

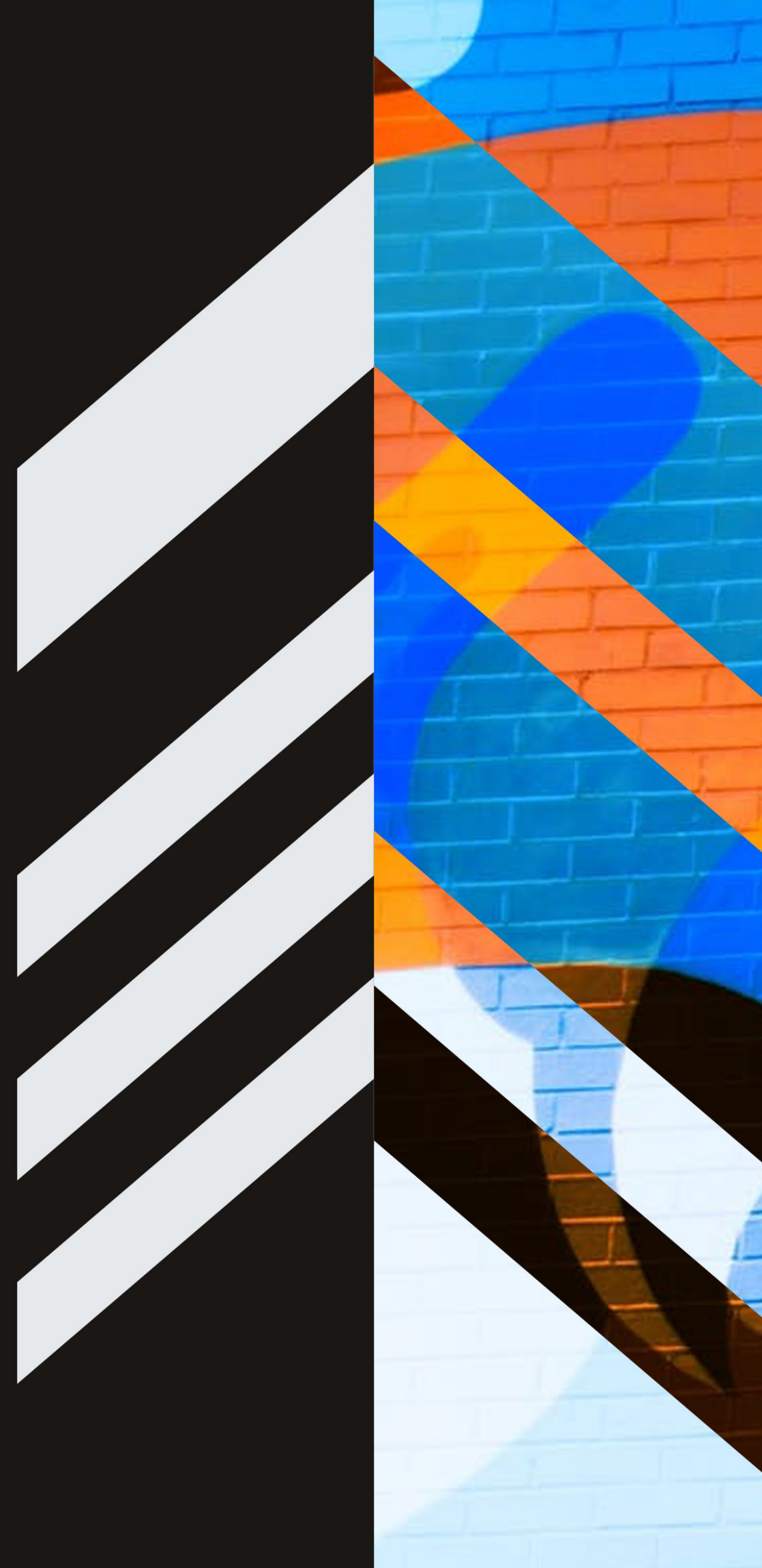


MOSAIC

LONG BEACH - CA


TURNBRIDGE
EQUITIES


WATERFORD
PROPERTY COMPANY





MOSAIC

LONG BEACH - CA

AGENDA

1. Firm Backgrounds
2. Mosaic Development



Established in 2015, Turnbridge Equities is a vertically-integrated, full-service, SEC-registered investment advisor⁺ with experience and in-house capabilities spanning acquisitions, development, entitlements, construction, credit, capital markets, leasing, and operations.

