



ULI Urban Land Institute
Orange County

ULI Orange County Annual Report

Fiscal Year 2008

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ULI Orange County

The Urban Land Institute Orange County was established in 1988, thanks to several ULI full members who saw the need to get members involved at the local level. The early past chairs, Kevin Hanson, Jack Camp, and Don Bauer, along with other ULI members such as Lee Sammis, Jim Goodall and Linda Congleton, were the people who helped get ULI Orange County on its feet. Some of the topics the District Council focused on in the early 1990s included the closing of the El Toro Marine Base and its subsequent evolution into the Great Park and the steep decline in the real estate market.

In the late 1990s, UrbanPlan, a ULI outreach program designed to teach high school students about the planning process through a simulation exercise, was brought to Orange County by past chair Larry Netherton, with the concept of Smart Growth being introduced during that same decade. By the turn of the century, a little more than ten years after forming the District Council, ULI Orange County made its mark as the vehicle for broadening awareness about Orange County's transition from a suburban, agricultural community to a thriving, urbanized economic engine. This was about the time when ULI introduced the new Young Leaders Group, and past chair Richard Gollis embraced this new group of members under 35 as the future of ULI. When David Biggs served as chair of ULI Orange County, he focused on increasing public sector involvement, and in 2005, under Bill Devine's chairmanship, ULI Orange County formalized its operation by hiring a full-time executive director, Phyllis Alzamora.



(L to R) Rick Kalvoda, PWC; Phyllis Alzamora, ULI Orange County; John Burns, John Burns Real Estate Consulting; Jeffrey Spindler, Park Place Partners; Kevin Andrade, Trammell Crow Residential; Nelson Wheeler, Strategic Retail Advisors; Bill Flaherty, The Irvine Company; and FY08 ULI Orange County Chair Joan Gladstone, Gladstone International, at the annual ULI Emerging Trends program.

Today, ULI Orange County stands as one of the ten largest District Councils worldwide, with over 1,500 members. Joan Gladstone took the reins as chair during fiscal year 2008, leading ULI Orange County to focus its community outreach efforts through Technical Advisory Panels and the Workforce Housing Initiative, to name a few initiatives. On July 1, 2008, Jeff Mayer stepped up to serve as the ninth volunteer chair of ULI Orange County.

ULI Orange County celebrates 20 years of bringing together leaders in the responsible use of land to create and sustain thriving communities. This could not have been possible without the generous support of the past chairs, the members of the executive committee and the general membership, as well as our sponsors throughout the years. They have all played a significant role in the transformation of ULI Orange County. Thank you!

Past Chairs

1988: Kevin T. Hanson, LNR Property Group

1992: Don Bauer, Bauer Planning & Environmental Services

1994: Jack Camp, Urban Design Camp

1998: Laurence M. Netherton, Sage Community Group

2001: Richard M. Gollis, The Concord Group

2004: David C. Biggs, City of Redondo Beach

2005: William R. Devine, Allen Matkins Leck Gamble
Mallory & Natsis LLP

Executive Committee Members FY08 (July 1, 2007 – June 30, 2008)

