



SERVCO

BUILDERS

STATEMENT OF QUALIFICATIONS

LICENSE
CA B937164
AZ ROC326819
NV 20191555542

BUILDING
AROUND
PEOPLE

18011 SKY PARK CIRCLE, SUITE E, IRVINE, CA 92614
PHONE +949.955.2300
FAX +949.955.2301
SERVCOBUILDERS.COM





03

CONTENTS

Kind Words	4
Introduction Letter	8
About Us	9
Capabilities	10
The Servco Team	15
Resumes	18
Projects	25
References	27
Letters of Recommendation	30
W-9	38
Insurance Certificate	39
Bond Letter	40

Upon Request

Additional Insured Endorsement
General Liability & Workers Comp
Loss Runs
Financials

KIND WORDS



"Congratulations on such a successful project! The space looks beautiful! The fact that you were able to complete this project on such a tight timeline is a testament to the strength of your company and your team. We thank both you and Russ for your willingness to work with us on tenant issues. We look forward to smooth sailing on the third floor"

-Courtney Parks



"...Servco has been a huge asset in building out the space in the time frame provided, on time and budget. ...For being on a tight construction budget the space looks great. Again, thank you for bringing Servco on the job. They made it all possible."

-Nancy Kind



"I just wanted to let you know that I was very pleased from the turnover of our new Starbucks #50489, it is a beautiful built and it was very smooth sailing all the way. I have opened many new establishments for other companies but this one was by far was the smoothest; we actually did not have any issues and we opened yesterday with everything on target. I want to especially thank Chad for his dedication to support us and his calm demeanor and yes can do attitude. It was a pleasure to work with you all. Thank you."

-Jihad Abdullah



"...Cindy and I would like to let you know how appreciative we are of all your dedication and hard work in seeing this job to the end. You had so many people coming at you from so many directions as well as an ownership change, and you kept your cool the entire time. Needless to say, Cindy and myself were both impressed by your professionalism and attention to this project and taking it across the finish line. We look forward to working with you again in the future. Thank you."

-Jennifer Durrant



"Servco's leadership skills refreshing and useful. From the first weekly meeting, it was obvious the Servco team members took the job seriously and were willing to take accountability for the build. The selection of subcontractors was purposeful. The minutes from weekly meetings were thorough and timely, which assisted our teams in tracking progress. All Servco team members approached issues creatively using problem solving skills based on their prior experiences. When we experienced budget challenges, Servco was willing to work with all our teams to strategically explore VE options."

-Allison Hushek



RECOGNITION



2015 - 2019
**TOP TENANT
IMPROVEMENT
CONTRACTORS**

ORANGE COUNTY BUSINESS JOURNAL

2015 - 2019
**FASTEST
GROWING PRIVATE
COMPANIES**

ORANGE COUNTY BUSINESS JOURNAL

Servco Builders is proud to be ranked as one of the top tenant improvement contractors and one of the fastest growing companies in Orange County, 2015 - 2018.

TRADE AFFILIATIONS



The American
Institute
of Architects



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WASHINGTON STATE CHAPTER

CORENET
GLOBAL



INTRODUCTION LETTER

Hello,

Thank you for considering Servco Builders to perform construction work on your behalf. We are a relationship-based general contractor specializing in office, retail, medical and industrial projects. Indicative of our name, we understand that construction is a service and our team is here to serve you. You will find that we are able to respond to your needs quickly, while operating in a seamless and clean manner, in order to deliver a superior product. We realize that you have many choices when hiring a general contractor, therefore, below is a list of our core values that create space between Servco and our competitors:

Unmatched Value: We value your dollars and continually work to meet your budget with additional savings where possible.

Quality Craftsmanship: Our quality of work is derived from our knowledgeable professionals that operate with a team mentality, ultimately delivering work at the highest standards.

Ideal Workspaces: We are conscious of your property, your neighbors and our work environment. We take extra care to protect your property and the end product, keep a clean/safe job site and minimize any negative impacts to the people near our job sites.

In order to consistently adhere to this value system, the majority of Servco tradespeople are in-house employees. They are trained to deliver a flawless product through an orchestrated construction process that includes streamlined design and construction phases, in order to maximize time and cost efficiencies.

I appreciate your interest in our services and invite you to call or email me with any questions. Most importantly, I hope we will have the opportunity to work with you, earn your trust, and become your preferred contractor for years to come.

Kind regards,

A handwritten signature in green ink that reads "Chris Webb". The signature is stylized with a cursive-like font.

Christopher Webb | President, Servco Builders



ABOUT US BY THE NUMBERS

Years In Operation	11
Date of Incorporation	May, 2009
State of Incorporation	California
Website	servcobuilders.com
License	General Contractor in CA, AZ, NV
President	Christopher Webb
License Number	CA B937164, AZ ROC326819, NV 20191555542
2019 Revenue	\$20 Million
Full Time Staff	48 Construction Professionals
2019 Projects	72 Successful Projects
Bonded	State of California
Bonding Capacity	\$10 Million
Liability Insurance	\$7 Million

**WE BUILD
CUSTOM
SPACES
ON THE
FOUNDATION
OF HUMAN
CONNECTION**

9

CAPABILITIES



SERVCO BUILDERS AND ITS PROFESSIONAL STAFF HAVE EXTENSIVE EXPERIENCE WITH A BROAD SPECTRUM OF CONSTRUCTION PROJECTS. THE FOLLOWING ARE JUST A FEW OF THE TRADES AND SPECIALTIES SERVCO OFFERS.

