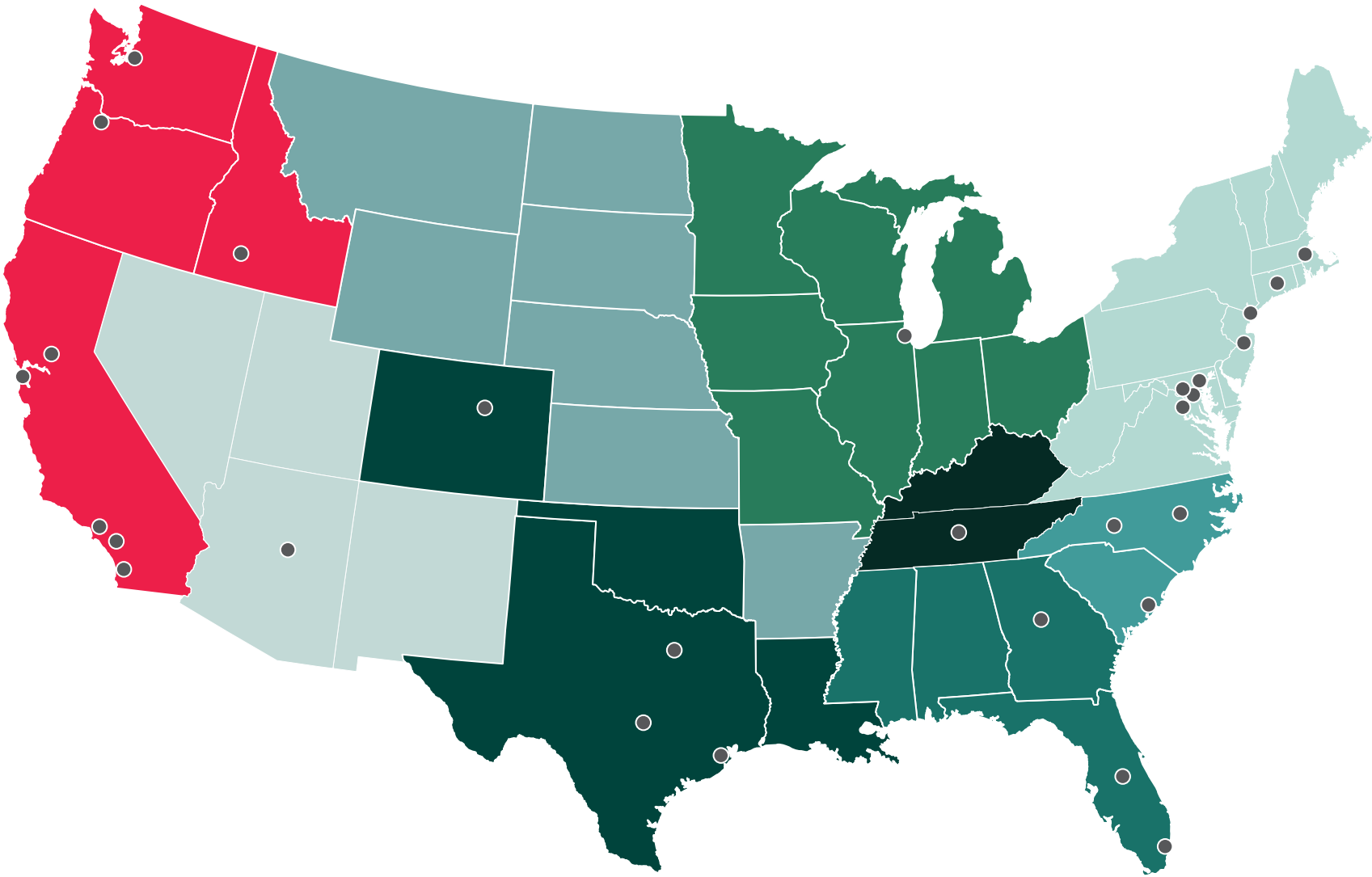


THE MILLWRIGHT DISTRICT

LPCWEST
LINCOLN PROPERTY COMPANY



COMPANY OVERVIEW



8,550
EMPLOYEES NATIONWIDE

\$94B
IN MANAGED ASSETS

55+
YEARS OF EXPERIENCE IN
COMMERCIAL DEVELOPMENT

433M
SQUARE FEET UNDER LEASING
AND/OR MANAGEMENT

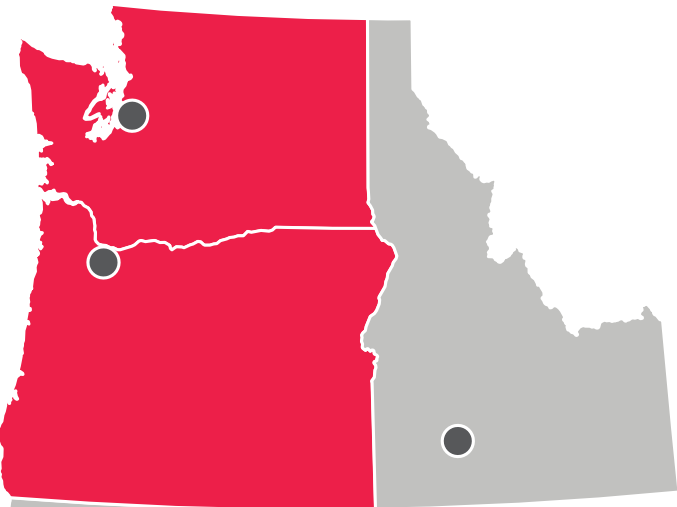
\$22B
ACQUISITIONS IN THE PAST
15 YEARS

TOP 10
U.S. DEVELOPER

**YOUR
TEAM**



YOUR TEAM | WITH YOU EVERY STEP OF THE WAY



OUR PACIFIC NORTHWEST PRESENCE



8M

SQUARE FEET UNDER
MANAGEMENT



1,000+

MULTI-FAMILY UNITS



61

EMPLOYEES



GROUND LESSOR

LPCWEST
LINCOLN PROPERTY COMPANY

DEVELOPER

◀ **PRIMARY CONTACT**
J.P. Harlow
JPHarlow@lpc.com
(425) 443-9438

RIOS

ARCHITECT &
LANDSCAPE

TO BE
COMPETITIVELY
SELECTED
UPON AWARD

GENERAL
CONTRACTOR

MCCULLOUGH
HILL LEARY, PS

LAND USE
ATTORNEY

KEY CONSULTANTS, ENGINEERS, AND
CONTRACTORS TO BE SELECTED UPON AWARD

TEAM MEMBERS AND EXPERTISE



