

WHO'S BUILDING



 Align Builders

ALIGN BUILDERS

LET'S BUILD TOGETHER

By creating clarity, connecting meaningfully, empowering others, and executing our proven process with discipline, we energize teams toward solving our client's most challenging needs. As a result, our leadership of the construction project experience leaves an enduring positive impact on people's lives.

CONTACT US

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17322 Murphy Ave, Irvine, CA 92614



SCIENCE & TECHNOLOGY



HEALTHCARE



HIGHER EDUCATION

ORANGE COUNTY

CUSTOM CONTENT • September 18, 2023



CUSTOM CONTENT • September 19, 2022



Property Management from
an Owners Perspective

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GREENLAW



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Beador Construction Company, Inc. provides heavy civil, highway, bridge, channel, street, road and seismic repair and new construction services.

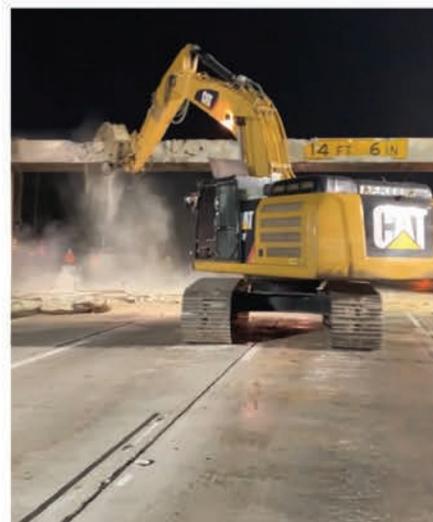
We take great pride in our employees, competitive pricing, and timely outstanding results. We are a world class, Orange County based heavy civil firm, with licenses in California, Utah and Montana providing clients with top-of-the-line services that cater to their specific project construction needs no matter size or complexity.

Get in touch today to learn more about what Beador Construction can offer you. We can be reached at estimating@beador.com.



Beador Construction Company, Inc.

Proudly in partnership With CalTrans and Local Municipalities, making Orange County Freeways, Bridges and Roads Safer and Better Traveled



Success Works Here[®]



Ideas need room to breathe, and space to grow. It's why we're dedicated to creating space where you can thrive—backed by Irvine Company's long-term ownership and financial stability.

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WHO'S RE-BUILDING HISTORIC SANTA ANA

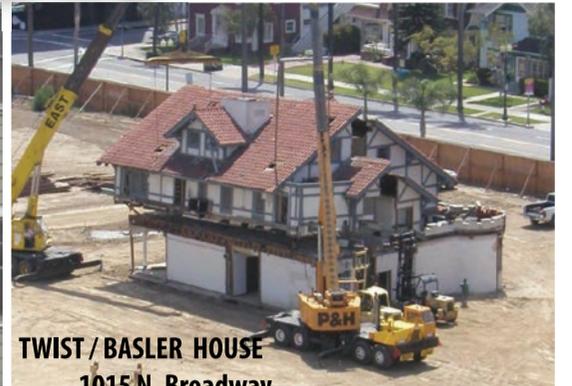


BEFORE



AFTER

1109 North Broadway, Santa Ana, CA
Keenig House
COMPLETE HISTORIC RESTORATION AND REHABILITATION.
(STRUCTURAL AND SEISMIC COMPLIANT)



TWIST / BASLER HOUSE
1015 N. Broadway



1922
SCHOOL OF THE ARTS
Michael E. Harrah
SYMPHONY HALL
Christian Science Church
Michael F. Harrah Symphony Hall
920
920 N. MAIN OCSA



1103 N. BROADWAY
McNEIL / BASLER HOUSE



1010 N. MAIN - OCSA



Michael F Harrah / Caribou Industries, Inc. will celebrate 30 years this year as the Ultimate Pioneers in the development of Historic Santa Ana and Orange County

Santa Ana, the Capitol City of Orange County, have seen significant transformations in recent decades, and a great percentage of this change can be attributed to the work of Caribou Industries and its patriarch Michael F Harrah. Their influence has been transformative, with far-reaching impact across economic, cultural, and even historical facets of the community.