Joan Gladstone <i>Gladstone International</i> Chair	Edward C. Dygert <i>Cox Castle & Nicholson LLP</i> Vice Chair, Steering Committee	Ken Mutter <i>Orange County Housing Trust</i> Vice Chair Workforce Housing	ULI District Council Counselor Alex Rose <i>Continental Development Corp.</i> Counselor & ULI Trustee
William Ahern <i>Allen Matkins Leck Gamble Mallory & Natsis, LLP</i> Co-Vice Chair, Membership	Judith Brower-Fancher <i>Brower Miller & Cole</i> Vice Chair, Communications	Michael M. Ruane <i>Children & Families Commission of Orange County</i> Co-Vice Chair, Education	ULI Trustees and Past Trustees Toni Alexander <i>InterCommunications Inc.</i>
Denise J. Ashton, William Hezmalhalch Architects, Inc. Co-Vice Chair, Education	William Flaherty <i>The Irvine Company</i> At Large	Kenneth Ryan <i>KTGY Group, Inc.</i> At Large	Robert A. Alleborn <i>Robert A. Alleborn Associates</i>
Aram C. Chahbazian <i>Thomas P. Cox: Architects, Inc.</i> Co-Vice Chair, Programs	Dan Flynn At Large	Greg Sadick <i>Snyder Langston</i> At Large	Daryl J. Carter <i>Avanath Partners</i>
Alan Cohen <i>Signature Realty Capital Corp.</i> Treasurer	Peter Hersh <i>Cox Castle & Nicholson LLP</i> Vice Chair, Smart Growth	Yolanda Sepulveda <i>William Hezmalhalch Architects, Inc.</i> Co-Vice Chair, Young Leaders Group	John S. Hagestad <i>SARES-REGIS Group, Inc.</i>
Harvey Cohen <i>Bank of America</i> At Large	Mark H. Hoover <i>First American Title Company</i> At Large	John R. Shumway <i>The Concord Group</i> At Large	Mary Ann King <i>Moran & Company</i>
Gregory P. Currens <i>Style Interior Design</i> At Large	Christine Iger <i>Iger & Associates Government Interface Consultants</i> Co-Vice Chair, Sponsorship	Ray Silver <i>City of Westminster</i> Co-Vice Chair, Public Sector	Donald M. Koll <i>The Koll Company</i>
Robin Paolino DeLotell <i>KTGY Group, Inc.</i> Co-Vice Chair, Sponsorship	Aman Lal <i>The Hoffman Company</i> Co-Vice Chair, Young Leaders Group	DeDe Soto <i>Cook Hill Properties, LLC</i> At Large	John D. O'Donnell <i>The O'Donnell Group, Inc.</i>
William R. Devine <i>Allen Matkins Leck Gamble Mallory & Natsis LLP</i> Immediate Past Chair and Vice Chair, Sustainable Development	John McKenna <i>FORMA</i> Co-Vice Chair Technical Advisory Panels	Gregory Trimarche <i>Bryan Cave, LLP</i> Co-Vice Chair, Programs	John B. Parker <i>Parker Properties</i>
Michael Dewberry Co-Vice Chair, Membership	Roger Mobley <i>Roger W. Mobley Consulting, Inc.</i> Co-Vice Chair Technical Advisory Panels	Sheri Vander Dussen <i>City of Anaheim</i> Co-Vice Chair, Public Sector	Lee C. Sammis, <i>Lee Sammis Associates</i>
			Geoffrey L. Stack <i>SARES-REGIS Group, Inc.</i>



(R to L) Joan Gladstone, Gladstone International;
Jeff Mayer, McLarand Vasquez Emsiek & Partners;
and Phyllis Alzamora, ULI Orange County.

Message from the Chair and Executive Director

ULI Orange County significantly improved its service to members and outreach to the community during FY08 (July 1, 2007 to June 30, 2008). Your District Council continues to be one of the most active in the ULI network, thanks to the leadership of a strong executive committee, more than 400 active volunteers, generous sponsors and a dedicated staff.

Some highlights:

- The number of educational programs nearly doubled in one year.
- Membership has remained stable despite challenging economic times in the real estate industry.
- We launched the new Workforce Housing Task Force and Sustainable Development Committee. Both groups are being led by members with diverse perspectives, who are meeting ULI's mission to be an effective force of change.
- Involvement in our five other working committees – Membership, Programs, Education, Public Sector and Young Leaders Group – continued to grow and many firsts have come from their ingenuity and commitment.
- We held a well-attended, three-year strategic planning session. A key finding: our private sector members are very interested in collaborating with the public sector to influence issues affecting Orange County's future.
- We are encouraged by the public sector's response to ULI's educational programs and have experienced increased city and public agency requests for our Technical Advisory Panels.

We are pleased to provide more details in this Annual Report. Please contact us if you have any questions or are interested in opportunities to become involved.

