



April 23, 2019

City of West Covina
City Clerks Office
1444 West Garvey Avenue, Ste. 317
West Covina, CA 91790

**RE: RFP FOR THE 218-ACRE DEVELOPMENT OPPORTUNITY SITE
AT THE FORMER BKK LANDFILL**

To Whom It May Concern:

Singpoli Group, LLC is proud to submit this proposal for the above-referenced project. Singpoli Group, LLC is a California limited liability company located at 25 E. Foothill Blvd., Arcadia, CA 91006 ("Singpoli"). The contact person for Singpoli is:

Kin Hui, Manager
Singpoli Corporate Offices
25 E. Foothill Blvd.
Arcadia, CA 91006

The enclosed package contains:

- Section 1 - A description of the proposed development
- Section 2 - Singpoli's Experience
- Section 3 - Proforma for the Project
- Section 4 - Proposed timeframe for the development
- Section 5 - Not for Publication Confidential Information

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Kin Hui".

Kin Hui
Manager

RFP
FOR THE 218-ACRE
DEVELOPMENT OPPORTUNITY SITE
AT THE FORMER BKK LANDFILL

Submitted by

SINGPOLI GROUP, LLC

April 23, 2019

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Section 1 Description of the Proposed Development

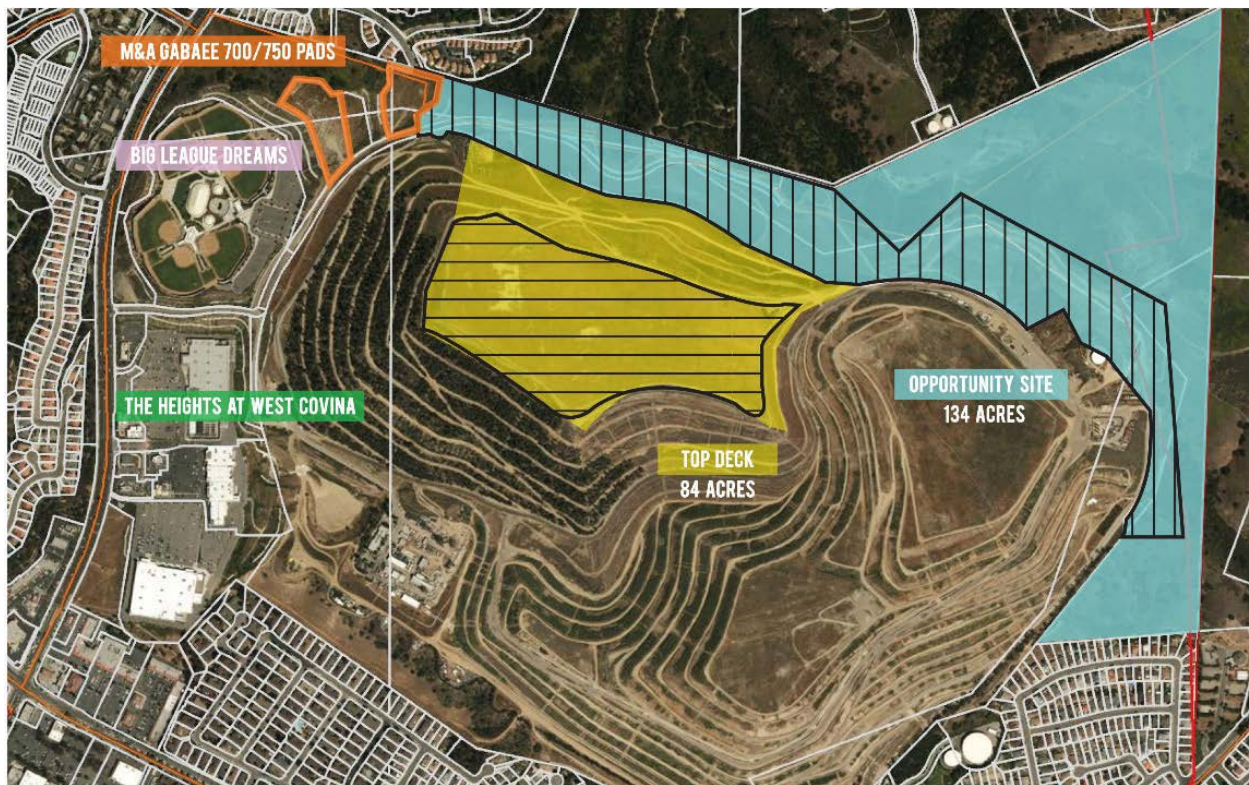
This proposal is seeking to develop 218 acres of the former BKK landfill site (“Site”) as shown in the aerial map below and are identified as the 134-acre Opportunity Site (blue overlay) that is fee owned by the City of West Covina (“City”) and 84-acre that is under license and includes the Top Deck with approximately 50 acres that are flat (yellow overlay). The Assessor’s Parcel Numbers are:

