

The Office Building of the Year "TOBY" Awards Program has been identified as the most prestigious award in the Commercial Real Estate Industry. It's the one competition in the Los Angeles area that honors outstanding commercial office buildings & excellence in building management. All facets of a building's operations are involved, including its tenants relations program, amenities package, community involvement, emergency evacuation procedure building standards, accessibility and overall exceptional service. On September 17, 2009, we awarded the 2009 Building of the Year winners in the below categories. BOMA/GLA is very proud to announce the TOBY winners who represent our community. Although there are 13 categories for which an award is presented, the minimum qualifications are so intense that many of the entrants simply do not meet the minimum standards. Qualifying categories were awarded "WINNER" upon attaining a minimum score of 75% or higher. The local winners may advance to the regional level and must win at the regional level to advance to international.

The Buildings Categories for the 2009 TOBY Awards consist of the following

Visionary • Renovation • Historical • Corporate Facility • Industrial Office Park • Pueblo • Suburban Office Park Low Rise
Under 100,000 Sq. Ft. • 100,000 – 249,999 Sq. Ft. • 250,000 – 499,999 Sq. Ft. • Over 1 Million Sq. Ft.

AND THE TOBY GOES TO...



Renovated Building - 5900 Wilshire

Location: 5900 Wilshire Blvd., Los Angeles, CA
Management Company: The Ratkovich Company
Property Owner: The Ratkovich Company
Property Manager: Jeff Herrera

Description: 5900 Wilshire is a Los Angeles icon – a 30-story tower directly across the street from the Los Angeles County Museum of Art. Designed in the late sixties by the legendary architect William Pereira, the building was completed in 1971. The Ratkovich Company's acquisition in December 2005, 5900 Wilshire was a landmark in need of a spectacular renovation – a rebirth. With the completion of a \$30 million renovation, A landmark is reborn.



Pueblo Award – Bank of America Plaza

Location: 333 S. Hope St., Los Angeles, CA
Management Company: Brookfield Properties
Property Owner: Brookfield Properties
General Manager: Dave Thompson

Description: Bank of America Plaza, located in Bunker Hill, is one of the most beautiful and prestigious office properties in downtown Los Angeles. Completed in 1974, the 55-story property is situated on a 4.21 acre site that features a unique formal garden with over 200 trees and three 24-foot waterfalls.



Visionary Award – L.A. Live

Location: Downtown Los Angeles
Management Company: AEG
Property Owner: AEG
Property Manager: Lee Zeidman, Sr. Vice President & General Manager of STAPLES Center/NOKIA Theatre/L.A. LIVE

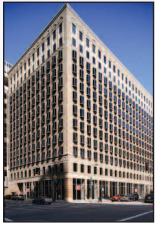
Description: L.A. LIVE, a 5.9 million square foot / \$2.5 billion downtown Los Angeles sports, residential & entertainment district adjacent to STAPLES Center and the Los Angeles Convention Center. L.A. LIVE, a 40,000 square foot outdoor event space, twelve signature restaurants along with entertainment, residential and office space.



Suburban Office Park Low Rise Westside Media Center

Location: 12200 W. Olympic Blvd., Los Angeles, CA
Management Company: Kilroy Realty Corporation
Property Owner: Kilroy Realty Corporation
Property Manager: Jennifer Mohler

Description: The Westside Media Center is one of the flagship commercial office buildings in West Los Angeles. The project consists of two four (4) level office buildings built over two contiguous lots totaling 8 acres and over 300,000 rsf. A unique feature to the project is the 1 1/2 acre courtyard that spans the length of the project.



Historical Building – 617 W. 7th Street

Location: 617 W. 7th St., Los Angeles, CA
Management Company: C.B. Richard Ellis
Property Owner: Alliance Commercial Partners
Property Manager: Phillip Hernandez

Description: Originally built in 1923 for the Union Oil Company, 617 West 7th Street is a newly renovated 12 Story Class B, historic office building with prime ground level retail space, centrally located in the heart of downtown Los Angeles.



Under 100,000 Sq. Ft. Category AZ Wellesley Plaza

Location: 12304 Santa Monica Blvd., Los Angeles, CA
Management Company: Cushman and Wakefield of CA
Property Owner: Big Rock Partners, LLC
Property Manager: Sona Avagyan

Description: AZ Wellesley Plaza LLC is an 82,258 square foot three story Class A contemporary atrium building located in West Los Angeles.



Corporate Facility – Park Del Amo

Location: 2355 Crenshaw Blvd., Torrance, CA
Management Company: Catellus Development Group, A Prologis Company
Property Owner: Torrance Investment Company
Property Manager: Roxana Ferguson

Description: Park Del Amo is an office complex that comprise of two (2) three story buildings situated in a park environment that includes a landscaped courtyard and onsite café.



100K – 249,999 Sq. Ft. Category Harman International Business Campus

Location: 8550 Balboa Blvd., Northridge, CA
Management Company: CB Richard Ellis
Property Owner: Northridge Business Centre, LLC
Property Manager: Madai de la Fuente

Description: Harman International Business Campus is a multi-tenant, professional office building, located on a 44 acre business park.



Industrial Office Park – Gateway Business Park

Location: 6050 / 6090 N. Irwindale Ave., Irwindale, CA
Management Company: Southern California Edison
Property Owner: Southern California Edison
Property Manager: Peggy Friend-Zimmerman

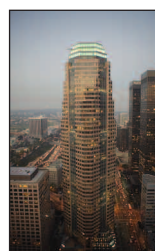
Description: Southern California Edison's (SCE) Gateway Business Center is a 212,315 square foot state-of-the-art, multipurpose facility integral to SCE's real estate portfolio.



250K – 499,999 Sq. Ft. Category 400 – 450 N. Brand

Location: 400 – 450 N. Brand Blvd., Glendale, CA
Management Company: Cushman & Wakefield of California, Inc
Property Owner: Metropolitan Life Insurance Company
Property Manager: Lillian Lainez

Description: 400 & 450 N. Brand offers 420,452 SF of Class-A office in two nine story buildings located in Glendale. The project features an exquisitely designed courtyard with attractive landscaping, seating areas and a water fountain.



Over 1 Million Sq. Ft. Category – Figueroa at Wilshire

Location: 601 S. Figueroa St., Los Angeles, CA
Management Company: Brookfield Properties
Property Owner: Brookfield Properties
Property Manager: Desiree Cirrincione

Description: Figueroa at Wilshire is located at the high-profile intersection of Figueroa Street and Wilshire Boulevard in the heart of Southern California's financial and cultural district. Figueroa at Wilshire is a landmark structure in the downtown Los Angeles skyline. The tower features a Brazilian rose polished granite exterior, two dramatic 75-foot-high lobbies and an inviting open-air plaza highlighted by a 36-foot tall fire and water display.