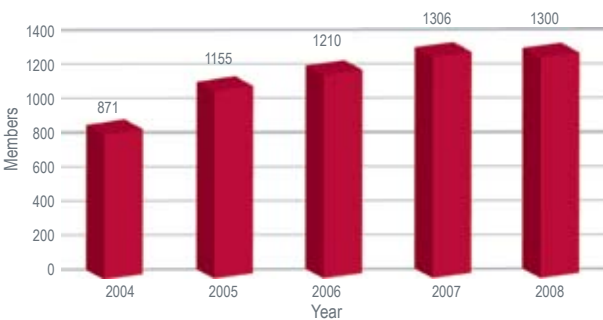
Joan Gladstone, APR, Fellow PRSA
FY08 Chair
President and CEO, Gladstone International

Phyllis Alzamora
Executive Director

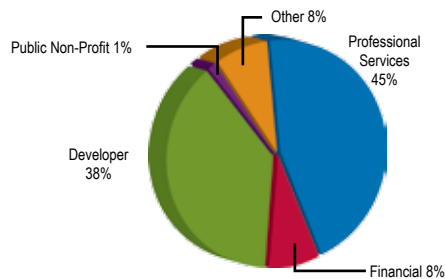
Membership

After a rapid increase in membership over the past five years, 82% growth from FY03 to FY07, membership growth leveled off this fiscal year. We are pleased that our total membership has remained stable during this difficult time in the real estate industry. While the number of members increased slightly in FY08, ULI Orange County experienced a slight decline in Young Leaders Group members. As many companies are expanding their organizational goals to be more geographically and demographically diverse, sustaining memberships grew in FY08, providing ULI benefits to multiple individuals from a company. ULI Orange County saw an increase in the number of sustaining and supporting memberships, suggesting that land use companies based in Orange County are expanding their businesses to regions outside Southern California.

Five-Year Member Growth



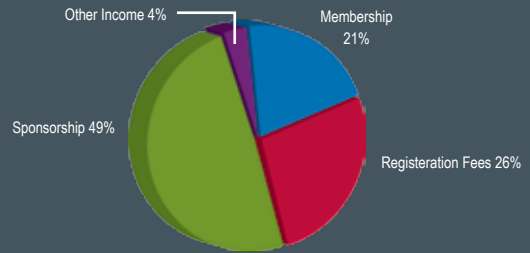
Member Professions



Total Members as of 6/30/08

Full Members	229
Members	668
Young Leaders	351
Students	52
Total	1,300

FY08 Revenue



Finances

Organizing 47 different types of programs and holding over 90 committee meetings could not have been achieved without the support of members volunteering their time and the efforts of our dedicated staff. Financial support is also needed to maintain this level of involvement in the ULI at the local level.

In FY08, we maintained the level of sponsorship support at the same percentage as in FY07, which represents nearly half of our budget. We increased the balance of our revenue coming from registration fees to 26% and membership dues to 21%. A small percentage of revenue, 4%, is from a TAP we provided for the City of San Juan Capistrano. In FY08, ULI Orange County's actual revenue was \$386,067 and actual expenses were \$392,684.

ULI Orange County's offices are generously donated by the Roger C. Hobbs Institute for Real Estate, Law and Environmental Studies, located on the Chapman University campus. In FY08, ULI Orange County was staffed by two full-time employees: Phyllis Alzamora, executive director and Ali Taghavi, director of community outreach, and three part-time staff members, Lisa Peterson, manager, programs and development, Kendra Chandler, associate, and Alissa Stewart, communications intern. ULI Orange County staff also supported ULI Inland Empire in FY08.

Three-Year Strategic Plan

ULI Orange County conducted a strategic planning session in FY08 to discuss priorities and expectations and brainstorm tactics to incorporate into the District Council's program of work. Twenty-four members representing various sectors of the industry and levels of involvement in ULI participated in a half-day session. They offered suggestions, ideas, and comments, and posed questions on myriad issues including workforce housing, sustainability, and infrastructure. ULI Orange County's Three-Year Strategic Plan for FY09-FY11 is based on the outcome of this dynamic session. Over the next three years, we will seek to get more members involved, to hold a variety of programs, and reach out to and work with the public sector toward achieving these goals:

1. To have the broadest cross-section of professionals in the land use planning and real estate development industries involved in a variety of specific and enriching opportunities in ULI at the local and national levels.
2. To be the "Go To" organization for the public sector by providing neutral findings and unbiased advice and recommendations on complex land use issues in Orange County.
3. To be a proactive force for change in the region through ULI Orange County's extensive program of work.

