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* Content is confidential and is marked as such as it contains proprietary trade secrets and/or financial information

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2. Qualifications and Experience



D. EXPERIENCE OF ENTITIES



THE PORTALS
Republic



**NEW BRUNSWICK
TRANSIT VILLAGE**
Perkins Eastman



**REPUBLIC
SQUARE I AND II**
Republic



RESTON STATION
DAVIS Construction



THE WHARF
Perkins Eastman

THE PORTALS V RESIDENTIAL

Washington, DC



SIZE

410,000 sf

PRODUCT TYPE

Mixed Use
Master Plan Site

COST

\$216 million

COMPLETION DATE

Under Construction,
estimated
completion July 2019

KEY PRINCIPALS

Richard Kramer,
Steve Grigg

REPUBLIC
FAMILY OF COMPANIES

Overview

One of the largest projects in the Nation's Capital, The Portals is a five-phase, \$1 billion mixed-use development that represents a major Urban Renewal project constructed in southwest Washington, DC. This monumental undertaking required extensive negotiations and coordination with numerous government agencies and private entities in its design and development, including the Commission of Fine Arts, National Capital Planning Commission, Consolidated Rail Corporation ("ConRail") and the DC City Council.

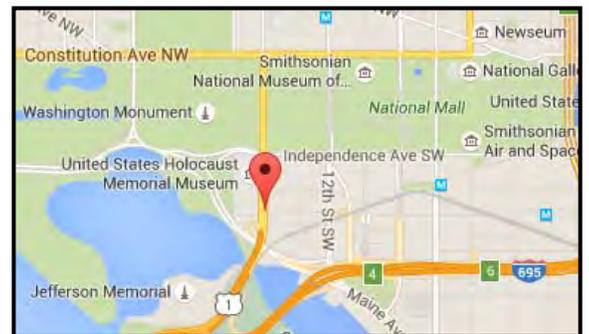
Development of The Portals included building an elevated extension of Maryland Avenue over railroad tracks, transforming a previously unsightly area into an elegant gateway with commanding views of the Capitol, the Jefferson Memorial, the Tidal Basin and the Potomac River.

The first three phases include approximately 1,500,000 square feet of Class A office space which is leased to a variety of private and U.S. Government tenants. The project also includes a 400-room Mandarin Oriental Hotel, featuring 51 suites, significant meeting space, an 8,300 square foot pillar-less ballroom, a vibrant signature restaurant, an all-day dining restaurant, a lobby lounge and a cocktail bar.



Property Information

Rising 14-stories above the Tidal Basin in southwest Washington, DC, Portals V is a 373 unit, LEED Certified luxury apartment building. The Portals project, which has transformed a former industrial area into a mixed-use development including the Mandarin Oriental Hotel and three office buildings, is adding its first residential phase with Portals V, a \$216 million project.

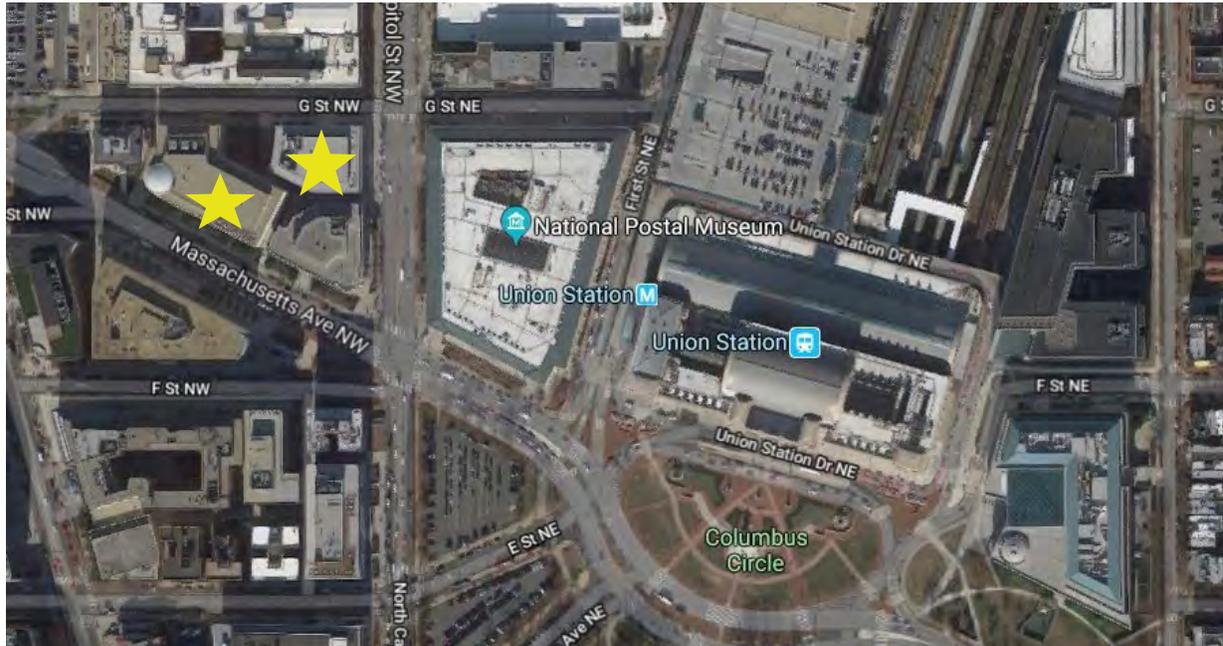


The project is located along the Potomac River as you enter the District from the 14th Street Bridge, and within blocks of both the Smithsonian and L'Enfant Plaza Metro Stations.