The economic contributions of Caribou Industries and Mike Harrah to Santa Ana and Orange County are robust. Their projects have generated thousands of jobs, attracted numerous investment opportunities, and increased property values across the board, fostering a more dynamic and prosperous local economy, changing the Orange County fabric forever.

Beyond bricks and mortar, Caribou Industries, Inc and Michael F Harrah have made a concerted effort to preserve and uplift the cultural heritage of the Historic Downtown OC. They have been responsible for restoring several major historic landmarks, thereby serving dual purposes—economic development and cultural preservation with higher standards in Arts Education (OCSA)(OCEAA).

The transformative influence of Caribou Industries and Mike Harrah on Santa Ana and Orange County is immeasurable. From stimulating economic growth and preserving cultural landmarks to investing heavily in the community and advancing continued sustainability, their contributions have been multifaceted and enduring.

Through their vision and commitment, Caribou Industries and Mike Harrah have indelibly shaped the character and trajectory of the region, ensuring that Santa Ana and Orange County continue to be vibrant places to live, work, and visit.

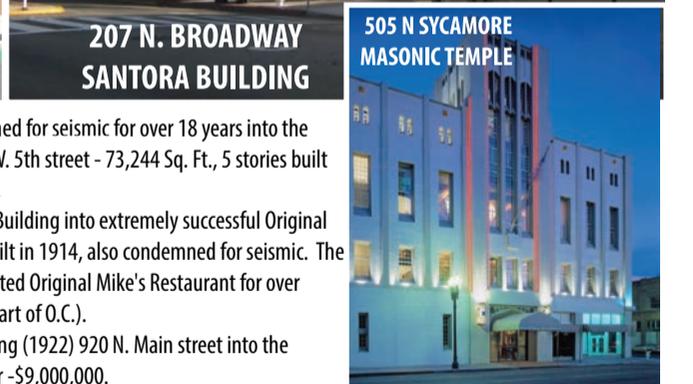
Caribou Industries has indelibly marked its presence in Orange County through its diverse and impactful projects. As a key player in the architectural and development sectors, as well, the company continues to shape the future of Orange County, making it a better place to live, work, and play. . . .



205 CIVIC CENTER DRIVE / YMCA - 1923



207 N. BROADWAY
SANTORA BUILDING



505 N SYCAMORE
MASONIC TEMPLE



1ST. & MAIN STREET - ORIGINAL MIKE'S
SoCal Hudson / Terraplane / Buick Horseless Carriage Headquarters - Circa 1920



