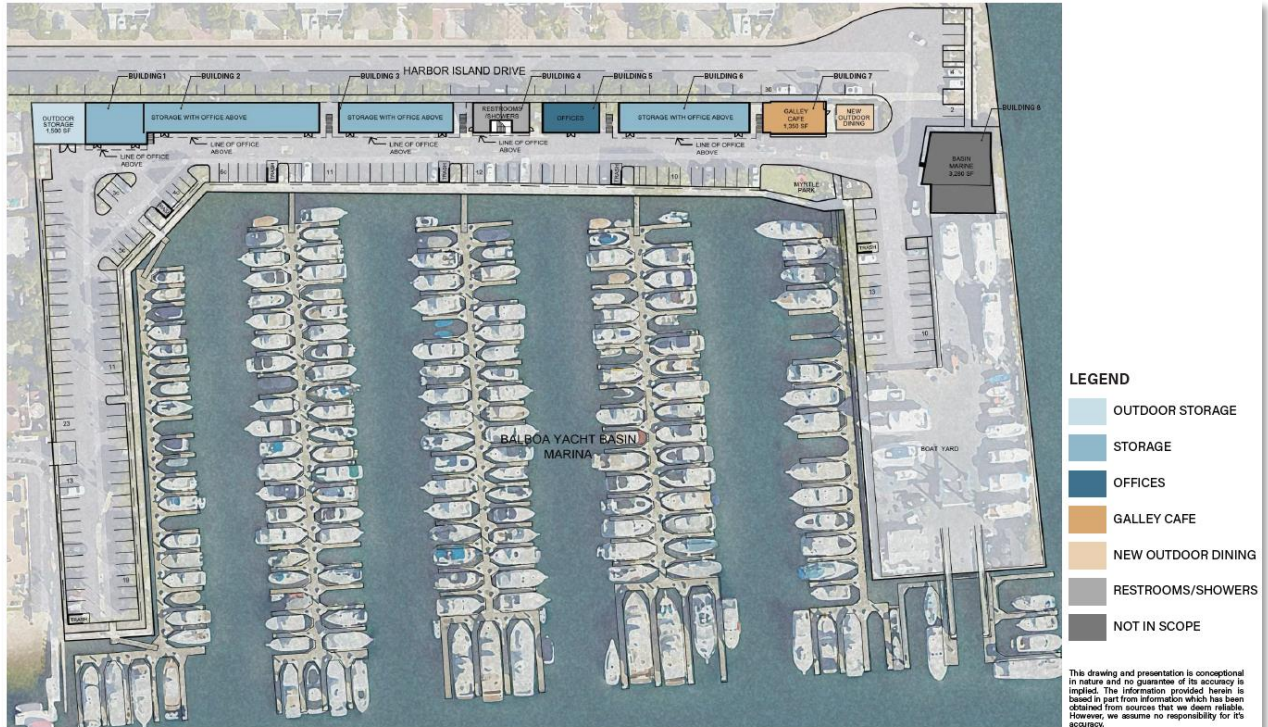


Proposed Site Plan:



BALBOA YACHT BASIN
Newport Beach, California



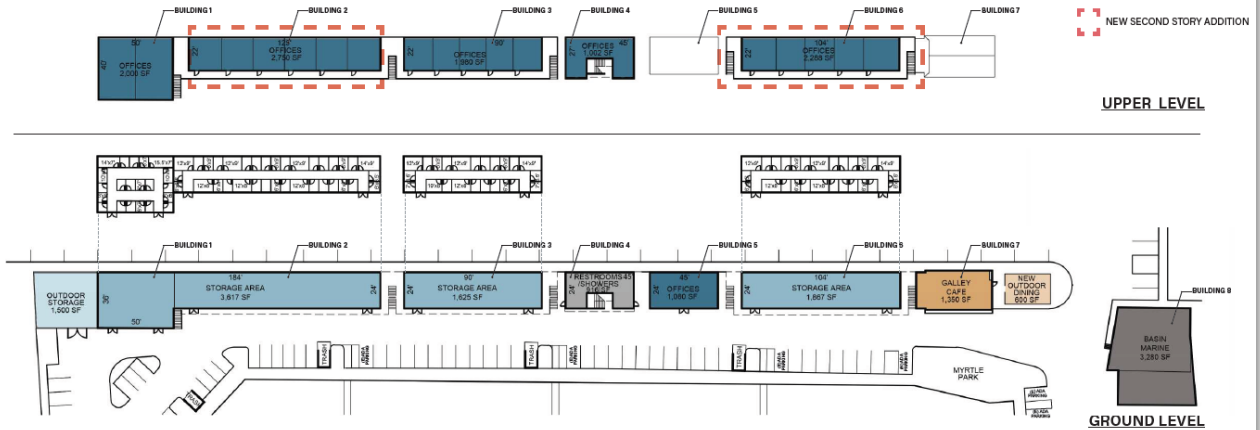
OPTION 01 - SITE PLAN

BWP BURNHAM|WARD
PROPERTIES

SMSARCHITECTS

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See on larger scale in Supplemental Exhibit A



SUMMARY - PROPOSED PLAN				
USE	SQUARE FEET	SLIPS	PARKING REQUIRED	PARKING PROVIDED
Restaurant	1,350 SF		11 spaces	
Office	11,000 SF		45 spaces	
Marina Retail	3,280 SF		13 spaces	
Marina Storage (interior)	7,909 SF excluding corridor		10 spaces	
Marina Storage (exterior)	1,500 SF			
Marina slips		172 slips	129 spaces	136 spaces
Total			208 spaces	(72) spaces
On-site				136 spaces
total				136 spaces

SUMMARY - PROPOSED STORAGE				
Locker Size	Number of Lockers			
6'x6'	6			
6'x6.5'	4			
6'x7'	11			
6'x8'	25			
6'x9'	31			
7'x6.5'	6			
10'x8'	2			
10'x8'	1			
12'x8'	6			
12'x9'	7			
14'x7'	1			
14'x9'	3			
18.5'x7'	1			

NEW SECOND STORY ADDITION

BALBOA YACHT BASIN
Newport Beach, California



OPTION 1 - FLOOR PLAN

BWP BURNHAM|WARD
PROPERTIES

SMSARCHITECTS

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See on larger scale in Supplemental Exhibit B