Community Outreach

ULI Orange County's Executive Committee approved hiring a full-time director of community outreach in October 2007, Ali Taghavi, to help expand ULI's involvement in the public sector at the local level. Taghavi was also appointed as a member of the UCI Extension Sustainable Leadership Certification Advisory Panel, that helped create the first-ever curriculum on this topic through the University's extended education department. Member-supported community outreach efforts in FY08 on land use issues were diverse and changing.

Workforce Housing Initiative

As the lack of workforce housing in Orange County continued to gain awareness, ULI Orange County became one of the first District Councils in the nation to address this need through the creation of the Workforce Housing Task Force in FY08.

In FY08, Ken Mutter, Orange County Housing Trust, stepped up to serve as vice chair. Task Force members worked to implement Phase 1 of a work plan developed to address the issue of workforce housing in Orange County by establishing relationships with key stakeholders and creating a deep knowledge of the state of workforce housing. Mutter also serves as the ULI Urban Community Advisor and attended the "ULI District Council Workforce and Mixed-Income Housing Forum" in Boulder, Colorado in May 2008. The forum focused on advancing the understanding of workforce housing at the national and District Council levels with an emphasis on implementation strategies for quality workforce housing. A select number of key individuals participated in this two-day forum to exchange ideas and share best practices.

Working with other important community organizations, ULI Orange County co-hosted two symposia with the Orange County Housing Trust: "Housing Our Workforce Symposium" in November 2007 and "Orange County Housing Summit" in May 2008. Leaders from government, housing groups, and the corporate community attended both conferences to gain solid information on workforce housing and learn about the many case studies on employer-assisted housing, projects that are successful in providing affordable workforce housing and what leading workforce housing advocates and practitioners have to say about stemming the tide of potentially losing up to 20% of Orange County's young adults over the next 20 years due mainly to the lack of entry-level housing.



(L to R) Mayor Jerry Amante, City of Tustin; Mayor Curt Pringle, City of Anaheim; Mayor William Dalton, City of Garden Grove, Christine Iger, Iger & Associates Government Interface Consultants; and Mayor Carolyn Cavecche, City of Orange, at the 3rd Annual Public Policy Forum. Mayor Miguel Pulido, City of Santa Ana (not pictured) participated as well.

Healthy Communities Initiative

The Community Action Grant, titled "Building Healthier Communities Initiative: The Nexus Between Health and Land Development Patterns" looked at opportunities to build healthier communities in Orange County and concluded its objectives in FY08 by holding three community roundtables to gather insight to be presented in a whitepaper. The community workshops were very successful in forming new partnerships with members of the health community and furthering ULI's mission. Over 80 people participated in these meetings, experts in health care and early childhood education and public and private representatives in professions related to real estate development - developers, builders, planners, academics and environmentalists - to study the link between health and land use.



Larry McKenney, RBF Consulting, and John Olivier, Fuscoe Engineering, join ULI Trustee and former ULI Chairman Fritz Grupe, The Grupe Company (center) at the ULI Western Region Office Infrastructure Forum.



Don Smith, EDAW/AECOM, escorted a study group from the Urban Development Institute of Western Australia, and shared best practices in land use planning in the city of Rancho Santa Margarita, Calif.

Technical Advisory Panels

In FY08, the ULI Orange County TAP program was sought after by more public agencies and non-profits organizations than in previous years. TAPs help further the ULI mission by sharing best practices and providing education services in local land use planning and real estate development. The City of San Juan Capistrano enlisted the help of ULI Orange County through the TAPs program to study the proposed Ortega Highway realignment project as part of the City's long term downtown redevelopment plan and a TAP was conducted on June 26, 2008.