801 N. MAIN STREET
OC PAVILION
1961 B of A
NATIONAL HEADQUARTERS

- Fully restored & transformed the Masonic Temple which was condemned for seismic for over 18 years into the Santa Ana Performing Arts & Events Center (5th and Sycamore) 505 W. 5th street - 73,244 Sq. Ft., 5 stories built In 1929. A \$22,350,000 restoration of theaters, retail and restaurants.
- Fully restored and transformed the United Auto Hudson / Terraplane Building into extremely successful Original Mikes Restaurant & Events Center - 100 S. Main Street – originally built in 1914, also condemned for seismic. The building was totally rebuilt and completely restored. Owned & operated Original Mike's Restaurant for over 12 years - \$14,000,000, a full City Block @ 1st & Main (In the Very Heart of O.C.).
- Fully restored and transformed OCSA's Christian Science Church building (1922) 920 N. Main street into the Michael F. Harrah Symphony Hall OCSA's 292 seat concert Hall Theater -\$9,000,000.
- Fully restored and transformed the O.C. Bank of America Building - 1961 (801 N. Main) Into the World Class OC Performing Arts Pavilion & Ambrosia Restaurant 63,253 Sq. Ft. - \$23,000,000 - MFH donated to OCSA.
- Acquired 5,023,456 R.S.F of vacated dilapidated office mid-rise space and transformed it into completely built out to modern day code and leased to 95% occupancy over the past 20 years to government & private tenants, such as; The Health Care Agency, Children's Youth Services, Federal Bureau of Investigation, Internal Revenue Service, Social Services Administration, the District Attorney's office, Housing and Urban Development, Central Investigation Agency, U.S. Treasury Department, City of Santa Ana, Small Business Administration, etc. – over 80 total properties in all -\$700,000,000.
- Dismantled, physically moved, rebuilt and restored the Historic Twist Basler House (1904) onto the City of Santa Ana Cabrillo Park Tennis Club property, Historic Club House - known as the Basler /Harrah House - \$3,000,000.
- Complete build out of the Orange County School of the Arts entire arts campus 322,170 Sq. Ft. to Educational seismic "E" Code structures and donated an excess of \$5,000,000 to its international accolades and success as the number 1 rated arts school in the nation "Today's Youth is Tomorrows Future" - M.F.H. - \$74,000,000 - construction & entitlement costs.
- Design & Development of the 37 story "One Broadway Plaza" master plan superstructure, the tallest, safest, greenest, most sustainable, superstructure in the history of O.C. by 2 times the Estimated start date May of 2024 - 1001 N. Broadway - \$325,000,000. . .

"Preserving the Past, Ensuring the Future" - m.f.h.

Article by: Allene Schwartz

one broadway plaza

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CARIBOU INDUSTRIES
PRESERVING THE PAST | ENSURING THE FUTURE
Gensler

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WORLD CLASS URBAN CHIC RESIDENTIAL
HIGH-RISE LIVING TENANT IMPROVEMENTS

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<p>1001 N. BROADWAY</p> <p>ONE BROADWAY PLAZA 789,496 S.F.</p> <p>OBP TYP. FLOOR PLAN</p> <p>OBP TYP. TENANT IMPROVEMENT</p>	<p>3RD AND BROADWAY</p> <p>3rd & BROADWAY PROMENADE 540,212 S.F.</p> <p>3B TYP. FLOOR PLAN</p> <p>3B TYP. TENANT IMPROVEMENT</p>	<p>625 N. GRAND</p> <p>625 N. GRAND 189,941 S.F.</p> <p>625 TYP. FLOOR PLAN</p> <p>625 TYP. TENANT IMPROVEMENT</p>
<p>205 CIVIC CENTER</p> <p>YMCA 87,972 S.F.</p> <p>YMCA TYP. FLOOR PLAN</p> <p>YMCA TYP. TENANT IMPROVEMENT</p>	<p>888 ON MAIN</p> <p>888 ON MAIN 138,143 S.F.</p> <p>888 TYP. FLOOR PLAN</p> <p>888 TYP. TENANT IMPROVEMENT</p>	<p>811 N. BROADWAY</p> <p>811 LION ARTS TOWER</p> <p>ANOTHER CARIBOU INDUSTRIES ADAPTIVE REUSE</p> <p>811 TYP. FLOOR PLAN</p> <p>811 TYP. TENANT IMPROVEMENT</p>

WHO'S BUILDING ORANGE COUNTY

PHILANTHROPIST
Michael F. Harrah
CONTRACTOR & DEVELOPER
CARIBOU INDUSTRIES INC.
PRESERVING THE PAST, ENSURING THE FUTURE IN O.C. SINCE 1977
"Today's Youth are Tomorrow's Future" MFH

PRESERVING THE PAST...

