURE

Existing Storm Drain Infrastructure:
Research of the existing storm drain infrastructure in the immediate vicinity of the project site was assembled by examining as-built plans obtained from the City of Solana Beach (Appendix "D").

North Cedros Ave.

Per available as-built record drawings from the City of Solana Beach, the following was determined:
o Based on the record drawings, there is an existing storm drain system in N. Cedros Ave near the intersection of Lomas Santa Fe. This system conveys storm water from the south portion of the project site westerly in Lomas Santa Fe to the beach at Fletcher Cove. Based on a review of the Hydraulic Grade Line shown on these record plans it appears that there is sufficient capacity to convey storm water from the southerly portion of our project.
o Per Google Earth imagery there is an existing storm drain system that runs along the west side of the N. Cedros starting from the intersection of Lomas Santa Fe Drive heading north and appears to end at the first driveway of the transit station. The City did not provide as-built drawing for this system.
o There is an existing storm drain inlet on the east side of N. Cedros Ave. near East Cliff Street that connects to an existing 30" storm drain system within the intersection per CG-3117. This system conveys storm water from the north portion of the transit station site northerly to a concrete channel adjacent the railroad lines and outlets into San Elijo Lagoon.

Proposed Storm Drain and Water Quality Infrastructure:

Prior to preliminary design, the existing storm drain systems will need to be potholed and surveyed to determine the exact sizes, horizontal and vertical location to ensure that the Project would be able to tie into the existing systems. Prior to preliminary design, it is recommended that the project team set up a meeting with the City of Solana Beach to fully understand the agency's conditions of approval for this Project.
o Extend an 18" storm drain systems from the existing Lomas Santa Fe system along the west side of North Cedros Ave to collect project storm water runoff from the southerly portion of the site.
o Extend an 18" storm drain systems from the existing Cliff Street system along the west side of North Cedros Ave to collect project storm water runoff from the northerly portion of the site.
o It is anticipated that as much as 8% of the site and street widening may need to be reserved to provide for water quality facilities to meet the new municipal storm water permit. These facilities may include porous pavement, flow thru planters, bio filtration and modular wetlands.
o Green Roofs and landscape areas can reduce the area needed for water quality facilities.

Storm Water Hydromodification:

It will be important to get an early determination from the City if the site is exempt from hydromodification. A project may be exempt from hydromodification if it is determined that storm water is conveyed from the site through hard lined storm drains and concrete channels to an exempt body of water. The Pacific Ocean and San Elijo Lagoon are exempt bodies of water.
o It appears that the southerly storm drain system is hard line to the ocean and will be exempt from hydromodification.
o The northern existing storm drain system drains to the San Elijo Lagoon via an existing concrete channel. It is not clear if the outlet structure ties directly into the lagoon or to a natural channel before reaching the lagoon. The City will need to make the determination if this portion of the project is exempt from hydromodification.
o If the City determines that the northerly portion of the project is not exempt, storm water detention facilities will need to be incorporated into the project. These facilities may consist of open basins or underground storage structures.
o It's recommended that the project team meets with the City of Solana Beach to fully understand their storm water and hydromodification requirements and verify these assumptions listed above.

Solana Beach Transit Station Parking Structure
 Preliminary Summary of Structural Member Information
 March 23, 2015
 Rev. 01 April 9, 2015

Concrete Framing Proportions

	Main Structure
Typical Slab	8" thick
Podium Slab	12" thick (10' sq x 12" drop caps)
Typical Column (UON)	18" x 32"

Foundation Member Proportions
 Based on 6,000 psf allowable bearing pressure

Mark	
F - 1	7'-6" Square x 1'-6" Deep
F - 2	12'-6" Square x 2'-9" Deep
F - 3	15'-0" Square x 3'-3" Deep
GB - 1	70'-0" x 16'-0" x 5'-0" Deep
GB - 2	5'-6" x 3'-0" Deep

Slab-on-Grade

5" thick

Wall Proportions

Ramp Walls at Basement (typ): 8" CMU, 12" CMU at Head Wall
 Exterior Shear Walls : 12" Conc. (See Plan)
 Interior Shear Walls : 24" Conc. (See Plan)

215030.00 Prelim Structural Member Information.doc

Solana Beach Transit Station Parking Structure
 Preliminary Summary of Structural Member Information
 March 23, 2015
 Rev. 01 April 9, 2015

Concrete Mix Requirements

	Strength (f'c) psi	Maximum Flyash (% of cementitious materials)	Comments
Foundations	4,000	35%	
Slab on Grade	3,500	25%	
Columns	5,000	20%	
Shear Walls	5,000	20%	
Elevated slabs & beams, typical	5,000	15%	Shrinkage: 0.045%
Elevated slabs & beams, roof level	5,000	15%	Shrinkage: 0.045% include fiber-mesh reinforcing