Opportunity Site

- 8472-001-919, 8735-001-920, 8735-001-931, 8735-002-906, 8735-002-909,
8735-002-910

Top Deck

- Portion of 8735-002-018 (Closed BKK Class III Landfill)



Singpoli Group, LLC (“Singpoli” or “Developer”) is seeking to design, develop and build the Site with uses that complement the surrounding developments.

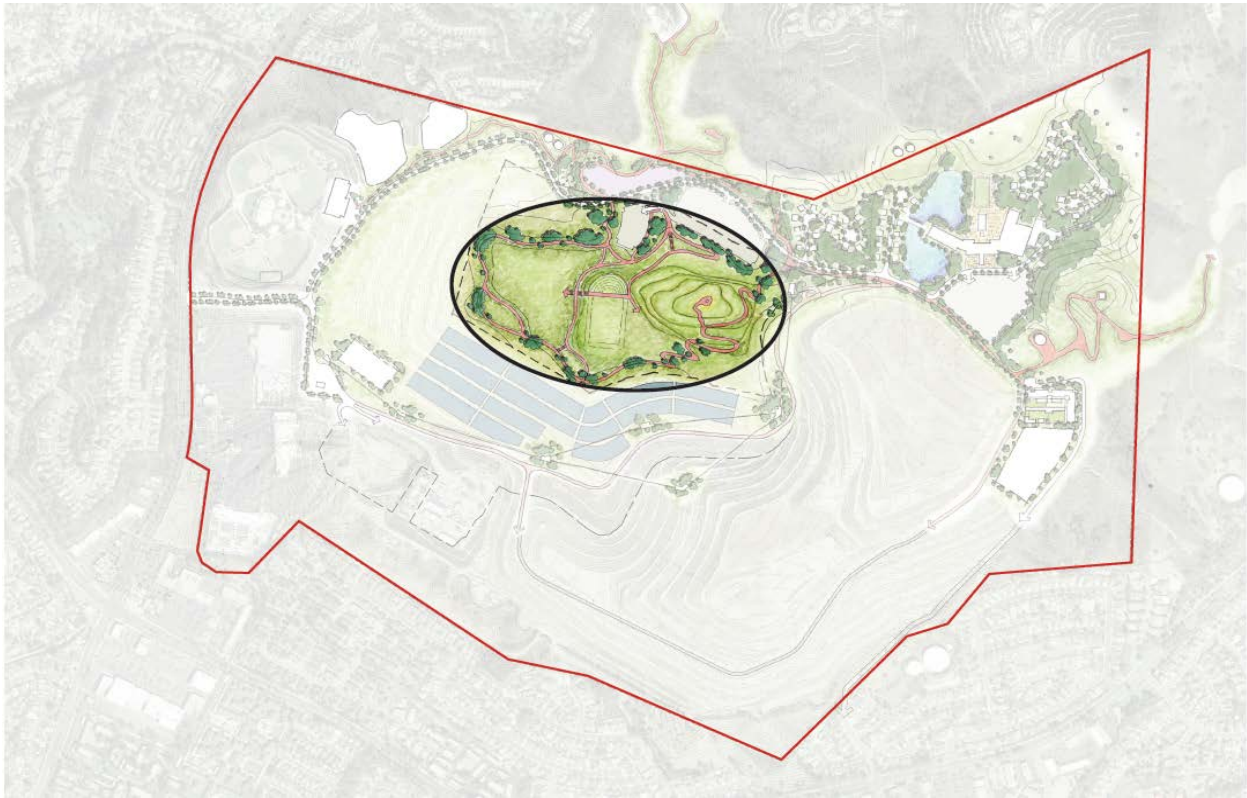
CONCEPTUAL SITE PLAN



Development Plan Overview:

1. Public Park with Amphitheater
2. Horse/Hiking Trails
3. Habitat Preservation and Restoration
4. Solar and Greenhouse Program
5. Zipline and Aerial Adventure Park
6. Future Virtual Reality (VR) Park
7. K-9 Training Facilities
8. Fire Department Training Facility
9. 400+ Resort Hotel with 20,000 Sq. Ft. Meeting Space
10. Glamping Campsite(s)

1. Public Park with Amphitheater



Singpoli will develop the Top Deck with flexibility to public needs such as park expansion with amphitheater, all of which shall be subject to obtaining an amendment to the Environmental Restriction Covenant and Agreement.



GALSTER WILDERNESS PARK



- Horse and Hiking Trails linking all open space assets – subject to obtaining an amendment to the Environmental Restriction Covenant and Agreement.



3. Beautify the Site with Habitat Preservation and Restoration



COASTAL SAGE SCRUB & EXISTING TREES SPECIES



Singpoli will work with the City to commission a qualified biologist to study and map the locations of coastal sage and other existing species on the Site to insure that the natural habitats are adequately preserved and restored during and after development.

4. Solar and Greenhouse Program – Reclamation of Site for Renewable Energy



Singpoli will be teaming up with Lamplighter Energy Inc. (“Lamplighter”), an experienced renewable energy developer from the State of Hawaii to plan and develop a Greenhouse Solar Farming program on the Site.

Overview

With the increasing shift to renewable power generation, solar installations was selected for onsite and nearby community power needs. The benefits of solar extend beyond the environmental impact to include: reduced traffic demands to the site, balanced land use with open space and nature trails and increased the taxable base.

The three solar PV installation methods selected include:

Greenhouse

Rooftop & Carport

Ground Mount

Greenhouse Solar farming allows for year round produce production and quality control while bringing a dual land use benefit of energy generation. This application of farming has increased the localized food production to use ratio, a ratio that measures the consumption of produce in a 25-mile radius of farms. By serving local produce needs directly community economics improve and farms see an average of 67% less road traffic¹ than traditional farming and a shift from Class A trucking to smaller footprint 16’ refrigerated box trucks.

Around the built areas carport and rooftop solar will be used to increase the overall production of energy while minimizing impact on land use. This combined with energy storage will insure all power needs are met onsite.

Ground mount installation of solar has been successfully installed to insure and increase the structural integrity of landfills. This balance of installations insures more open space for community and wildlife use. The resulting water control systems installed with solar help to insure ground stability while related storage systems provide a safe annual supply of water for landscaping, farming and panel cleaning.

What is a solar Greenhouse?

The growing occurrences of disease, pests have increased the demands on food security. To meet this need farmers are expanding their use of greenhouses to provide a controlled growing environment protected from outside elements while also providing a platform to integrate technical advancements in farming that address reduced water demands, removal of pesticide use and growing media that deliver nutrients to plants while removing them from the ground level farming.

With advancements in solar photovoltaic (PV) technology, roofing panels are now available that provide the ability for farmers to control the amount of light entering their greenhouses. This combination of solar roofing with greenhouse structures has now opened up opportunities for dual land use bringing farmers and energy producers together.

The added benefits of technology advancements, safer more comfortable working conditions and increased yields and related income have attracted a growing base of youth to farming careers.

Direct Benefits

Jobs

Greenhouse farming under solar employs only 20% of traditional farm staffing for comparable land area. Due to improvements in use of space technology in how the farm operates using both advanced water management and growing media (plants grown out of the ground). Market studies also show the average age of farmers working in greenhouse operations less than half the average us farmer age of 68. The improvements in working conditions and pay are opening up a new workforce that sees farming as accessible and a viable living.

Greenhouse Farm Jobs

Average age	31 ¹
Total Farm Roles at Site	78 ¹
Average Income	\$68,000 ²

Solar installations is one of the larger growth job categories in California. Combining the job security of a 40 year installation provides with the higher pay grades for blue collar roles, more and more local schools and 2 year technical colleges are graduating students to enter this field. The roles onsite insure the safe operation of energy generation by addressing: regular inspections, cleaning, equipment maintenance and troubleshooting.