- Recipient of the William H. Spurgeon First Pioneer Award City of Santa Ana To Michael F. Harrah
- 100 S. Main Historic United Auto Building / Hudson Terraplane Dealership - Building Restoration
- 505 N. Sycamore Restoration & Rehabilitation - Masonic Temple - AIA Orange County Award
- 207 N. Broadway - Santora Building Restoration
- Wm. H. Spurgeon Building Clock Tower Recognition / Contribution for Restoration of Clock Tower.
- Orange County School of the Arts - Campus Complete Build-out and Design - Major Donor (EDUCATION)
- 921 N. Sycamore Restoration of Historic Church - Michael F. Harrah Symphony Hall - OCSA Campus
- 1010 / 1018 N. Main Rehabilitation for OCSA Campus
- 1000 N. Main Reuse for OCSA Campus
- 1104 / 1110 N. Main Reuse for OCSA Campus
- 801 N. Main - OCSA - OC PAVILION to MARGARET A. WEBB Theatre Re-purpose/Rebuild
- 825 N. Broadway - OCEAA Restoration, Design and Build, K-8 School Campus - Major Donor. (EDUCATION)
- Restoration and Construction of Historic Homes on One Broadway Plaza Property (1001 N. Broadway)
- General Contractor / Design Build / Contractor / Owner.
 - 1015 N. Main Twist/Basler house Relocation & Rehabilitate to 800 Cabrillo's Tennis Court Club House
 - 1103 N. Main - Restore Historic - McNeill-Basler House - Caribou Industries Inc. Headquarters
 - 1109 n. Main - Restore Historic-Koenig House
 - 1115/1117 N. Main Rehabilitate-MacIntosh Apartments
 - 1211 N. Main Restoration / Rehabilitation / Re-purpose - Kelley House
- Santa Ana YMCA Building and Grounds Restoration and Rehabilitation - In Progress.
- 812 N. Sycamore 525 car Parking Structure 812 N. Sycamore 525 car Parking Structure
- 888 N. Main Street - First Adaptive Reuse Project in Orange County to Residential
- 811 N. Broadway - Adaptive Reuse Project in Progress to Residential - Lion Arts Tower

ENSURING THE FUTURE...

- Kidworks OC, Major Donor, Supporter and Sponsor
- Boys & Girls Club of Central Orange Coast, Major Donor, Supporter and Sponsor
- UCI University - Michael F. Harrah - the Center of Real Estate, Major Donor and Sponsor
- Child Abuse Prevention Center - Donor, Major Supporter and Sponsor
- Make-a-Wish Foundation - Donor, Major Supporter and Sponsor
- Crime Survivors Resource Center - Donor, Major Supporter and Sponsor
- Angel Force US - Major Donor, Supporter and Sponsor
- Salvation Army - Donor & Supporter
- Long Beach Rescue Mission - Donor & Supporter
- Santa Ana Elks Lodge - Donor
- Hispanic 100 Foundation, Major Donor, Supporter and Sponsor
- Bowers Museum & Kidseum of Santa Ana - Supporter, Donor Sponsor
- Friends of Santa Ana Zoo, Major Donor, Supporter and Sponsor
- Orangewood Foundation, Major Donor, Supporter and Sponsor
- Olive Crest - Strong Families Safe Kids - Donor / Supporter
- Orange County Sheriff Advisory Council - Donor / Supporter
- Grow Conference - Santa Ana Chamber - Key Note Speaker and Supporter
- Santa Ana Police Foundation Award Recipient / SAPF Widows & Orphans Fund
- O.C. Sheriff Dept. SWAT Team Award - for two Amber Alerts "Samantha Runnion"
- Anaheim Family YMCA - Supporter
- Shriners Hospital for Children, Major Donor, and Supporter
- The Trigning Lab - Fairmont Athletic Assoc., Donor, Supporter and Sponsor
- Newport Beach Chamber of Commerce - Supporter, Donor Sponsor
- Challenger National Learning Center of the Southwest - Tucson Arizona, Major Donor, and Supporter
- NE Santa Ana Little League, Donor, Supporter and Sponsor
- Orange County Classical Academy - Donor, Supporter
- Discovery Cub Orange County - Donor, Supporter

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PRESERVING THE PAST | ENSURING THE FUTURE

Now Leasing | Estimated Completion: Q4 2023

LogistiCenterSM at 55 in Tustin, CA | Building Rendering



Your Partner in Logistics Real Estate

Dermody Properties is a privately owned real estate investment firm that specializes in acquisition, development and management of logistics real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested over \$10 billion of total capital in more than 110 million square feet of logistics real estate across all platforms, covering 20+ markets nationwide.