GENERAL CONSTRUCTION

COMMERCIAL RENOVATIONS

DEMOLITION

MEDICAL OFFICE CONSTRUCTION

RESIDENTIAL REMODELS

SCHEDULING

SUPERVISION AND SAFETY

BUDGETING/COST ESTIMATION

COMPETITIVE BIDDING

DOCUMENT CONTROL

OFFICE REMODELS

BUILDING RENOVATIONS

CONCRETE WORK

WOOD REPAIRS

PLUMBING/RE-PIPE

RETAIL CONSTRUCTION

SPACE PLANNING

VALUE ENGINEERING

RESTAURANT CONSTRUCTION

SITE EVALUATION

TENANT IMPROVEMENTS

FRAMING AND DRYWALL

MISSION

SERVCO BUILDERS UNDERSTANDS THAT GREAT SPACES ARE INSPIRATIONAL, INFLUENTIAL, AND ULTIMATELY, IMPACT THE WAY PEOPLE FUNCTION. THIS MINDSET GUIDES SERVCO'S SERVICE-BASED CONSTRUCTION APPROACH. SERVCO'S TRADESPEOPLE ARE PASSIONATE ABOUT BUILDING AND ARE DEDICATED TO ENSURING EACH PROJECT IS AN EXTENSION OF THIS CORE THINKING, BEGINNING WITH IDEAS AND FINISHING WITH FLAWLESS, QUALITY EXECUTION.

AT SERVCO, WE BUILD SPACES THAT PROVIDE THE IDEAL ENVIRONMENT FOR PEOPLE TO WORK, CREATE, SHOP AND LIVE, ALL WHILE DEVELOPING LASTING RELATIONSHIPS WITH CLIENTS, RETAILERS, TENANTS AND PROPERTY OWNERS.

WE BUILD AROUND PEOPLE.





SELF PERFORMED TRADES

Demolition

Demo and Haul-off

Concrete

Trenching, Walkways, Retaining Walls, Footings, Slabs, Color Applications, Coatings and Patches

Framing

Structural, Metal and Wood Framing

Masonry

Block Walls, Stone, Brick, and Tile

Drywall

Frame, Hang, Tape, Finish, Texture

Doors / Frames / Hardware

Installation of Complete Door Assemblies

Acoustical Ceilings

T-Bar Installation and Modification of Ceiling Grid and Tile

Plaster & Stucco

Smooth and textured applications, new and repairs

Plumbing

Full service and new plumbing needs

Finish

Finish Carpentry, Cabinetry, Painting and Staining

Cleaning

Servco takes pride in a clean and efficient job site. We have our own professional cleaners on staff that detail each job at completion.

Repairs and Maintenance

We can help with a variety of repair and maintenance projects such as drywall, patching, acoustical ceilings, doors, painting, sound attenuation, clean and show, etc.

STANDARD PRACTICE & SAFETY PROCEDURES

At Servco, health and safety is of paramount importance for all employees, clients and job sites. Servco has enforced a strict safety program to provide a safe work environment for all of its clients and staff. All Servco tradesmen are OSHA 10-hour trained and certified.

As part of our Injury and Illness Prevention Program, subcontractors, superintendents, foremen and project managers participate in ongoing training for the best job site safety procedures and emergency action planning. Additionally, all personnel are required to adhere to the codes of safe practices. And, consistent meetings are held to ensure all trades are informed of job-site requirements and developments.

14

Our executive team has over 100 years of combined experience in general contracting and commercial construction. Although from varied backgrounds, our team objective remains the same, concurrently directing multiple projects to successful completion through effective management and team collaboration.

THE SERVCO EXECUTIVE TEAM



CHRISTOPHER WEBB

President

RAY MUNGUIA

Director of Operations

DON KELLER

Project Manager

15

Our in-house team drives a culture of growth. Every unique skill set is celebrated and refined through industry-nimble training, resulting in work that reflects a collective pride in craftsmanship and creativity.

THE SERVCO PROJECT MANAGEMENT & FIELD SUPERVISION TEAM



DON KELLER
Project Manager



JOHN VOS
Project Manager



RUSS PALMER
General Superintendent



WILLIAM CHERRY
Superintendent



ED SOLANO
Assistant Superintendent

16

Our in-house team drives a culture of growth. Every unique skill set is celebrated and refined through industry-nimble training, resulting in work that reflects a collective pride in craftsmanship and creativity.

