

EXHIBIT B

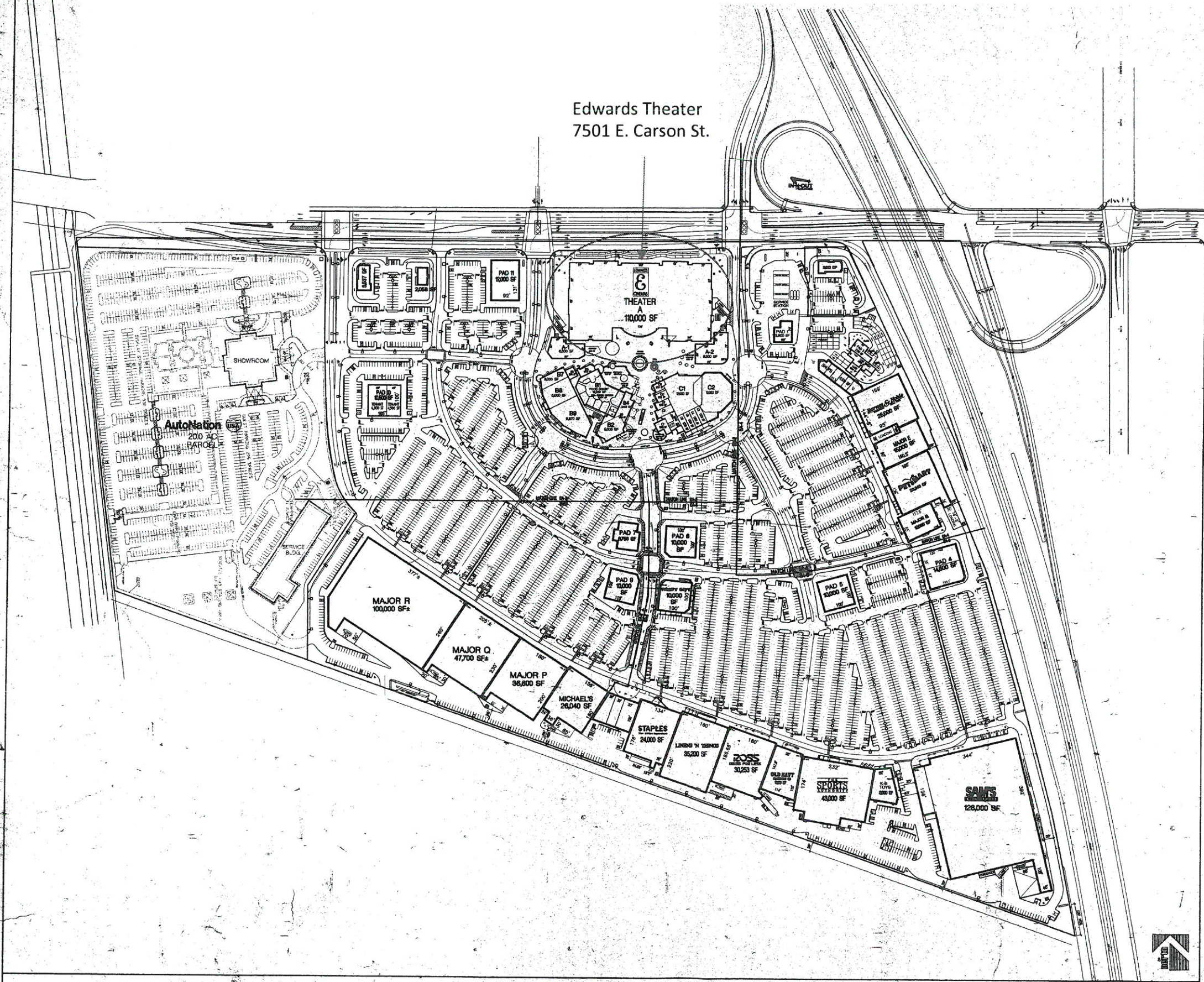
SUMMARY

LAND AREA 82.18 ACRES (3,579,760 SF±)
BUILDING AREA 901,611 SF
LAND/BUILDING RATIO 297/1 (25.2%)
PARKING PROVIDED 4,440 STALLS
PARKING RATIO 5/1000

