

LONG BEACH
**200 WEST OCEAN
CONDOMINIUM
CONVERSION**



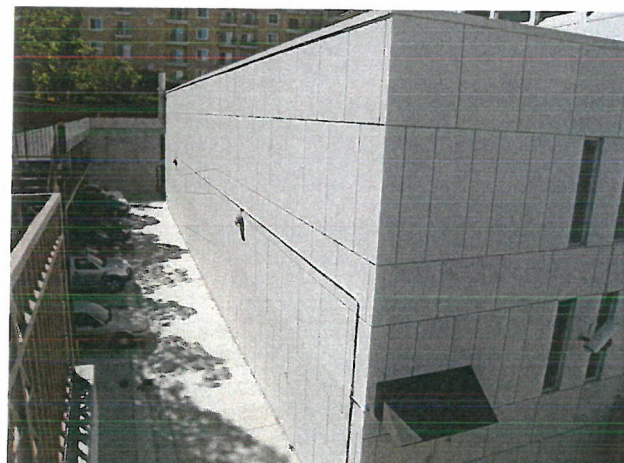
Vicinity Plan



Building overview from Ocean Blvd. and Pacific Ave.



"Moat" along east side



"Moat" along south side



"Moat" along west side looking towards Ocean Blvd.



Street view from Ocean Blvd.



Simple rhythm with variation in glazing mullions



Luxury rooftop amenities



Interior atriums



Vibrant contemporary lobby



Accentuate repetition and rhythm of facade



Green Wall/Roof

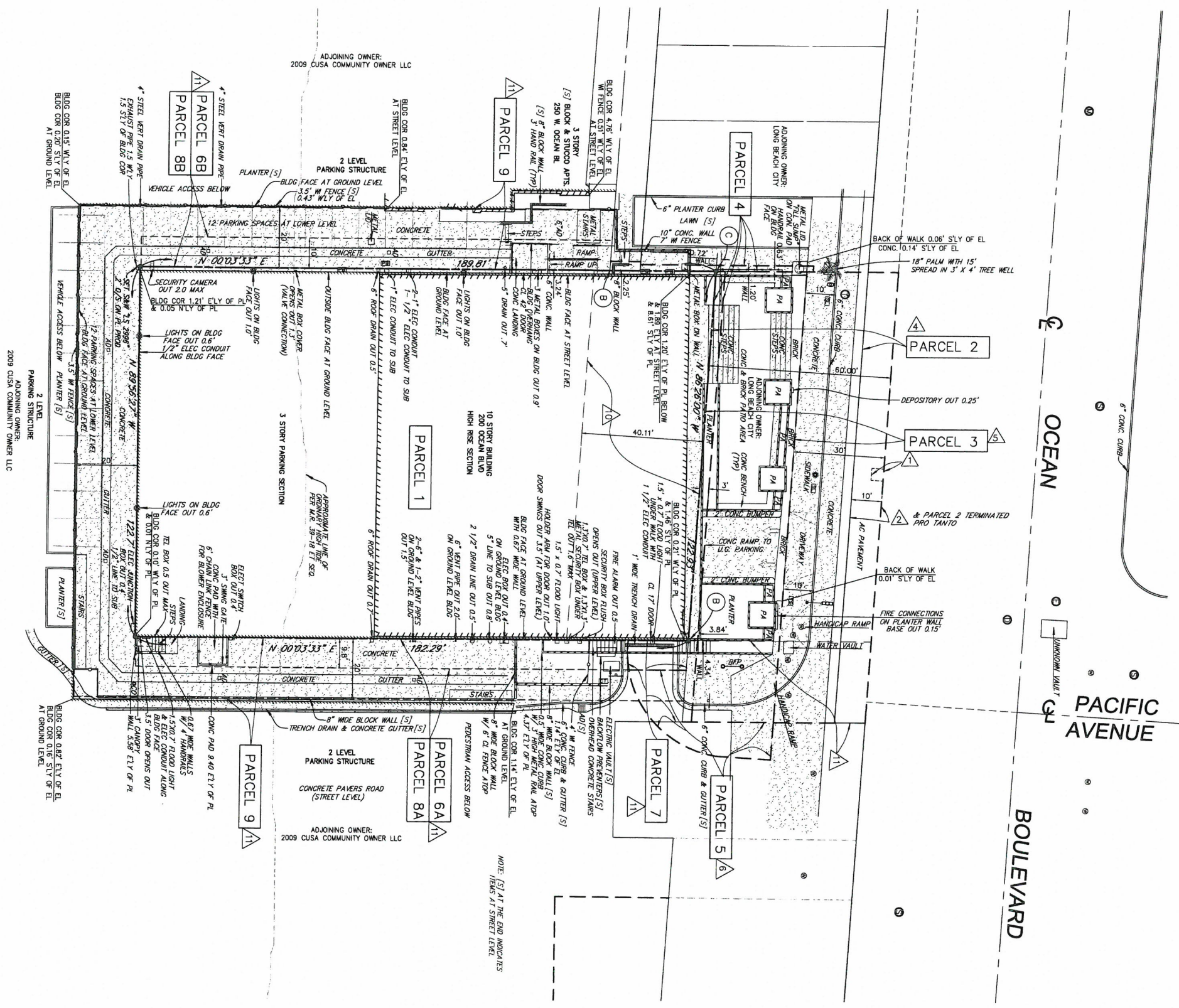
- ABBREVIATIONS:**
- M. MEASURED DISTANCE
 - R1 OCEAN FRONT OF THE CITY OF LONG BEACH, M.R. 39/18-33
 - R2 INDICATES INSTRUMENT NO. 86-102293, O.R.
 - (A) INDICATES SET SPIKE & WASHER "LS 2996".
 - (B) INDICATES SET LEAD & TACK W/TAG "LS 2996".
 - (C) INDICATES SET 2" I.P. W/TAG "LS 2996".
 - [S] INDICATES STREET LEVEL
 - EL EASEMENT LINE
 - BLDG BUILDING
 - CONC CONCRETE
 - CL CENTERLINE/ CHAINLINK
 - WI WROUGHT IRON
 - E'LY EASTERLY
 - W'LY WESTERLY
 - S'LY SOUTHERLY
 - N'LY NORTHERLY
 - IP IRON PIPE
 - PA PLANTED AREA
 - PL PROPERTY LINE
 - SUB SUBTERRAINIAN
 - VERT VERTICAL
 - U.G. UNDERGROUND
 - W/ WITH