ULI Orange County was also commissioned by the City of Anaheim to provide objective analysis on the proposed Anaheim Regional Transportation Intermodal Center (ARTIC). The TAPs will commence in the first half of FY09.

In FY08, a three-day ULI Advisory Services Panel was conducted for the City of Westminster to set a grand vision for Little Saigon to undergo a "transformation from a randomly developed area into a neatly organized Main Street Saigon."



San Juan Capistrano Technical Advisory Panel panelists (L to R) Dave Gilmour, Newman Garrison Gilmour + Partners; Ed de Avila, Village Partners; Roger Mobley, Roger Mobley Consulting; Jim Lizzi, City of Irvine; and Ray Silver, City of Westminster, with Jennifer LeFurgy, TAP report writer.

Young Leaders Group

ULI Orange County's Young Leaders Group (YLG) focused on reaching 500 members by the end of FY08. Although the pace of membership growth slowed with the credit crunch and real estate downturn the YLG membership (those under the age of 35) continues to maintain a respectable 31% of the total ULI Orange County membership.

YLG co-vice chairs Aman Lal, The Hoffman Company, and Yolanda Sepulveda, William Hezmalhalch Architects, led an active committee that amazingly organized 22 programs in FY08, including a program to present a Pro Bono Technical Advisory Panel's findings on developing affordable homes for developmentally-disabled adults. The YLG also launched a very successful program, called "Entitle This!", where cities hosted 25 YLG members at various cities to talk about the entitlement process and take a tour of the planning and public works departments. In FY08, the cities of Irvine, Anaheim and Orange all hosted the program and there are many cities interested for the upcoming fiscal year.



Yolanda Sepulveda, William Hezmalhalch Architects; Bill Flaherty, The Irvine Company; and Aman Lal, The Hoffman Company, at a Young Leaders Group "Coffee Talk." Each month a senior executive in land use planning and real estate development shares his/her experiences, successes and failures with YLG members in a setting that encourages questions and discussion.

The Young Leaders Group organized "Laying the Tracks: Urban Pioneering in Orange County," a panel presentation at the Santa Ana train depot about transit-oriented development and urban placemaking design. Attendees also had the unique opportunity to tour a residence at Santiago Lofts and hear from the homeowner on what it's like to live in urban Orange County.





An "Education Symposium" took place at Angels Stadium. YLG members hosted 30 students with a tour of the stadium, a presentation by ULI Governor Mark Kehke, DMB Associates.



Young leaders at the 2007 ULI Orange County Holiday Party held at the Orange County Museum of Art in Newport Beach, Calif.



The City of Irvine hosted the first "Entitle This!" program for Young Leaders in FY08. Pam Davis and Eric Stolle, City of Irvine, discuss the entitlement process with 25 Young Leaders. Matt Montgomery, Opus West, (not pictured) was also on hand to answer questions from the builder's perspective on The Plaza project.

Mentorship Program

In January 2008, the YLG kicked-off the 2nd annual Mentorship Program at Shady Canyon Country Club. After the successful inaugural program in 2007, the Mentorship Program has grown in both scale and scope within the Orange County real estate community. With 19 mentors and 85 protégés, the program doubled in 2008. Participants



(L to R) ULI Trustee Jeff Stack, SARES-REGIS Group; Shawn Hansen; Moran & Company; Pete Vahid, VA Consulting; Tony Premer, Pacific Life; and Matt Windsor, Park Place Partners, attend a private reception for the Young Leaders Group Mentorship Program.

are benefitting from creating relationships with seasoned professionals in the Orange County real estate community as well as networking with ULI members active in the District Council.

There are specific guidelines established for matching a group of four to six young professionals with a senior executive to learn about their business and receive direction in their career. Many mentors say they are learning as much from their protégés as the protégés say they are learning from their mentors. This is a year-long program of two official meetings of the entire group, with each smaller group meeting individually a minimum of six times. They do a variety of activities ranging from site visits to project briefings. The mission of the Mentorship Program is to foster an exchange of professional ideas, friendship, and expertise among young real estate professionals and industry veterans that are members of ULI. If you are interested in participating in the 2009 Mentorship Program, please contact orangecounty@uli.org.

