

WARNER CONSTRUCTORS INC.



COMPANY PROFILE

Founded in 1984, Warner Constructors set a goal to provide quality general contracting services to the greater Los Angeles area. Within a brief period of time, these goals solidified the foundation of the company as we know it today. Under the leadership of Eric DeWitt, Michael Hunt and Karl Jastrow, Warner Constructors enters its 35th year of successfully servicing the business community of Los Angeles and boasts an unparalleled rate of repeat business.

Throughout the years, Warner has always experienced steady growth and today generates an average sales volume of more than \$50 million per year. The company has grown to over 50 talented and diverse construction professionals who collectively represent decades of experience in all phases of construction development.



Warner's core business is interior construction; however, we thrive on the challenges presented by our clients and have responded to their needs by broadening our range of construction services. As a result we are now a market leader in providing a comprehensive range of services. From interior build outs and exterior renovations, adaptive reuse, new building structures; critical facilities to retail and restaurant projects.

Warner's mission is to **build great projects with great people**. We achieve this mission by maintaining long term relationships with our customers, maintaining the highest levels of construction quality, providing focused dedication to each project and ensuring that work environments are always clean and safe.

Fostering strong and lasting relationships with our clients by delivering the best possible service is the foundation and defining success of Warner Constructors Inc.



GREEN CONSTRUCTION

Warner fosters ideas and initiatives that advocate environmental responsibility and the company is committed to respecting and protecting the environment at individual, project and corporate levels. This includes source reduction, recycling, application of sustainable products and overall environmental awareness. Currently, over 70% of our construction waste is diverted from area landfills. Warner has LEED AP staff, and has successfully completed LEED projects annually since 2005.

FINANCIAL & LEGAL INFORMATION

COMPANY	Warner Constructors Inc. 6333 San Fernando Road Glendale, CA 91201 Tel: 818.244.4606 Fax 818.240.4716 www.warnerconstructors.com
ORGANIZATION	California Corporation (founded 1984)
GENERAL CONTRACTOR'S LICENSE	463497
OFFICERS	President - Mr. Eric DeWitt Vice President - Mr. Michael Hunt
WELLS FARGO BANK (Bank)	Ms. Jeri Huston, CTP Principal Business Relationship Manager 350 W. Colorado Blvd., Suite 400 Pasadena, CA 91105 Tel:626.583.4015
BOLTON & COMPANY (Bonding Company)	Mr. Matt Chase Vice President 3475 E. Foothill Blvd., Ste 100 Pasadena, CA 91107 Tel: 626.535.1456
MILLER & COMPANY LLP (Accountant)	Mr. David Free Partner 21700 Oxnard Street Suite 1250 Woodland Hills, CA 91367 Tel: 818.449.7920
BOLTON & COMPANY (Insurance Broker)	Mr. Matt Chase 3475 E. Foothill Blvd., Ste 100 Pasadena, CA 91107 Tel: 626.535.1456
Liberty Surplus Insurance Corp. Type of Insurance Limit/Occurrence	General Liability \$1,000,000
General Insurance Company Type of Insurance Limit/Occurrence	Automobile Liability \$1,000,000
Liberty Insurance Underwriters Type of Insurance Limit/Occurrence	Excess Liability \$10,000,000
American Home Assurance Co. Type of Insurance Limit/Occurrence	Workers' Compensation & Employers' Liability \$1,000,000

PROJECT PORTFOLIO

Allsteel Gunlocke Showroom LEED Silver

Value: \$2,100,000 + Size: 17,000 sq. ft.
Studley
Hellmuth Obata & Kassabaum

Blackwelder 3.01

Value: \$2,400,000 + Size: 37,000 sq. ft.
Wolcott Architecture + Interiors

Caviar Content

Value: \$2,000,000+ Size: 20,000 sq. ft.
Bruce Bolander

CalSTRS

Value: \$1,000,000+ Size: 8,500 sq. ft.
Jones Lang LaSalle
Ex Novo

CalSTRS—San Diego

Value: \$1,300,000+ Size: 6,000 sq. ft.
Ex Novo

Cartoon Network

Value: \$1,600,000 + Size: 15,000 sq. ft.
Rapt Studios

Colony Capital

Value: \$2,000,000 + Size: 40,000 sq. ft.
Gensler

Community Bank

Value: \$3,200,000+ Size: 78,500 sq. ft.
Ex Novo



Dolby Laboratories

Value: \$2,000,000 + Size: 7,000 sq. ft.
IA Interior Architects

Edmunds.com

Value: \$8,000,000 + Size: 75,000 sq. ft.
Studios Architecture

Flexogenix

Value: \$700,000 + Size: 20,000 sq. ft.
Ex Novo

Foothill Family

Value: \$1,000,000 + Size: 12,000 sq. ft.
Sawasy Studio Partners Architects

Fuhu

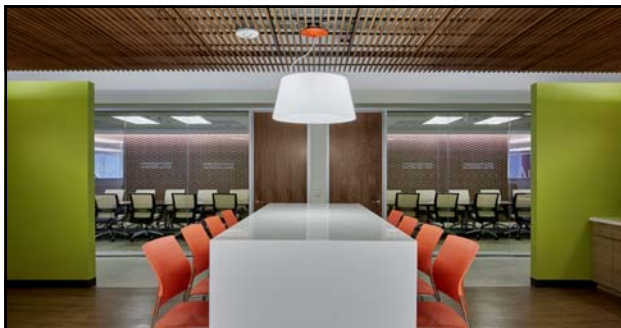
Value: \$2,000,000 + Size: 20,000 sq. ft.
Kamus and Keller