CMU Requirements

	Strength (f'm) psi	Comments
Other CMU	1,500	

Concrete Reinforcing

Longitudinal bars at moment frame beams and columns	ASTM A706, grade 60
Longitudinal bars at gravity columns	
Vertical bars in elevator shaft	
Bars to be welded	
Other bars	ASTM A615, grade 60
Post-tensioning Tendons	ASTM A416, Fu = 270

215030.00 Prelim Structural Member Information.doc

Solana Beach Transit Center
 Summary of Reinforcing Steel Quantities
 March 23, 2015
 Rev. 01 April 9, 2015

Reinforcing Steel Quantities for Superstructure
 Expressed in pounds of reinforcing per square foot of elevated slab

Item	Flat Plate(8")		Podium	
	PT Reinf (lb / sq ft)	Mild Reinf (lb / sq ft)	PT Reinf (lb / sq ft)	Mild Reinf (lb / sq ft)
Slab, Beam and Girder/Subtotal	0.90	2.65	---	10.00
Slab Chord & Misc Subtotal	---	0.20	---	0.20
Spandrels and Misc	---	0.25	---	0.25
Gravity Column Subtotal	---	1.50	---	1.50
Placement Reinf Allowance	---	0.35	---	0.35
Total	0.90	4.95	0.00	12.30

Reinforcing Steel Quantities for Foundation

Item	Mild Reinf Lg/Span	
F - 1	225	lb
F - 2	1000	lb
F - 3	1900	lb

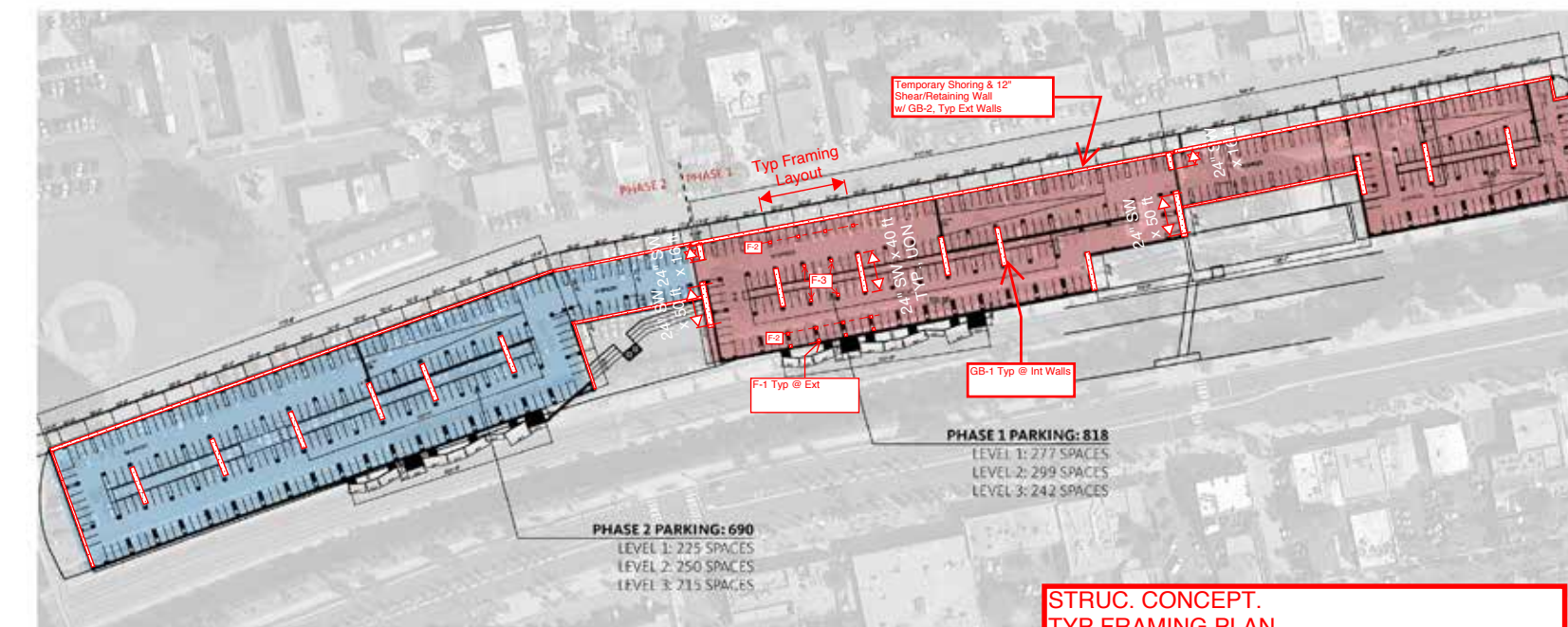
GB - 1	160	lb / lin ft
GB - 2	60	lb / lin ft
Slab-on-grade	0.55	lb/SF