Solar Maintenance Jobs

Total Solar Roles at Site	7
Average Income	\$83,000 ²

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Community Access Trails & Roadway Stabilization

The installation will begin by addressing the roadway and community access trails. This focus point will insure safe access by equipment and pedestrians during operations of the greenhouse and solar sites and insure the solar footprint is not intrusive to the community open spaces.

Roadway stability will be achieved by using a proprietary sealant, developed and used in California, to achieve a heavy load and flood resistant road base without the need for heavy equipment associated with concrete and asphalt installations. This will provide access for both greenhouse and solar operators as well as heavy equipment support to meet first responder (fire, medical, police) access requirements.

Landscaping & Water Management

Following the trail & road installations, water management solutions including bio-swales, water storage and drought tolerant, soil stabilizing landscaping will be installed throughout the site. This step insures the unused portions of the site are protected during flash flooding events while providing for a roadmap to return the landfill to a natural state opening up trail-ways, wildlife and riparian habitats.

Greenhouse Installations

Using the South and Western portions of the landfill, installations of small footprint greenhouses with solar roofing will allow for the dual use of power generation and produce production. These greenhouses, popular with small family farms in Japan, Korea and the Netherlands, will open up an opportunity for local produce production.

Ground Mount Solar Installation

In areas unsuitable for greenhouses (high angle slope, low access site) ground mount solar installations will be placed. These installations will be designed to improve the stability of the slope and work in balance with the landscaping and water management installations providing for a more natural dual use of open spaces.

Produce Storage & Community Farmers Market Center

Following the successful completion of the greenhouse installations a small community site will be built next to the parking garage giving the farmers the storage and processing space required as well as opening up on a weekly basis to the community for a farmers market.

Energy Storage Systems (ESS)

Small footprint ESS systems will be deployed throughout the site to insure a viable 24x7x365 supply of clean renewable energy. Our installations of ESS follow a small containerized model utilizing a minimal foundation footprint to meet landfill requirement. This allows for safe, secure operations while using plantings to reduce any visual impact.

Experienced Team

The combined lamplighter team overseeing the installation brings an impressive amount of experience in renewable energy, solar, energy storage and brownfield remediation. With a track record of over 2,100 MW of installed capacity, enough to power 16 million homes; the local leadership team brings over 82 years of experience in energy project development insuring successful installation in balance with the community and environmental requirements.

See **Exhibit A** for additional details on the Greenhouse Solar Program.

Notes:

1. CTAR: Shifts in Modernization of Local Agriculture
2. JEDI Model of jobs and economic impacts

5. Zipline and Aerial Adventure Park – Singpoli will develop adventure programs to complement Big League Dreams.



ZIPLINE



AERIAL ADVENTURE PARK



- 6. Future Virtual Reality (VR) Park – Singpoli will develop indoor VR Theme Park experience to complement Big League Dreams.



STEVEN SPIELBERG'S "READY PLAYER ONE"



STATIONARY VR EXPERIENCES



VR PARK IN MIAMI



MULTI-PLAYER & 'ARENA' VR EXPERIENCES

- 7. K-9 Training Facilities
- 8. Fire Department Training Facility

Singpoli will design and build the Police K-9 Training Facility and Fire Department Training Facility and will convey the land back to the City after they are developed. Singpoli will provide easement and 24-hour access to City owned radio tower.



9. 400+ Resort Hotel with 20,000 Sq. Ft. Meeting Space



Singpoli will design, develop and build a resort hotel on the Site, with a minimum 4-Star rating, 400 rooms and villas, with a swimming pool covering the hotel grounds, plus at least 20,000 square feet of meeting/convention space.



10. Glamping Campsite(s) – Singpoli will design and develop Glamping Campsites on the Site, an experience-based kind of travel that allows guests to get outside and enjoy the great outdoors, but without the hassles of traditional camping.



Section 2 Developer's Experience

Highly Experienced Team: Singpoli is led by two highly experienced senior partners, Dr. Gang Ding and Mr. Kin Hui, both of whom have over 25 years of real estate specific experience. In 2015, Dr. Ding and Mr. Hui partnered together to leverage each other's unique relationships and skillsets to successfully execute select real estate investment opportunities in the United States and abroad.

Vertically-Integrated Platform: Headquartered in Pasadena, California, Singpoli and its associated companies have over 200 employees. The Company has in-house construction management, development, design, finance, property and asset management capabilities.