THE SERVCO ADMINISTRATION TEAM



MADELYN OSORIA
Accounting



CHRISTIE ENKHORN
Human Resources Manager



JONATHAN CHERRY
Estimator



JASMINE GONZALEZ
Contracts Administrator



**KRISTA WILKIE-
BOSWELL**
Accounting Manager



CHRISTOPHER WEBB

PRESIDENT

CONTACT

cwebb@servcobuilders.com
949.689.9269

As a licensed general contractor, Chris brings twenty years of construction, project management, real estate transaction and development experience to Servco Builders. Throughout his career, Chris has been involved in all aspects of the construction process, having served as contractor, owner's representative, broker and project manager at various points in his career. He is extremely cost conscious in his approach to design and building, seeking value and cost efficiencies at every turn. Chris began his career working under his father at Frank Webb Architects, specializing in commercial and medical office space. Early in his career, Chris discovered a passion for building. He leveraged his knowledge of architecture and the building process while serving as a superintendent and project manager at R.M.G. Building in Los Angeles. Shortly thereafter, Chris served in various roles throughout Los Angeles and Orange County. His former roles include: real estate broker at Transwestern, leasing manager at Crown Realty, and Director at Sterling Development. At Servco Chris's day-to-day responsibilities include operation of the business, project management and client service. Chris works closely with clients, architects, and superintendents to ensure quality construction and client satisfaction are achieved. Chris received his Bachelor of Science degree in business administration and finance with honors from the University of Montana, cum laude. Chris holds a general contractor license and real estate license in the State of California.

EXPERIENCE

Servco, Inc. / President / 2009 - Present

Commercial construction estimator and project manager specializing in tenant improvement, medical office, retail and industrial projects.

Cannon Building / Superintendent / 2008 - 2009

Field superintendent for a mid-sized general contractor specializing in medical, commercial construction and tenant improvements.

Sterling Development / Director / 2006 - 2008

Led design, leasing, sales, marketing and public relations for a unique master-planned industrial and mixed-use project entitled for over 30-million square feet of development space.

RMG Building / Superintendent / 2000 - 2001

Field superintendent specializing in hospital, medical office and OSHPOD construction projects.

Frank Webb Architects / Associate / 1996 - 2000

Edited and prepared architectural plans, obtained building permits, managed plan checking and processed change orders.



RAY MUNGUIA

DIRECTOR OF OPERATIONS

CONTACT

rmunguia@servcobuilders.com
951.310.8520

Ray started his career with Progressive Designed Plumbing. A contracting corporation that primarily did design build new construction plumbing but also did some general contracting and HVAC contracting as the corporation held licenses in all three categories. Ray started as an apprentice in 1984, attended schooling through PHCC for 4 years, and after completion obtained his LA City journeyman's license. Worked as a plumber on all phases of ground up new construction projects ranging from single family homes, condominiums, apartments, tilt ups, restaurants, hospitals, hotels, high rise buildings, industrial buildings, office buildings and retail stores at a foreman level journeyman. In 1995, he obtained his C-36 plumbing license. He moved from the field into an office operations management position with Progressive Designed Plumbing, providing design build plumbing engineering, estimating, negotiating contracts and overseeing all field operations. In 2001, this corporation transitioned into a new Corporation, Pipe Restoration Inc. that created a new industry in construction. Ray played a key role in developing the industry of in place pipe restoration. With Pipe Restoration Inc., Ray became an officer of this corporation, accepted the position as vice president of operations, was the responsible managing officer qualifying this corporation to contract the services provided, overseeing all operations, and was involved with marketing and sales up to 2018. In 2018, Ray accepted the position as Director of Operations for Servco Inc. Ray brings his 35 years of construction and operations experience to Servco Inc. in efforts to excel and differentiate the quality of our managerial staff, and in house tradesman with top quality turnkey project completions.

EXPERIENCE

Servco, Inc. / Director of Operations / 2018 - Present

Over seeing all field operations, employees, managing and scheduling projects.

Progressive Design Plumbing / Title / 1984 - 2001

Licensed plumber for new construction plumbing.
Oversaw field operations and project scheduling.

Pipe Restoration, Inc. / VP of Operations / 2001 - 2018

Licensed plumber and oversaw all field operations, employees, managing and scheduling projects, and contract negotiating.



DON KELLER

PROJECT MANAGER

Don has over 31 years of experience in the construction industry. After serving with the US Army in the Construction Engineering Division, Don started his professional home building career in 1988. From the mid-90's to present Don has work on a variety of commercial construction projects including hospitals, office builds and retail brands including KFC, BeBe, Kohls, Victoria Secretes and K-Jewelers across the Country. Having worked at all levels of commercial construction, Don has the ability to relate and provide valuable feedback to engineers, architects, subcontractors and clients. Don's vast experience and high-level technical skills gives him the ability to coordinate multiple projects and construction teams with organized perfection. Servco's clients are most pleased with Don's "get-it-done" approach and quality of work. Don has a very high level of client satisfaction.

CONTACT

dkeller@servcobuilders.com
574.360.7469

EXPERIENCE

Servco, Inc. / Project Manager / 2018 - Present

Project manager, responsible for: managing and coordinating on-going projects, estimating, scheduling, and subcontractor contract negotiation for commercial projects.