By leveraging careful market selection, strong sourcing capabilities, extensive broker sourcing and tenant relationships, comprehensive due diligence, detailed financial analysis, and methodical execution, Turnbridge capitalizes on emerging trends and monetizes value in advance of market shifts. This disciplined investment approach contributes to the firm's track record of value-creation for its investors and partners.



Waterford Property Company is an owner-driven diversified real estate investment and development company whose core mission is to deliver impactful housing solutions. Waterford has a successful track record in land development and entitlements as well as in the acquisition, management, and repositioning of multifamily and commercial properties.

Its' founders, Sean Rawson and John Drachman have collectively acquired or managed over \$2.8 Billion in projects throughout California. Waterford prides itself on its ability to develop real estate projects that meet or exceed the needs and desires of all local stakeholders and our investors.

THE HISTORY OF MOSAIC

The rebranded name commemorates the area's rich history and salutes the future of the Downtown region. During the Works Progress Administration in 1938, the largest mosaic in the country was commissioned at the Long Beach Auditorium. When the auditorium was demolished in 1979 to build the Convention Center and Terrace Theater, a community-led effort saved the artwork, where it was re-installed at Harvey Milk Park, currently situated within the development.

The "Recreation in Long Beach" mosaic remains a significant cultural icon in Long Beach and the new name pays respects to the renowned artwork while celebrating a modern vision for the district that weaves the fabric of the city together.





3 Buildings/Phases

Parcel B:

272 Units & Approx. 20,000SF of commercial

Parcel C1:

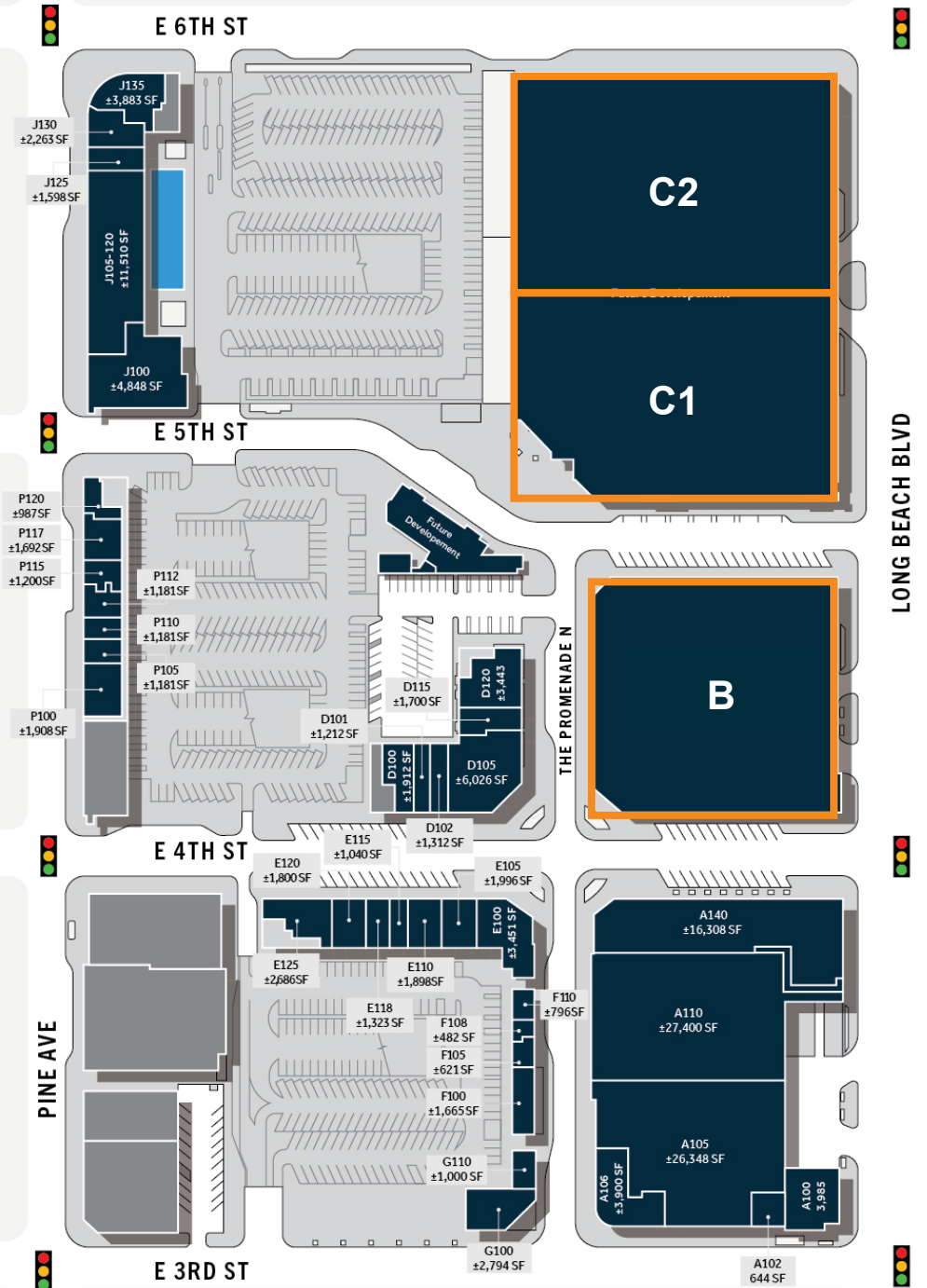
359 Units & Approx. 19,000SF of commercial

Parcel C2:

269 Units & Pedestrian Paseo

Parking Overview

| Parcel | Required | Provided |
|-----------|----------|----------|
| Parcel B | 340 | 373 |
| Parcel C1 | 449 | 576 |
| Parcel C2 | 337 | 434 |