Impressive Track Record: Over the last 25 years, Dr. Ding and Mr. Hui have owned, developed, managed and invested in real estate in the United States, Asia and Europe. In total, they have been involved in 98 projects and invested over \$376 million in assets with a combined current valuation in excess of \$2.0 billion.

Property Development and Management Experience:

Milpitas Land Mark Tower Project Overview

Project Description: Type I High-rise mix-use development of 450 units of apartment/condo complex. The site is located in the western portion of the City of Milpitas on approximately 3.0 gross acres immediately adjacent to I-880 and the Cisco Systems campus, and proximate to a variety of retail and recreational amenities. The site is fully controlled, zoned and entitled, and has approvals from all of the required government agencies at the City, State and Federal levels, including the FAA, which reviewed the plans because it will be the first project of such height built in Milpitas. Groundbreaking is projected to take place in 4Q 2019 with Certificate of Occupancy occurring in 3Q 2023.

Cost and Funding Source: This project is estimated to cost about \$250 million to complete. Funding will come from a combination of investors' capital and construction financing from financial institutions.

Hotel Constance Project Overview

Project Description: Singpoli, as general partner, owns and manages the historical Hotel Constance which is located in the heart of the busy South Lake Avenue business district in the City of Pasadena. Existing hotel was originally constructed and opened in 1926 and renovated in 2014. Additional 25 guestrooms, 6 level parking structure, pool and spa, banquet halls, meeting rooms and street front retail spaces were completed in March 2019. Singpoli will continue to hold and operate the hotel.

Cost and Funding Source: This project costs about \$100 million to complete. \$62 million is from owners' equity and \$38 million from bank financing.

Town & Country Project Overview

Project Description: Singpoli is the co-developer of this 60-unit residential development project with subterranean parking located in the Eastern part of Pasadena. Project is proximate to a variety of retail and recreational amenities. Town & Country is a true architectural gem that perfectly fits California's Mediterranean climate. Each condominium is uniquely designed by Tyler Gonzalez Architects. The thoughtful design exudes the charm and character of a luxurious lifestyle. The three Mediterranean styles – Italian Renaissance, Tuscan Vernacular and Spanish Revival – incorporate careful attention to detail and craftsmanship. Phases I and II totaling 47 units have been completed as of the end of 2018. Phase III of the remaining 13 units will be finished by the end of 2019. Singpoli plans to sell all the units.

Cost and Funding Source: This project costs about \$50 million in total. \$15 million is from owners' equity and \$35 million is from bank financing.

2 North Lake Project Overview

Project Description: Singpoli is the Manager of 2 North Lake, an 11-story, 225,572 square feet Class A office building situated on the corner of East Colorado Boulevard and North Lake Avenue, the two main arterial thoroughfares that run through the heart of Pasadena's central business district. Singpoli will hold this property for long-term rental revenue and capital appreciation.

Cost and Funding Source: This project was acquired in 2009 with \$22 million investors' capital and \$30 million of bank financing.

Maria Del Rey Project Overview

Project Description: Singpoli, working with an experienced developer, is co-developing a dual brand 288-room hotel featuring a Marriott Courtyard Hotel and a Residence Inn. The unmatched waterfront setting will allow everyone to rest, dine or simply people-watch, all while enjoying the magnificent views of one of the largest private marina in the US. It is slated to open before the end of 2019. Singpoli will be a long-term investor in this project.

Cost and Funding Source: Total costs are estimated to be around \$70 million or approximately \$243,000 per key. This project is projected to generate \$40 million revenue and extra jobs for Marina Del Rey over 10 years.

Section 4 Development Time Frame

Singpoli estimates that the total development time for this project is about six years and nine months. It will take approximately two years and three months for environmental clearance, design, plan check and permitting. After all the required permits are obtained, the site improvement will take about one year to build out on-site and off-site facilities such as roads, electricity, water and sewer. The actual construction will then commence and is estimated to take 3.5 years to complete. The following table shows the estimated timeline and milestones³.