J.P. HARLOW
LOCAL MARKET LEADER & FINANCE EXPERT

- Oversees Washington projects and growth
- Seattle real estate expert
- Experience with all asset types



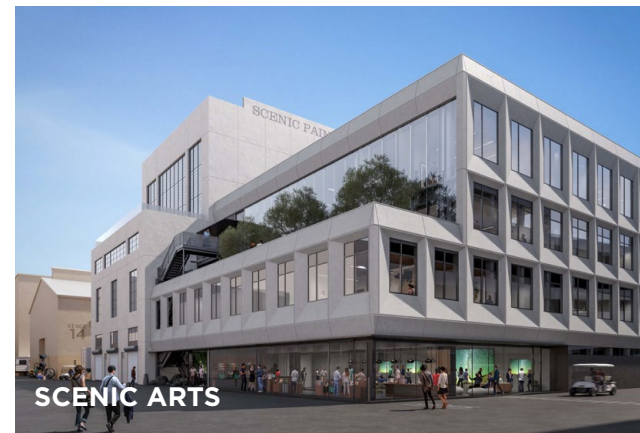
TEAM MEMBERS AND EXPERTISE



ABBEY EHMAN

PLACEMAKING AND MIXED-USE EXPERT

- Specializes in public-private partnership development
- Community engagement development experience
- Leads ESG initiatives for LPC across the U.S.



TEAM MEMBERS AND EXPERTISE



ALEX AIGNER

ENTITLEMENT & CONSTRUCTION EXPERT

- More than a decade of experience in Seattle CRE
- Local entitlement & permitting process expert
- Development experience with all asset types

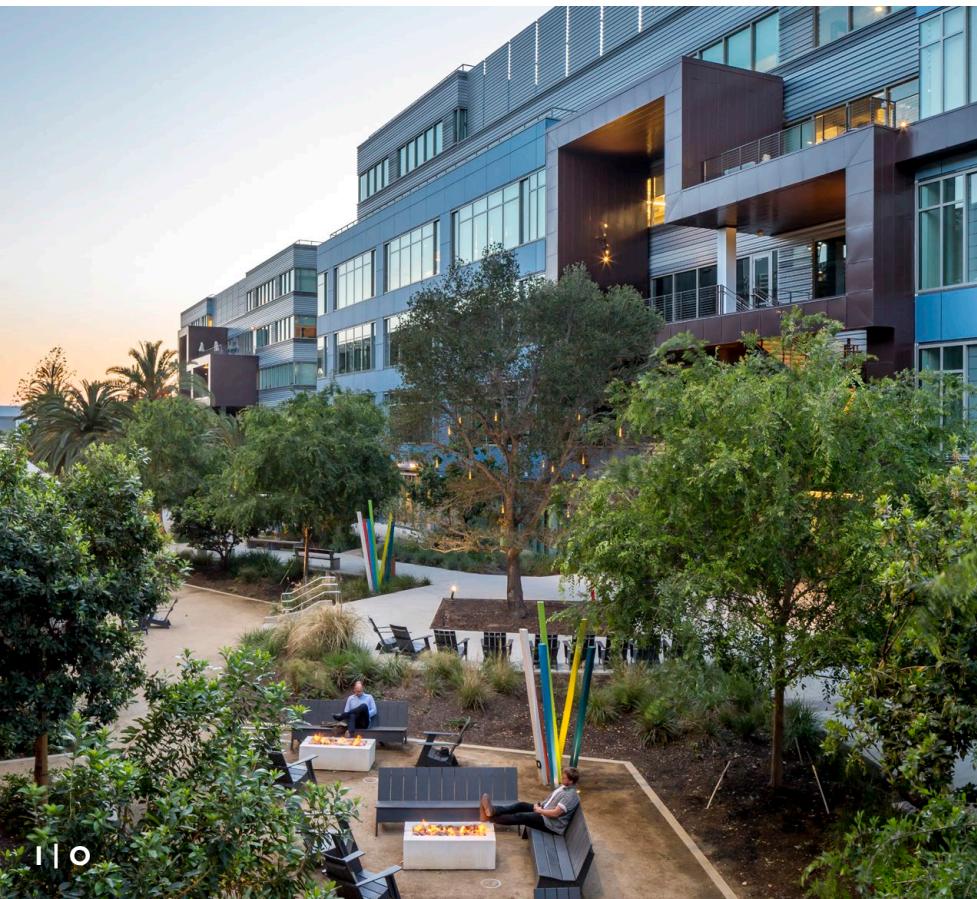


TEAM MEMBERS AND EXPERTISE



MATT HOWELL
DEVELOPMENT EXPERT

- Oversees development activities across West Coast
- Over 5M SF of realized mixed use product
- Technology, Life Science, and Multi-Family work