Reinforcing Steel Quantities for Misc Walls and Their Footings
 Expressed in pounds of reinforcing per square foot of wall profile

Item	Mild Reinf (lb / sq ft)	
Ramp Wall (including footing)	3.4	lb/SF of wall
Misc CMU Partition Walls (utility rooms, etc.)	1.7	lb/SF
Ext. Shear Walls	8.0	lb/SF
Int. Shear Walls	14.0	lb/SF

215030.00 Prelim Rebar take off summary.xls

PARKING STRUCTURE LEVEL 3



STRUC. CONCEPT.
 TYP FRAMING PLAN
 HOPE-AMUNDSON JRC 3/23/15

SOLANA BEACH TRANSIT PRICING EXHIBITS San Diego, CA 55,7387,000

7 | Gensler

From: "Daniel Fullbright" <Daniel_Fullbright@gensler.com>
 To: "Jim Conley" <jconley@hope-amundson.com>, "Jim Trach" <jtrach@motobuilders.com>
 Cc: "Sue Tschirmer" <stschirmer@stschirmer.com>, "Rob Tschirmer" <rtschirmer@stschirmer.com>, "Susan Guerra" <sguerra@chesnutproperties.com>, "Mike Archbald" <MArchbald@Motobuilders.com>, "MArchbald@Motobuilders.com", "Josh Chesnut" <jchesnut@stbuildinggroup.com>, "Lee Chesnut" <lchesnut@stbuildinggroup.com>
 Subject: RE: Solana Beach Transit Station: Struc Framing & Quantity Info

Jim - one small revision to your concept. We are looking to keep the canyon portion of the garage completely open - no walls. The garage shape will follow the canyon angle and allow of direct access to the adjacent - see below snippet and confirm.

PARKING STRUCTURE LEVEL 3



PHASE 1 - TEMPORARY SHORING

- █ = 1 LEVEL (16.5' CUT)
- █ = 3 LEVELS (37.5' CUT)