City selection	June 30, 2019
Execute Development Agreement	August 31, 2019
Open escrow	August 31, 2019
Commence entitlement process to include CEQA and EIR	November 1, 2019
Commence biological survey of natural habitat	November 1, 2019
Commence architectural designs	November 1, 2019
Receive Entitlement	June 30, 2021
Close escrow	June 30, 2021
Permitting and construction bids	September 30, 2021
Construction begins/Site Improvement	December 1, 2021
Project Completion	March 31, 2026

³ There is no assurance that this proposed timeline can be achieved due to the number of governmental agencies and stakeholders involved. Nonetheless, Singpoli endeavors to complete this project in the most expeditious manner. If any one component of the project, such as the Solar Farm program, is permitted ahead of the others, Singpoli will then start building out that component of the project ahead of the rest of the project.

EXHIBIT A



Greenhouse Solar Investments

M. Furlett

Lamplighter Energy, Inc



Outline

Investing In Agriculture

- The Need
- Greenhouse Production
- Failed Attempts
- A Path Forward

Solar PV Greenhouse

- How To Invest
- The Building
- Common Misconceptions
- The Process
- Upgrades

Summary

“One solution to this challenge is to better integrate conservation and agriculture. Just as we must determine how to produce more energy with less pollution and habitat destruction, we must develop smarter agricultural systems that produce more food using less land and water.”

*– Mark Tercek, CEO,
The Nature Conservancy*

*THE NATURE CONSERVANCY
– MARK TERCEK, CEO*





Investing In Agriculture

A Long Term Plan to Ongoing Agriculture Financing



The Need for Agricultural Investments

Redeveloping Workforce

Globally the agricultural workforce is aging as populations shift to cities and young generations don't see a future in agriculture. Technology investments directly reducing farmers required per acre while increasing their income and quality of life.

Increasing Yields

With increasing pressure on agricultural land by urban development and a growing population, investments in increasing the yield of domestic agriculture has proven the most effective in building food security for a nation.

Food Safety

Efforts to maximize yields are lost when not coupled with investments in increasing the safe production and processing of produce for the market.

Automation

The greenhouse has proven the initial platform required for automating of repetitive farming practices throughout Northern Europe and the Americas. This key step is the first investment in adding technology to farming.

Bill Gates on the need for investments in Ag technology:

“Ultimately, it’s the way human beings, with our vast stores of ingenuity, deploy the power of the technology and tools that makes the biggest difference.”

– Bill Gates

– Bill Gates



Greenhouse Production Benefits

Increased Yield

The number one driver for the use of greenhouses is widely known and accepted: Increased Crop Yields. Although yield increases vary (3x to 8x) based on the type of crop, the shift to indoor farming directly resolves losses from: bugs, birds, blistering and leaf tip burn. By providing the platform for automation, greenhouses present options for farmers looking to scale production further using technology not applicable in the field.

Reduced Cost

The most apparent cost savings is the shift in staffing. Studies on labor requirements for field crops vs. greenhouse has shown a drastic reduction of 8 to 2 when transitioning to a greenhouse. Additional benefits of reducing evapotranspiration reduces water demands and related cost.

Improved Quality of Life

Using the structure provided by the greenhouse allows farmers to move crops vertical (even in soil based systems) allowing farmers to work at eye level, no longer requiring bending over and heavy lifting. Dry rows as a result of controlled watering and environment, allow the use of carts moving more produce by less staff without lifting. Workforce surveys have shown working indoors in a comfortable cool environment vs. outside exposed to the elements results in happier staff and higher quality output.



Greenhouse Expectations & Failures

The rush to realize indoor farmings benefits without proper planning have seen failures including:

Plastic Sheeting

As the image to the right demonstrates farmers growing frustration with investments that are not durable and result in crop loss. Plastic sheeting as the primary failure point as poorly built structures not designed for heat management or to withstand storms fail with a change in the weather leading to large scale crop losses.

Water Management

Flooding by both the introduction of the greenhouse to the physical site and lack of training on watering techniques has lead to flooding in and around the greenhouse.



Expectations & Failures (continued)

Not Planning for Growth

Often implemented one building at a time without a master plan, farms begin to realize the challenges of meeting safe building standards, access, and ability to expand limit their ability to fully transition to indoor farming.

Safety & Skills Training

Introducing new methods for water and pest management are small changes can directly benefit farmers. Unfortunately self built and kit systems lack the support network to train the new skills beneficial to growing in a greenhouse.

Not Integrating Solar

As landowners see the value of integrated solar, installations not previously planned must be removed from the site as they lack the ability to property manage crop and solar needs.