- LEGEND:**
- CO CLEAN OUT
 - AD AREA DRAIN
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - BFP BACKFLOW PREVENTER
 - GM GAS METER
 - GV GAS VALVE
 - SDM STORM DRAIN MANHOLE
 - SM SEWER MANHOLE
 - TM TELEPHONE MANHOLE
 - CT CABLE T.V. PULL BOX
 - EP ELECTRICAL PULL BOX
 - SLP STREET LIGHT PULL BOX
 - TSI TRAFFIC SIGNAL PULL BOX
 - TS TRAFFIC SIGNAL
 - PM PARKING METER
 - WM WATER METER
 - WV WATER VALVE
 - PT PALM TREE
 - CS CONCRETE SURFACE

- LINETYPE LEGEND:**
- CENTERLINE
 - PROPERTY LINE
 - LOT LINE
 - LOT LINE (INSIDE STREET RIGHT-OF-WAY)
 - RIGHT-OF-WAY
 - EASEMENT LINE
 - BLDG FACE AT STREET LEVEL
 - BLDG FACE AT GROUND LEVEL
 - BLDG OVERHAND
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - 3' HAND RAIL (TYP)
 - WALL
 - PARKING PAINT LINE
 - GRADE BREAK

ON-SITE IMPROVEMENTS

SCALE: 1"=20'