• INCLUDES CARSON STREET DEDICATION
INCLUDES DOVEY STREET VACATION
EXCLUDES 20 AC. AUTONATION PARCEL
STANDARD STALL SIZE: 8.5' X 18'

SITE PLAN LEGEND

SYM.	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED PARKING LINE
---	PAVING LINE
---	LINE OF SITE CONTACT LINE
---	POLE OR TOWER FOR FULL REFER TO SITE ELECTRICAL PLANS
---	LIGHT STANDOFF IN ONE (1) LAY ON A BASE (1) POLE (1) MOUNT
---	LIGHT STANDOFF IN TWO (2) LAYERS ON A BASE (1) POLE (1) MOUNT
---	INDICATES NUMBER OF STALLS (1) X 18' OR 8.5' X 18' PARALLEL STALLS
---	INDICATES NUMBER OF CORNER OF 1/4" X 1/4" PARALLEL STALLS
---	TRANSFER OF BUILDING DATA REFER TO SITE ELECTRICAL PLANS
---	TRANSFER OF DATA REFER TO CIVIL PLANS
---	AND REFER LOCATIONS REFER TO BUILDING PLANS
---	SEE ATTACHED REFER TO CIVIL PLANS
---	PLUMBING REFER TO CIVIL PLANS
---	SEWERAGE REFER TO CIVIL PLANS
---	STORM DRAIN REFER TO CIVIL PLANS
---	WATERING REFER TO CIVIL PLANS



Edwards Theater
7501 E. Carson St.

OVERALL SITE PLAN

REVISIONS:
SCALE: 1/4" = 100'