A Path Forward

Building A Comprehensive Farm Plan

By starting with greenhouse plan, our direct investments into Korean Agriculture build the base structure needed for an expansion into the technology integration.

Ongoing Training & Development

We maintain our close relationships through an ongoing training program that not only but develops the direction of how to integrate future technology investments.

Future Investments

Following a review of a successful program; our investments will assist our existing farm partners to upgrade the technology and tools they use in corp management, employee tools and food safety. Investing in the shared outcome, farmers take no risk and share in the upside of increased yields.





Solar PV Greenhouse

Energy & Agriculture Working Together



Solar PV Greenhouse

Lamplighter Solar Greenhouses are built and benefit farmers at No Cost.

How?

Historically, Solar PV installations competed with farmers for access to land. By allowing farmers to remain on their property and directly benefit from the structure, Lamplighter is taking the investment that would be spent on lease payments over 40 years and up front, investing it into a building to benefit the farmer.

This Win - Win benefits both parties exponentially giving farmers access to funding and solar installations access to more sites.

Investment Allocation

Lamplighter Energy and our financing partners are looking to deploy over \$275 million USD in project development and equity capital. Working with local banking patterns we hope to leverage this with project finance to achieve \$1 Billion USD in total installed assets by 2024.



Built To Last

Roofing

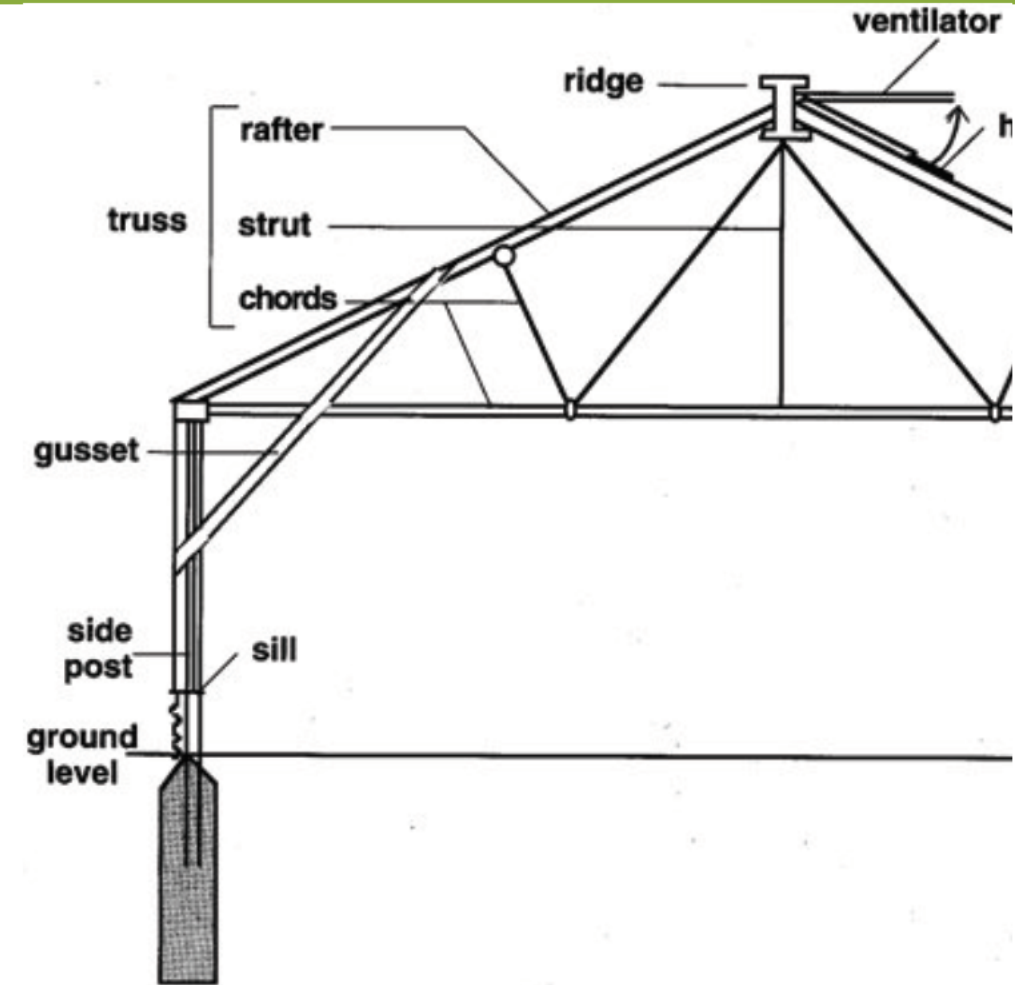
Building integrated solar roofing provides a long lasting (30 to 50-year) roof life that protect crops and operations from excessive heat, rain and crop damage from bugs and birds. Our *proprietary clamping system* designed for storms in Hawai'i insures the roof is built to withstand typhoon winds.