LEVEL 1

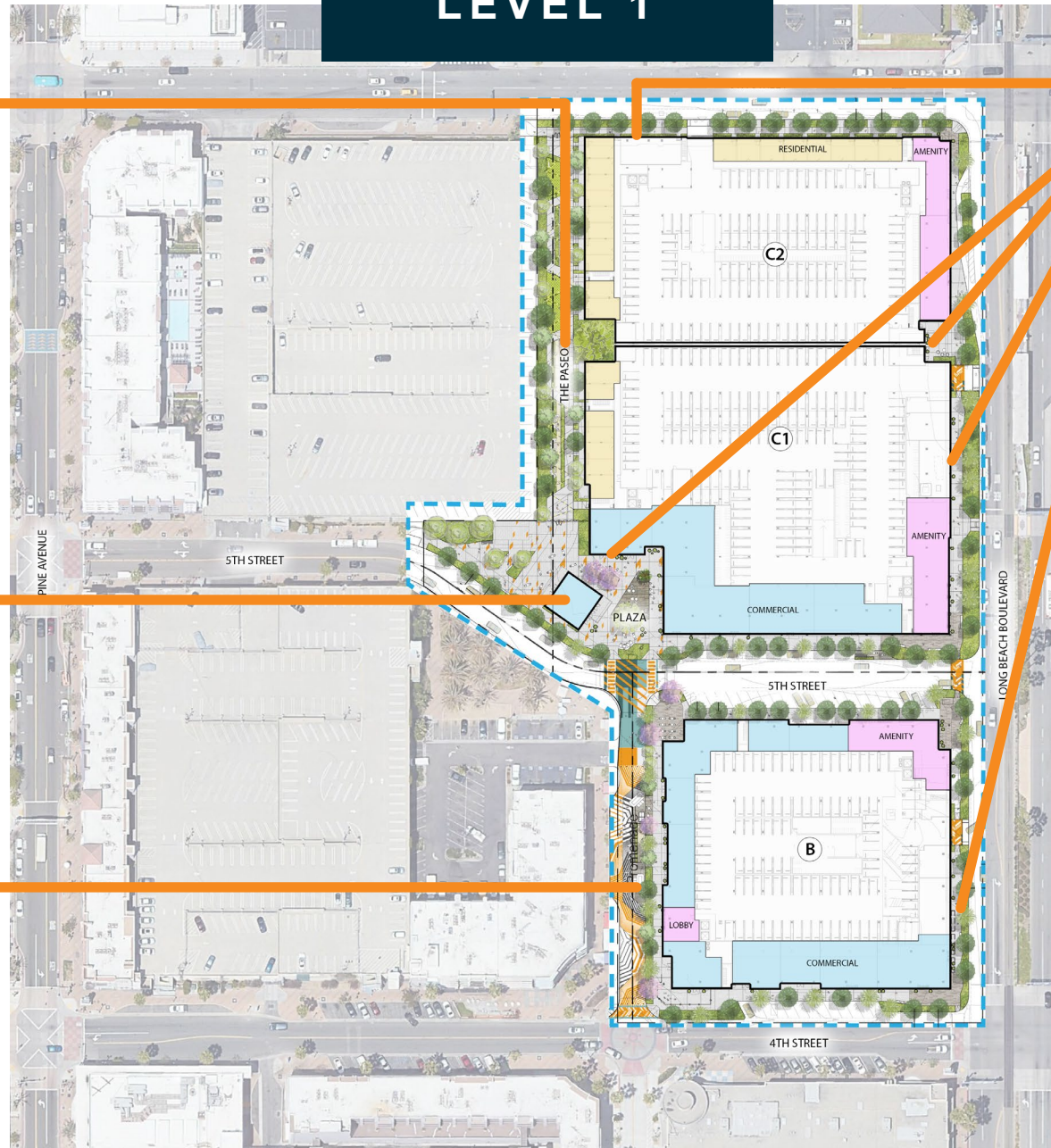
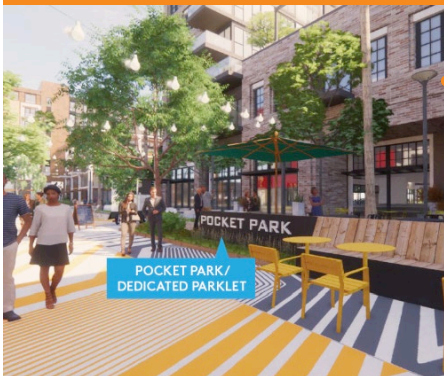
PEDESTRIAN PASEO CONNECTING 6th STREET TO PROMENADE



COMMERCIAL 2 STORY PLAZA



PROMENADE - GREENWAY



PUBLIC ART & ACTIVATION EXHIBITS





BEFORE









BEFORE













AFTER



Project Benefits

54 affordable units

Energy efficiency

Local artists program

Pedestrian Promenade

Connection to North Pine neighborhood

Transit-oriented

Compliant with PD30

Designed to keep farmers market and night market

Use Promenade for community events
and programming

Additional residential base to support
existing small businesses and increase
housing supply

