

Correspondence - Sheldon

Dear Task Force Members:

I am sorry that I will not be able to attend either the April 2 site visit to The Queen Mary or the April 6 Task Force meeting as I will be traveling for work.

That said, I wanted to share some information with you all that may provide a bit of insight into the current configuration of The Queen Mary property and how it is activated during some of The Queen Mary's major event productions and on-site activities throughout the year.

Attached for your reference, please find the following:

1. Property Layout

This Queen Mary Site Plan offers an overview of the majority of the land included on the Queen Mary site. I have highlighted in yellow the space that is most commonly activated for events, activities and/or overflow parking. Highlighted in blue is the Catalina Express building, which is a long-term tenant lease situated in the parking lot.

Not highlighted, but something to consider, is that Catalina Express is entitled to a minimum of 250 dedicated parking spaces on-property on any given day as per their lease agreement.

2. Dark Harbor Layout

This diagram offers an overview of the event layout for Dark Harbor 2015. For those who may not be aware, Dark Harbor is the Queen Mary's long-running Halloween haunt, which operates from late-September to early November, typically on Thursday-Sunday nights.

Dark Harbor will draw an estimated 130,000 attendees in 2016 over the course of 21 operating nights with an average nightly attendance of more than 6,000 guests. Construction begins in early August and all event-related props, décor, etc are removed in early November.

As the current plan is for Carnival Cruise Lines to take over the entirety of the Dome in mid-2016, and because there is overlap in the construction timeline for the Dark Harbor and CHILL events, the overall event footprint will expand into the second Valet Parking Lot located directly in front of the ship itself, which is highlighted in yellow on this layout.

3. CHILL Layout

This diagram offers an overview of the event layout for CHILL 2015-16. CHILL is The Queen Mary's Holiday-themed attraction/event, which operates from late-November until early January each year. CHILL will draw an estimated 200,000 attendees in 2016-17 with an average daily attendance of more than 4,500 guests.

Due to the pending loss of the Dome to Carnival later this year, a significant portion of the CHILL footprint will change, expanding into both the first and second Valet Parking Lots located directly in front of the ship, as highlighted in yellow on this layout.

4. BBQ Event/Concert Set-up Layout

This diagram offers an overview of the Harry Bridges Memorial Park/Queen Mary Events Park as it is typically laid out for concerts and festivals. As demonstrated in this diagram, event footprints occasionally spill out of the park and into the adjacent parking lot space depending on the nature of the event and the necessary space required in order to accommodate capacity.

As we begin to consider future development opportunities, I believe that parking is a major component that we must be mindful of for the following reasons:

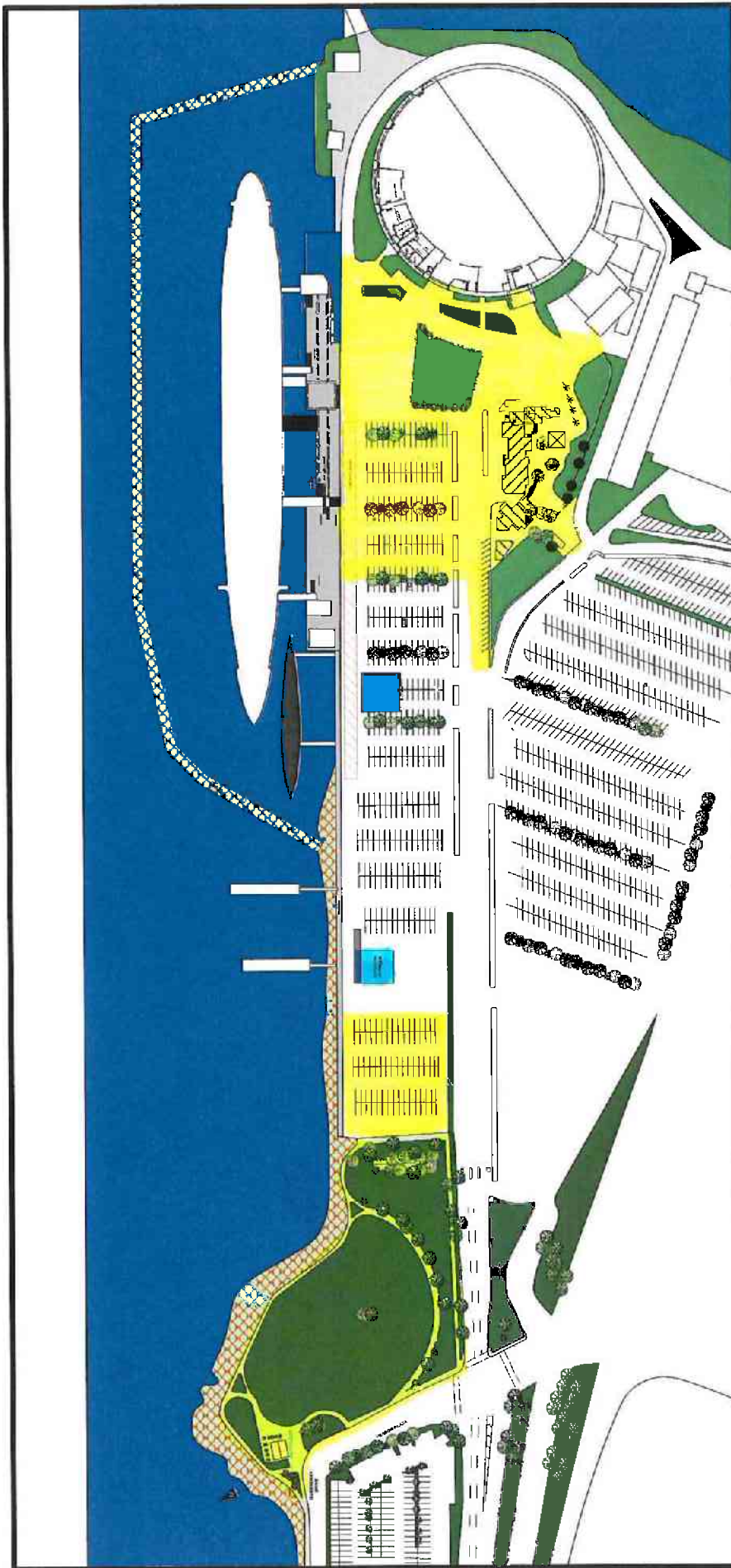
- Carnival Cruise Lines has indicated their intention to expand the capacity of their operation, which will theoretically drive even more guests to the property.
- The existing Carnival Parking Structure does not provide adequate parking spaces to accommodate all of Carnival's current passengers, more than 70% of whom arrive at the cruise terminal via their personal vehicles according to the report shared with us at a recent Task Force meeting. Often, Carnival guests overflow into The Queen Mary parking lot. Given the intention to expand operations and bring larger ships to Long Beach, parking on-site will certainly be more impacted moving forward.
- As mentioned above, Catalina Express (highlighted in Blue on Property Layout #1) is currently entitled to a minimum of 250 dedicated parking spaces on-site on any given day and can request additional spaces if/when the need arises.
- The Queen Mary hosts and/or produces approximately 40-50 entertainment events (open to the public), in addition to more than 1,000 banquet/catering events and 200 weddings each year. In addition to these many events, the hotel and attractions draw an average of more than 1,000 guests per day.

The Queen Mary's Historic Preservation Consultant, John Thomas, will be attending the April 2 site visit and will be available to answer any questions that you may have about the current configuration of the property itself. Should you have any additional questions, please do not hesitate to let me know.