1

FOR REFERENCE ONLY

JAN 23 1998

JUN 10 1998

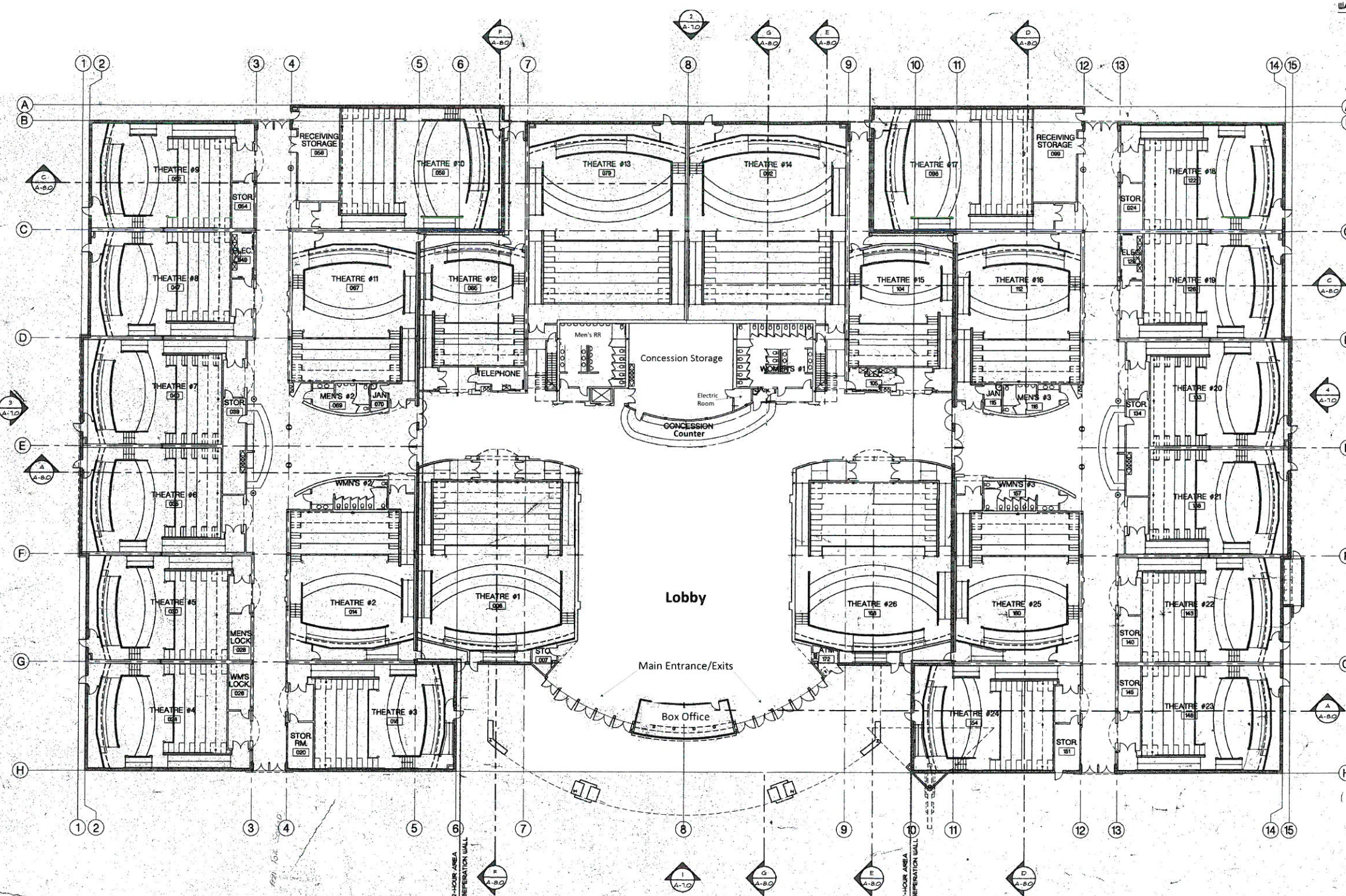
BID SET

Perkowitz+Ruth architects, inc.
Architecture Planning
8111 Shattuck Road, Long Beach, California 90815
(562) 594-4333

SITE IMPROVEMENTS
FOR
LONG BEACH TOWNE CENTER
(SAND OF INTERSTATE 585 & CARSON ST.)
LONG BEACH, CALIFORNIA

DATE: 12-18-97
DESIGN: 12-18-97
PLOT: 12-18-97
SCALE: 1/4" = 100'
DRAWN BY: JMT
CHECKED BY: JMT
DATE: 12-18-97
SHEET NO. 1

SA-1



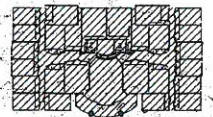
- WALL & SYMBOLS LEGEND**
- INDICATES GRID LINE
 - INDICATES WALL SECTION DETAIL
 - INDICATES DETAIL IDENTIFICATION
 - INDICATES DOOR NUMBER SYMBOL
 - CNU EXTERIOR WALL WITH PLASTER, WHERE OCCURS PER PLAN 12 HR. RATED. SEE WALL-TYPE SCHEDULE ON SHEET A-103. INTERIOR BEARING WALL TO BE CNU. REFER TO STRUCTURAL DRAWINGS & DETAILS.
 - GYPHUM BOARD/STEEL STUD WALL. SEE DETAILS ON SHEET A-103 & A-104.
 - INDICATES WALL TYPE CONSTRUCTION. SEE SHEET A-103.
 - FIRE EXTINGUISHER
 - INDICATES SPOT GRADE ELEVATION: IF - FINISH FLOOR; IF - EXTERIOR GRADE; IF - TOP OF WALL.