Brothers Group Construction / Project Manager 2017-2018

Project manager responsible for overseeing multiple Wells Fargo projects and superintendents.

Mirman Construction / Project Manager / 2015 - 2017

Project manager, responsible for: managing multiple projects in the retail industry.

Lakeshore Classic Construction / President-CEO 1994-2015

Oversee all field operations, employees, managing and scheduling projects, contract negotiating, subcontractors.

Bachelor in Business Administration Management

South University - Savannah, GA



JOHN VOS

PROJECT MANAGER

John is a dedicated construction professional, with over 10 years of experience as a commercial, residential and heavy industrial/civil superintendent. He has a proven track record of success on a broad spectrum of construction projects. John possesses a passion for large and complex projects, he is an out-of-the box problem solver and dedicated to keeping projects within budget and meeting strict time deadlines. John's daily duties include coordinating the efforts of Servco workers, subcontractors, including structural steel, structural concrete, MEP, Civil, interiors, fire life safety, various other specialty subcontractors and vendors to ensure optimal customer service and successful project completion.

CONTACT

jvos@servcobuilders.com
714.504.9332

EXPERIENCE

Servco, Inc. / Project Manager / 2019 - Present

Project Manager Servco commercial projects.

Servco, Inc. /Superintendent / 2016 - 2019

Superintendent Servco commercial projects.

Fortress Construction / Project Manager & Super 2012 - 2016

Managed multiple residential and commercial projects.

Cal Custom Interiors / Project Manager & Estimator 2011-2012

Bid and Managed multiple commercial flooring and residential remodel projects

Lovco Construction / General Foreman / 2009 - 2010

Layout and Supervise multiple heavy civil/Industrial structural concrete projects

Avanti Contracting / Superintendent / 2006 - 2009

Supervise in pre-construction through C of O of Ground up Construction of multiple Mid-rise condominium buildings.



RUSSELL PALMER

GENERAL SUPERINTENDENT

Russ Palmer began his construction career in 1979 as a carpenter and quickly moved through the Union Training Program. He has over 40 years of construction experience, specializing in framing, layout, drywall, concrete and supervision. By 1988, Russ was promoted to lead field supervisor for a large framing contractor, overseeing 200 men on multi-unit track home projects. His commercial career started in 1995, specializing in commercial doors and general construction of tenant improvement work. For the last four years, Russ has successfully supervised over one hundred projects with Servco Builders. Russ is an invaluable member of the Servco Team, managing field crews, purchasing and scheduling.

CONTACT

rpalmer@servcobuilders.com
562.587.1652

EXPERIENCE

Servco, Inc. / Field Supervisor / 2009 - Present

Field Supervisor that leads all field operations including crew coordination, material orders and scheduling.

Ashmore Construction / Superintendent / 2005 - 2009

Field superintendent for a small general contractor specializing in commercial construction and tenant improvement.

PhilCo, Inc. / Finish Carpenter / 1999 - 2005

Chief finishes carpenter and door installer for a mid-sized general contractor specializing in commercial construction and tenant improvement.

Craftsmen Door / Superintendent / 1995 - 1999

Lead foreman and supervisor for a mid-sized commercial door company. Supervised field operations for six door installation crews on projects across Southern California.

TWR Framing / Field Supervisor / 1988 - 1994

Framing and layout foreman on over fourteen large single-family housing track developments.

Jane's Development / Foreman / 1986 - 1988

Framing foreman on several ground-up, multifamily projects worth over \$5 million.

Ayres Builders / Foreman / 1982 - 1986

Layout foreman and lift operator.

Wormington Development / Carpenter / 1979 - 1982

Carpentry/layout on multiple large single family housing track developments in Irvine.



JASMINE GONZALEZ

PROJECT COORDINATOR

Since working with Servco in March 2019, Jasmine has advanced quickly, helping with administrative functions and project contracts. She then advanced to project coordination, management of RFIs, submittals, subcontract agreements, change order requests, prime contract agreements, and closeout packages. Jasmine takes the initiative in managing clients, subcontractors, and vendors to maintain effective communication, organized document control and detailed accounting records. Jasmine is an essential team member at Servco Builders.

CONTACT

jgonzalez@servcobuilders.com
949.955.2300

EXPERIENCE

Servco, Inc. / Project Coordinator / 2019 - Present

Project Coordination for Servco's commercial and residential projects. Assists with project accounting, subcontractor management, office management, job site filing and tracking systems, RFI's, submittals, change orders and subcontracts.

Santa Ana College / Student / 2017 - Present

Ongoing studies in business administration and construction management.