Our dedicated Southern California regional team has successfully acquired and developed more than 4.8 million SF of logistics real estate throughout the area. We are thrilled to offer our latest project—LogistiCenterSM at 55—in Tustin, California for lease. This best-in-class project is conveniently located in the heart of the Greater Airport area of Orange County, offering major freeway access and freeway frontage.

LogistiCenterSM at 55 Building Highlights

Building 1

- 133,676 square feet available
- 7,000 SF two-story office space
- 18 dock high doors
- 2 drive-in doors
- 88 car parking stalls

Building 2

- 178,094 square feet available
- 7,991 SF two-story office space
- 22 dock high doors
- 2 drive-in doors
- 95 car parking stalls



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Chapman's Specialized Master of Real Estate Degree

For someone aspiring to experience a thriving career in the world of real estate, an advanced specialized degree may be the preferred route. The Argyros School of Business and Economics at Chapman University offers a Master of Science in Real Estate (MSRE) program designed to equip current and future real estate professionals with the knowledge, skills, and experiences to excel in this dynamic field. The immersive MSRE program is a gateway to success in real estate investment and development as students master fundamental concepts, gain advanced skill sets, and will deep dive into the strategies utilized by real estate-related industries.

The MSRE program at Chapman University is available in both full-time and part-time formats, allowing students to choose the pace that best meets their career aspirations. The pacing flexibility empowers working professionals to advance their careers while pursuing a specialized master's degree. With a requirement of 30 credits of graduate-

level coursework, the MSRE program is tailored for individuals who possess undergraduate degrees in business, ideally focused on finance, real estate, accounting or economics.

Situated in the heart of Orange County, California, the MSRE program leverages its location, immersing students in a thriving real estate market. Darrah Shaygan, a member of the MSRE Class of 2022 at Chapman, says **"Orange County is among the most prime real estate locations in the U.S., and Chapman University is the only accessible university that offers a specialized education in real estate."**

One of the MSRE program's hallmarks is its commitment to personalized education. Renowned faculty members at the Argyros School of Business and Economics are dedicated to the holistic growth and development of their students. Through one-on-one

interactions, each student will receive the individualized attention needed to master complex concepts and acquire practical insights.

According to Dr. Thomas Arnold, Academic Director of the MSRE Program at Chapman, **"Chapman's commitment to educational excellence will take a back seat to no other institution."**

Dr. Thomas Arnold's Prior Roles:

- Abu Dhabi Investment Authority
 - Global Head of Real Estate
- Urban Land Institute
 - Global Board of Directors
 - Treasurer, Governor
 - Global Governing Trustee
- Pension Real Estate Association
 - Chairman
 - Foundation Co-Founder
- Association of Foreign Investors in Real Estate
 - Chairman
- Real Estate Research Institute
 - Chairman
- Real Estate Roundtable
 - Board of Directors

Chapman's MSRE program offers more than just classroom learning. It provides access to invaluable resources, including career services and distinguished research centers. These resources enrich students' academic journeys and open doors to a wide variety of career paths within the real estate industry. The program also offers merit scholarships and graduate assistantship opportunities, making it financially accessible for deserving students to pursue their real estate career aspirations.