 - INDICATES DIAGONAL BRACE WITHIN WALL - OR EXPOSED REFER TO STRUCTURAL DRAWINGS & DETAILS.
 - INDICATES RESTROOM, JANITOR OR CONCESSION FLOOR DRAIN - REFER TO ENLARGED PLANS, CONCESSION AND PLUMBING DRAWINGS.
 - INDICATES MISC. EQUIPMENT, CONCESSION COUNTERS, SHELVING, BOOTH, OR STORAGE - REFER TO DRAWINGS BY OTHERS & CEILING PLANS.
 - INDICATES BELOW GRADE ROOF DRAIN LINE (P.O.C. = POINT OF CONNECTION).
 - INDICATES ACCESSIBLE DRINKING FOUNTAIN.
 - INDICATES TUBE STEEL COLUMN PER STRUCTURAL DRAWINGS. SEE FIREPROOFING SCHEDULE ON SHEET A-103. ALL STORMWATER COLUMNS BEARS & GIRTS TO HAVE INTEGRAL COLOR THIN-FILM INTRINSIC FIREPROOFING.
 - INDICATES RECEIVED FIRE EXTINGUISHER CABINET - SEE GENERAL NOTE 102 ON SHEET 15-1.
 - INDICATES 1/2" x 4" WALL MOUNTED PAINTED EXITING DIAGRAM SHOWING ALL EXIT LOCATIONS AND "YOU ARE HERE" NOTE WITH INDICATOR SYMBOL. LABEL ALL THEATRE, CONCESSION AREAS, TOILET ROOMS AND ELEVATOR. PROVIDE CLEAR LEAD-IN COVER WITH BRASS TRIM. CONFIRM THEATRE NUMBERING WITH OWNER'S FIELD REP.
 - INDICATES FIRE ANNUNCIATOR PANEL - REFER TO FIRE ALARM PLAN ON ELECTRICAL DRAWINGS & SHOP DRAWINGS BY OTHERS.