TEAM MEMBERS AND EXPERTISE



MARK MOTONAGA

DESIGN LEAD EXPERTISE

- Leads national practice with local emphasis
- Oversees master plan and mixed use campuses
- Experience with creating integrated districts



TEAM MEMBERS AND EXPERTISE



PATRICK GILLIGAN

WATERFRONT DEVELOPMENT EXPERT

- More than a decade of experience in Seattle CRE
- Local entitlement & permitting process expert
- Development experience with all asset types



PORT AUTHORITY EXPERIENCE: TERMINAL 1



\$300,000,000
INVESTMENT



AWARDED
IN COMPETITIVE PROCESS



BUILD-TO-SUIT
FOR ZOOMINFO HQ



2,000+
PERMANENT JOBS



\$250,000
PUBLIC ARTS PROGRAM



LEED GOLD
CERTIFIED PROJECT



COMMUNITY IMPACT AND PERFORMANCE: RUNWAY



\$475,000,000
INVESTMENT



PROJECT OF THE YEAR
MULTIFAMILY EXECUTIVE MAGAZINE



MIXED-USE
RETAIL, RESIDENTIAL, OFFICE



3,100+
PERMANENT JOBS



\$1,000,000
PUBLIC ARTS PROGRAM



LEED GOLD
CERTIFIED PROJECT

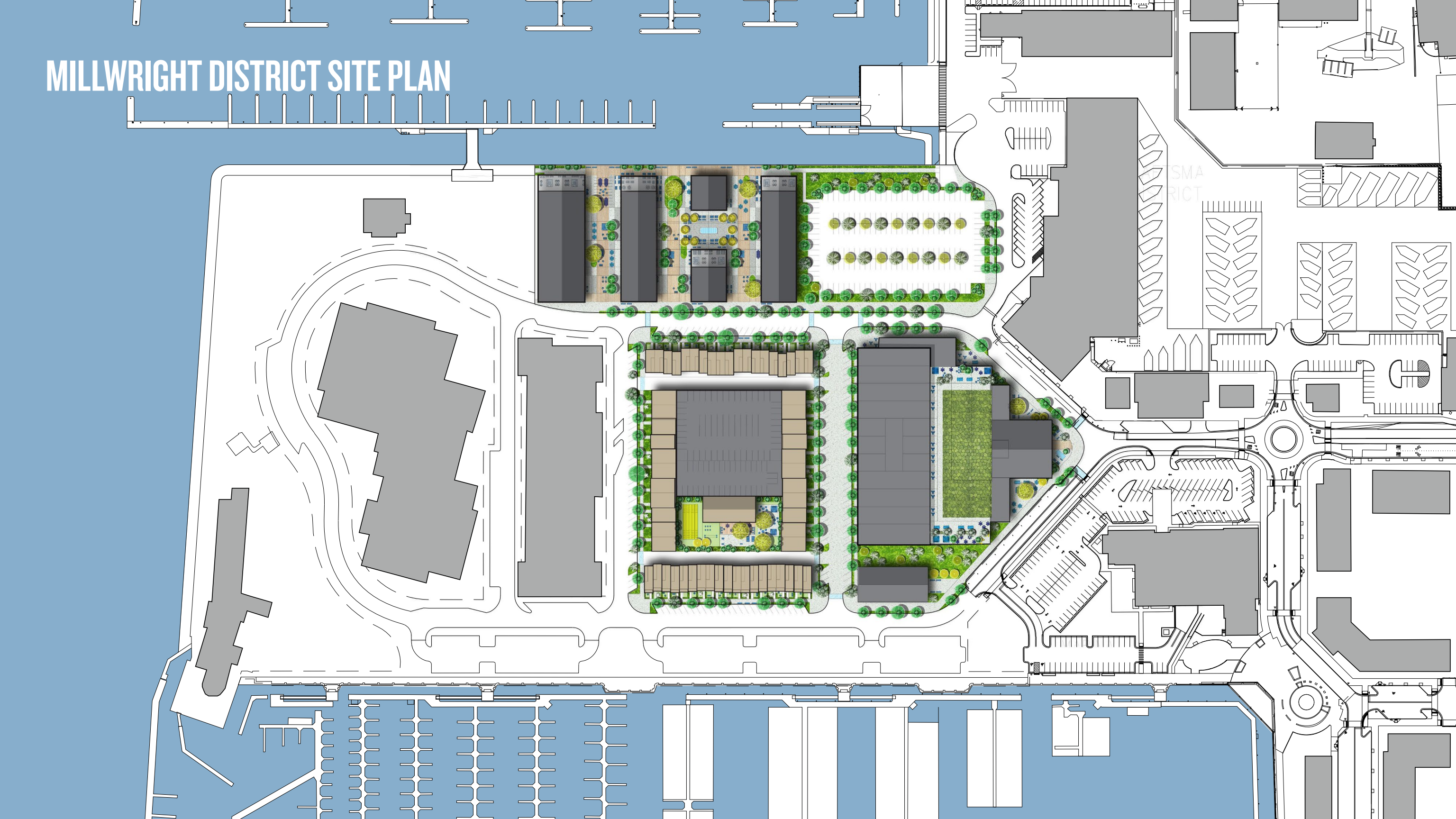


**YOUR
VISION**



MILLWRIGHT DISTRICT SITE PLAN

SMA
DISTRICT



SITE PLAN



107,000

SQUARE FEET OF COMMERCIAL



142,500

SQUARE FEET OF RESIDENTIAL