Sincerely,

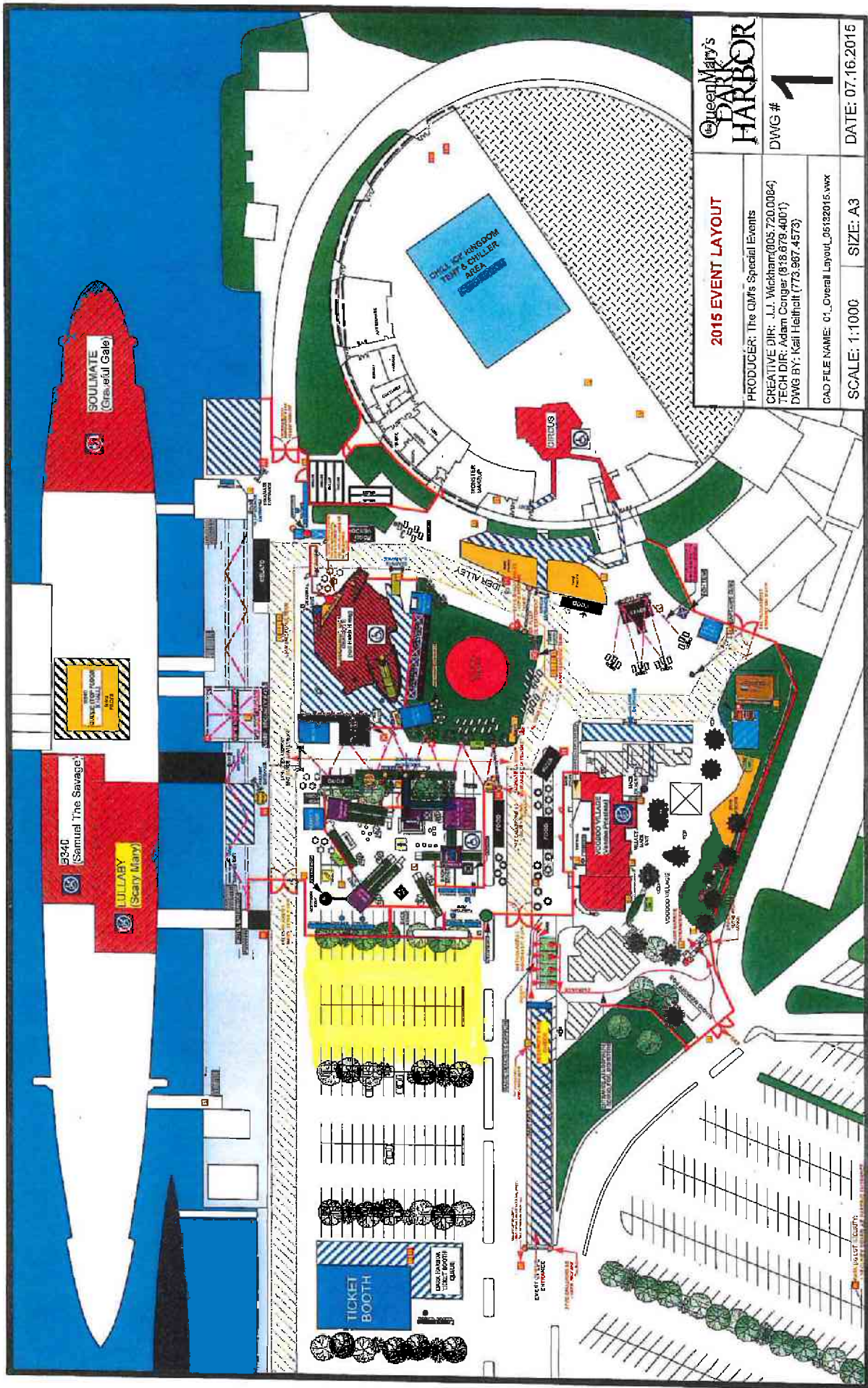
-Steve Sheldon

1. Property Layout

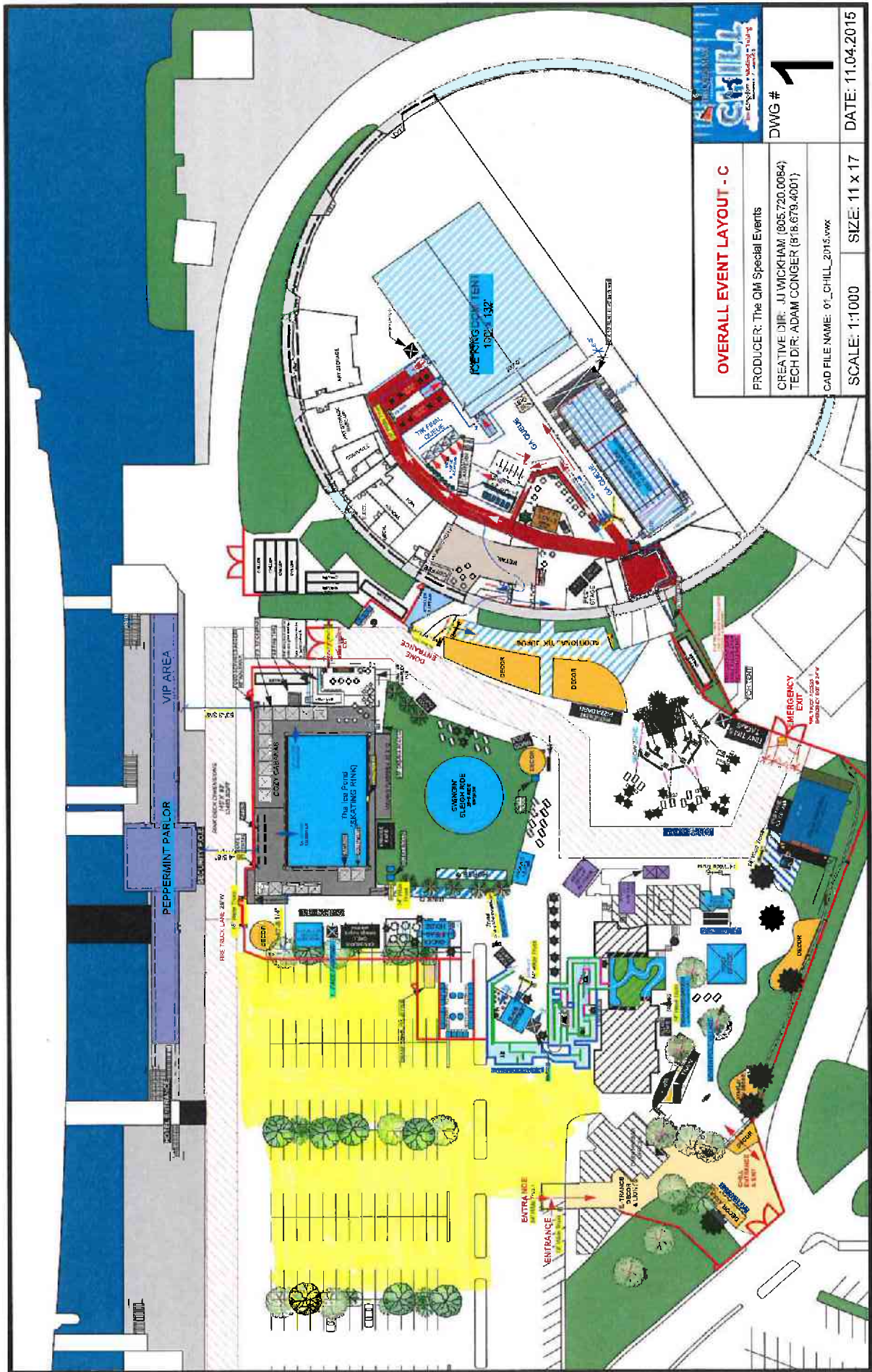


Queen Mary Site Plan			
EVENT:		DWG #	1
PRODUCER:			
DWG BY: CHARLIE PRODUCTIONS www.charlie-productions.com		SCALE: N/A	DATE: 10.12.2013

2. Dark Harbor Layout



3. CHILL Layout



OVERALL EVENT LAYOUT - C				
PRODUCER: The OM Special Events			DWG # 1	
CREATIVE DIR: JI WICKHAM (805.720.0064) TECH DIR: ADAM CONGER (818.679.4001)				
CAD FILE NAME: 01_CHILL_2015.vsw				
SCALE: 1:1000		SIZE: 11 x 17		DATE: 11.04.2015

