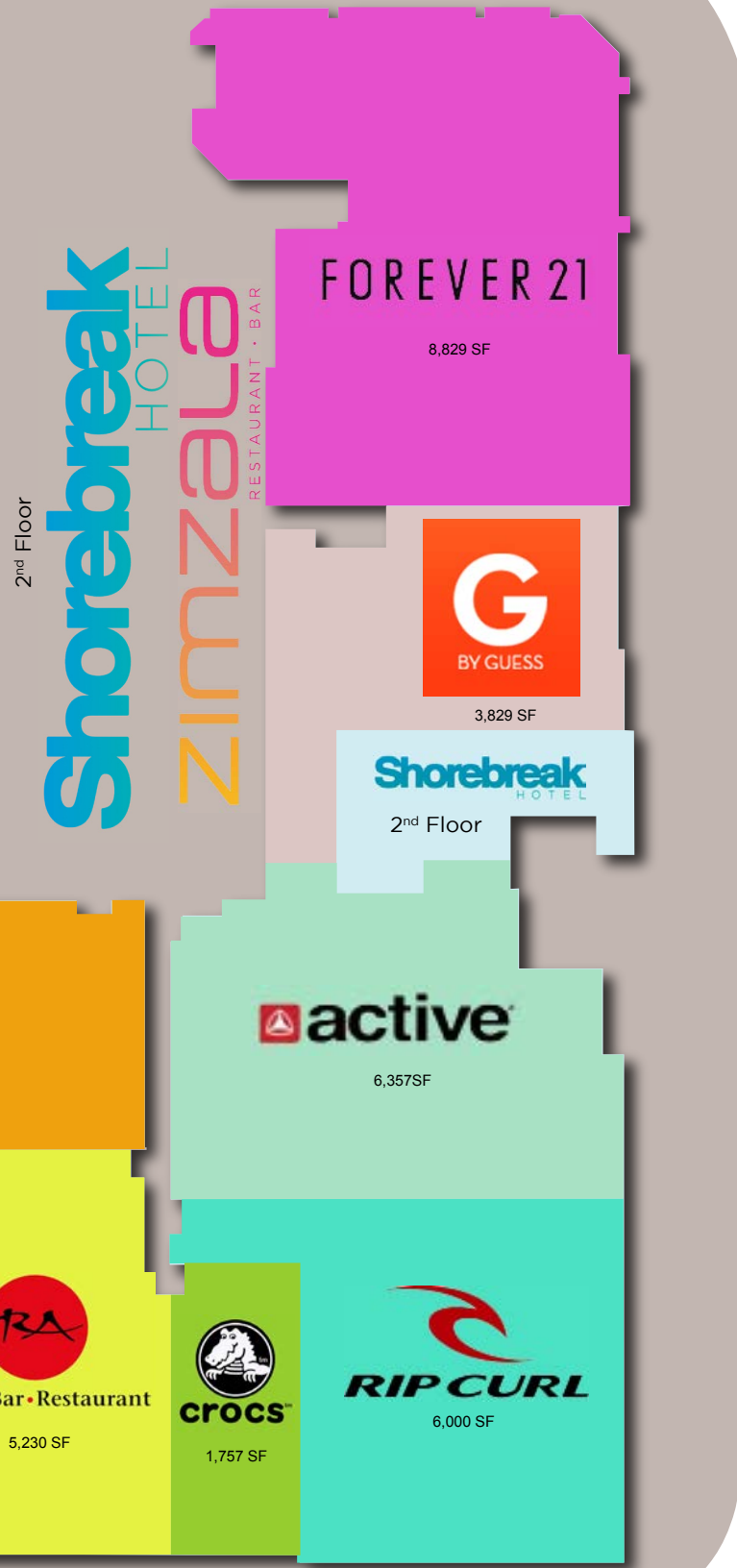


Project total: 494,328 sq. ft.
 Retail Space: 61,600 sq. ft.
 Office Space: 33,600 sq. ft.
 Hotel: 157 rooms
 Parking: 468 spaces
 5 mile radius
 Area Population: 100,373
 Average Household Income: \$91,997

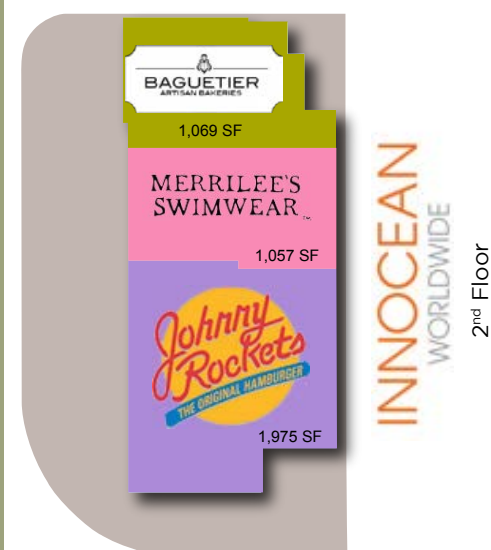
6TH ST



5TH ST



MAIN ST.



HUNTINGTON BEACH PIER