



# GOLDEN SHORE

Long Beach, California



KEESAL, YOUNG & LOGAN

June 1, 2009







January 14, 2009



**GOLDEN SHORE** Long Beach - CA

Vicinity Map



19-Story Office Tower  
Embedded Retail

**Plaza**  
4-Stories Below Grade  
Parking

40-Story Residential  
Tower Above Podium

32-Story Residential  
Tower Above Podium

Amenity Area

**Podium**  
3-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail At  
Plaza, Embedded  
Townhouses

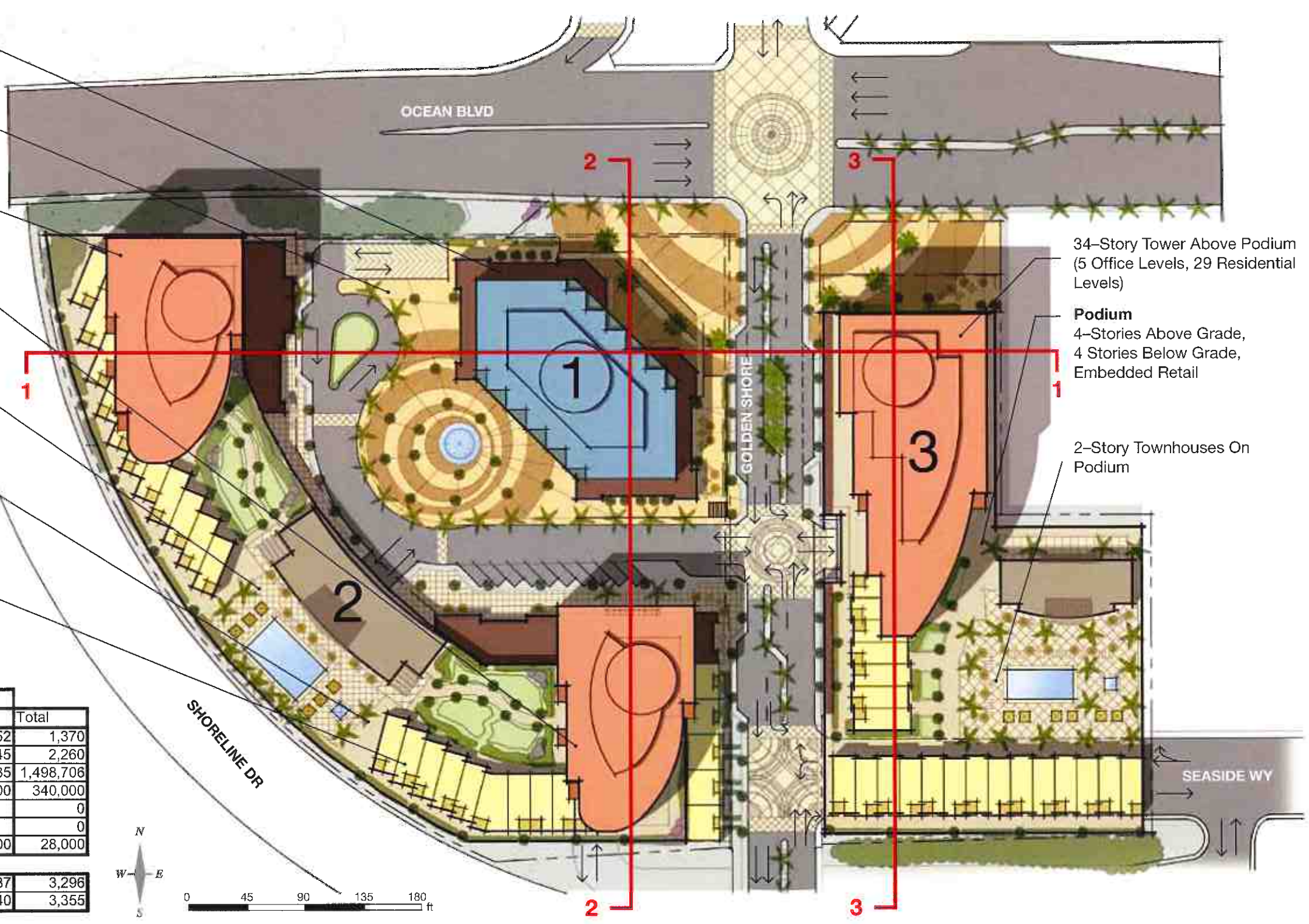
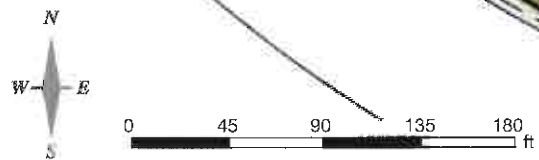
2-Story Townhouses  
On Podium

34-Story Tower Above Podium  
(5 Office Levels, 29 Residential  
Levels)

**Podium**  
4-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail

2-Story Townhouses On  
Podium

	West Site		East Site	Total
	Parcel 1	Parcel 2	Parcel 3	
No. of Dwelling Units		918	452	1,370
No. of bedrooms		1,515	745	2,260
Residential GFA (SF)		1,004,471	494,235	1,498,706
Office rentable area (SF)	260,000		80,000	340,000
Hotel Guestrooms				0
Banquet area (SF)				0
Retail area (SF)	6,000	14,000	8,000	28,000
Parking spaces required	780	1,529	987	3,296
Parking spaces provided	740	1,575	1,040	3,355



February 20, 2009



	1-BR	1-BR+D	2-BR	2-BR+D	3-BR							
Net (sf)	650	750	1050	1150	1350							
Floor						Total units	Efficiency %	Net floor area	Number of floors (Average)	GFA (sf)	# of bedrooms	
L3-L35	230	137	413	92	46	918	85%	853,800	74	1,004,471	1515	
Parking per unit	1	1	2	2	3							
Parking total (provided)	230	137	826	184	138							
total net area	0	149,500	102,750	433,650	105,800	62,100			total floors	74	typ. floor	13,574
% of mix		25.1%	14.9%	45.0%	10.0%	5.0%	100.0%					
		40.0%		55.0%								

Residential Parking Target (1 per bedroom)	1515
Residential Parking Required (1.6/D.U.)	1469

Office rentable area	260,000	19 stories	14,000 SF/ story
Retail area	20,000		

	Area (SF)	Stalls
Office Parking Req'd (3/1,000 SF)	260,000	780
Retail Parking Req'd (3/1,000 SF)	20,000	60
Total parking required		2355

Parking Provided SW Parcel			Parking Provided NE Parcel		
Level	GFA	Stalls	Level	GFA	Stalls
P4	98,000	245	P4	74,000	185
P3	98,000	245	P3	74,000	185
P2	98,000	245	P2	74,000	185
P1	98,000	245	P1	74,000	185
L1	82,000	205	L1		0
L2	78,000	195	L2		0
L3	78,000	195	L3		0
Total	630,000	1575	Total	296,000	740

19-story office tower, 3-story podium, 1 residential tower @ 40-stories above podium, 1 residential tower @ 32-stories above podium, 2 story townhouses on podium

West Site

	1-BR	1-BR+D	2-BR	2-BR+D	3-BR							
Net (sf)	650	750	1050	1150	1350							
Floor						Total units	Efficiency %	Net floor area	Number of floors	GFA (sf)	# of bedrooms	
L3-L35	113	68	204	45	22	452	85%	420,100	31	494,235	745	
Parking per unit	1	1	2	2	3							
Parking total	113	68	408	90	66							
total net area	0	73,450	51,000	214,200	51,750	29,700			total floors	31	typ. floor	15,943
% of mix		25.0%	15.0%	45.1%	10.0%	4.9%	100.0%					
		40.0%		55.1%								

Residential Parking Target (1 per bedroom)	745
Residential Parking Required (1.6/D.U.)	723