FLOOR PLAN NOTES:

- REFER TO SEATING PLANS ON SHEETS 871 THRU 873 FOR ALL CLEAR DIMENSIONS BETWEEN SEATS & FOR THIRTY REQUIRED CLEARANCES AT ROWS SERVING DEAD-END AISLES & SEATING DIMENSION DETAIL.
- REFER TO SHEETS A-101 & A-102 FOR MISC. CONCESSION COUNTERS, SHELVING & EQUIPMENT, INCLUDING BELOW GRADE STUMP LINE CONDUIT (BUSH) & PART OF GENERAL CONTRACTOR'S SCOPE OF WORK PROVIDED & INSTALLED BY PLUMBING CONTRACTOR. VERIFY LOCATIONS WITH OWNER'S FIELD REP. PRIOR TO INSTALLATION.
- ALL COLUMNS & BEAMS SHALL HAVE 1 HR. FIRE RATED SPRAY-ON FIREPROOFING, UNLESS NOTED OTHERWISE ON THE DRAWINGS & SECTIONS.
- ALL ROOF & OVERFLOU DRAIN LINES SHALL BE WRAPPED 1/2" INSULATION PIPE-URAP & TEST & APY CVC. ALL FURRING TO HAVE FULL BUTT INSULATION. GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, COLUMN CENTERS OR FACE OF MASONRY, UNLESS NOTED OTHERWISE ON THE DRAWINGS. I.E. THIRTY CLEAR DIMENSIONS.
- ALL STAIR SHAFTS & DUCT SHAFTS SHALL BE 1 HR. FIRE RATED CONSTRUCTION PER SCHEDULE DETAILS ON SHEET A-103, A-104 & A-105.
- REFER TO HARDSCAPE PLANS, SHEETS A-101 THROUGH A-105, AND SHEETS A-101 THROUGH A-105 FOR INFORMATION AT REAR EXIT DOORS, EXTERIOR WALKS & CANOPY AREA FINISH GRADES & DRAINAGE SLOPES. REFER ALSO TO SHEET A-100 FOR ADA ACCESSIBILITY REQUIREMENTS NOTES & INFORMATION.
- ALL ROOF DRAIN LINES & RISERS SHALL BE CAST IRON FROM ROOF TO 8'-0" BEYOND BUILDING LINE TO P.O.C. STORM DRAIN LINE - REFER TO CIVIL DRAWINGS. ALL ROOF DRAIN LINES SHALL BE DAYLIGHTED A MIN. OR 8'-0" FROM BUILDING FOR INSPECTION PRIOR TO CONNECTION TO SITE STORM DRAIN SYSTEM. FOR TYPICAL ROOF & OVERFLOU DRAIN LINES THROUGH BUILDING WALLS SEE DETAIL 30 ON A-101. REFER ALSO TO FLOOR PLANS, PLUMBING DRAWINGS.
- ALL PROJECTION ROOMS & PROJECTORS SHALL BE VENTED & EXHAUSTED PER C.B.C. SECT. 406.5 & 406.5.3. REFER TO MECHANICAL DRAWINGS & FIRE DEPARTMENT NOTED ON 15-10.
- MEZZANINE FLOOR CONSTRUCTION SHALL COMPLY WITH U.L. LISTING 1100 FOR 1 HOUR FIRE-RATED REINFORCED STEEL DECK/CONCRETE SLABS. REFER ALSO TO STRUCTURAL DRAWINGS.
- THE ROOF / CEILING CONSTRUCTION SHALL BE CONSTRUCTED WITH A SUSPENDED ACOUSTICAL TILE & STEEL T-BAR GRID SYSTEM WHICH IN COMBINATION WITH THE ROOF SYSTEM SHALL PROVIDE 1 HOUR FIRE-RATED ENVELOPE COMPLYING WITH U.L. LISTING 1221 & ALL OTHER AREAS.
- U.L.C. 100 RESEARCH REPORT 1945, ITEM 1003 & 1004. ALL LIGHT FIXTURES SHALL BE PROTECTED WITH ENCLOSURES PER DETAIL 1045 & 1046. ALL LIGHT FIXTURES SHALL BE PROTECTED WITH 1 HOUR RATED FIRE-DAMPERS PER C.B.C. SECTION 1001 & 1002. FIRE-DAMPERS SHALL ALSO BE INSTALLED AS REQUIRED PER SECTION 1001.
- PENETRATIONS OF FIRE-RATED WALLS SHALL BE IN ACCORDANCE WITH C.B.C. SECTION 1009 & 1009.1 & HAVE F-17 RATING AS REQUIRED PER U.S.C. STANDARD 1-1. FIRE-RATED WALLS THAT HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA. PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
- INSTALL WOOD BACKING AT ALL LOCATIONS RECEIVING HANDRAILS, EXIT SIGNAGE & DEVICES, GRAB BARS, ETC. AND IN ALL AUDITORIUM WALLS & BREAKER LOCATIONS. (COORDINATE WITH OWNER'S FIELD REPRESENTATIVE).
- ALL DEPRESSING WALLS BETWEEN THEATRES & THEATRE/LOBBY SHALL BE FULLY CONSTRUCTED, FIRE-TAPED & SPACKLED PRIOR TO COMPLETION WITH CONSTRUCTION OF THE STADIUM SEATING TIERS - NO EXCEPTION.
- PROVIDE WOOD BACKING AT MAGNETIC HOLD OPEN SUPPORT, WALL MOUNTED ACCESSORIES - EXIT SIGNS, ETC.