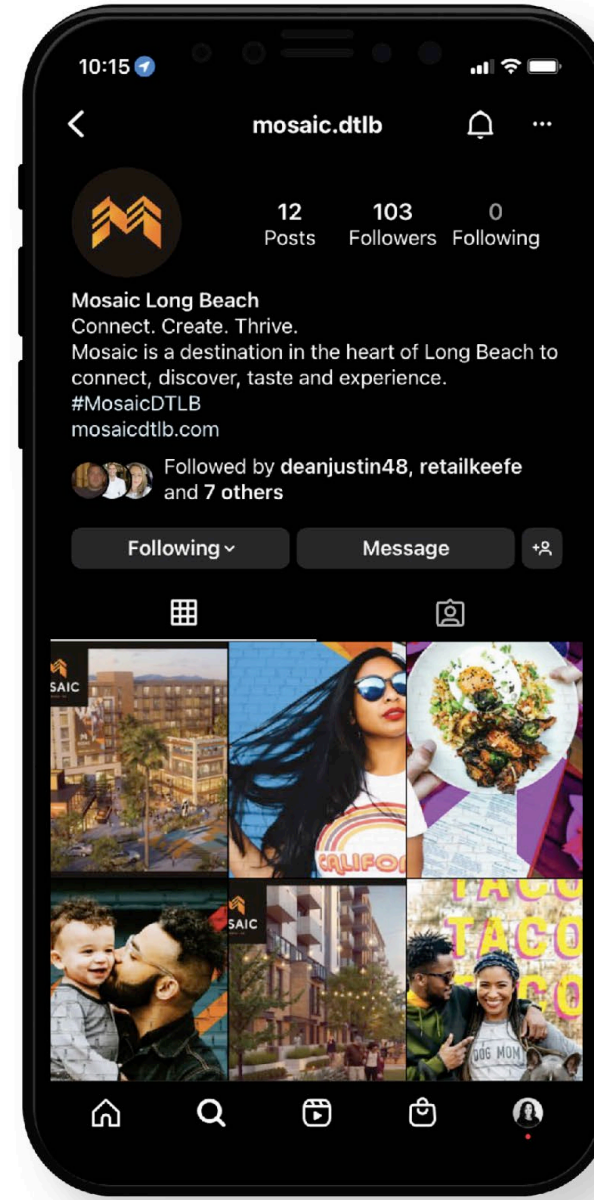
Working with City to create more short-term
parking to make it easier/safer for food
delivery drivers



FOLLOW MOSAIC

Follow us on Instagram and Facebook for more updates that will soon be launching and be sure to check out our website for future updates.

[@mosaic.dtlb](https://www.instagram.com/mosaic.dtlb) / [mosaicdtlb.com](https://www.mosaicdtlb.com)