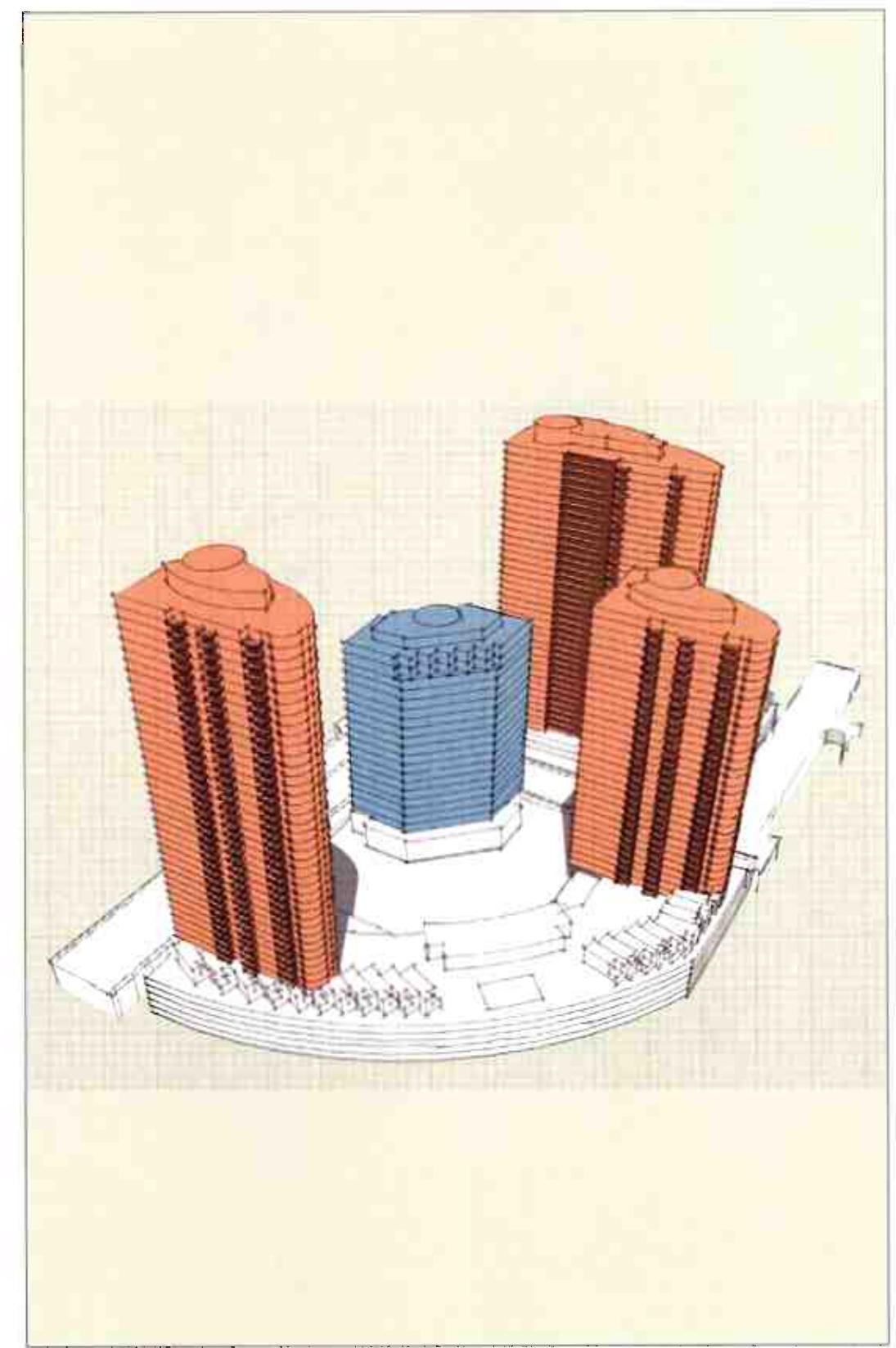
Office rentable area	80,000	5 stories	16,000 SF/ story
Retail area	8,000		

	Area (SF)	Stalls
Office Parking Req'd (3/1,000 SF)	80,000	240
Retail Parking Req'd (3/1,000 SF)	8,000	24
Total parking required		1009

Parking Provided		
Level	GFA	Stalls
P4	60,000	150
P3	60,000	150
P2	60,000	150
P1	60,000	150
L1	38,000	95
L2	38,000	95
L3	50,000	125
L4	50,000	125
Total	416,000	1040

4-story podium, 34-story tower above podium ( 5 office floors and 29 residential), 2 story townhouses on podium

East Site



February 3, 2009



19-Story Office Tower  
Embedded Retail

**Plaza**  
4-Stories Below Grade  
Parking

40-Story Residential  
Tower Above Podium

27-Story Mixed Use  
Tower Above Podium  
(15 Hotel Levels, 12  
Residential Levels)

Amenity Area

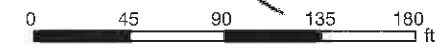
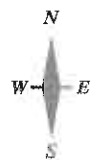
**Podium**  
3-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail At  
Plaza, Embedded  
Townhouses

40-Story Tower Above Podium  
(5 Office Levels, 35 Residential  
Levels)

**Podium**  
5-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail

2-Story Townhouses On  
Podium

	West Site		East Site	Total
	Parcel 1	Parcel 2	Parcel 3	
No. of Dwelling Units		574	536	1,110
No. of bedrooms		948	884	1,832
Residential GFA (SF)		628,353	586,353	1,214,706
Office rentable area (SF)	260,000		80,000	340,000
Hotel Guestrooms		400		400
Banquet area (SF)		27,000		27,000
Retail area (SF)	6,000	13,000	8,000	27,000
Parking spaces required	780	1,473	1,148	3,401
Parking spaces provided	740	1,525	1,165	3,430



February 20, 2009



19-Story Office Tower  
Embedded Retail

**Plaza**  
4-Stories Below Grade  
Parking

36-Story Mixed-Use  
Tower, 15 Hotel Levels  
& 21 Residential Levels  
Above Podium

24-Story Residential  
Tower Above Podium

Amenity Area

**Podium**  
3-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail At  
Plaza, Embedded  
Townhouses

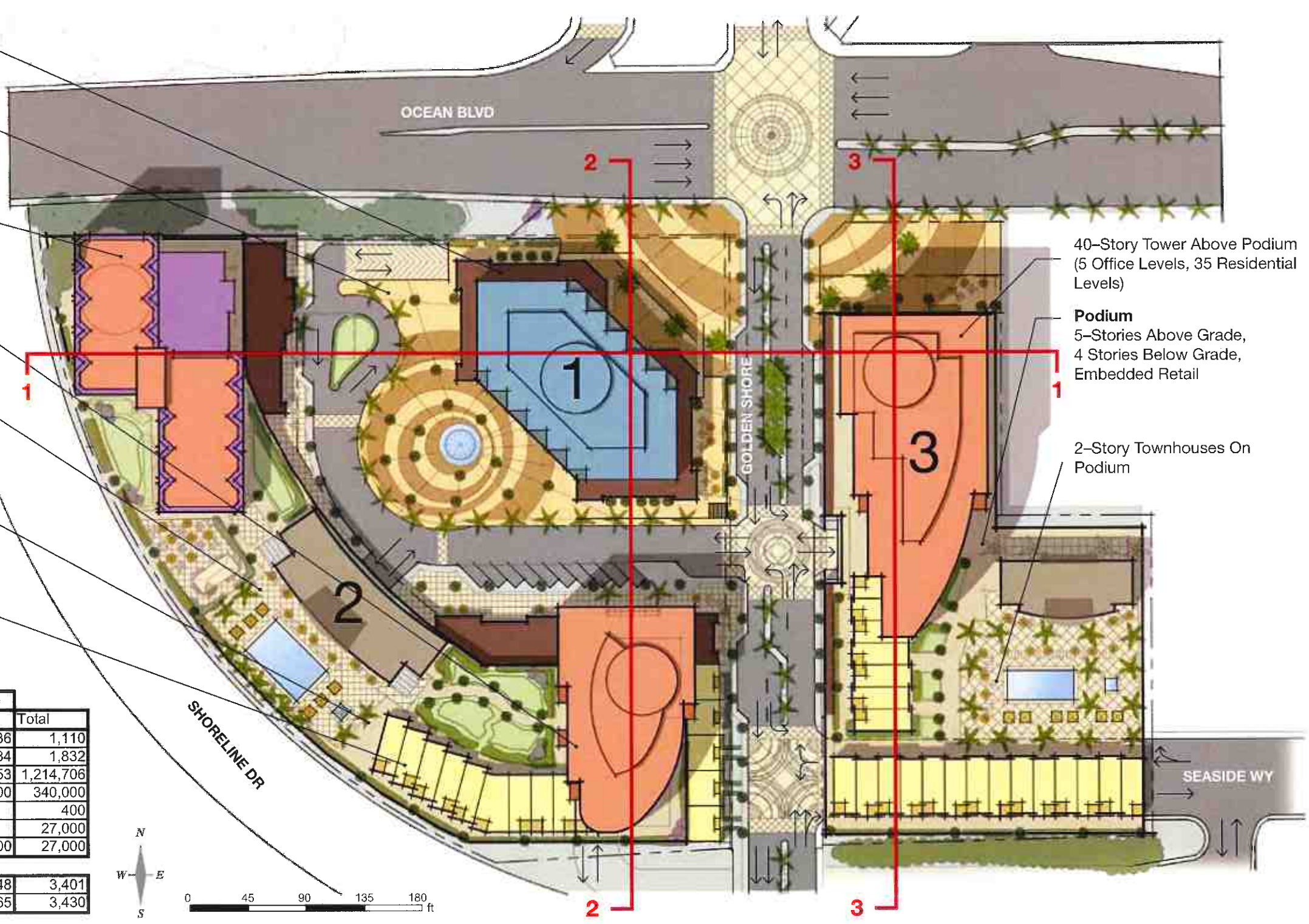
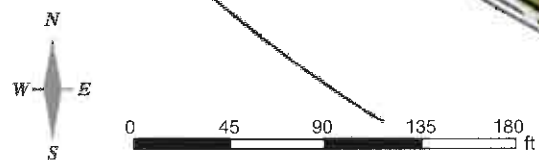
2-Story Townhouses  
On Podium

40-Story Tower Above Podium  
(5 Office Levels, 35 Residential  
Levels)