Certifications

Quick Books



KRISTA WILKIE-BOSWELL

ACCOUNTING MANAGER

Krista Wilkie-Boswell, CIT, CBT began work in the construction industry after college, where she majored in interior design, first working for a precast concrete subcontractor, learning hands-on office administration, contract administration, and accounting, in addition to occasional detailing for the precast work. In 1987, Krista went to work with a female-owned contracting company, operating four divisions: General Building, General Engineering (as a Joint Venture Partner), and Housing and Reinforcing Steel Placers. As CFO, responsibilities included overseeing contract, administrative, legal and accounting functions of the company, and interfacing between the four divisions and branch offices in San Francisco, Sacramento and Havasu City. After a year with an architectural firm, Krista returned to the construction industry working as project coordinator on new and remodel high-end residential projects, as well as property management and maintenance for contractor-development properties. In 2003, Krista went back to commercial construction as an executive project manager for Patterson Builders and PDPM Management Group. While there, she managed accounting and legal departments, in addition to performing project management work for smaller projects. As a member of National Association of Women in Construction for 30 years, Krista has received certifications (through Clemson University) for Construction Bookkeeping (CBT) and Construction Industry Technician (CIT).

CONTACT

accounting@servcobuilders.com
310.999.2021

EXPERIENCE

Servco, Inc. / Construction Consultant / 2011 - Present

Manages accounting, auditing, insurance, workers compensation, construction project management and administrative services, in addition to consult on operations and procedures.

Patterson Builders / Accounting Manager / 2003 - 2009

Project manager and accounting manager for a commercial general contractor and design/build contracting firm which provided residential contracting and construction management services.

ARYA Group, Inc. / Project Coordinator / 2000 - 2003

Managed projects and office administration for luxury custom residential general contractor and design / build contracting firm.

William R. Burch Architects / Acct., Admin. / 1998 - 2000

Led and performed all administrative and accounting functions for commercial and residential architectural firm.

Nationwide Construction Co, Inc. / CFO / 1987 - 1994

Responsibilities included overseeing administrative/operations and accounting functions of company and interfacing between 4 divisions (General Building Commercial, General Engineering JV, Housing, and Reinforcing Steel Placers) and 2 branch offices.



24

OUR WORK

PROJECTS UNDERWAY

Job Name LYFT LAX Imperial
Client L & R Group of Companies
Address 5223 & 5231 W. Imperial Hwy, Los Angeles
Architect CALLISONRTKL, INC.
Contract Amt \$1,300,000
Completion April 2020

Job Name LYFT Figueroa
Client Advantage Solutions
Address 1600 S. Figueroa, Los Angeles, CA
Architect CALLISONRTKL, INC.
Contract Amt \$1,100,000
Completion March 2020

Job Name Starbucks Temecula
Client The Starbucks Coffee Company
Address 30690 Rancho California Rd, Temecula, CA
Architect Blair S Leach
Contract Amt \$287,200
Completion March 2020

Job Name Starbucks Irvine
Client The Starbucks Coffee Company
Address 5359 University Drive, Irvine, CA
Architect Architects Orange
Contract Amt \$345,908
Completion March 2020

Job Name Collage at Bloomingdales
Client J & R Group LLC
Address 3333 S Bristol St, Costa Mesa, CA
Architect Interior Architects
Contract Amt \$3,455,000
Completion August 2020

Job Name Axis Spec Suites
Client Pendulum Properites
Address 2390 Orangewood Ave, Anaheim, CA
Architect Interior Architects
Contract Amt \$1,525,000
Completion February 2020

PROJECTS RECENTLY

COMPLETED

Job Name DTLA Renovation
Client L & R Group of Companies
Address 1600 S Figueroa, Los Angeles, CA
Architect N/A
Contract Amt \$975,000
Completion July 2019

Job Name Advantage Solutions
Client Advantage Solutions
Address 1610 E. St. Andrew Place, Santa Ana, CA
Architect Gensler
Contract Amt \$3,600,000
Completion May 2019

Job Name Bentley & More
Client Greg Bentley & Keith More
Address 4931 Birch St., Newport Beach, CA
Architect H. Hendy Associates
Contract Amt \$1,300,000
Completion August 2018

Job Name Starbucks Chino Hills
Client The Starbucks Coffee Company
Address 555 Soquel Canyon Parkway, Chino Hills, CA
Architect AAD: Fitch, Inc.
Contract Amt \$284,500
Completion June 2018

Job Name Impact Networking
Client Impact Networking
Address 700 S. Flower Street, Los Angeles, CA
Architect OKB
Contract Amt \$411, 000
Completion January 2018

Job Name Starbucks- Rancho
Client The Starbucks Company
Address 12250 Base Line Rd. Rancho Cucamonga, CA
Architect Architects Orange
Contract Amt \$300,000
Completion December 2017

Job Name Freeman Expositions
Client Freeman Expolitions
Address 3454 Miraloma Ave, Anaheim, CA
Architect Richard Design
Contract Amt \$2,150,000
Completion July 2017

Job Name VICI
Client VICI Clothing
Address 966 Avocado Ave, Newport Beach, CA
Architect Partners by Design
Contract Amt \$110,000
Completion July 2017

Job Name Omega TI & Corridor
Client J & R Group LLC
Address 2525 Main Street, Irvine, CA
Architect Interior Architects
Contract Amt \$726,560
Completion May 2019

Job Name Yardi Tenant Improvements 4th & 8th Floor
Client Cypress 3HC, LLC
Address 3 Hutton Center Dr. Santa Ana, CA 92707
Architect Shlemmer +Algaze + Associates
Contract Amt \$1,210,000
Completion January 2019