CEDEROS/LOMAS SANTE FE:
565 LF @ 16.5' = 9,323 #

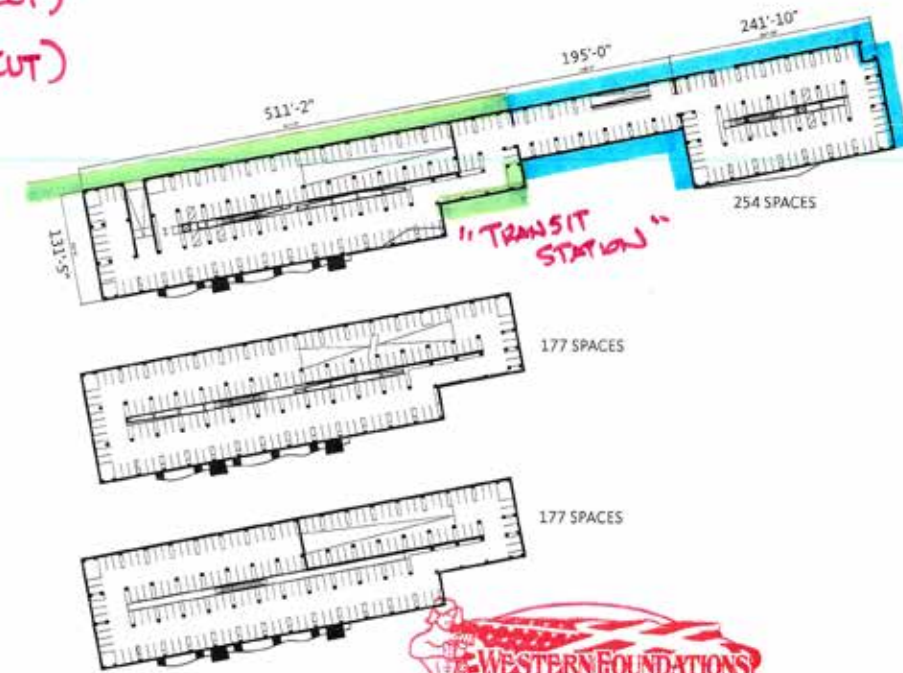
CEDEROS:
550 LF @ 37.5' = 20,625 #

STATION:
265 LF @ 16.5' = 4,373 #

STATION:
175 LF @ 37.5' = 6,563 #

TOTAL = 40,884 #

BELOW GRADE PARKING - PHASE 1



BY: G. HOWE
DATE: 5/7/15

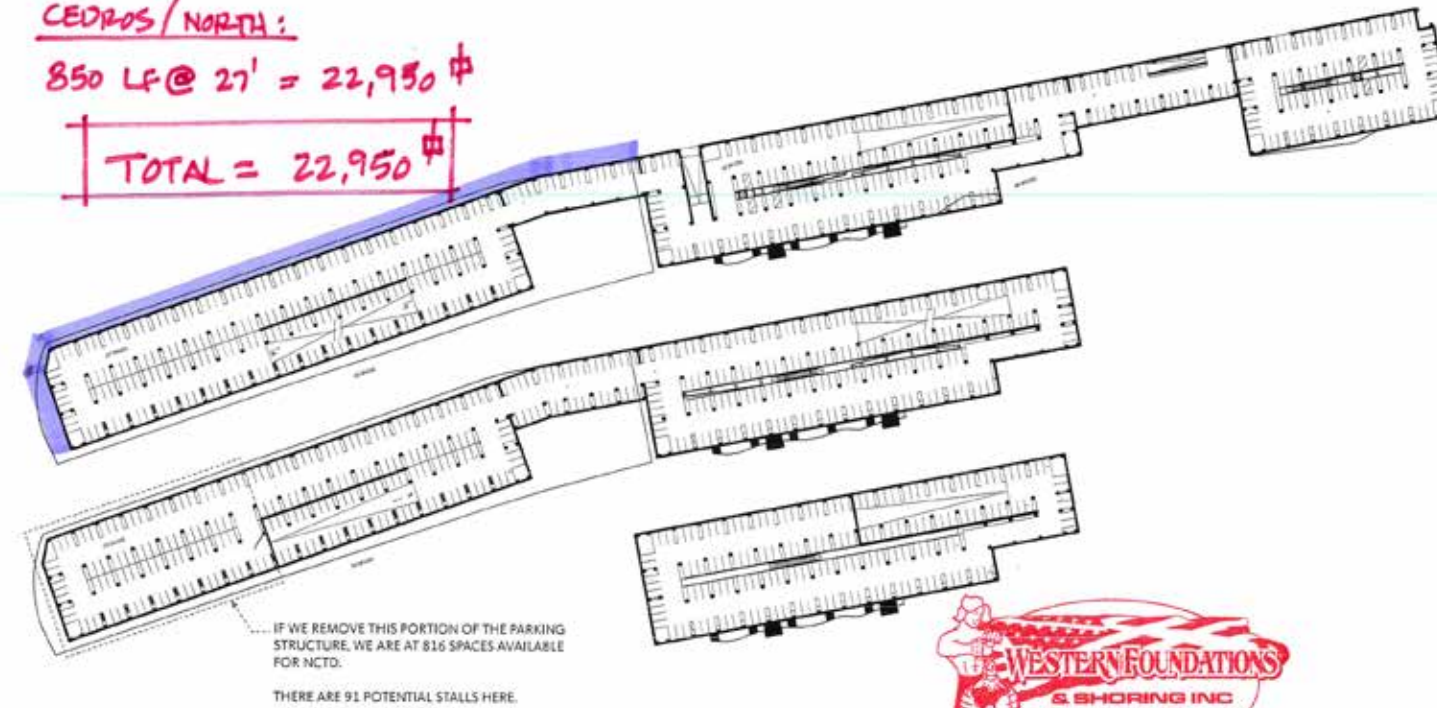
PHASE 2 - TEMPORARY SHORING

█ = 2 LEVELS (27' CUT)