**Podium**  
5-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail

2-Story Townhouses On  
Podium

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	Parcel 1	Parcel 2	Parcel 3	
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Residential GFA (SF)		628,353	586,353	1,214,706
Office rentable area (SF)	260,000		80,000	340,000
Hotel Guestrooms		400		400
Banquet area (SF)		27,000		27,000
Retail area (SF)	6,000	13,000	8,000	27,000
Parking spaces required	780	1,473	1,148	3,401
Parking spaces provided	740	1,525	1,165	3,430



February 20, 2009



	1-BR	1-BR+D	2-BR	2-BR+D	3-BR							
Net (sf)	650	750	1050	1150	1350							
Floor						Total units	Efficiency %	Net floor area	Number of floors (Average)	GFA (sf)	# of bedrooms	
L3-L35	144	85	258	58	29	574	85%	534,100	47	628,353	948	
Parking per unit	1	1	2	2	3							
Parking total (provided)	144	85	516	116	87							
total net area	0	93,600	63,750	270,900	66,700	39,150			total floors	47	typ. floor	13,369
% of mix		25.1%	14.8%	44.9%	10.1%	5.1%	100.0%					
		39.9%		55.1%								

Residential Parking Target (1 per bedroom)	948
Residential Parking Required (1.6/D.U.)	918

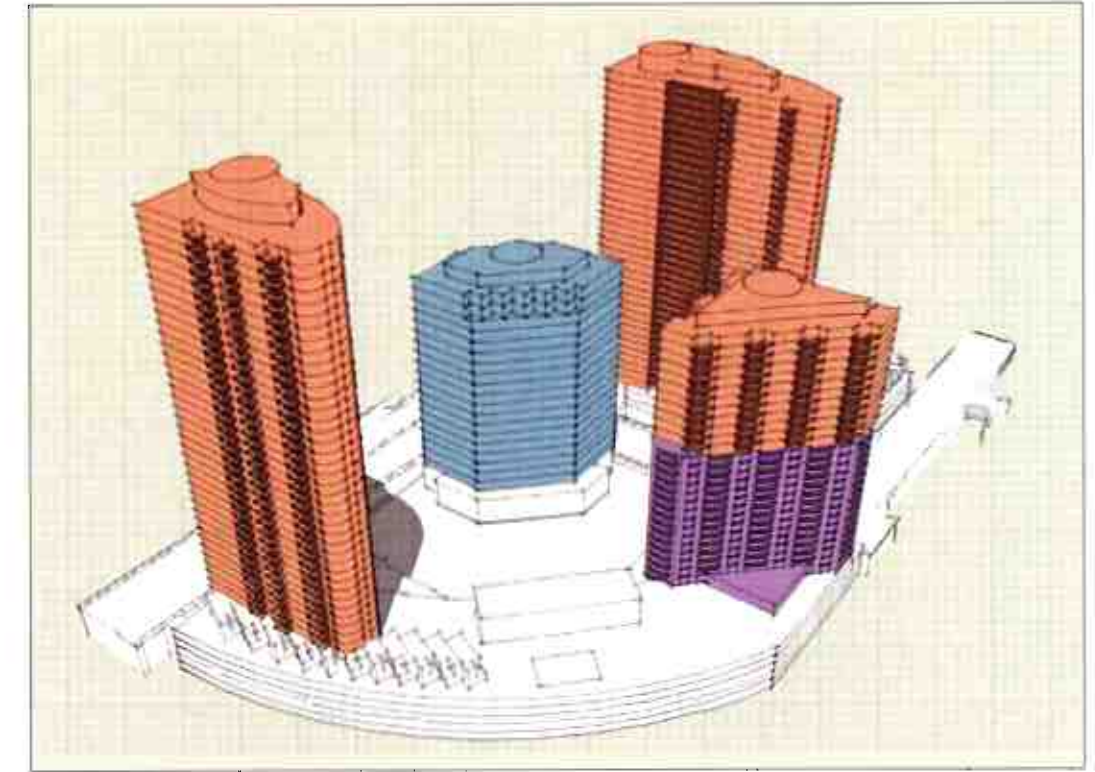
Office rentable area	260,000	19 stories	14,000 SF/ story
Retail area	13,000		
Hotel Guestrooms	400		
Banquet/Restaurant	27,000		

	Area (SF)	Stalls
Office Parking Req'd (3/1,000 SF)	260,000	780
Retail Parking Req'd (3/1,000 SF)	13,000	39
Hotel Parking Req'd (0.75/guestroom)		300
Banquet Parking Req'd (8/1,000 SF)	27,000	216
<b>Total parking required</b>		<b>2283</b>

Parking Provided SW Parcel			Parking Provided NE Parcel		
Level	GFA	Stalls	Level	GFA	Stalls
P4	98,000	245	P4	74,000	185
P3	98,000	245	P3	74,000	185
P2	98,000	245	P2	74,000	185
P1	98,000	245	P1	74,000	185
L1	62,000	155	L1		0
L2	78,000	195	L2		0
L3	78,000	195	L3		0
<b>Total</b>	<b>610,000</b>	<b>1525</b>	<b>Total</b>	<b>296,000</b>	<b>740</b>

Option B1  
 19-story office tower, 3-story podium, 1 residential tower @ 40-stories above podium, 1 mixed use tower @ 27-stories above podium (15 hotel floors, 12 residential floors), 2 story townhouses on podium

Option B2  
 19-story office tower, 3-story podium, 1 residential tower @ 24-stories above podium, 1 mixed use tower @ 36-stories above podium (15 hotel floors, 21 residential floors), 2 story townhouses on podium



Option B1

West Site

	1-BR	1-BR+D	2-BR	2-BR+D	3-BR							
Net (sf)	650	750	1050	1150	1350							
Floor						Total units	Efficiency %	Net floor area	Number of floors	GFA (sf)	# of bedrooms	
L3-L35	134	80	242	54	26	538	85%	498,400	37	586,353	884	
Parking per unit	1	1	2	2	3							
Parking total	134	80	484	108	78							
total net area	0	87,100	60,000	254,100	62,100	35,100			total floors	37	typ. floor	15,847
% of mix		25.0%	14.9%	45.1%	10.1%	4.9%	100.0%					
		39.9%		55.2%								

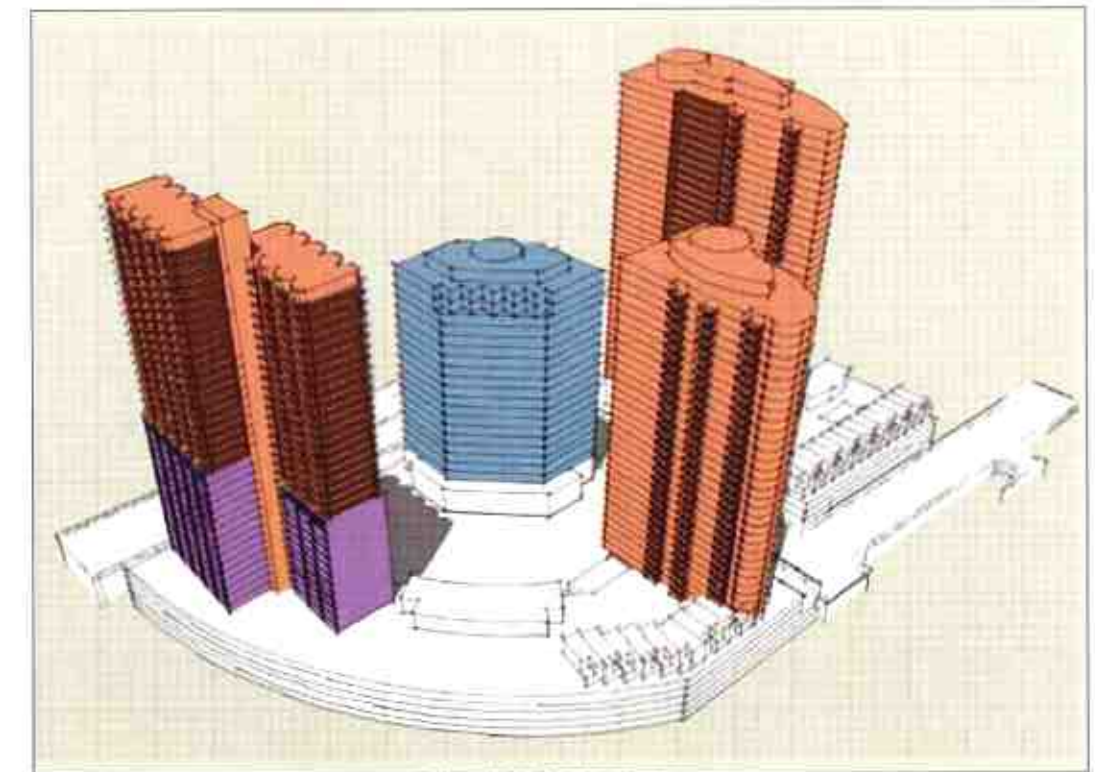
Residential Parking Target (1 per bedroom)	884
Residential Parking Required (1.6/D.U.)	858

Office rentable area	80,000	5 stories	16,000 SF/ story
Retail area	8,000		

	Area (SF)	Stalls
Office Parking Req'd (3/1,000 SF)	80,000	240
Retail Parking Req'd (3/1,000 SF)	8,000	24
<b>Total parking required</b>		<b>1148</b>