PLANS APPROVED BY
DEPT. OF BUILDING & SAFETY
CITY OF LONG BEACH
JAN 28 1999
This approval shall be returned to the permit
tee, or approved of any modification to the permit
before any construction begins.

COMPOSITE 1ST. FLOOR PLAN
SCALE 1/8" = 1'-0"



REVISIONS

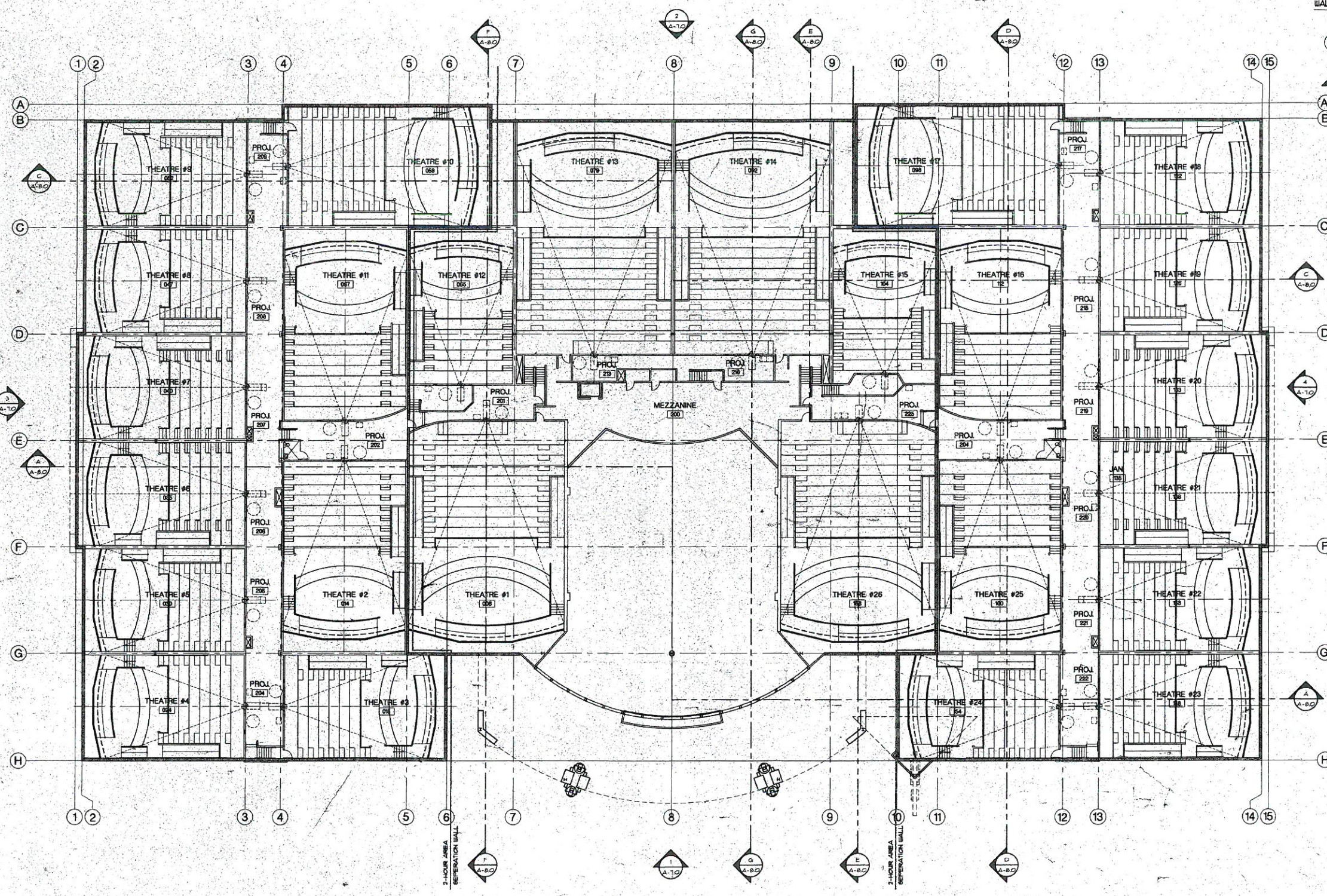
NO.	DATE	DESCRIPTION
1	01/29/99	ISSUED FOR PERMIT

Perkowitz+Ruth architects, inc.
Architecture
15 CORPORATE PLAZA, SUITE 200 NEWPORT BEACH, CA 92660
(714) 721-8904

EDWARDS 26 CINEMAS
EDWARDS LONG BEACH
LONG BEACH TOWN CENTER
LONG BEACH, CALIFORNIA

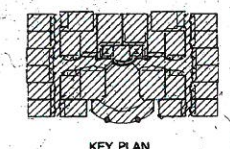
PROJECT: EDWARDS 26 CINEMAS
DATE: 01/29/99
JOB NUMBER: 98-089
PLOT DATE: APRIL 20, 1998
PLOT SCALE: 1/8" = 1'-0"
DRAWN BY: TEAM
SHEET TITLE: COMPOSITE FIRST FLOOR PLAN
SHEET NO.: A-20