Programs

ULI Orange County programs are a vital part of educating our members and enriching their involvement. In FY08, we almost doubled the number of programs from the prior fiscal year, and increased the total number of attendees to 2,458. The programs committee created a theme for the 2008 program year – “The Urbanization of Orange County.” Ten out of the 39 programs in FY08 were created around this subject. The first program based on this theme was an overview program held in January



Kevin Jennings, Bank of America, and ULI Trustee Daryl Carter, Avanath Capital Partners, and Trustee, ULI, facilitated a discussion on capital markets and finance at the “Member’s Only Roundtable” held in October 2007.



The “MyULI” event attracted 100 attendees interested in learning about what ULI has to offer members. Joan Gladstone, Gladstone International and ULI Trustee and speaker John Hagestad, SARES-REGIS and Phyllis Alzamora, ULI Orange County.

2008, where we had speakers discuss ways in which we are moving towards urbanization in Orange County. In February 2008, we held a pro-

gram on “Urban Placemaking.” These programs were followed by an Urban Finance program and a program on land use and environmental issues.

Our largest program in FY08 was the annual “Emerging Trends” program, drawing close to 200 attendees. It was held at the Irvine City Hall with a speaker from PricewaterhouseCoopers giving a national and international trends report. We also had a local response panel report of industry leaders reporting on local trends.

We held a variety of programs this year, on issues related to climate change, infrastructure, community outreach, and more, representing the diversity of professional interests of our members.



This was the pilot year for the “Women in Leadership” program. (L to R) Lorrie Gagne, William Hezmalhalch Architects; Carol McDermott, Government Solutions; and Denise Ashton, William Hezmalhalch Architects Inc.

The 2nd Annual Sustainability Forum attracted nearly 200 attendees. We had 18 sponsors who set up displays to market their companies at the conference. Shaheen Sadeghi, LAB Holding, and Dan Cashdan, HFF Securities L.P. were our keynote speakers, along with two panel discussions about property rights and the culture of sustainability.

Our 3rd Annual Mayor’s Forum was a lively event this year, drawing almost 100 attendees with mayors from Anaheim, Orange, Santa Ana



Over 80 people attended our first-ever program on “charrettes.” Al Zelinka, City of Fullerton; Keith McCoy, Urban Community Partners; Christopher Mahon, WCB Properties; and Bill Lennertz, National Charrette Institute, participated on a panel to discuss how collaborative work sessions can be used successfully in the land use planning process.



(L to R) Ken Ryan, KTG Group, and Ed de Avila, Village Partners kicked-off “The Urbanization of Orange County” theme, with a panel on urban placemaking. They are joined by Greg Trimarche, Bryan Cave LLP and Jeff Mayer, MVE & Partners.

Members, Speakers and Community Outreach Partners

Ask anyone why they joined ULI and they will tell you it's because of the group's amazing energy. There were over 400 proactive professionals in the industry - members, community leaders, and volunteers - who helped ULI Orange County thrive in FY08. They are all listed below - to thank them for their hard work and support. Together, they helped our District Council win the "One ULI" award in FY08. This new award was given by ULI to those district councils that embodied the spirit of getting involved at the local, national and international levels of the Institute. ULI Orange County was one of the first district councils to win this award, presented at the 2007 ULI Fall Meeting and Urban Land Expo in Las Vegas, Nev.