75,000

SQUARE FEET OF RETAIL



1,166

PARKING STALLS



100%

UTILIZATION OF ENTITLEMENTS

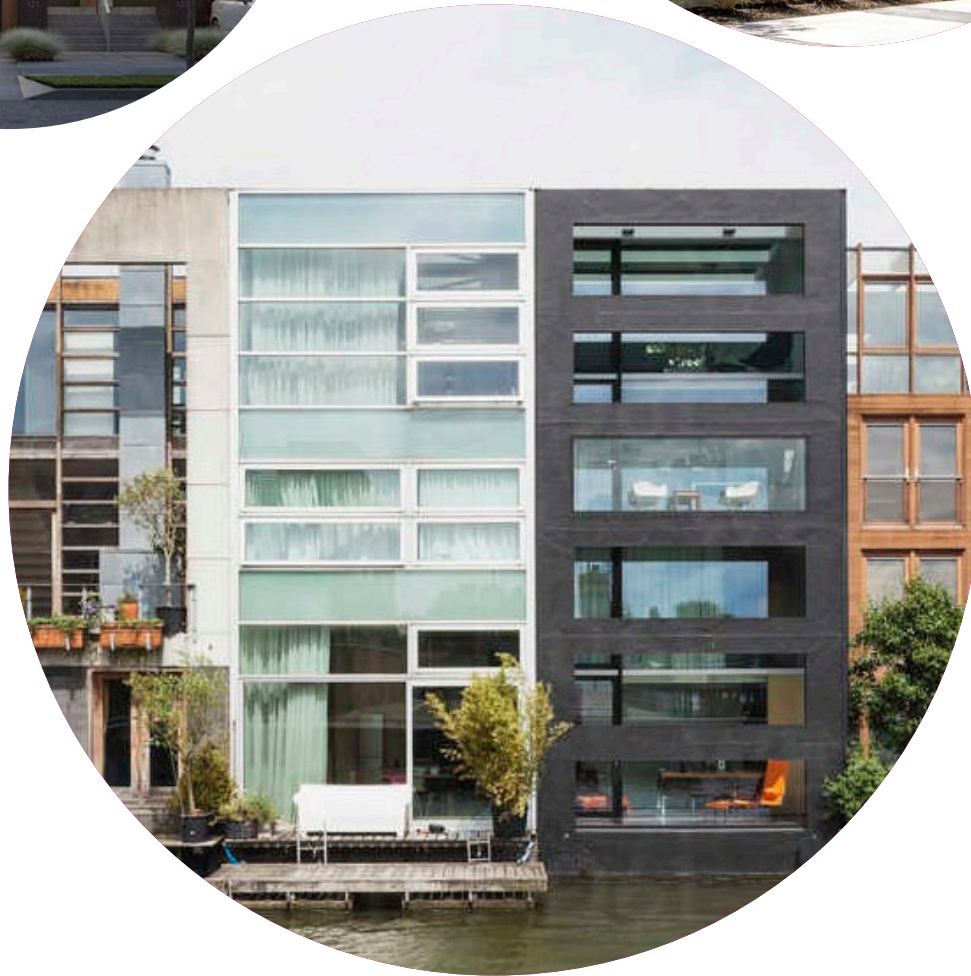


THIS PROPOSAL IS
100% COMPLIANT
WITH ENTITLEMENT GUIDELINES

RESIDENTIAL



RESIDENTIAL TOWNHOMES





COMMERCIAL OFFICE



RETAIL

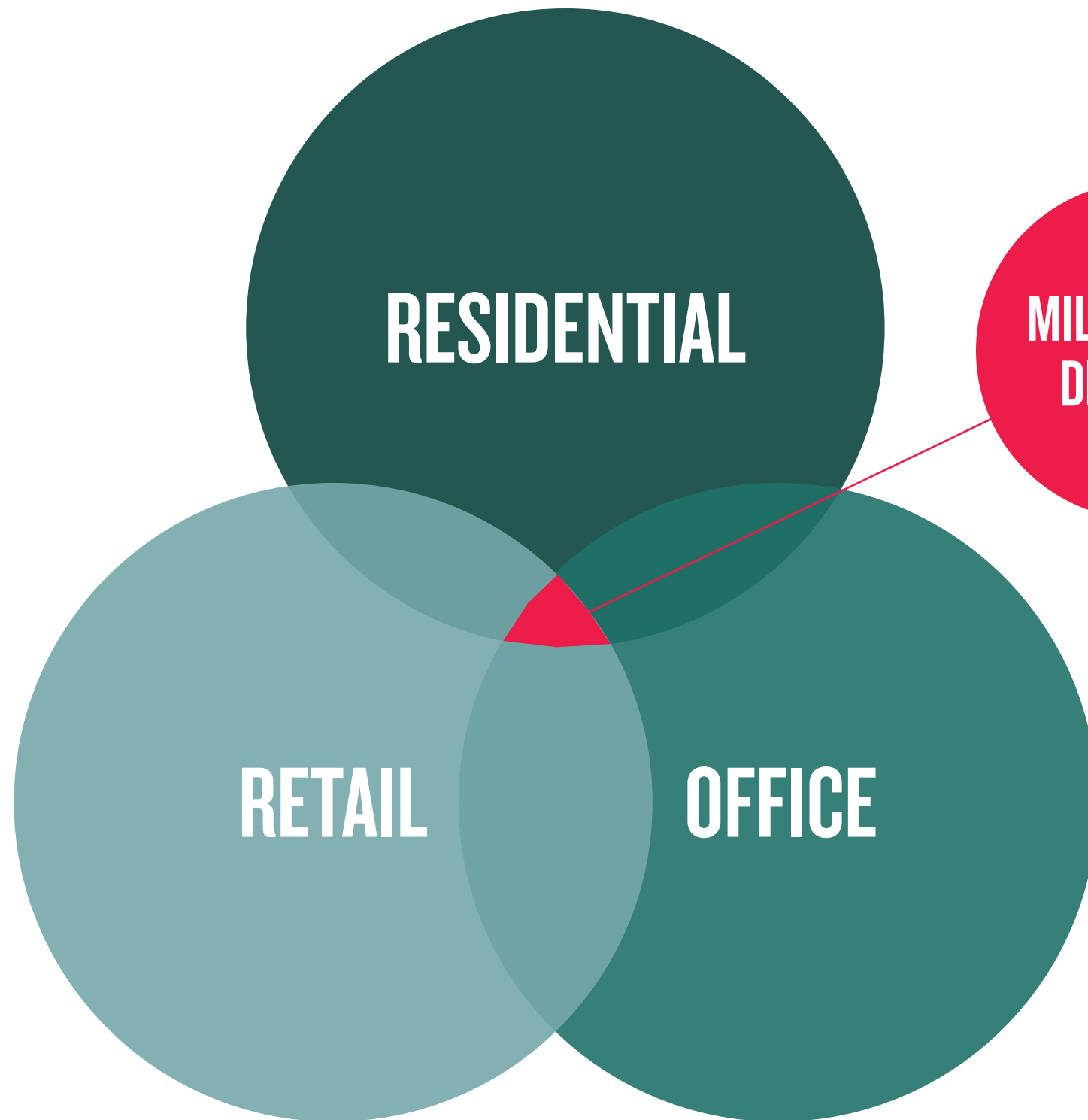


PROGRAM SECTION DIAGRAM



YOUR NEIGHBORS





RESIDENTIAL

RETAIL

OFFICE

**MILLWRIGHT
DISTRICT**

- **STREET ACTIVATION**
- **MEMORABLE PLACEMAKING**
- **SHOWCASING EXISTING RESOURCES**

THE MILLWRIGHT DISTRICT RESIDENTS



THE TECH PROFESSIONAL

Works 40+ hour weeks and wants to be in the center of surrounding cities and technology hubs. They spend their weekends exploring the city and traveling to nearby destinations.



THE MARINE ENTHUSIAST

An active lifestyle is a top priority. Being near the water is a must. They love being outside and exploring.



THE YOUNG FAMILY

They love spending time as a family by visiting local theme parks, local parks and museums.



THE ENTREPRENEUR

They are resourceful. They are running business(es) from home and heavily invested in where they live and work.

