



Report on Development of Arrow Highway Property

Real Property & Asset Management Committee
Item 4b
April 27, 2010

Arrow Highway Property



University of La Verne

MWD

Qualified Respondents

- Lewis Group & University of La Verne
 - Primarily a master planned community builder that has built industrial
 - Strong presence in Inland Empire
- Trammell Crow
 - Primarily industrial and commercial developer
 - 28 years of experience in Southern California

Request-for-Proposals Key Elements

- 100% highest & best use
- Two options:
 - Option #1 – full property development
 - Option #2 – half property development
- Site plans
- Pro forma/project cash flow
- Option price on the land
- Base ground rent – during construction and operation

RFP Key Elements (cont.)

- Term
- Audited financials
- Bonding capability/capacity
- \$50 to 100,000 deposit

Timeline

- Summer 2010
 - Finalize and issue RFP
 - Receive proposals
 - Present staff recommendation to RPAM and obtain committee direction
 - Commence negotiations with selected respondent(s)
- Fall 2010
 - Present proposed option agreement for Committee direction/approval
 - Obtain Board approval on option agreement

Timeline (cont.)

- 2010-2012
 - Entitlement/zoning
 - EIR
- 2012-2013
 - Finalize lease agreement
 - Obtain Board approval for lease
 - Execute lease