Job Name Berkshire Hathaway
Client Trigild Corporation
Address 2280 Savi Ranch Parkway, Yorba Linda, CA
Architect Servco Consultant
Contract Amt \$376,460
Completion June 2018

Job Name Agilon Health
Client Agilon Health
Address 2121 Towne Center Pl. Anaheim, CA
Architect Carrier Johnson + Culture
Contract Amt \$2,500,000
Completion January 2018

Job Name Reliant Urgent Care
Client Reliant Urgent Care
Address 9841 Airport Blvd.,1st FLR, Los Angeles, CA
Architect Ware Malcomb
Contract Amt \$1,300,000
Completion December 2017

Job Name Starbucks Norco
Client The Starbucks Coffee Company
Address 2410 River Rd, Norco, CA 92860
Architect AAD: Fitch, Inc.
Contract Amt \$290,000
Completion September 2017

Job Name Northbound
Client Redwood West
Address 3822 Campus, Newport Beach, CA
Architect Steiner Studio
Contract Amt \$2,600,000
Completion July 2017

Job Name Peregrine Pharmaceuticals / AWP
Client Peregrine Pharmaceuticals / AWP
Address 2642 Michelle Drive, Tustin, CA
Architect Daryl Malmberg Associates
Contract Amt \$1,570,000
Completion March, 2017

LANDLORD REFERENCES



Ares Management, LLC

Ryan Schierberl
Vice President
949.375.7436



CB Richard Ellis

Matt Didier
First Vice President
949.725.8431



Waypoint Property Group

Blair Hoppe
949.375.5002



Irvine Company Retail Properties

Kristin Walseth
Leasing Manager
949.720.2534



Redwood West

John Pomer
Managing Director
949.945.2649



Pendulum Property Partners

Courtney Parks
Director of Property & Construction Management
949.449.1383



WATERFORD
PROPERTY COMPANY

Waterford Property Company

Yashaar Amin
Asset Manager
949.355.4290

Waterford Property Company

John P. Drachman
Asset Manager
949.748.7090



CIP Real Estate

Rob Esslinger
Vice President Construction Management
949.202.4548



The Koll Company

Jerry Yarh
Asset Manager
949.655.6808



Newmark Grubb Knight Frank

Greg May
Senior Vice President
949.608.2101



Cypress Office Properties

Athina Singer
Vice President, Property Operations
858.831.9240

TENANT REFERENCES



Starbucks Coffee Company

Steven Wulfestieg
Construction Manager
714.391.1140



Stearns Lending, LLC.

Craig Peoples
Vice President
707.620.0118



Cushman & Wakefield

Nathan Piehl
Managing Principal
310.689.2269



Intertek Testing Services

Christina Martinez
Administrative Supervisor
949.448.4100



Advantage Solutions

Sharon Epps
National Facilities Manager



Cushman & Wakefield

Jason Ward
Managing Director
949.955.7640



Fiat Chrysler Automobiles

Jeff Eschenbach
Director
949.450.5116



ALLIED ESPORTS Entertainment

Allison Hushek
Senior Property Manager
949.476.8772



Newmark Grubb Knight Frank

Ryan Harding
Senior Vice President
213.596.2044



Newmark Grubb Knight Frank

Gregory May
Executive Vice President, Regional Managing Director
949.608.2101



Rhinotek

Cindy Michaels
COO
818.888.0400



Cushman & Wakefield

Chon Kantikovit
Executive Director
949.930.9220

SUBCONTRACTOR REFERENCES

Helmco Electric

Michael Helm
Electrical
949.872.2155

Apex Fire System, Inc.

Tim Harris
Fire Sprinkler
949.387.2859

Paragon Acoustical

Roy Shanklin
Acoustical Ceiling
909.527.7969

Brett Wright Electric

Brett Wright
Electrical
951.398.7059

Quality First Woodworks

Randy Dell
Millwork
714.632.0480

Slater Glass & Mirror

Nick Rawe
Glass & Glazing
213.703.5220

ARCHITECT REFERENCES

Ware Malcomb

Ted Heisler
949.660.9128

Gensler

Cindy Finamore
949.260.8649

FS Design

Jeff Hines
619.296.3500

Interior Architects

Erin Torres
949.798.7324

AVRP Skyport

Brian Koshley
714.726.4222

Gensler

Jim Young & Christine Wang
949.260.8523

Douglas Franz Architects, Inc.

Doug Franz
949.553.0525

H.Hendy Associates

Megan Bethel
949.851.3080

CORPORATE BANKING REFERENCE

First Foundation

Takeo Nakachi
949.299.5464
lgreen@ff-inc.com

COMMERICAL INSURANCE REFERENCES

Harry Katz Insurance Services

Harry Katz
Agent / Broker
818.225.8300
harry@hkatzins.com

BONDING

Performance Bonding Surety & Insurance Brokerage, L.P.