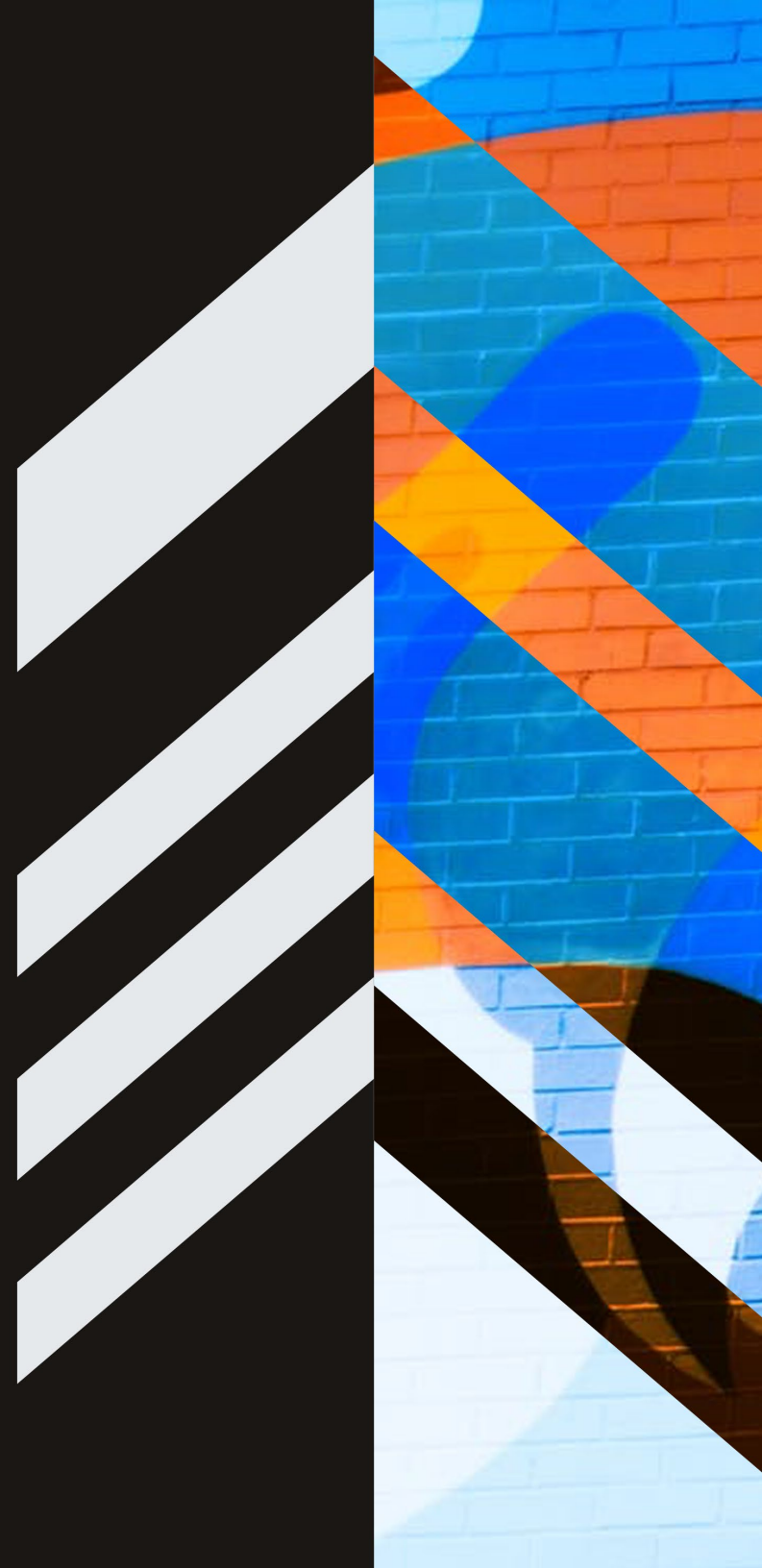


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HIGHLIGHTED PROJECTS NEARBY

MVE + PARTNERS

MVE + Partners is a design firm of talented architects, planners, and interior designers. MVE has had the great fortune to design influential and award-winning projects worldwide for over forty-five years. With offices in Irvine, Los Angeles, and Northern California, the success of our work has led us to expand with new studios into Denver, Salt Lake City, and Washington D.C. to bring our voice and perspective to these evolving markets. Our practice is diverse with an eclectic portfolio of successful multifamily, mixed-use, commercial, resort, retail, institutional, hospitality, and recreational communities and master plans. MVE values dedication, innovation, and professionalism and has created a global legacy of exceptional architecture and enduring environments that will continue to develop and thrive for generations.

Paul Kearney, lead ap

As part of MVE’s architectural design team, Paul Kearney plays an integral role in the conceptual and schematic design phases for many of the firm’s key domestic and international projects. With nearly 20 years of experience and an educational background in Environmental Design from the University of Colorado, Boulder, Paul integrates a sustainability approach throughout the design process. Paul was named Senior Associate Partner of the firm in 2022.