Ryan Aeh	Jay Bullock	Gus Duran	Kevin Heimlich	Carolyn Lobell	Laurence Netherton	Alex Rose	Paul Taylor
William Ahern	Samantha Burdett	Edward Dygert	Eric Herro	Mariann Long	Nancy Neudorf	Leslie Roseberry	David Team
Rick Aiken	John Burns	John Easley	Peter Hersh	Kelly Anne Lupro	Randy Nichols	Michael Ruane	Ethan Thacher
Toni Alexander	Jennifer Burrell	Joseph Edwards	Eric Higuchi	Patric Lynam	Kevin Noon	Michelle Russell	Prity Thanki
Harriet Alexson	Paula Burrier-Lund	Joseph Emerson	Roger Hobbs	Christopher Mahon	Amber Nowak	Kenneth Ryan	Cynthia Thomas
Robert Alleborn	Jack Camp	Jeffrey Enes	Tom Holm	Pete Major	Terryn O'Brien	Shaheen Sadeghi	Kristen Thompson
Mayor Jerry Amante	Robert Cardoza	Pamela Evans	Doug Holte	Paul Makarechian	Jessica Ochoa	Greg Sadick	Palmer Thornton
Morgan Anderson	Dan Carlsson	Pamela Fahy	Mark Hoover	Julia Malisos	Robert Odle	Jun Sakumoto	Michelle Thrakulchavee
Kevin Andrade	Ian Carpe	Chuck Fancher	Tracey Hope	Whit Manley	John O'Donnell	Marcia Salomon	Mark Thurman
Roseann Andrus	Lisa Carr	Gary Farmer	Thomas Houska	John Mansour	Erin O'Driscoll	Nancy Salzman	Andrew Tighe
Alice Angus	Christiaan Adam Carrillo	Tom Farrell	Yaping Huang	Maryann Marks	Craig O'Rourke	Lee Sammis	Seth Timmons
Seelye Arms	Daryl Carter	Felix Figueroa	Christine Iger	George Marshall	Carlos Ortiz	Michelle Sanchez	Elena Tinseth
Jill Arthur	Dan Cashdan	Michael Finger	Scott Jackson	Arlene Marten	Leah Ostenberg	Rick Sandzimier	Eric Tolles
Denise Ashton	Mary Castorena	William Flaherty	Dina Jadallah	Melinda Masson	John Owen	Robert Santos	Trang Tran
Durry Atassi	Jeff Causey	Alma Flores	Ryan Jaleh	Jeff Mayer	Carissa Paez	John Santry	Virginia Tran
Cruz Avila	Mayor Carolyn Cavecche	Dan Flynn	John Jo	Carrie Mayhew	Barney Page	Ludmilla Schappert	Greg Trimarche
John Baayoun	Aram Chahbazian	Patrick Flynn	Jordan Johnson	Michael Mayhew	Toti Paliza	Taylor Schimkat	Olga Tsiba
Shawn Baldwin	Joanna Chang	Tim Foley	Theodore Jung	Maureen McAvery	Robin Paolino DeLotell	Michael Schlesinger	Dee Tucker
Julie Ball	Jason Check	Mark Foster	Rick Kalvoda	Julie McAvoy	Brandon Park	Ian Schroeder	Adrienne Turley
Jason Ballow	John Chun	Paul Fulbright	Michael Kaminowitz	Michael McCarthy, Ph.D.	John Parker	William Schulz	Arlene Turner
Cathy Baranger	Robyn Class	Pat Fuscoe	Mark Kehke	Elise McCollister	Amit Patel	Judi Schweitzer	Robyn Uptegraff
Jean Barbre	Elaine Coggins	Mary Ann Gaido	Steven Kellenberg	Jacquie McCord	Jeffrey Patty	Yolanda Sepulveda	Peter Vahid
Klaus Barre	Alan Cohen	Gilad Ganish	Donna Kelly	Keith McCoy	Elizabeth Pearson Schneider	Elliott Servais	Max Vahid
Dolores Barrett	Harvey Cohen	Genia Garcia	Lacy Kelly	Carol McDermott	Irazmi Perez	Hossein Shahrokni	Gregory Vail
David Bartlett	John Condas	Ron Garcia	Mary Ann King	Nathan McElmurry	Marek Pfeil	Christine Shingleton	Sheri Vander Dussen
Don Bauer	Linda Cordova	Christian Garner	Brian Klaslo	Karen McGlinn	William Phillips	John Shumway	Ernesto Vasquez