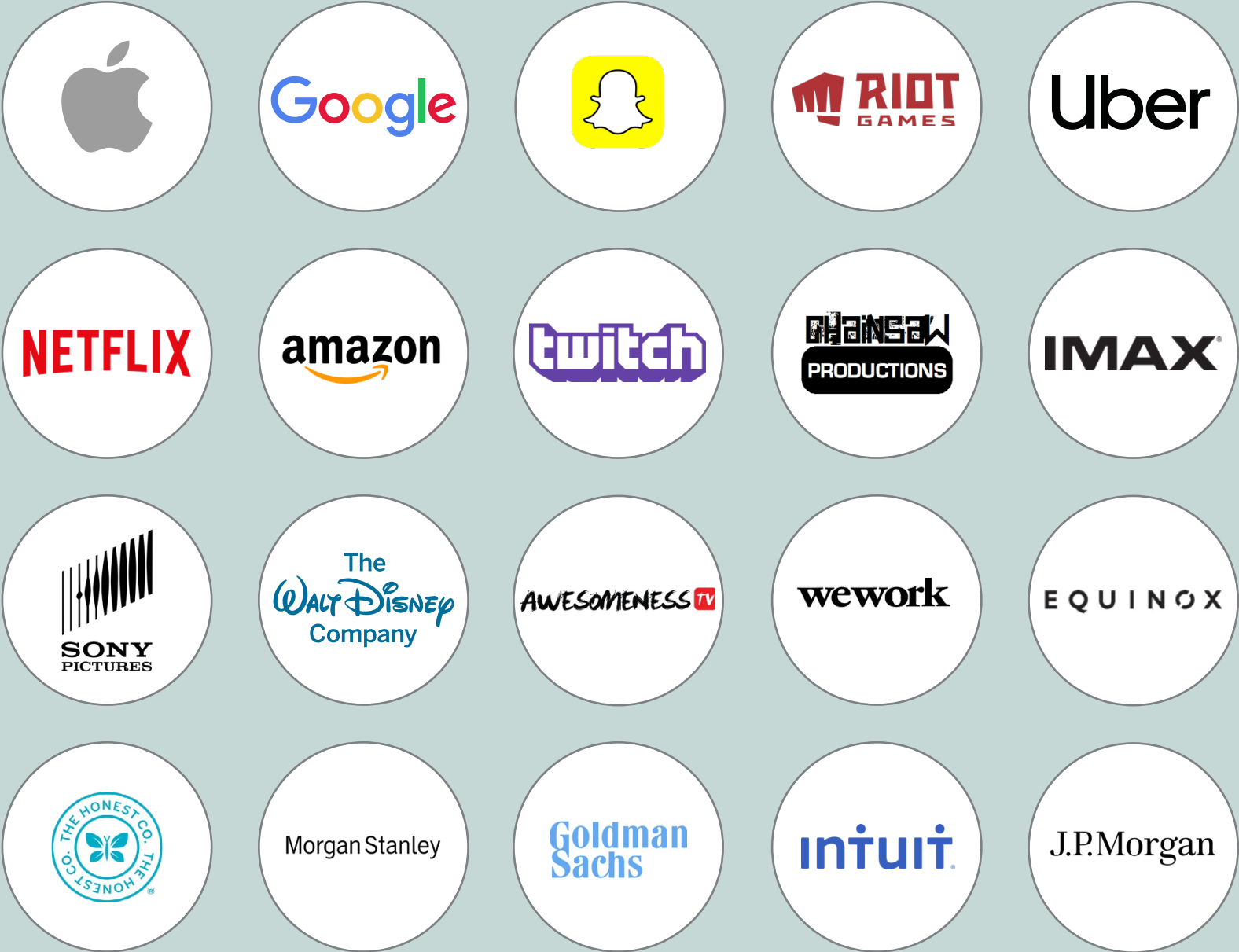


THE EMPTY NESTER

The 50+ year old who enjoys traveling to their various houses around the country with friends.

TENANT PARTNERSHIPS

NATIONAL OFFICE TENANTS



LOCAL OFFICE TENANTS



RETAIL TENANTS







THE MENU

The Lobster Roll

Toasted Split Top Butter roll packed with New England Lobster.

- #1 - Cold tossed in mayo, lemon, herbs & celery
- #2 - Warm with butter & lemon
- #3 - Warm with butter, dash of mayo & lemon
- #4 - Spicy with a touch of mayo and a kick
- #5 - Wrapped in lettuce





“Possibly the best burger ever.”

“To every chef who serves a burger: No matter how good you think your burger is, come here and try this. Learn something.”

Brad A Johnson, Food Critic, Orange County Register



The Drink Bar

The Drink Bar @ Flight, will be where you toast to an innovation, new venture and nurture new partnerships. The “environment that stimulates creativity and productivity” will coexist with the ambiance where ‘the good life’ is experienced. We will bring together the innovators that work there and invite a diverse audience with a discerning palate. From young adults learning how to drink sophisticated drinks, up to more seasoned patrons looking for new ways to spice up old classics.