Jennifer Anaya
714.338.3942

LETTER OF REFERENCE



December 12, 2019

Servco Builders
18011 Sky Park Circle, Suite E
Irvine, CA 92614
Attn.: Chris Webb, President

Re: Recommendation

Dear Chris and Team:

I would like to thank you for all you and your team have done for *World Poker Tour*, a subsidiary of Allied Esports Entertainment, Inc. We appreciate the help and support you provided during one of our most difficult times – an office build of *WPT*'s new Irvine headquarters during a year in which we had two grueling office moves. The Servco team operated so smoothly that it enabled us to avoid disruptions to our ongoing business during the build.

Specifically, we value that Servco is a pleasure to work with, professionally and personally. *WPT* first interacted with Servco in February of this year for a preliminary pricing. Your team was responsive to our needs during lease finalization, which is a stressful time for most companies embarking upon a multi-year commitment. In July, when we were ready to commence the build, Servco's contract process was simple and expeditious. Throughout the build, Servco's team was professional and personal – a rare combination. We truly enjoyed our weekly meetings where difficult decisions were made and laughs were frequent.

Further, we found your team's leadership skills refreshing and useful. From the first weekly meeting, it was obvious the Servco team members took the job seriously and were willing to take accountability for the build. The selection of subcontractors was purposeful. The minutes from weekly meetings were thorough and timely, which assisted our teams in tracking progress. All Servco team members approached issues creatively using problem solving skills based on their prior experiences. When we experienced budget challenges, Servco was willing to work with all our teams to strategically explore VE options.

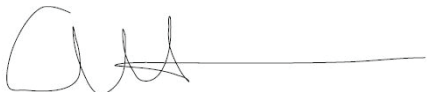
Page Two
Servco Letter of Recommendation
WPT / Allied Esports

Servco proved they have vision, style and technical know-how. We requested modern technological touches and customizations to be integrated in the space, such as large square overhead ceiling lights, acoustical clouds above workstations, wood paneling detail in the ceiling of conference rooms, custom backsplash tiling in the kitchen, horizontal mullions that frame the glass walls, a soundproof recording studio, polished concrete floors, and phone charging options throughout the office. Servco came up with creative solutions to all such installations, and made the space inspiring. Your team's professionalism and personability assisted with passing city and building owner inspections on complicated installs, which kept the project on time.

Most importantly, the prices for all services performed by Servco were fair and reasonable. In addition, because your company met our deadline despite multiple change orders, it helped us to save money and avoid being charged double rent for our temporary and new permanent space.

I would recommend the Servco team to any company that is in need of your services. Please feel free to use me as a reference in the future. Thank you for *World Poker Tour's* beautiful new headquarters.

Sincerely,



Allison Hushek
General Counsel



LETTER OF REFERENCE



November 28, 2017,

To whom it may concern,

I am writing to refer Servco Builders as an outstanding tenant improvement contractor. We recently brought Servco in to value engineer a project at one of our retail centers that was well over budget. Not only did Servco reduce the required tenant improvement budget, but they also hit the tenant's almost impossible time constraints. The job site was kept clean, Servco complied with our rules and regulations and we did not receive any complaints from neighboring office and retail tenants. Given the time and budget constraints, we were very impressed with the quality of construction as there were zero punch list items at project completion. We received only positive feedback from our construction and tenant coordination team as well. I look forward to the opportunity to work with Chris and the Servco Team in the future and have recommended them to future Irvine Company retail tenants.

Sincerely,

Mrs. Kristin Walseth

Leasing Manager

Irvine Company Retail Properties

100 Innovation | Irvine, California | 92617-3040

LETTER OF REFERENCE



Energized for Tomorrow

January 29, 2019

Dear Chris and The Servco team,

On behalf of the Santa Ana staff, we all want to say thank you for the awesome job completing our 4th floor suite.

Your staff, especially Eddie Young has been incredible assisting all of our construction and moving needs.

The punch walk was extremely successful due to Eddie's ability to fix, correct and paint on the fly.

Thank you to the entire Servco team,
Great job!

Stephen Hennessey | Office Manager, Yardi Santa Ana

LETTER OF REFERENCE



December 20, 2016

To whom it may concern,

I am writing to highly recommend Servco Builders as an excellent general contractor.

Team Servco recently constructed a full floor office space for our California headquarters in Newport Beach, California. We had a tight time frame and budget. Servco stood with us from design, bidding, permitting, and construction to project finish and move in. We received great attention from a dedicated field crew and management staff.

Details matter to Servco; they went the extra mile for us and would not rest until we were 100% satisfied with our beautiful space. I was especially impressed with their passion to deliver us superior quality work while staying within budget.

Servco is a great client advocate; you will be in very good hands with Servco as your general contractor. Please don't hesitate to call me if I can provide additional information 949-450-5116.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Eschenbach", is written over a horizontal line.

Jeffrey Eschenbach
Director – California Business Center

LETTER OF REFERENCE



October 9 , 2014

To Whom It May Concern:

In 2008 we began working with Servco Builders and since that time they have become a key construction service provider for us and our clients. Servco's timely bids and cost effective approach have greatly helped us "hit-the-mark" on tenant improvement budgets in this highly competitive real estate market. Indicative with their name, Servco delivers best in class service and construction quality on jobs big or small. They are team players and problem solvers. We are fortunate to have Servco Builders on our team and confidently recommend them to any of our clients.