Fuse FX

Value: \$2,500,000 + Size: 25,000 sq. ft.
Wolcott Architecture + Interiors

Gentleman's Scholar

Value: \$1,300,000 + Size: 10,000 sq. ft.
The Whitehouse
Bruce Bolander



© Warner Constructors Inc. 2014. All rights reserved.

PROJECT PORTFOLIO



Hutchinson & Bloodgood

Value: \$1,200,000+ Size: 18,000 sq. ft.
Ex Novo

IATSE Local #892

Value: \$2,000,000+ Size: 15,000 sq. ft.
Shepphird Associates

John Paul Mitchell Corporate Office

Value: \$1,530,000 + Size: 25,000 sq. ft.
Poliquin Kellogg Design Group

Levels Audio

Value: \$3,000,000 + Size: 20,000 sq. ft.
Nonzero Architecture

Liberty Travel

Value: \$1,500,000 + Size: 10,000 sq. ft.
Flight Centre USA, Inc
Callison Architects

Mob Scene

Value: \$5,000,000 + Size: 45,000 sq. ft.
Shlemmer Algaze Associates

Morgan Stanley—Miscellaneous Projects

Value: \$10,000,000
Klawitter

Northern Trust—Miscellaneous Projects

Value: \$4,500,000 +
Glidden Spina

NBBJ LEED

Value: \$650,000 + Size: 8,000 sq. ft.

Parson's Brinkerhoff

Value: \$2,100,000 + Size: 30,000 sq. ft.
Integra Construction
Hellmuth Obata & Kassabaum

Penny :Lane

Value: \$6,000,000 + Size: 40,000 sq. ft.
Solerac Design

Pepperdine University

Value: \$3,000,000 + Size: 26,000 sq. ft.
Various Architects

Picture Shop

Value: \$5,000,000 + Size: 50,000 sq. ft.
HLW International

Reed Smith, LLP,

Value: \$2,500,000 + Size: 100,000 sq. ft.
Gensler



PROJECT PORTFOLIO

Reliance Steel & Aluminum

Value: \$1,200,000 + Size: 27,000 sq. ft.
Hellmuth Obata & Kassabaum



STX Entertainment

Value: \$1,600,000 + Size: 20,000 sq ft
Wolcott Architecture + Interiors

Teknion LEED Gold

Value: \$1,700,000 + Size: 10,000 sq. ft.
Jones Lang LaSalle
Vanderbyl Design



The Sunset

Value: \$3,500,000 + Size: 120,000 sq. ft.
Broadreach Partners
Beckson Design Associates

Thomas P. Cox Architects LEED Silver

Value: \$550,000 + Size: 8,000 sq. ft.
City Spaces



USC –Miscellaneous Projects

Value: \$15,000,000
Gensler/ SAA /Klawitter

Visual Data Media Services

Value: \$3,200,000 + 60,000 sq. ft.
Shlemmer Algaze Associates

Warner Brothers - Miscellaneous Projects

Value: \$3,000,000
Johnson Fain Partners



Wells Fargo—Miscellaneous Projects

Value: \$10,000,000
Wirt / Klawiter /SAA

CLIENT REFERENCES

JONES LANG LASALLE
Mr. Tom G. McDonald
Executive Vice President
515 South Flower Street, Suite 1300
Los Angeles, CA 90071
Phone: 213.239.6080

CNN AMERICA INC.
Mr. David Dubiel
Senior Director of Engineering
6430 Sunset Blvd., Suite 300
Los Angeles, CA 90028
Phone: 323.993.5056

M+M CREATIVE STUDIO
Mr. Chris Mitchell
Principal
3960 Howard Hughes Parkway #500
Las Vegas, NV 89169
Phone: 702-953-2222

TRANSWESTERN COMMERCIAL SERVICES
Mr. Spencer C. Wilson
Vice President - Management Services
330 N. Brand Blvd. Suite 690
Glendale, CA 91203
Phone: 818.500.9436

EDMUNOS.COM
Mr. Avi Steinlauf
Chief Financial Officer
2401 Colorado Blvd., Suite 250
Santa Monica, CA 90404
Phone: 310.309.6302

LBA REALTY
Ms. Donna Clark
Senior Project Manager
3333 Michelson, Suite 350
Irvine, CA 92614
Phone: 949.428.7333