Many of the residences and the roof terrace will have views of the Potomac, the Jefferson Memorial, the Tidal Basin and the U.S. Capitol. The units will range in size from 500 to 3,400 square feet, many with balconies and terraces. WDG is executive architect of the residential building in association with Robert A.M. Stern Architects. The top four floors will have larger units designed with private direct elevator access. Planned rooftop amenities on the sky-terrace level will include multiple living and meeting rooms surrounded by walls of glass, an infinity edge swimming pool, fire pits, barbecue stations and both indoor and outdoor seating areas. The rooftop deck will also feature a 1,100-foot-long continuous walkway around the building for 360-degree views. A fifth-floor courtyard will also have views of the river.

REPUBLIC SQUARE I AND II

Washington, DC



SIZE

410,000 sf

PRODUCT TYPE

Mixed Use
Master Plan Site

COST

\$500 million

COMPLETION DATE

Republic
Square I: 2005
Republic Square II:
April 2016

KEY PRINCIPALS

Richard Kramer, Steve

REPUBLIC
FAMILY OF COMPANIES

The Republic Square project is a new standard bearer for Capitol Hill. From this signature Massachusetts Avenue location, official Washington is just steps away at The U.S. Capitol, Supreme Court and Library of Congress. Adjacent Union Station with its myriad transportation options – including Amtrak, Metrorail, and commuter rail service -the central business district and entire Washington metro area are within easy reach. Republic Square is a two-building, urban office complex that features buildings on two of DC’s major thoroughfares: Massachusetts Avenue and North Capitol Street. The project is within a one-block walk of the Amtrak trains and Metro at Union Station.

The 385,000 SF, LEED Silver certified Phase I building was delivered in 2005. The building has views of the U.S. Capitol grounds and is within walking distance of numerous hotels and restaurants. The Phase I building was sold in 2015 for roughly \$788 per square foot.

The approximately 200,000 SF, LEED Gold certified Phase II building was delivered in April 2016 and includes 16,000 square feet of retail space, a private fitness center, and a private rooftop with stunning views of the U.S. Capitol.

The project was acquired and developed through a negotiated Land Disposition Agreement with DC’s RLA Revitalization Corporation, a quasi-public DC agency. The plans were developed in close concert with RLA’s staff. The building and site designs were subject to U.S. Commission of Fine Arts reviews and approvals. Republic Square features a landscaped courtyard and streetscape along Massachusetts Avenue.



Republic Square I is a nine-story, 385,000 sf Class A office building with additional retail space and four levels of parking. Republic Square II, below, is a 200,000 square foot all glass jewel box building on Capitol Hill with a roof top deck and stunning capitol views.



THE WHARF

Washington, DC



SIZE

27 acres land
(11 hectares land)
25 acres water
(10 hectares water)

SERVICES

Master Planning,
Architecture

CLIENT

Hoffman-Madison
Waterfront LLC

COST

\$2 billion

COMPLETION DATE

Phase I: October 2017

KEY PRINCIPALS

Douglas Smith,
Matthew Bell

**PERKINS —
EASTMAN**

Overview

Washington, DC's Southwest Waterfront historically functioned as an active commercial port, but has since become dormant and increasingly isolated from the greater DC community. The design for The Wharf restores the connections between the city and its waterfront by integrating land and water functions, creating an enduring place that turns into a highly sought-after destination for residents and tourists throughout the Washington Metropolitan Area.

In order to create a lively urban destination, Perkins Eastman emphasized placemaking in the design of the site's master plan. A water plan informs the site's land-side development in order to ensure that water uses are its focal point. All maritime activity connect to the land through a series of programmable piers that host events and recreational use, serving as an extension of the city's grid into the water. A variety of outdoor spaces celebrate the District's character, creating attractive places that provide the community and its visitors an enjoyable and enriching experience. The design of the site's structures focuses on the pedestrian's perspective, creating a family of buildings along the Wharf, each with its own identity, resulting in a captivating street-level environment.

The \$2 billion waterfront development is located less than one mile south of Washington, DC's National Mall and one mile west of Nationals Park. The first phase, which encompasses 1.5 million sf of development, includes office, retail, residential, hotel, and cultural land uses, and focuses on activating water uses through the creation of a programmable pier and transient docking. The development has been designed to LEED-Gold ND.



The Wharf plan has grown “from 1.8 million to 3.2 million square feet, shifting from superblocks to miniblocks, from car-centric streets to shared streets with many access points to the water. As urban planning strategies shifted, so did the increasingly ambitious plan for the Southwest Waterfront.”

— WASHINGTON BUSINESS JOURNAL