BID SET
23APRIL98



- WALL & SYMBOLS LEGEND
- INDICATES GRID LINE
 - INDICATES WALL, SECTION DETAIL
 - INDICATES DETAIL IDENTIFICATION
 - INDICATES DOOR NUMBER SYMBOL
 - ON EXTERIOR WALL WITH PLASTER, WHERE OCCURS PER PLAN (1 HR. RATED) SEE WALL-TYPE SCHEDULE ON SHEET A-03. INTERIOR BEARING WALL TO BE CMU - REFER TO STRUCTURAL DRAWINGS & DETAILS.
 - GYPSUM BOARD/STEEL STUD WALL SEE DETAILS ON SHEET A-03 & A-13
 - INDICATES WALL TYPE CONSTRUCTION SEE SHEET A-03
 - FIRE EXTINGUISHER
 - INDICATES SPOT GRADE ELEVATION
FF - FINISH FLOOR
FG - FINISH SURFACE (EXTERIOR GRADE)
TU - TOP OF WALL
 - INDICATES DIAGONAL BRACE WITHIN WALL - OR EXPOSED REFER TO STRUCTURAL DRAWINGS & INTERIOR ELEVATIONS
 - INDICATES RESTROOM, JANITOR OR CONCESSION FLOOR DRAIN - REFER TO ENLARGED PLANS, CONCESSION AND PLUMBING DRAWINGS
 - INDICATES NUC EQUIPMENT, CONCESSION COUNTER, SHELVE, BOOTH, OR SIGNAGE - REFER TO DRAWINGS BY OTHERS & CEILING PLANS
 - INDICATES BELOW GRADE ROOF DRAIN LINE (P.O.C. - POINT OF CONNECTION)
 - INDICATES ACCESSIBLE DRINKING FOUNTAINS
 - INDICATES TIE STEEL COLUMN PER STRUCTURAL DRAWINGS. SEE FIREPROOFING SCHEDULES ON SHEET A-03. ALL STOREFRONT COLUMNS, BEAMS & GIRDS TO HAVE INTEGRAL COLOR TYP-FLY INTRUSION FIREPROOFING
 - INDICATES RECESSED FIRE EXTINGUISHER CABINET - SEE GENERAL NOTE TO CH SHEET-15-1
 - INDICATES 8"x4" WALL MOUNTED PAINTED EXTINGUISHING DIAGRAM BACKING ALL EXIT DOOR LOCATIONS AND YOU ARE HERE NOTE WITH INDICATOR SYMBOL. LABEL ALL THEATRES, CONCESSION AREAS, TOILET ROOMS, AND ELEVATORS. PROVIDE CLEAR LEADON COVER WITH BRASS TRIM. CONFIRM THEATRE NUMBERING WITH OWNER'S FIELD REP.
 - INDICATES FIRE ANNUNCIATOR PANEL - REFER TO FIRE ALARM PLANS ON ELECTRICAL DRAWINGS & SHOP DRAWINGS BY OTHERS.