Our avant-garde Mixologist will have a large selection of tequila, mezcal, whiskey, vodka, gin, beers and wines from all over the world, for all kinds of preferences. This lab will fuse, shake, stir, peel and age the most unique ingredients which will be the foundation of a great experience. Each drink at the Drink Bar will be made to order and made as uniquely as the patron ordering it!

The Drink Bar @ Flight will thrive by bringing proven menus, while having the most innovative Mixologists. This combination is sure to satisfy the most demanding expectations in Orange County.



Located in the space that brings design and mood to a new level, the Drink Bar @ Flight will transport you to your happy place as you walk in. During those sunny Orange County days we will be focusing in more light cocktails like mimosas, sangrias, bellinis, etc.

As the workday turns into an evening we will turn to our more elaborated cocktails or just a premium shot! Whether you come with your coworkers, potential business partners or your firsts dates we will have something special for you.

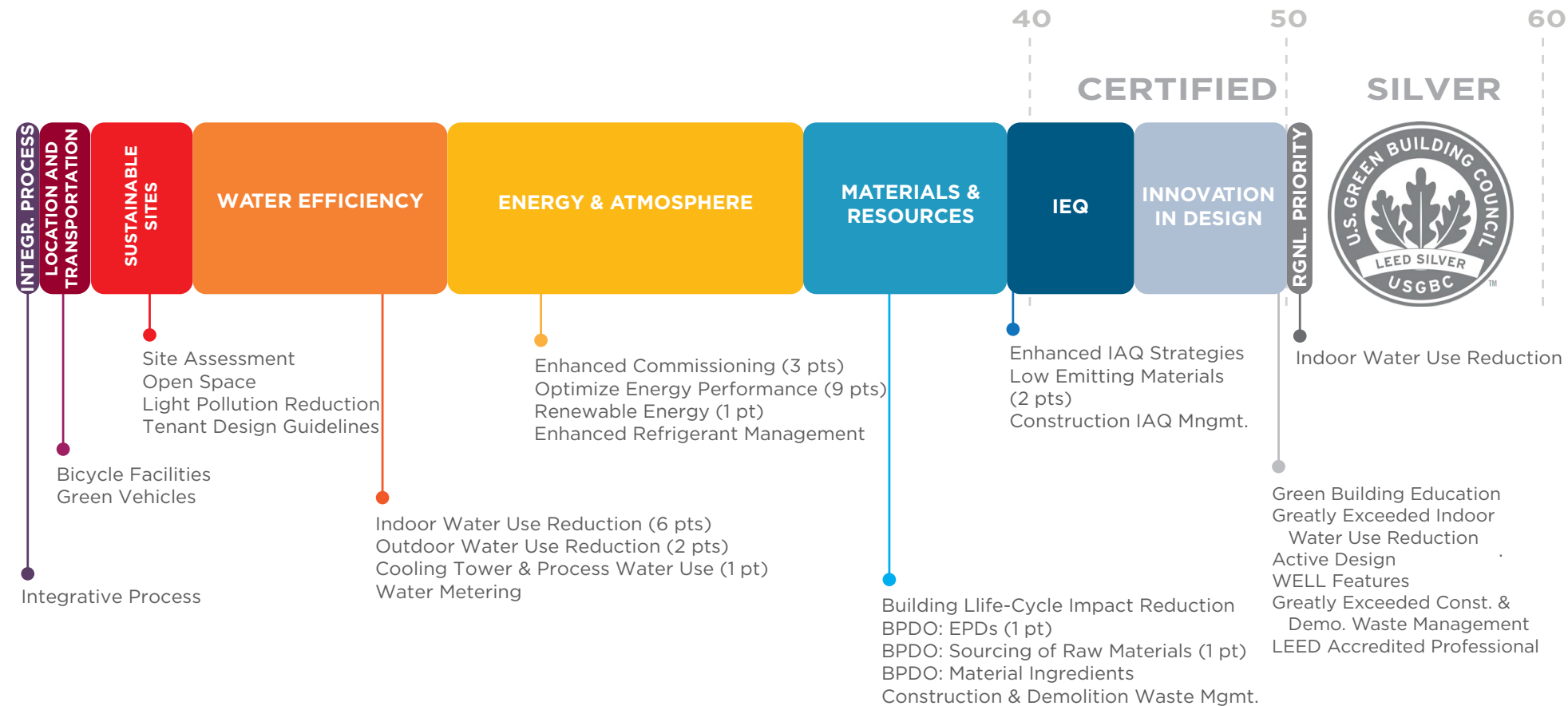
The Drink Bar @ Flight will be the place where the ‘bar’ will be raised and set. You come to have a drink, but not just any drink. A drink that will make you say this is “The Drink”!!! You will make our drinks your favorite drink, not just in Orange County but throughout your travels.