Parking Provided		
Level	GFA	Stalls
P4	60,000	150
P3	60,000	150
P2	60,000	150
P1	60,000	150
L1	38,000	96
L2	38,000	95
L3	50,000	125
L4+L5	100,000	250
<b>Total</b>	<b>466,000</b>	<b>1165</b>

5-story podium, 40-story tower above podium (5 office floors and 35 residential), 2 story townhouses on podium



Option B2

East Site



19-Story Office Tower  
Embedded Retail

**Plaza**  
4-Stories Below Grade  
Parking

35-Story Mixed-Use  
Tower, 15 Hotel Levels,  
5 Office Levels, & 15  
Residential Levels  
Above Podium

21-Story Residential  
Tower Above Podium

Amenity Area

**Podium**  
3-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail At  
Plaza, Embedded  
Townhouses

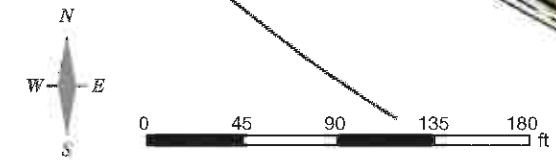
2-Story Townhouses  
On Podium

41-Story Residential Tower  
Above Podium

**Podium**  
5-Stories Above Grade,  
4 Stories Below Grade,  
Embedded Retail

2-Story Townhouses On  
Podium

	West Site		East Site		Total
	Parcel 1	Parcel 2	Parcel 3		
No. of Dwelling Units		442	668	1,110	
No. of bedrooms		730	1,101	1,831	
Residential GFA (SF)		483,882	730,471	1,214,353	
Office rentable area (SF)	260,000	80,000		340,000	
Hotel Guestrooms		400		400	
Banquet area (SF)		27,000		27,000	
Retail area (SF)	6,000	13,000	8,000	27,000	
Parking spaces required	780	1,502	1,093	3,375	
Parking spaces provided	740	1,525	1,165	3,430	



May 22, 2009



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**Plan Option C**





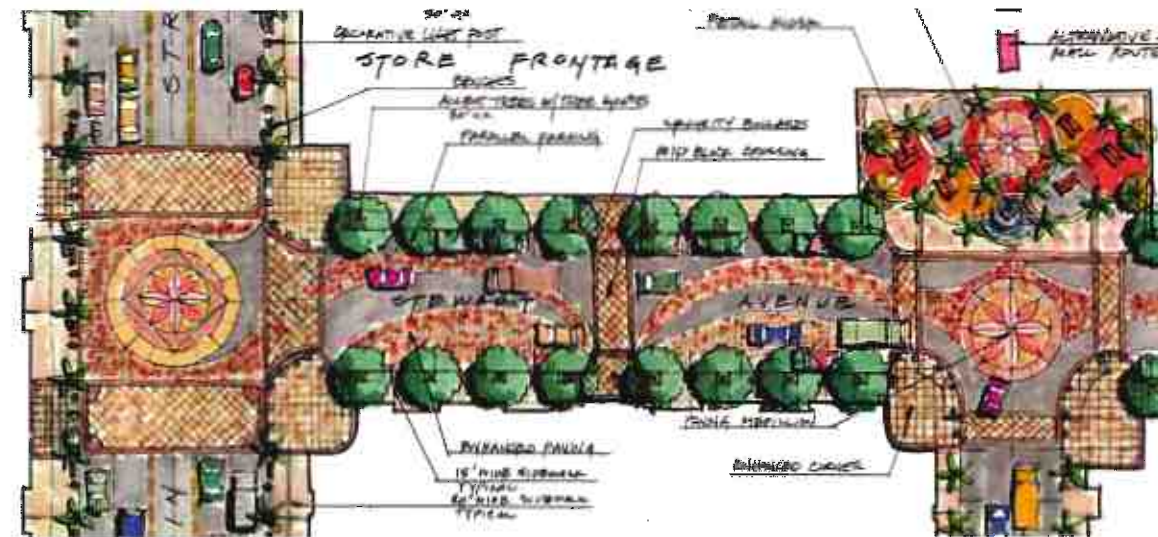
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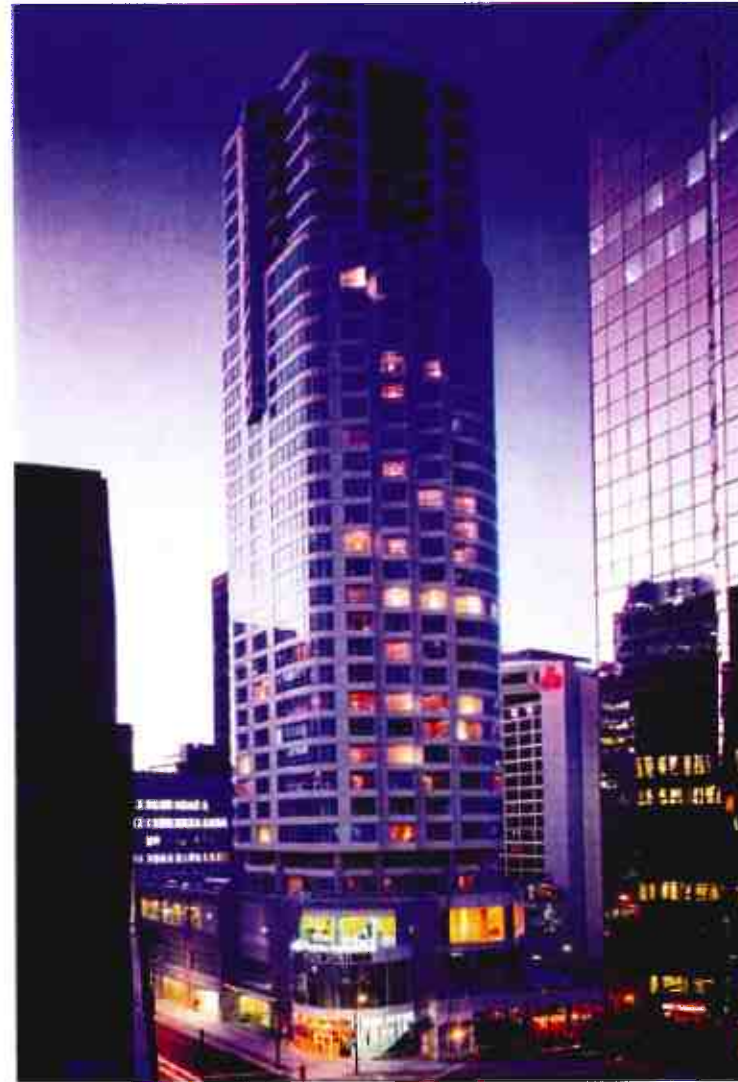
Townhomes/Loft Design





January 14, 2009





January 14, 2009



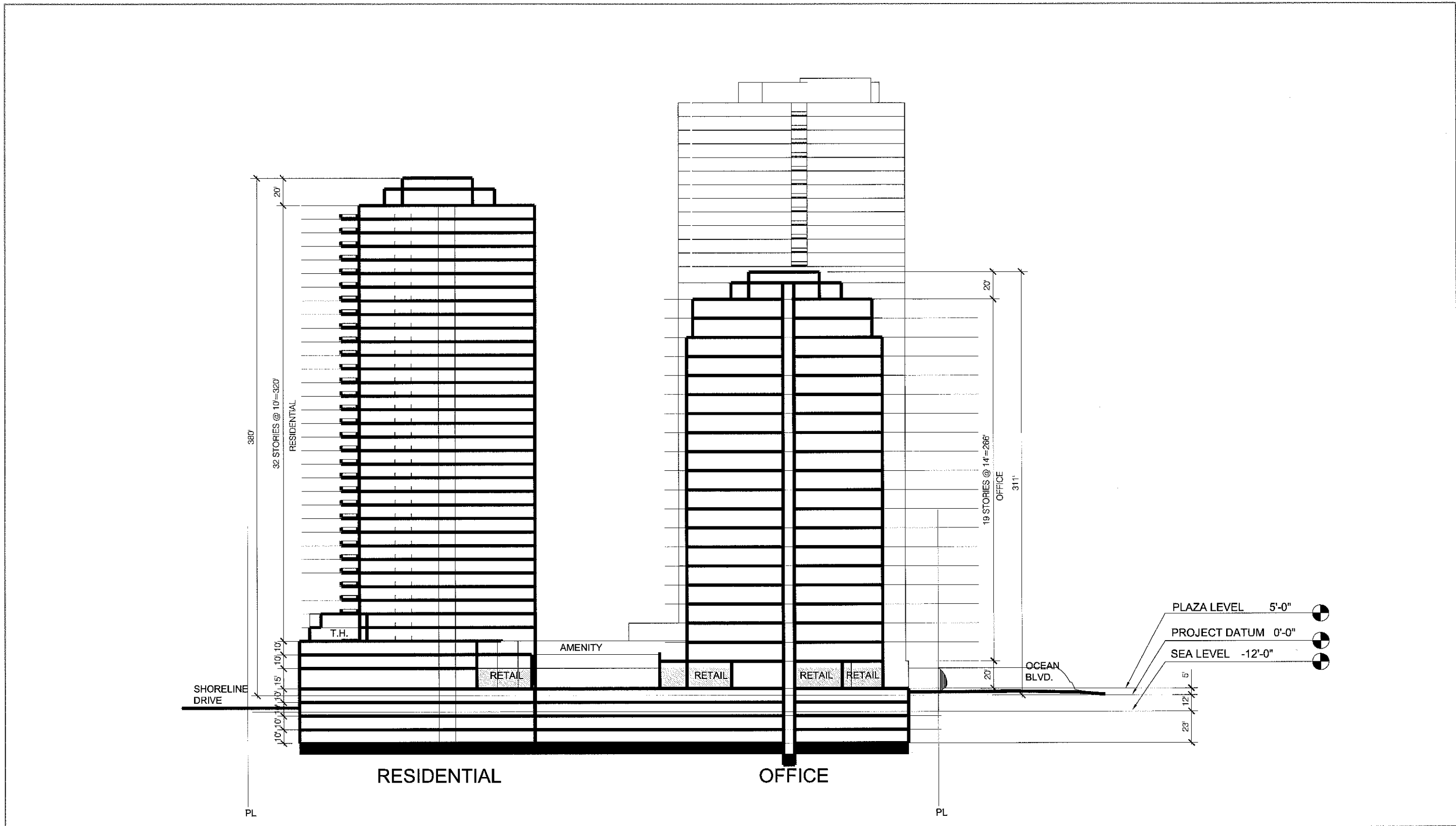
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# High-Rise Design