- FLOOR PLAN NOTES:
1. REFER TO SEATING PLANS ON SHEETS 011 THRU 013 FOR ALL CLEAR DIMENSIONS BETWEEN SEATS & FOR MINIMUM REQUIRED CLEARANCES AT ROSS SERVING DEAD-END AISLES & SEATING DETAIL.
 2. REFER TO SHEETS A-01 & A-02 FOR NUC CONCESSION COUNTERS, SHELVE, & EQUIPMENT, INCLUDING BELOW GRADE STUMP LINE CONDUIT WHICH IS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK. PROVIDED & INSTALLED BY PLUMBING CONTRACTOR. VERIFY LOCATIONS WITH EDWARDS FIELD REP. PRIOR TO INSTALLATION.
 3. ALL COLUMNS & BEAMS SHALL HAVE 1 HR. FIRE RATED SPRAY-ON FIREPROOFING, UNLESS NOTED OTHERWISE ON THE DRAWINGS & DETAILS.
 4. ALL ROOF & OVERFLOW DRAIN LINES SHALL BE WRAPPED WITH INSULATION PIPE-JACKET & TIE # 40 D.C. ALL RUMORS TO HAVE FULL BATT INSULATION. GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR.
 5. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD COLUMN CENTERLINE OR FACE OF HANDICAP UNLESS NOTED OTHERWISE ON THE DRAWINGS. IE. THROUGH CLEAR DIMENSIONS.
 6. ALL STAIR SHAFTS & DUCT SHAFTS SHALL BE 1 HR. FIRE RATED CONSTRUCTION PER SCHEDULE DETAILS ON SHEET A-03, A-02 & A-13.
 7. REFER TO HARDSCAPE PLANS, SHEETS A-11 THROUGH A-14, AND SHEETS A-11 THROUGH A-23 FOR INFORMATION AT NEAR EXIT DOORS, EXTERIOR WALKS & CANOPY AREA FROM GRADES & DRAINAGE SLOPES. REFER ALSO TO SHEET A-100 FOR ADA ACCESSIBILITY REQUIREMENTS NOTES & INFORMATION.
 8. ALL ROOF DRAIN LINES & RISERS SHALL BE CAST IRON FROM ROOF TO 5' OF BEYOND BUILDING LINE TO P.O.C. & STORY DRAIN LINE - REFER TO CIVIL DRAWINGS. ALL ROOF DRAIN LINES SHALL BE DATED AT A MIN OF 5'-0" FROM BUILDING FOR INSPECTION PRIOR TO CONNECTION TO SITE STORY DRAIN SYSTEM. FOR TYPICAL ROOF & OVERFLOW DRAIN LINES THROUGH BUILDING WALLS SEE DETAIL 30 ON A-11 REFER ALSO TO FLOOR PLANS, PLUMBING DRAWINGS.
 9. ALL PROJECTION ROOMS & PROJECTORS SHALL BE VENTED & EXHAUSTED PER CALIF. SECT. 406.3 & 406.3.3. REFER TO MECHANICAL DRAWINGS & FIRE DEPARTMENT NOTES ON P-102. **AW: HL D 925**
 10. MEZZANINE FLOOR CONSTRUCTION SHALL COMPLY WITH ILL. LISTING 1100FOR 1 HOUR FIRE-RATED REINFORCED STEEL DECK-CONCRETE SLABS. REFER ALSO TO STRUCTURAL DRAWINGS.
 11. THE ROOF / CEILING CONSTRUCTION SHALL BE CONSTRUCTED WITH A SUSPENDED ACOUSTICAL TILE & STEEL T-BAR GRID CEILING SYSTEM WHICH IN CONJUNCTION WITH THE ROOF SYSTEM SHALL PROVIDE 1 HOUR FIRE-RATED ENVELOPE COMPLYING WITH ILL. LISTING 1100FOR 1 HOUR FIRE-RATED REINFORCED STEEL DECK-CONCRETE SLABS. REFER ALSO TO STRUCTURAL DRAWINGS.
 12. ALL LIGHT FIXTURES SHALL BE PROTECTED WITH ENCLOSURES PER DETAIL 01A5 & DUCT OPENINGS PROTECTED WITH 1 HOUR RATED FIRE-DAMPERS PER CALIF. SECTION 1002 & TUBES/SPONGE-DAMPERS SHALL ALSO BE INSTALLED AS REQUIRED PER SECTION 1002.
 13. PENETRATIONS OF FIRE-RATED WALLS SHALL BE IN ACCORDANCE WITH CALIF. SECTION 10296 & 10297 & HAVE F & I R-RATINGS AS REQUIRED PER ULC STANDARD T-1. FIRE-RATED WALLS THAT HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
 14. INSTALL WOOD BACKING AT ALL LOCATIONS RECEIVING HANDRAILS, EXIT SIGNAGE & DEVICES, GRAB BARS, ETC. AND IN ALL AUDITORIUM WALLS & SPEAKER LOCATIONS. (COORDINATE WITH OWNER'S FIELD REPRESENTATIVE).
 15. ALL DIVING WALLS BETWEEN THEATRES & THEATRE LOBBY SHALL BE FULLY CONSTRUCTED, FIRE-RATED & BRICKLINED PRIOR TO COMMENCING WITH CONSTRUCTION OF THE STADIUM SEATING TENS - NO EXCEPTION.
 16. PROVIDE WOOD BACKING AT MAGNETIC HOLD OPEN SUPPORT. WALL MOUNTED ACCESSORIES - EXIT SIGNS, ETC.



COMPOSITE MEZZANINE FLOOR PLAN
SCALE 1/8" = 1'-0"

REVISION

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/93	ISSUED FOR PERMITS
2	10/1/93	ISSUED FOR PERMITS
3	10/1/93	ISSUED FOR PERMITS
4	10/1/93	ISSUED FOR PERMITS
5	10/1/93	ISSUED FOR PERMITS
6	10/1/93	ISSUED FOR PERMITS
7	10/1/93	ISSUED FOR PERMITS
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50	10/1/93	ISSUED FOR PERMITS

PROJECT: EDWARDS 26 CINEMAS
EDWARDS LONG BEACH
LONG BEACH TOWN CENTER
LONG BEACH, CALIFORNIA

PERKOWITZ + RUTH ARCHITECTS, INC.
Architects Planning
15 CORPORATE PLAZA, SUITE 200 NEWPORT BEACH, CA 92660
(714) 731-8804

DATE: 10/1/93
JOB NUMBER: 93-289
PLOT DATE: APRIL 20, 1996
PLOT SCALE: 1/8" = 1'-0"
DRAWN BY: TEAM
SHEET TITLE: COMPOSITE MEZZANINE FLOOR PLAN
SHEET NO. A-30