Walls

A poly screen blend is built over a building code structure providing a rigid base while insuring maximum light transference. Upgrade options allow farmers to extend their growing season or move to year round operations.

Foundation

With reinforced concrete foundations, each installation is built to building code designed for 40 year life expectancy. Additionally, with the built inability to upgrade to radiant flooring under a poured foundation, farmers can elect at any time to switch from soil to bag or hydroponic year round operations.



Optional Building Upgrades

Double Entry Door: Improved insect & animal protection

Wash Entry: Preventing plant & soil contamination

Heat/Cool/Humidify: Improve plant health and performance

Insulated Walls: Extending growing seasons

Lighting: Increasing yields and extended growing seasons

Water Management: Delivering optimal pH and automation

Food Safety Integration: Food processing & quality control

Refrigeration: Improving harvesting processes & produce quality



Installation of a south sloped PV Greenhouse with insulated North and West walls with radiant flooring for year round crop production



Common Misconceptions

Shading from PV

Studies have shown that light transference of 36-42% (depending on latitude) through dual glass panels is directly beneficial to the photosynthesis process and removes tip burn and blistering on crops.

Land Loss = Crop Loss

While it is true that the posts and foundation will remove rows from production, the resulting increase in yield by shifting to a greenhouse more than offsets the loss.

Additional Costs

A farmer can continue to field style operations as they do now in a greenhouse with minimal changes. Once installed there are a number of options to increase productivity or extend growing seasons but none are required and farmers can elect to implement at a later time.

Don't Change What Works

Our farmers are encouraged to continue their cultivation methods indoors as shifting to a greenhouse allows farmers to still benefit while growing in the soil. Although we do accept that not everyone will adapt new technology, slowly adopting new greenhouse practices will reward those who do.



The Process

Phase I: Land Mapping

Lamplighter is working to map the primary sites beneficial for this type of program taking into account crop cover, solar irradiance and power networks.

Phase II: Farm Plan & Lease

Field teams working directly with farmers will generate a farm plan to integrate greenhouses into the site and execute a lease.

Phase III: Permitting & Engineering

Lamplighter will invest in the final engineering and building plans as well as the permitting of each installation.

Phase IV: Construction

Working with local construction partners, teams will deploy in phases to install foundations, structures, roofing, power plants and final equipment.

Phase V: Operations & Maintenance

Lamplighter staff remains engaged in the long term maintenance of each facility while farmers participate in conferences addressing skills training and best practices learned in the field.

Developing Farmers

Publishing our “Best Practices Handbook” and hosting Annual Field Conferences, we hope to build a community of engaged farmers seeking to increase in skill sharing. This coupled with our ongoing funding of agricultural research will insure our farming community retains a culture of advanced farming technologies.





Summary

Lamplighter History, Next Steps, Contact



Lamplighter Energy, Inc.

With a track record over the last decade of developments on 4 continents, we are a developer and operator of energy projects leading to the distribution of renewable energy, clean water and transitions to carbon neutral fuels.

“Pressure on land is increasing; by shifting our perspective to see farming as not linear at the soil level but vertical, similar to a mixed use condominium that provides homes, shopping, utility services and parking; we are helping farms move vertical to introduce a better quality of life and increased food security.”

*R. André De Rosa, CEO
Lamplighter Energy, Inc.*



Questions?

Primary Project Contacts:

André De Rosa CEO

andre.derosa@lamplighterenergy.com

Mitchell Furlett, Project Lead

mitch.furlett@lamplighterenergy.com

“The ultimate goal of farming is not the growing of crops, but the cultivation and perfection of human beings.”

perfection of human beings.”