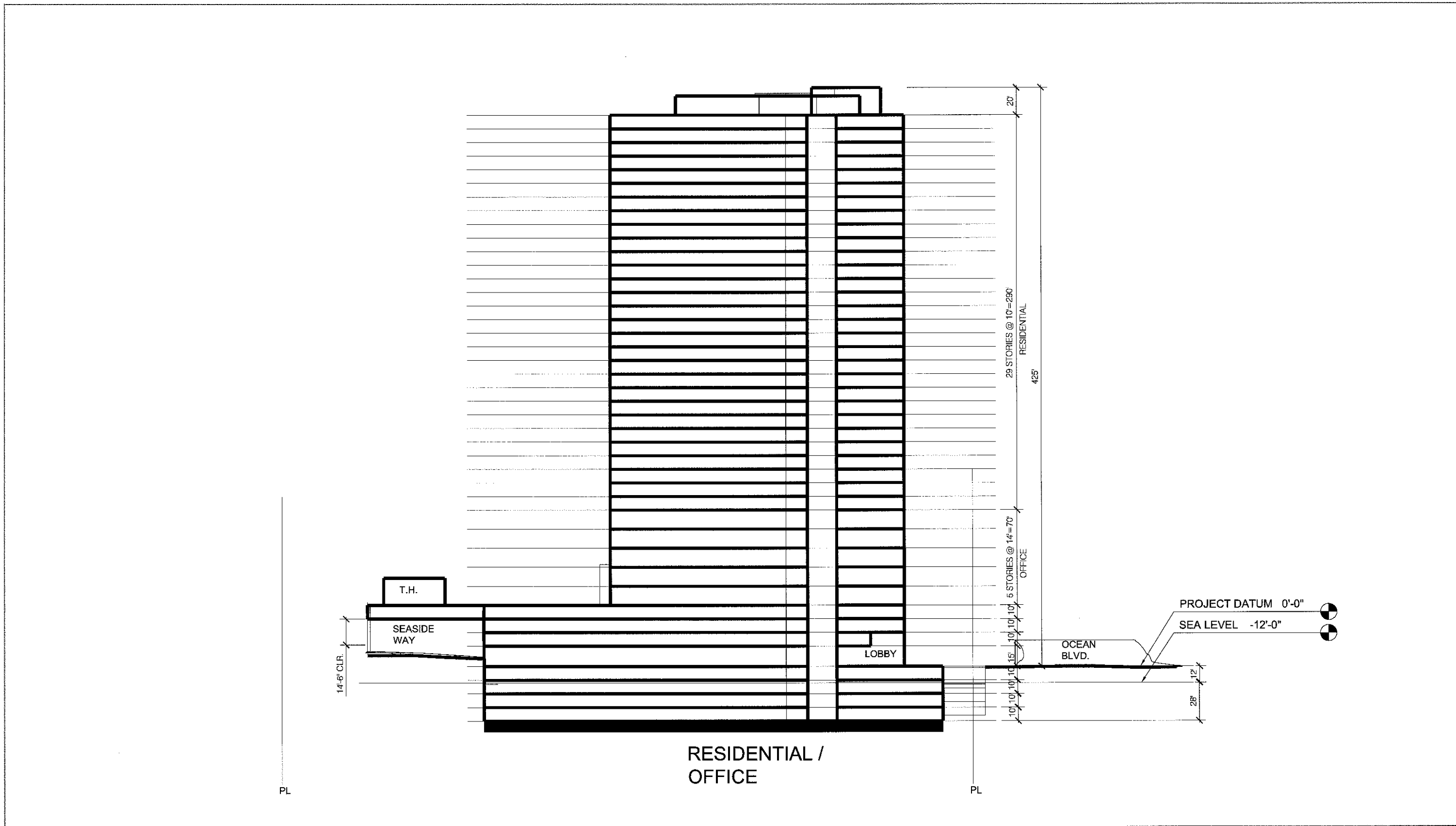
June 1, 2009



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# Option A – Section 2





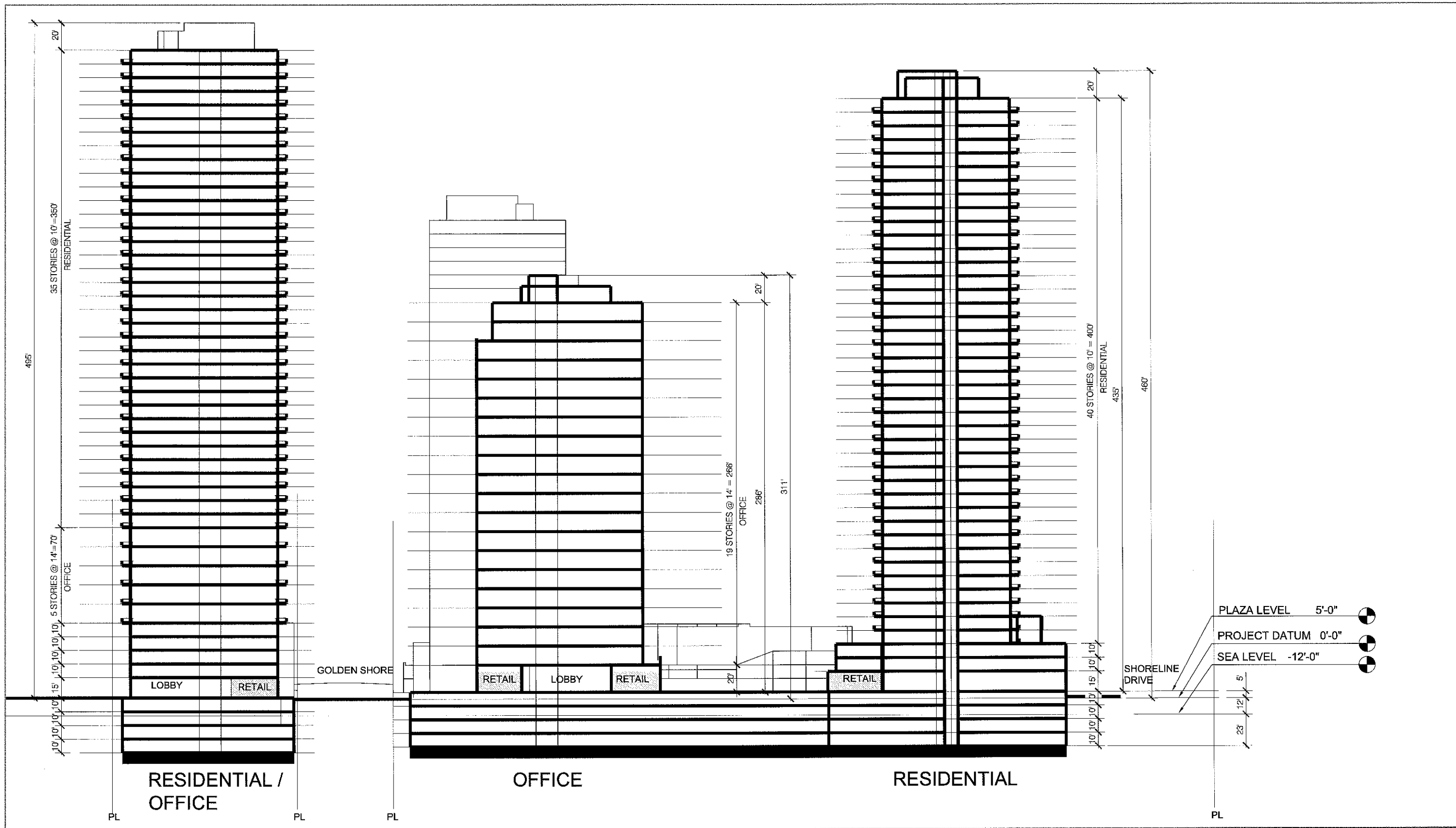
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Option A – Section 3