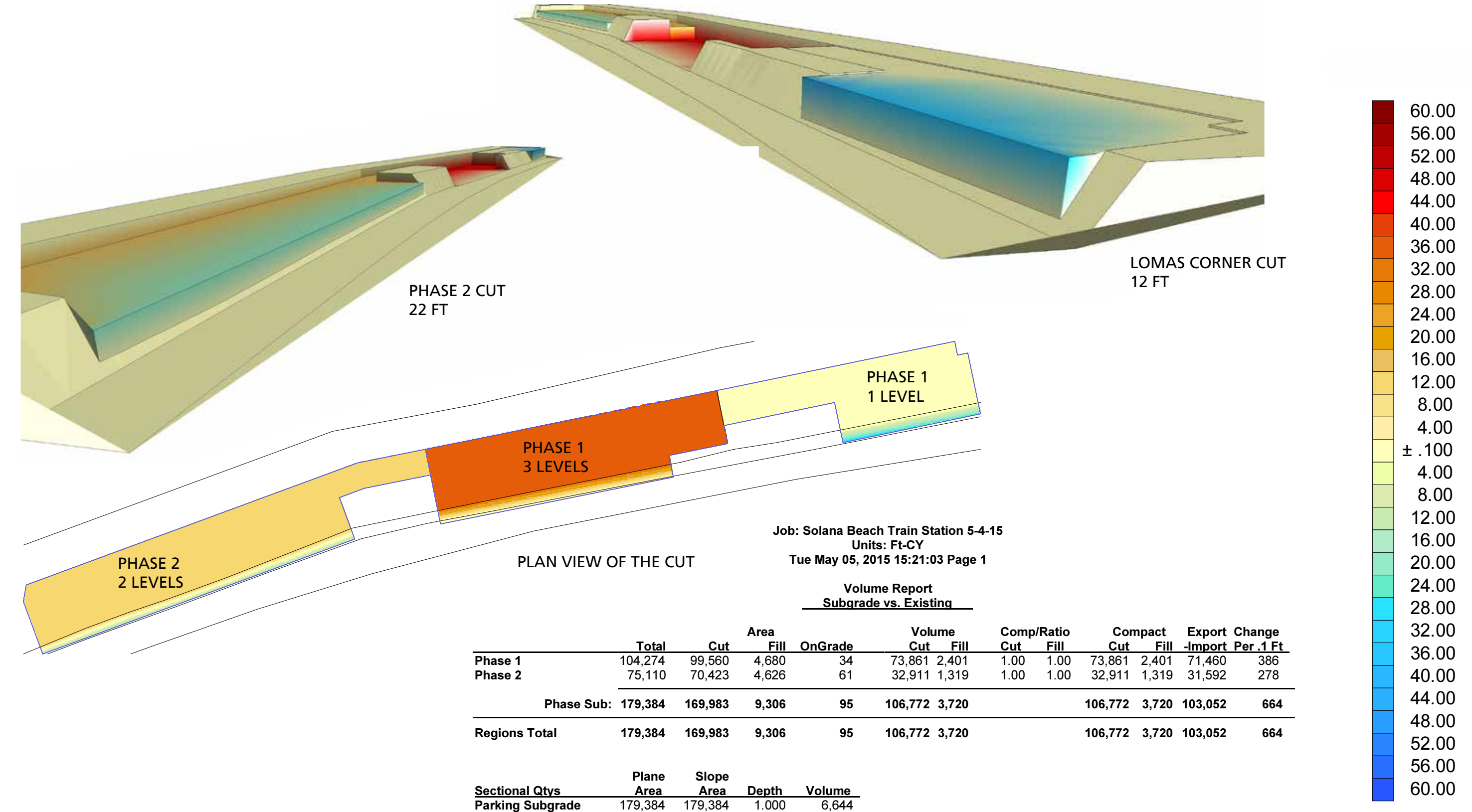
CEDEROS/NORTH:
850 LF @ 27' = 22,950 #

TOTAL = 22,950 #

BELOW GRADE PARKING



BY: G. HOWE
DATE: 5/7/15



Job: Solana Beach Train Station 5-4-15
Units: Ft-CY
Tue May 05, 2015 15:21:03 Page 1

Volume Report
Subgrade vs. Existing

	Total	Cut	Area		OnGrade	Volume		Comp/Ratio		Compact		Export	Change
			Fill	OnGrade		Cut	Fill	Cut	Fill	Import	Per .1 Ft		
Phase 1	104,274	99,560	4,680	34	73,861	2,401	1.00	1.00	73,861	2,401	71,460	386	
Phase 2	75,110	70,423	4,626	61	32,911	1,319	1.00	1.00	32,911	1,319	31,592	278	
Phase Sub:	179,384	169,983	9,306	95	106,772	3,720			106,772	3,720	103,052	664	
Regions Total	179,384	169,983	9,306	95	106,772	3,720			106,772	3,720	103,052	664	

Sectional Qtys	Plane Area	Slope Area	Depth	Volume
Parking Subgrade	179,384	179,384	1.000	6,644

A high-speed train, white with blue and green accents, is traveling away from the viewer on a track. The track curves to the right. The surrounding landscape is hilly with green and yellow vegetation. In the background, a city is visible under a hazy sky. There are traffic lights on the right side of the track.

Thank you for visiting
THE STATION

CREO Real Estate Group