Hayden Beckman	Thomas Cota	Bob Garrison	Brian Knochenhauer	John McKenna	Bradly Pontius	Jason Silver	Holly Veale
Matthew Beehler	Verlaine Crawford	David Gilmour	Chad Kocher	George McNee	Deborah Portuguese	Ramon Silver	Jon Voget
Chris Bennett	R.J. Cristiano	Joan Gladstone	Donald Koll	Jeff McNutt	Perry Pound	David Simard	Monte Ward
Tim Bennett	Chris Cumella	Alex Glickman	Angela Kralovec	Debra Mears	Larry Powell	Patrick Simons	Ray Watson
Benjamin Benumof, Ph.D.	Gregory Currens	Rogier Goadecke	Chandra Krout	Dan Meehan	T. Anthony Premer	Suzanne Skov	Deanna Weber
Gayle Berens	Ron Curry	Justin Goldblatt	Martin Kulli	Kevin Merrett	Leah Price	Don Smith	Liz Weese
Bob Bergmann	Art Danielian	Richard Gollis	Jennifer Kunz	Robert Messinger	Andrew Price	Amanda Smith	Nelson Wheeler
Holly Bernstein	Pam Davis	Gary Goodman	Danny Kuo	Mike Meyer	Mayor Curt Pringle	Nicole Snell	Ted White
David Biggs	W. Charlie Davison	Eric Gould	Ruth Kurisu	Zach Mikelson	Edward Prosser	Mary Ann Soden	Dana Whitmer
Marlon Boarnet	Edward de Avila	Peter Grabell	Philip LaFata	Dian Milton	Mayor Miguel Pulido	DeDe Soto	Susan Whittaker
Claire Bonham-Carter	Rudy De La O	Roger Grable	Aman Lal	Susannah Mitchel	Rick Putnam	Michael Soto	Cathy Wietstock
Kelly Borgen	Brandon Dekker	Wendy Grant	Donald Lamm	Evan Mitchell	Jeff Rader	Lisa Sparks	Lindsay Wiggins
Marta Borsanyi	Peter Denniston	John Grosskopf	Ray Lamoureux	Roger Moblely	Timor Rafiq	Jeffrey Spindler	Deborah Willard
Ryan Borzouei	Ralph Heppisch	John Hagestad	Shirley Land	Dan Mock	Richard Ramella	Geoffrey Stack	Tom Willard
Benjamin Braun	Ryan Devin	Ninia Hammond	Franklin LaPointe	Joyce Monaco	Sergio Ramirez	Matt Stephenson	Matt Williams
Taylor Braz	William Devine	Kevin Hanson	Kevin Lee	Matthew Montgomery	John Alexander Ramirez	Jeff Stevens	Paul Williamson
Anna Brendle	Michael Dewberry	Stephen Harding	Grace Lee	Kim Moore	Jay Rappoport	Bill Stone	Matthew Windsor
Jeff Brenner	Jared Dienstag	Ingrid Harita	Bill Lennertz	Shaun Moothart	Sean Rawson	Tim Strauch	Stewart Winkler
Christina Briggs	David DiRienzo	Jeffrey Harlan	Mark Lenning	Baker Morphy	Patrick Remolacio	Ruth Strickland	William Witte
Kelly Broberg	Donny Disbro	Steven Harris	Malcolm Lewis	Ken Mutter	Andrew Richards	Jackie Stringfellow	Alex Wong
Judith Brower-Fancher	Adam Dodge	Kathleen Haton	Shari Libicki	Richard Nadelson	Nicholas Rini	Kimberly Stuart	Courtney Wood
Mina Brown	Tom Donahue	Jolene Hayes	Elizabeth Littlejohn	Stewart Navarre	Ken Robertson	Michael Suydam	Seda Yaghoubian
Carole Browne	Nicholas Dunlap	Ren Hayhurst	Kevin Livermore	Josh Needle	Gabriela Robles	Peggy Tabas	Al Zelinka
Amy Buch	Maya Dunne	Christopher Hecker	Jim Lizzi, P.E.	Eric Nelson	Kirwan Rockefeller, Ph.D.	Jay Tanjuan	Paul Zykofsky

Background image: ULI Orange County has won 12 ULI "Next Level" awards during the past seven years for member involvement.

“ ULI provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. ”



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