If you require any additional information or have any questions, please feel free to contact us at your earliest convenience.

A handwritten signature in black ink, appearing to read "Matt Didier".

Matt Didier
First President

LETTER OF REFERENCE



April 11, 2019

RE: Servco Builders- Account #42947

To whom it may concern,

It has been my pleasure serving Servco Builders account since March 16, 2011. Servco goes out of their way to care about their customers and vendors alike in how they conduct business with their professional and friendly staff. Year to date commencing January 2019 through April 10, 2019 they have purchased over \$15,000.00 in building materials and has maintained their account in good standing. We appreciate their business and most importantly value our business relationship with Servco Builders.

Account Opened: March 2011 Terms: Net 30

High Credit: \$37,000

For further questions, I may be reached at (714)-239-2267

Regards,

A handwritten signature in black ink, appearing to read "Brenda Nevarez", followed by a long, horizontal, wavy line that extends to the right.

Brenda Nevarez

brendanevarez@ganahl.com

LETTER OF REFERENCE



November 29, 2017

To whom it may concern,

Carpet concepts has been a preferred flooring subcontractor for Servco Builders for the past two years. We enjoy our working relationship with Servco, its project managers and superintendents. In the last eleven months we have successfully completed \$295,000.00 in projects with Servco. I am particularly impressed with Servco's planning, organization and quick problem-solving ability. Servco is great with payments; we wish there were more general contractors that pay as promptly as they do. We look forward to working with Servco for many years to come. If you would like more information, please call 714-892-3384.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Mueller", with a long, sweeping horizontal line extending to the right.

Chris Mueller
Carpet Concepts

W-9 FORM

Form W-9 (Rev. December 2011) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give Form to the requester. Do not send to the IRS.
Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) Servco, Inc.	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____	
	<input type="checkbox"/> Exempt payee	
	Address (number, street, and apt. or suite no.) 18011 Sky Park Circle, Suite E City, state, and ZIP code Irvine, CA 92614 List account number(s) here (optional)	
		Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number									
Employer identification number									
9	0	-	0	4	9	4	8	1	3

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

Cat. No. 10231X

Form **W-9** (Rev. 12-2011)

CERTIFICATION



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/20/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Harry Katz Insurance Services 23901 Calabasas Rd. #1021 Calabasas CA 91302		CONTACT NAME: Yolanda Farriola PHONE (A/C, No, Ext): (818) 225-8300 FAX (A/C, No): (818) 225-8008 E-MAIL ADDRESS: Yolanda@Hkatzins.com	
INSURED Servco, Inc. 18011 Sky Park Circle, Suite E Irvine CA 92614		INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Company INSURER B: AmGUARD Insurance Company INSURER C: Everest Premier Insurance Company INSURER D: Hanover Insurance Company INSURER E: INSURER F:	
		NAIC # 44520 42390 16045 22292	

COVERAGES

CERTIFICATE NUMBER: 20-21 GL/AL/WC/Prop/

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR \$2,500 Deductible BI/PD Per Occurrence GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	N	N	GLO-067710	10/20/2020	10/20/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	SEAU103160	10/20/2020	10/20/2021	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical Exp \$ 5,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	N	N	SEO110172	10/20/2020	10/20/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	7600021913201	10/20/2020	10/20/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Equipment Floater Rented, Leased, Borrowed Equipment	N	N	RHFD518529-04	10/20/2020	10/20/2021	Per Occurrence \$50,000 Maximum Per Item \$50,000 Maximum

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of insurance.

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance.	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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BOND LETTER



June 17, 2020

RE: Servco, Inc.

Dear Sir or Madam,

Merchants National Bonding, Inc. has had the pleasure of providing bonding for Servco, Inc. We are a Federal Treasury listed Surety approved to transact business in the State of California with an A.M. Best Rating of AVIII.

This letter will serve to confirm the bondability Servco, Inc. on single jobs in the \$15 million range with an aggregate of \$ 40 million.

Our investigation of Servco, Inc. indicates a company thoroughly versed in the construction industry with a wealth of experienced people who have become known for the ability to complete jobs on schedule, within budget and complimented with excellent workmanship.

Any bond request is a matter between the Contractor and the Surety. I, nor the Surety, hold liability, or obligation to any third party, or owner as a result of this letter.

If you have any further questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Anaya", is written over the typed name.

Jennifer C. Anaya
Attorney-in-Fact

street
6700 Westown Parkway
West Des Moines, IA 50266-7754

mailing
P.O. Box 14498
Des Moines, IA 50306-3498

toll free 800.678.8171
local 515.243.8171
fax 515.243.3854

email info@merchantsbonding.com
website merchantsbonding.com



SERVCO

BUILDERS

BUILDING AROUND PEOPLE.

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NV 20191555542

SERVCOBUILDERS.COM