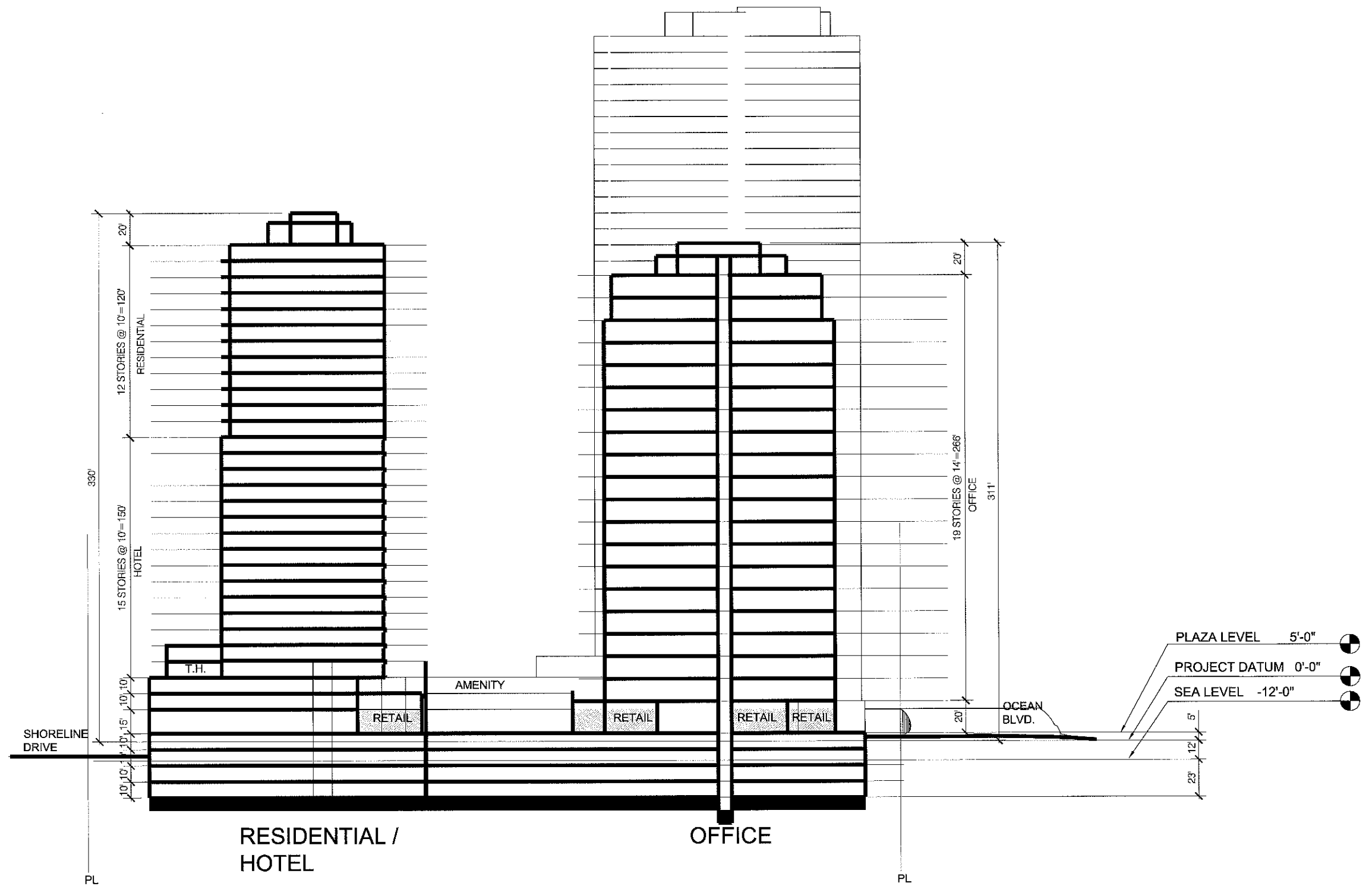
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# Option B1 – Section 1





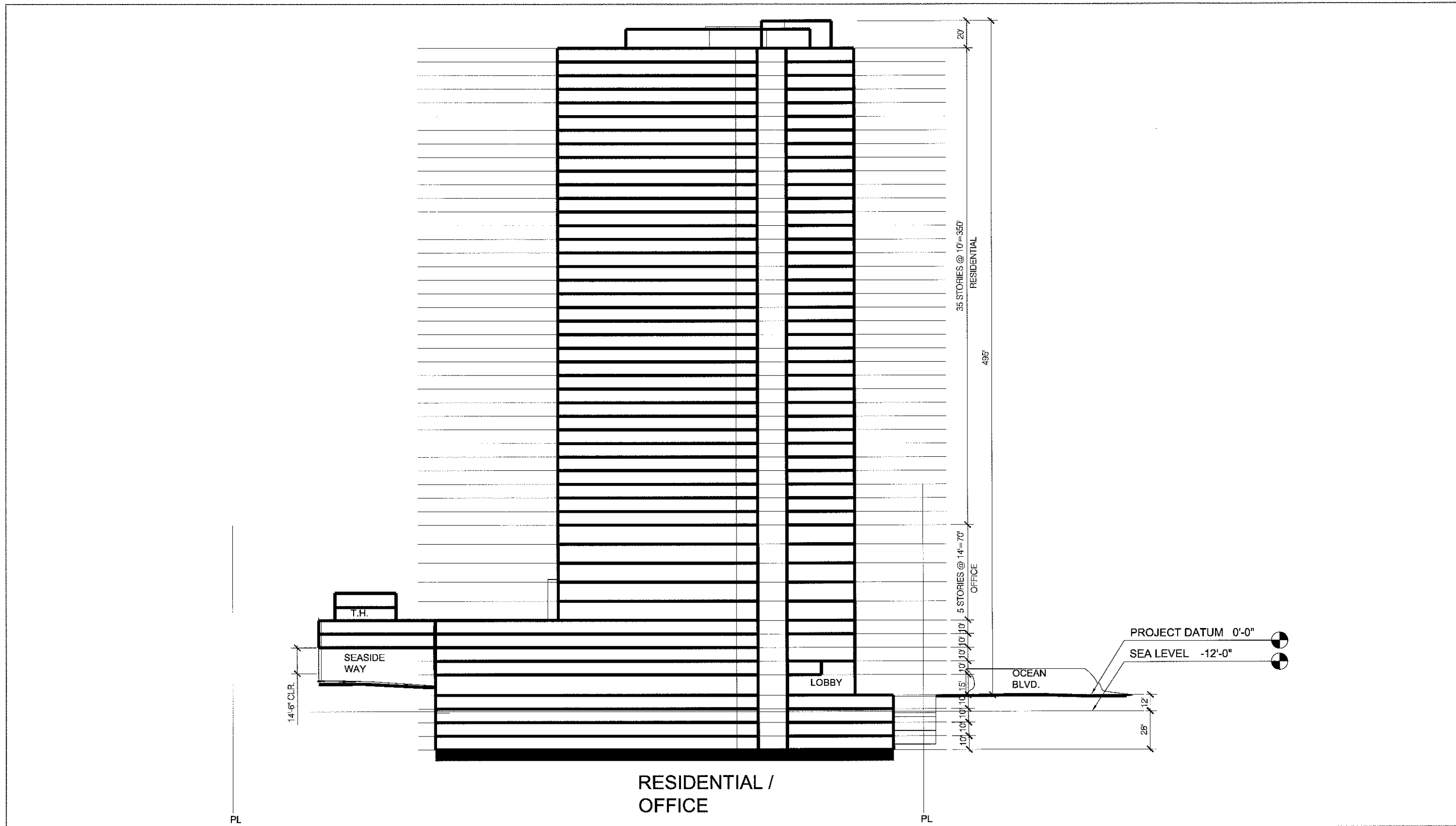
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Option B1 – Section 2