LBA REALTY
Ms. June Butler
Property Manager
1149 South Hill Street Suite H-300
Los Angeles, CA 90015
Phone: 213-741-7400

KAMUS & KELLER ARCHITECTS
Ms. Cheri Lee Bancroft
Project Manger
330 Golden Shore Street Suite 450
Long Beach, CA 90802
Phone: 562.216.5244

GENSLER
Ms. Barbra Dunn
Studio Director/Principal
515 South Flower St.
Los Angeles, CA 90071
Phone: 310.449.5600

EX Novo INC.
Ms. Nancy Wagner
Principal
1242 E. Colorado Boulevard, Suite B
Pasadena, CA 91106
Phone: 626-628-2770

UNIVERSITY OF SOUTHERN CALIFORNIA
Mr. Peter Songster
Development Manager
3335 S. Figueroa, Unit G.
Los Angeles, CA 90007
Phone: 213.821.6308

JONES LANG LA SALLE
Ms. Pam Heckman
Vice President—Project & Development Services
4 Park Plaza Suite 550
Irvine, CA 92614
Phone: 949-943-7391

TSP PROJECT MANAGEMENT
Ms. Julie Buchalter
Principal
8939 Sepulveda Blvd. #110
Los Angeles, CA 90045
Phone: 310.216.2564

ELBAR Group, LLC
Mr. John P. Webster / Mr. Barry L. Pyle
5636 Van Nuys Boulevard Suite A
Van Nuys, CA 91401
Phone: 818-785-3207

Anthony Mason & Associates
Mr. Anthony Mason
President
11766 Wilshire Blvd. Suite 470
Los Angeles, CA 90025
310.312.6603

Wolcott Architecture + Interiors
Mr. A.J. Wilder
President
3859 Cardiff Avenue
Culver City, CA 90232
310.204.2290

City of Los Angeles State of California

RESOLUTION

Warner Constructors Inc.

WHEREAS, Warner Constructors Inc. was founded on February 1, 1984 by Eric DeWitt and Michael Hunt; and

WHEREAS, Warner Constructors Inc. appointed their goals in providing quality general contracting services to the greater Los Angeles area and is pleased to be regarded as "One of the premier tenant improvement general contractors in the City of Los Angeles; and

WHEREAS, Warner Constructors Inc. has developed successfully with the over thirty talented and diverse construction professionals who greatly represent decades of experience in all phases of construction development and professionalism; and

WHEREAS, Warner Constructors Inc. is acknowledged for being strong believers of taking a collaborative team approach to projects and developing relationships of respect and cooperation with project team members; and

WHEREAS, Warner Constructors Inc. has established their core business in interior design but thrive on the challenges presented by their clients and have responded to their needs by broadening their range of construction services; and

WHEREAS, Warner Constructors Inc. bears achievements in the building in excess of twelve million square feet of commercial office interiors, data centers, tele-com, audio post production and studio tenant improvements, leading the way to sale volumes exceeding seven hundred million dollars in the past years; and

WHEREAS, Warner Constructors Inc. as a result is now admitted as a market leader in providing a comprehensive range of services that involve interior built out, exterior renovations, or new building structures with their clientele dimensioning in critical facilities, retail, and restaurants;

NOW THEREFORE BE IT RESOLVED, by the City of Los Angeles, that the Los Angeles City Council highly commends WARNER CONSTRUCTORS INC. for their 30th year anniversary of outstanding achievement in sincere dedication and devotion of the renovation and creating of the history and present of our city that exists through wonderful scenery of buildings:

BE IT FURTHER RESOLVED, that Councilmember José Huizar, on behalf of the people of the 14th Council District, extends a special thank you to WARNER CONSTRUCTORS INC. for the contributions they have and will continue to make to our beloved city that will be long cherished by many. Best wishes for long, happy, and rewarding endeavors.

RESOLUTION BY

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held January 31, 2014.

José Huizar
Councilmember 14th District

Harold Wilson Jr.
President of the Council

E. Garcetti
MAYOR

SECONDED BY ALL COUNCILMEMBERS:

<i>Silbert Galillo</i> Councilmember 1st District	<i>Paul Krutz</i> Councilmember 5th District	<i>Harold Wilson Jr.</i> Councilmember 10th District
<i>Paul Krutz</i> Councilmember 2nd District	<i>Nancy Martinez</i> Councilmember 6th District	<i>Mike Bonin</i> Councilmember 11th District
<i>Bob Brumman</i> Councilmember 3rd District	<i>John F. ...</i> Councilmember 7th District	<i>Mark ...</i> Councilmember 12th District
<i>Tom ...</i> Councilmember 4th District	<i>Samuel ...</i> Councilmember 8th District	<i>Mark ...</i> Councilmember 13th District
<i>Al ...</i> Councilmember 9th District	<i>Joe ...</i> Councilmember 15th District	

ATTEST:

Harold Wilson Jr.
City Clerk