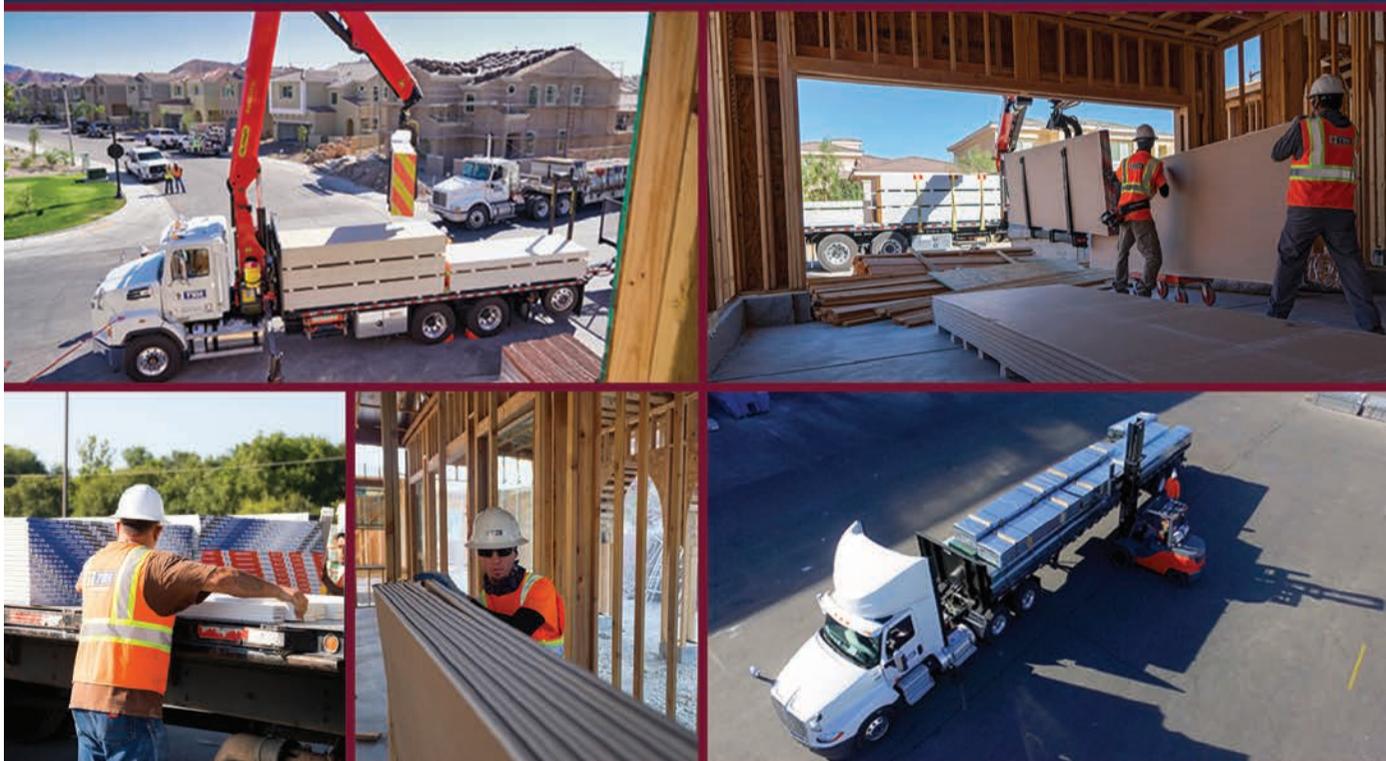
With personalized instruction, access to invaluable industry perspective, and immersive experiences, graduates will be well-prepared to distinguish themselves in the real estate industry. Chapman University doesn't just prepare students for a career; but for a lifetime of success.

For more information about Chapman's MSRE Program, please contact our Academic Director, Dr. Thomas Arnold at tharnold@chapman.edu.

BUILDING MATERIALS SUPPLY FOR THE PROFESSIONAL CONTRACTOR & BUILDER

Foundation Building Materials (FBM) is the critical supply link between building product manufacturers and the construction trades.

We know that safe and reliable building materials supply, including professional delivery, handling and stocking are critical to successful projects. That's why FBM, based in Orange County, has assembled a wide and dependable network of over 270 locations across the U.S. and Canada. Whether it's a 30-story commercial office building or a residential single or multi-family housing tract FBM has the products, people and equipment to supply your next project.



Announcing FBM as the Official Jersey Patch Partner of Angels Baseball.



fbmsales.com

