

April 18, 2013

City of Newport Beach Purchasing
Attn: RFP Administrator & Staff
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Re: RFP No. 13-35 – RFP Response Proposal - Transmittal

Dear RFP Administrator & Staff,

Please find enclosed for the review and consideration of the City of Newport Beach our RFP response submittal for the former Newport City Hall property.

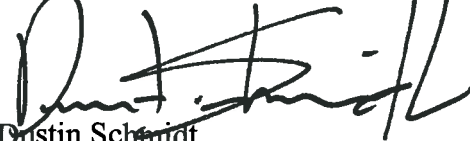
R.D. Olson Development is proposing a 130 room upscale boutique hotel and spa, a signature restaurant, and conference space on the former City Hall property.

This hotel will include the following amenities and public spaces:

Restaurant:	3,470s.f.
Conference Space:	4,900s.f.
Spa/Fitness:	3,085s.f.
Retail:	1,735s.f.
King rooms:	65
Double Queens:	48
Extended Stay Rooms:	16
Presidential Suite:	1
Parking:	150 surface stalls

Sincerely,

R.D. OLSON DEVELOPMENT



Dustin Schmidt

Vice President of Real Estate Acquisitions

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