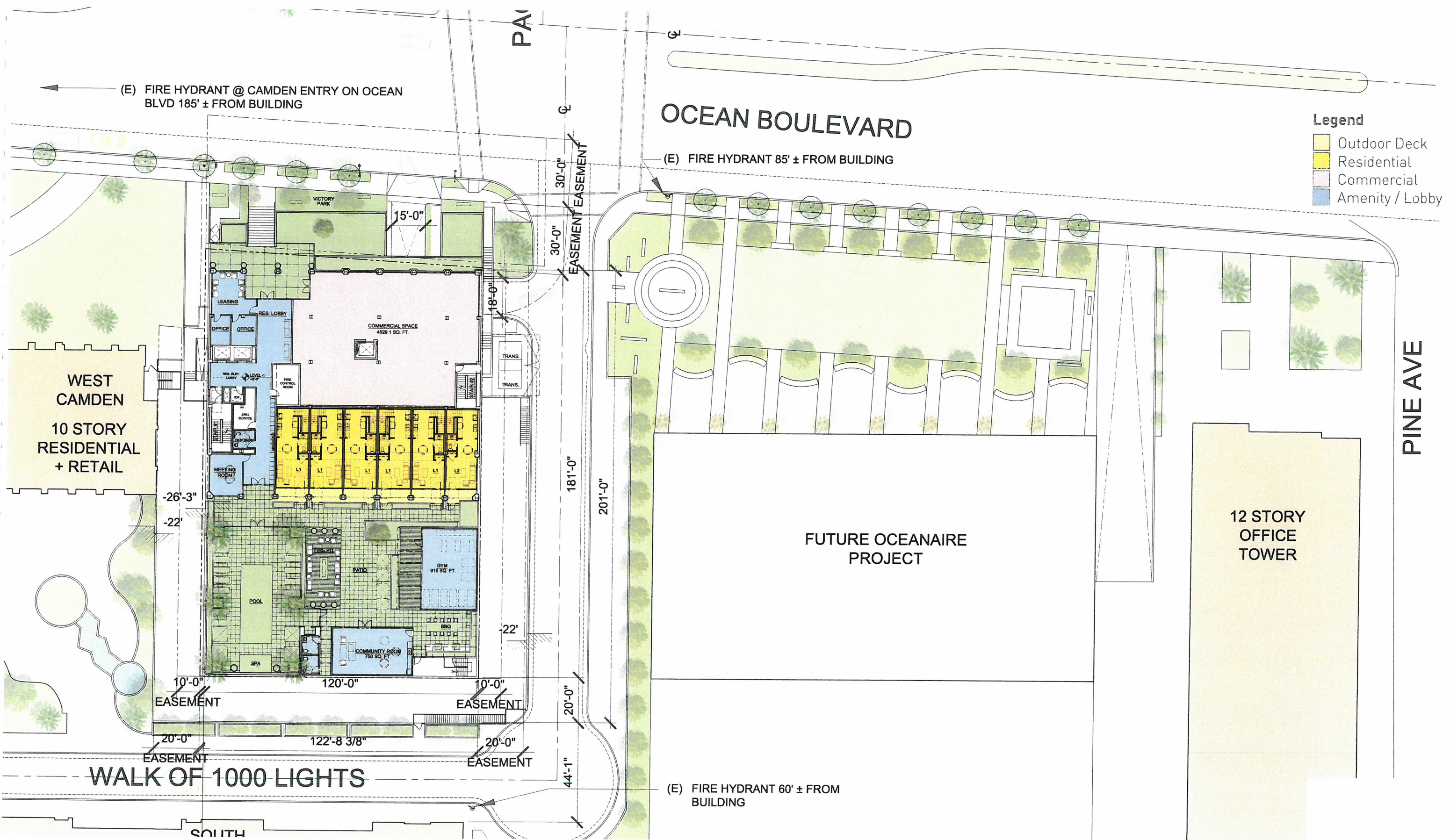


ADJOINING OWNER: 2009 CUSA COMMUNITY OWNER LLC

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NOTE: (S) AT THE END INDICATES DEHS AT STREET LEVEL



(E) FIRE HYDRANT @ CAMDEN ENTRY ON OCEAN BLVD 185' ± FROM BUILDING

OCEAN BOULEVARD

(E) FIRE HYDRANT 85' ± FROM BUILDING

Legend

- Outdoor Deck
- Residential
- Commercial
- Amenity / Lobby

PINE AVE

FUTURE OCEANAIRE PROJECT

12 STORY OFFICE TOWER