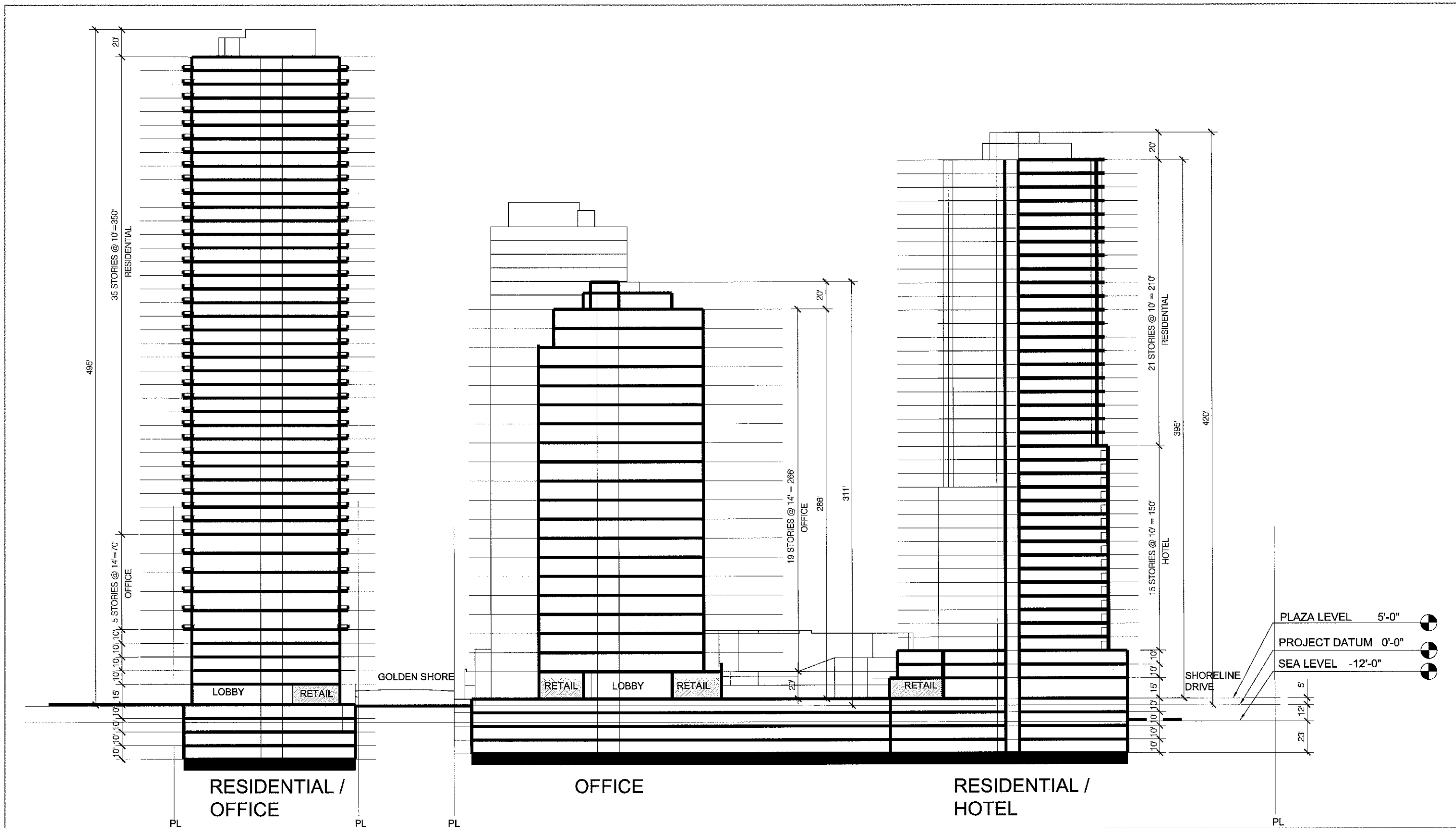
June 1, 2009



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# Option B1 – Section 3





June 1, 2009



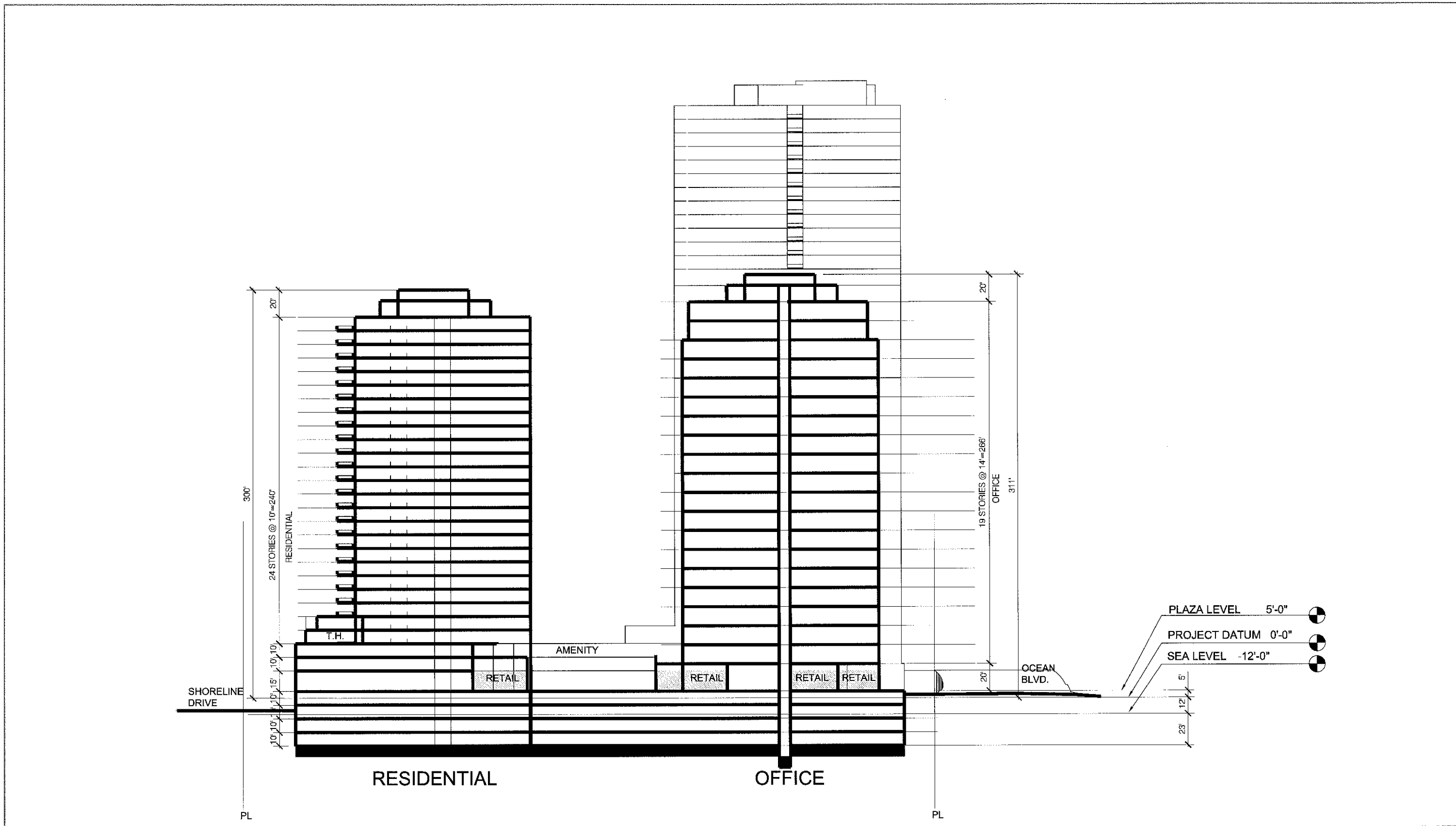
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# Option B2 – Section 1





June 1, 2009



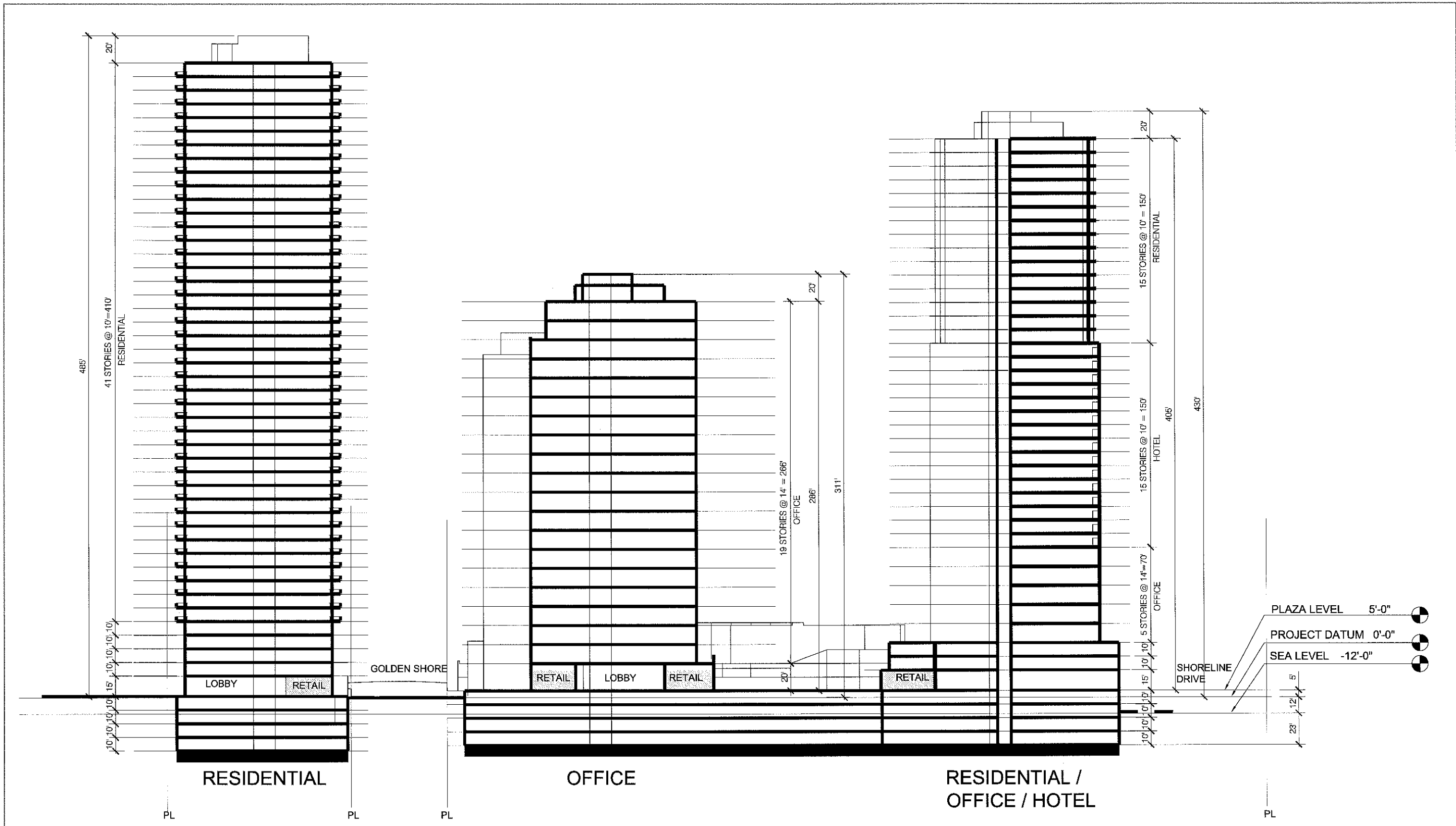
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Option B2 – Section 2