Our confidence in our Drinks stems from using the best quality juices, mixes, premium and rare alcohol. This confidence will be felt in every single drink that is poured and this is why the emphasis is on “The Drink”!!

You know that going to The Drink Bar is to have a drink and have a good time with friends. Because you may have only come for one drink, but you stayed because you had to taste another. The Drink Bar @ Flight will be the place where mixologists come to have a drink and it is where you will expand your taste and develop your art of drinking.



THE MILLWRIGHT DISTRICT'S TRIPLE BOTTOM LINE



ENVIRONMENTAL

LEED Silver Certification
Fitwel Two Star Certification
Embodied Carbon Reduction through Design

SOCIAL

Small Business Outreach and Incubator Program
Interactive Amenities and Public Art Integration
Wifi Enabled Open Space

GOVERNANCE

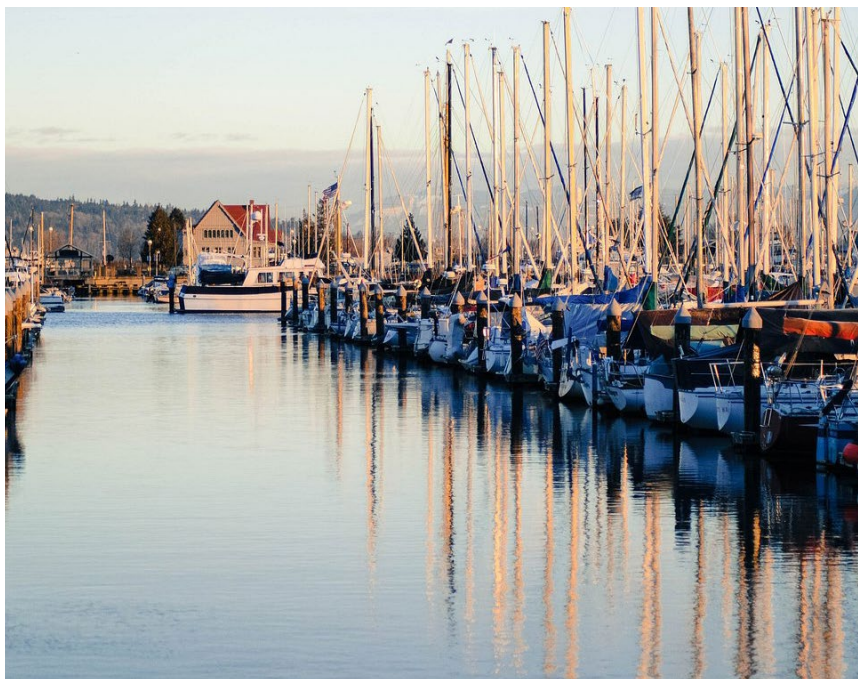
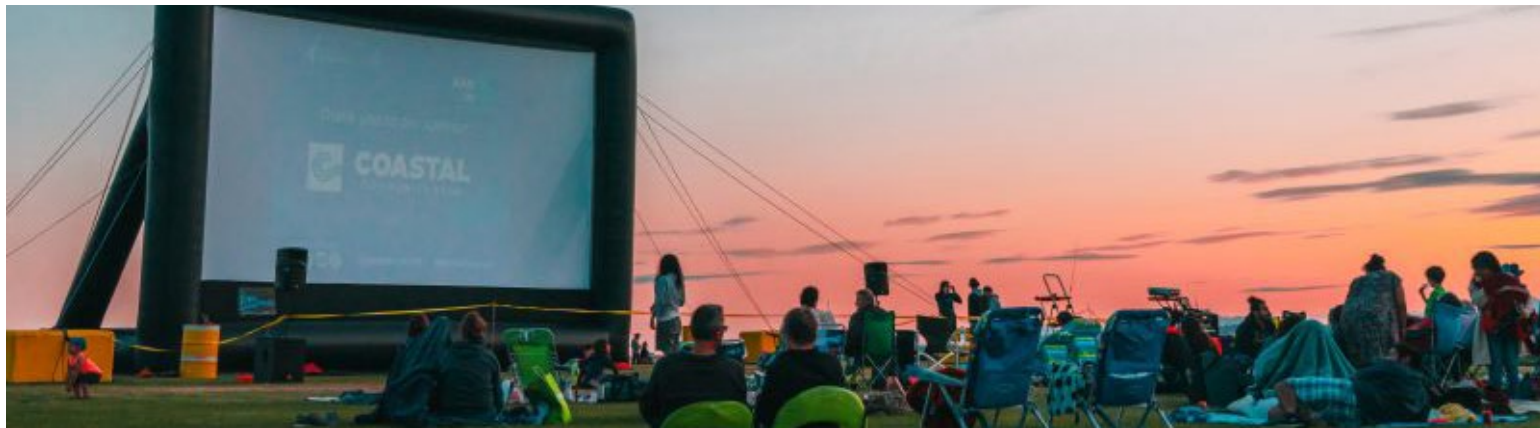
Balanced Product Types to Support Economic Growth
650-750 Jobs Projected
Flexible Maker / Retail Spaces to attract local businesses