WALK OF 1000 LIGHTS

(E) FIRE HYDRANT 60' ± FROM BUILDING



View from Pacific Ave. and Ocean Blvd. looking South



View from Ocean Blvd. looking Southwest



View from Ocean Blvd. looking Southeast



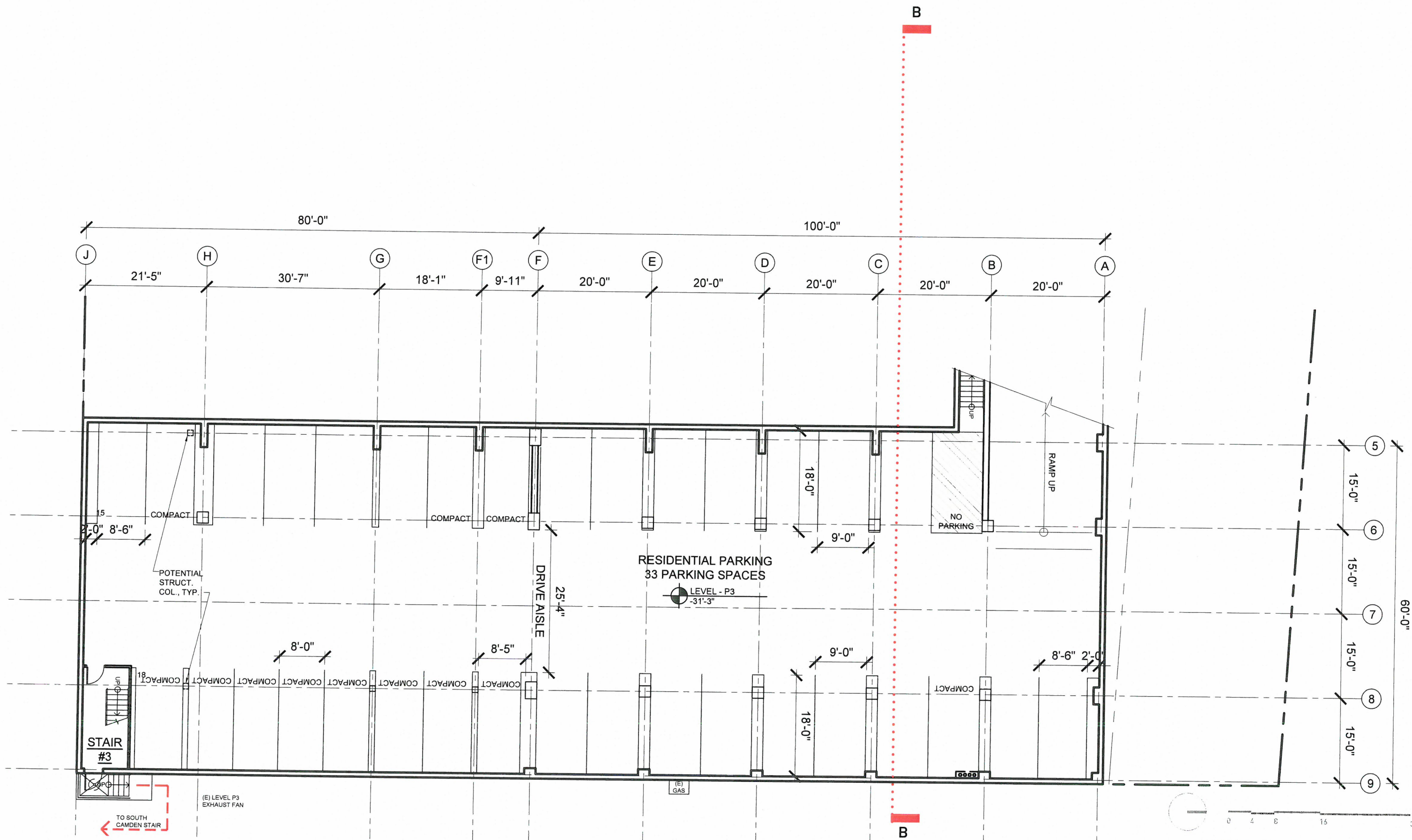
View of entry plaza structure & slope planting @ sidewalk from Ocean Blvd.



Courtyard view from pool deck looking south towards community room



Courtyard view from fire pit area looking east.



Legend
Amenity / Lobby