June 1, 2009



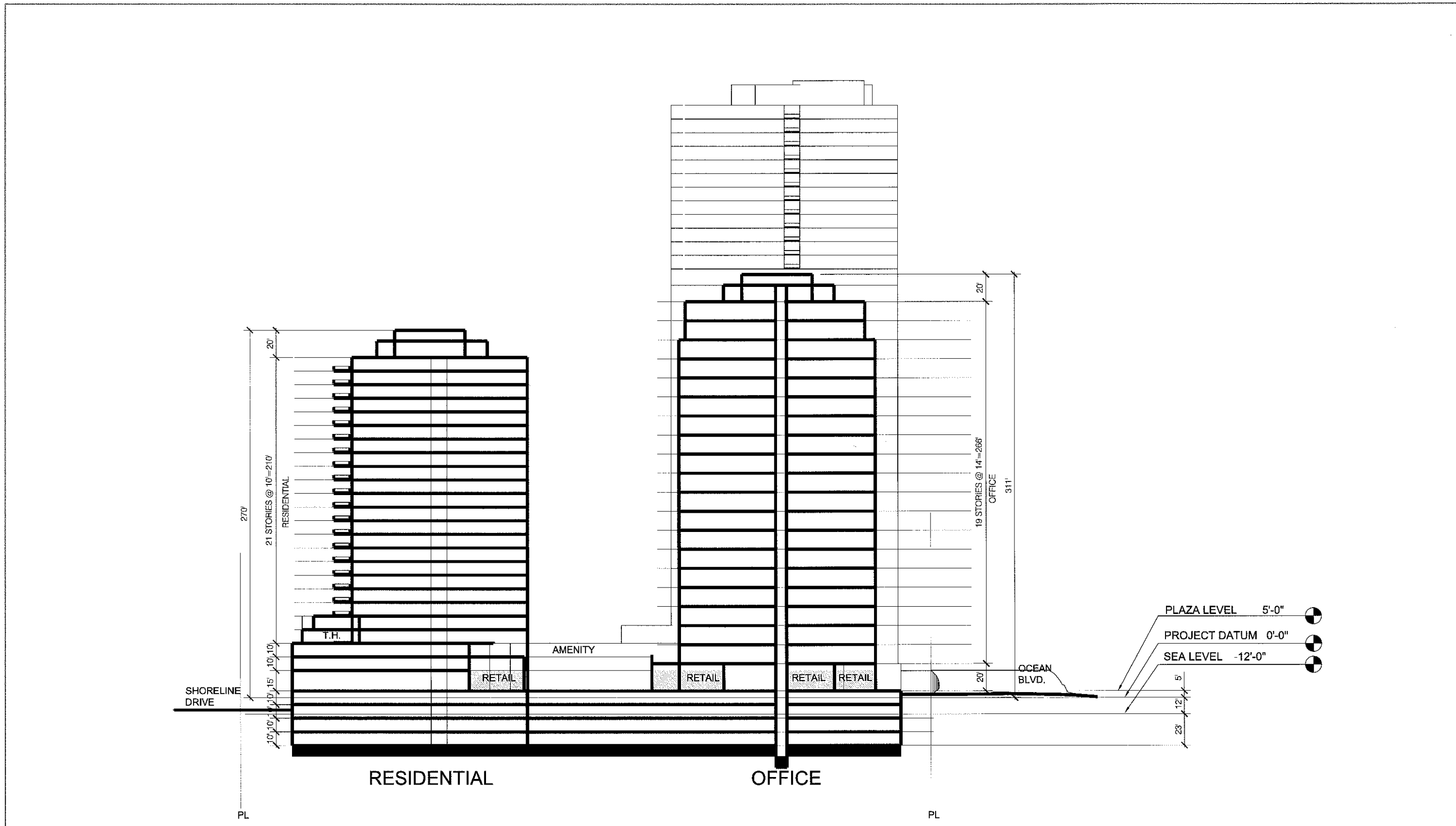
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Option C – Section 1



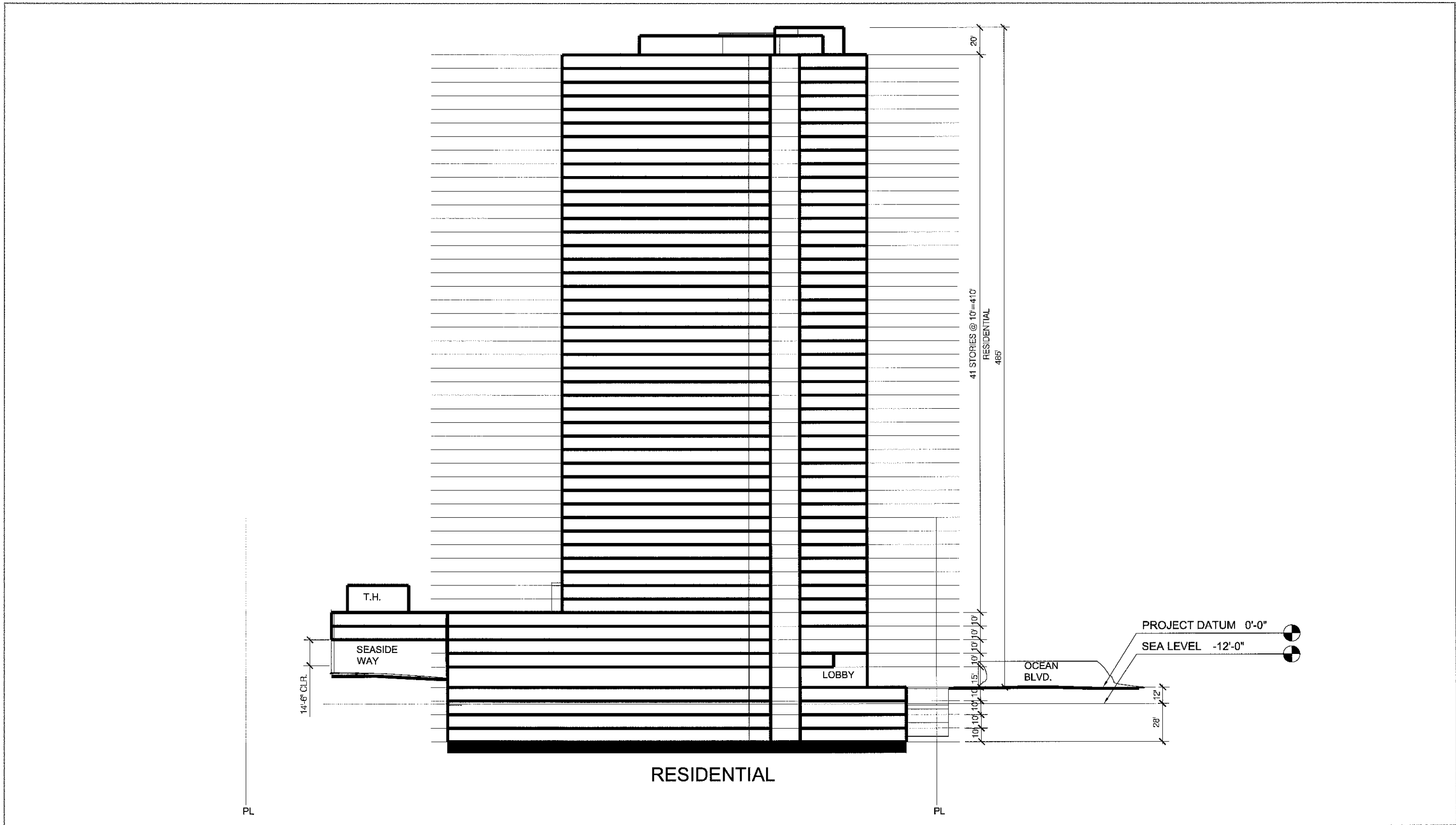


June 1, 2009



**GOLDEN SHORE** Long Beach - CA

Option C – Section 2



June 1, 2009



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# Option C - Section 3