VOLTA ON PINE



625 BEACON AVE



SEAN RAWSON

Waterford Property Company
Co-Founder, Head of Acquisitions and
Development



MICHAEL GAZZANO

Turnbridge Equities
Managing Director



OREN HILLEL

Waterford Property Company
Director of Development



ALEX CHERIN

Englander Knabe & Allen
Partner



HIGHLIGHTED PROJECTS NEARBY

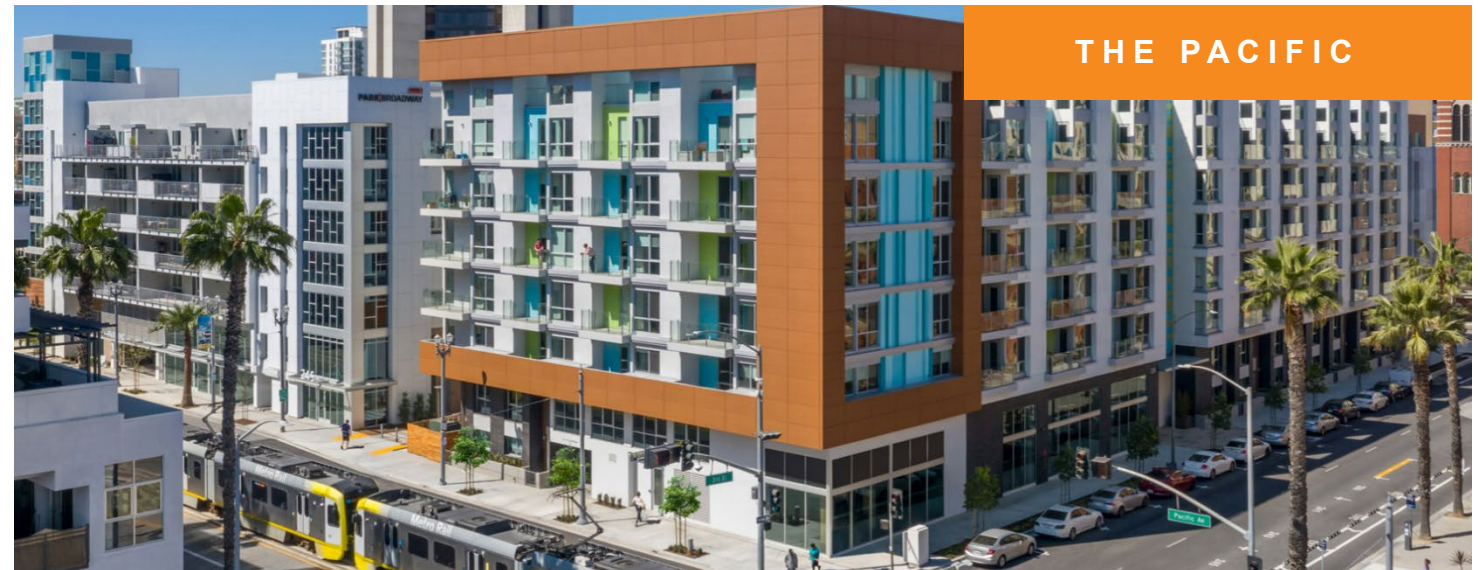
STUDIO 111

Studio One Eleven is a multi-disciplinary architecture, landscape and urban design studio. At Studio One Eleven we are passionate about using design to create better outcomes for the communities we serve. We believe that architects and planners play a crucial role in the making of cities and that we have a responsibility to craft our built environment in ways that support our current and future collective well-being. Our mission is to create more vibrant cities which has expanded into an effort of programming and activating public spaces. Going beyond design and engaging with programming is a natural evolution for our mission.

This includes projects within the downtown Long Beach area including the first retail parklet program in the city redefining how retail and restaurants operate in the city. Other notable projects in the area include 200 Ocean, The Linden, The Pacific, and redesign of The Mosaic retail property.



MOSAIC PHASE 1



THE PACIFIC