Fitwel 3-Star Rating

**YOUR
DISTRICT**







PORT

MARKET

The Hull

MOBY

Fishab's Cafe





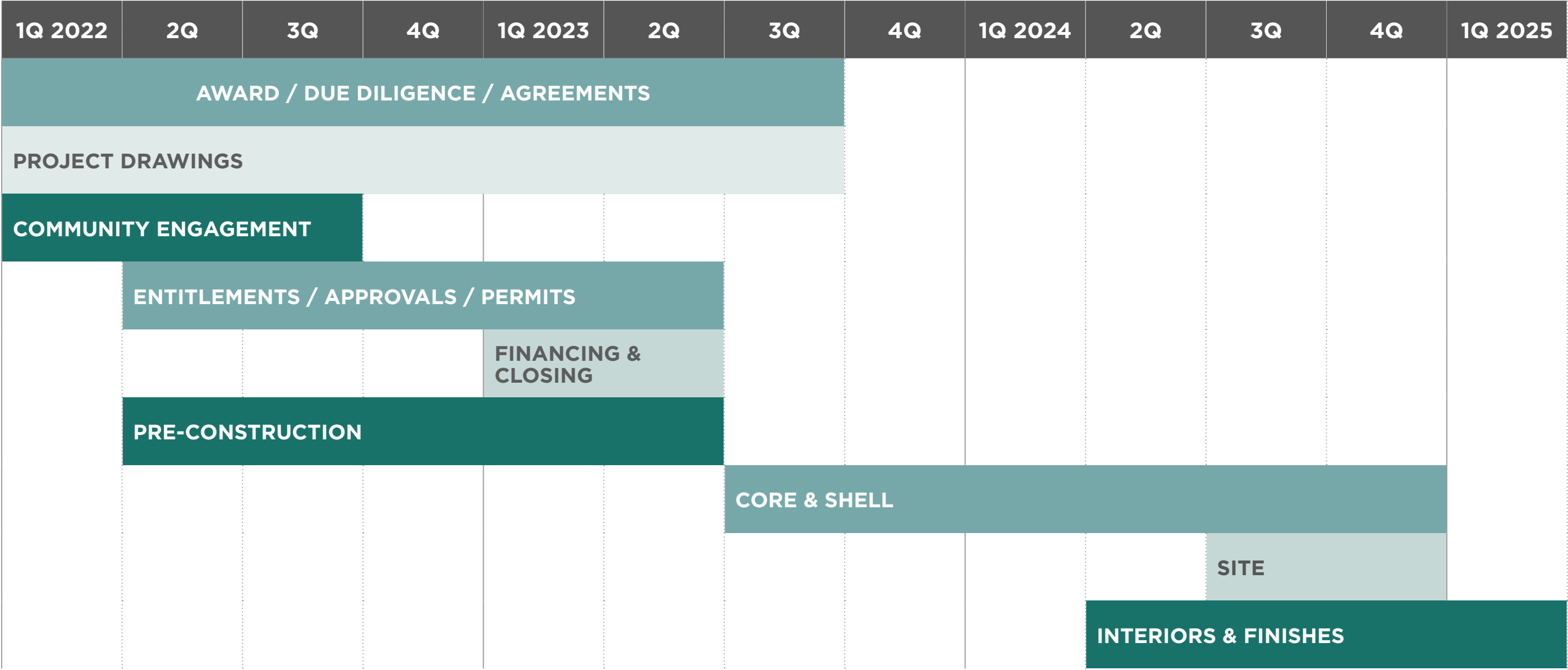




**YOUR
PARTNER**



PROJECT TIMELINE



▲
FIRST DAY OF
BUSINESS

FINANCIAL CAPABILITIES



OUR PARTNERS

Morgan Stanley

Goldman Sachs

WALTON ST CAPITAL

ACORE CAPITAL

ROCKWOOD CAPITAL

Invesco

J.P.Morgan

usbank

Bank of America

CHIEF PARTNERS

BANK of the OZARKS

iStar

ANGEL, GORDON & CO.

PCCP

ALCION VENTURES

STARWOOD CAPITAL GROUP

LONG WHARF CAPITAL

BRIDGE INVESTMENT GROUP

CIT

PACIFIC WESTERN BANK

AEW

THE CARLYLE GROUP
GLOBAL ALTERNATIVE ASSET MANAGEMENT

CLARION PARTNERS

NORTHWOOD INVESTORS



THANK YOU