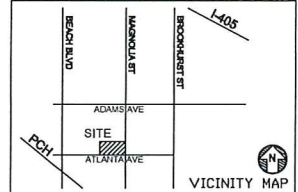


TENANT LEGEND		
SUITE	TENANT	SF
16	VONS	52,416 sf
20	EARTHWISE PET SUPPLY	2100 sf
22	HAPPINESS NAILS	1200 sf
24	SUPERCUTS	830 sf
26	CINDY'S HALLMARK	2470 sf
28	EMPIRE TOBACCO	1080 sf
30	GOLDEN SPOON YOGURT	1020 sf
32	TRENDS II	900 sf
34	LIDO CLEANERS	1200 sf
36	DR. DENNIS NODA	1200 sf
38	THAI FIX	1200 sf
40	THE UPS STORE	1200 sf
42	ROCKIN CREPES	1200 sf
44	ONE STOP BEAUTY SUPPLY	1800 sf
46	R BALDWIN DDS	1200 sf
48	WELLS FARGO	3000 sf
54	DEL TACO	1848 sf
56	WELLS FARGO ATM	
58		4115 sf



TOTAL BUILDING SF:	79,979 SF
	27,563 SF OWNED (INCL. N.A.P.)
PARKING PROVIDED:	412 STALLS
PARKING RATIO:	5.14/1000 SF (INCL. N.A.P.)
TRAFFIC COUNTS:	33,000 ADT (2006)
DEMOGRAPHICS	1 MILES 3 MILES 5 MILES
2018 EST. POP.	23,370 155,844 344,504
2023 PROJ. POP.	24,093 161,170 355,671
AVG. HH. INCOME	127,387 122,454 120,898

DISCLAIMER: THIS PLAN IS PROVIDED SUBJECT TO (i) ERRORS AND OMISSIONS IN THE INFORMATION AND (ii) MODIFICATION WITHOUT NOTICE. THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TABULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE. NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED AS TO THE ACCURACY OR ADEQUACY REGARDING SUCH INFORMATION IS MADE BY THE OWNER OF THE PROJECT, PROPERTY MANAGER OR ANY OTHER RESPECTIVE PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS. NONE OF THE FOREGOING PARTIES SHALL HAVE ANY LIABILITY FOR SUCH ERRORS, OMISSIONS, INCOMPLETENESS OR INACCURACIES. ANY PERSON OR ENTITY REVIEWING THIS PLAN SHOULD MAKE THEIR OWN INDEPENDENT INVESTIGATION OF THE INFORMATION CONTAINED HEREIN.

**LANDMARK PLAZA**  
 8871-8865 ATLANTA AVENUE &  
 20920-20981 MAGNOLIA AVENUE HUNTINGTON BEACH, CA 92646  
**SITE LEASE PLAN**

**WATT COMPANIES**  
 2718 OCEAN PARK BOULEVARD  
 SANTA MONICA, CA 90405  
 T. 310.314.2430

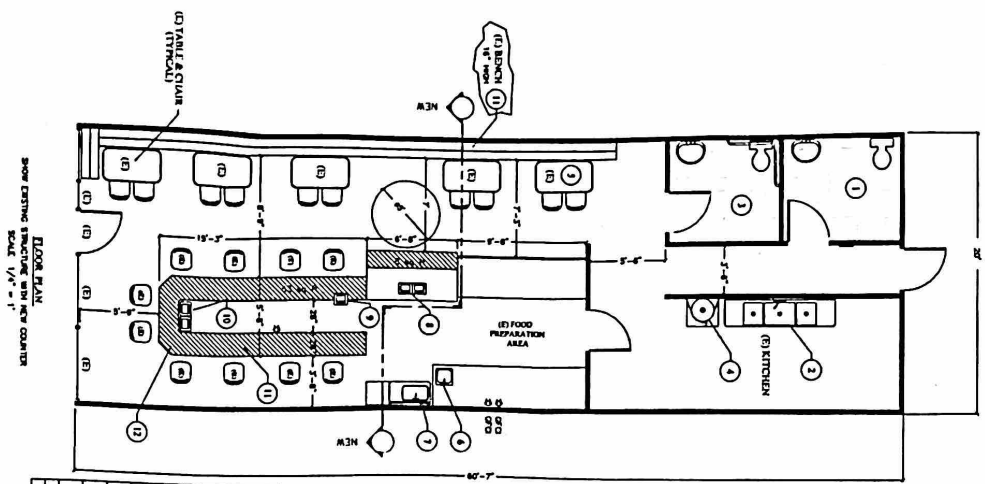
SCALE: 0' 35' 70'

Mar. 10, 19

**S**

SHEET 1 OF 1

# PROPOSED ENTERTAINMENT AREA



ITEM	DESCRIPTION	MATERIAL	QTY
1	KITCHEN	STAINLESS STEEL	1
2	KITCHEN SINK, 18"	STAINLESS STEEL	1
3	KITCHEN SINK, 18"	STAINLESS STEEL	1
4	WATER VALVE, 3/4" O.D. BALL VALVE 1/2" x 1/2"	BRASS	1
5	WALL WITH CHAIR	WOOD	1
6	ATTACHED SINK, 18" x 18"	STAINLESS STEEL	1
7	ATTACHED SINK, 18" x 18"	STAINLESS STEEL	1
8	BEAM OPERATOR, WOOD, 1/2" x 1/2" x 1/2"	STAINLESS STEEL	1
9	BEAM OPERATOR, WOOD, 1/2" x 1/2" x 1/2"	STAINLESS STEEL	1
10	BEAM OPERATOR, WOOD, 1/2" x 1/2" x 1/2"	STAINLESS STEEL	1
11	BEAM OPERATOR, WOOD, 1/2" x 1/2" x 1/2"	STAINLESS STEEL	1
12	NEW COMPONENT	WOOD	1

City of Huntington Beach  
Department of Community Development  
For the SUPERVISOR  
By: [Signature]  
DATE: 5/24/11  
PROJECT: [Project Name]

**PROJECT DATA**

PROJECT: ROOM CENTER  
 800 ALYSSA AVE  
 HUNTINGTON BEACH, CA 92646  
 TEL: 714-348-7100

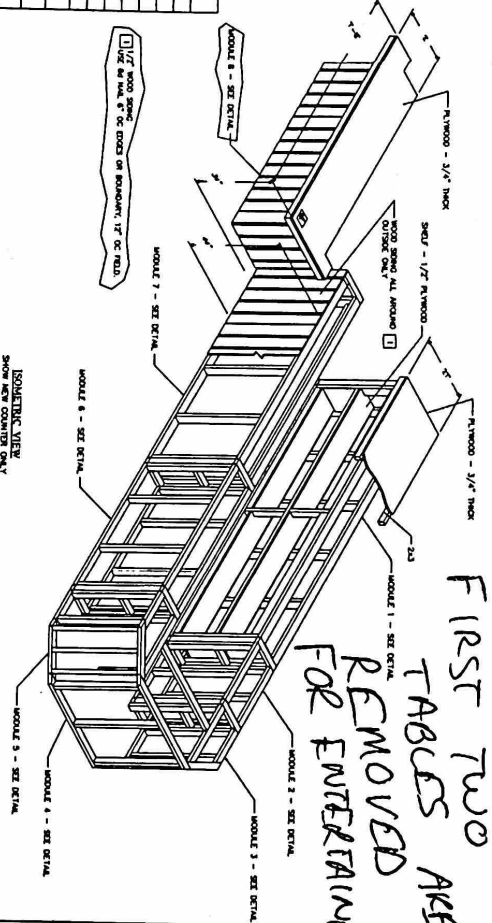
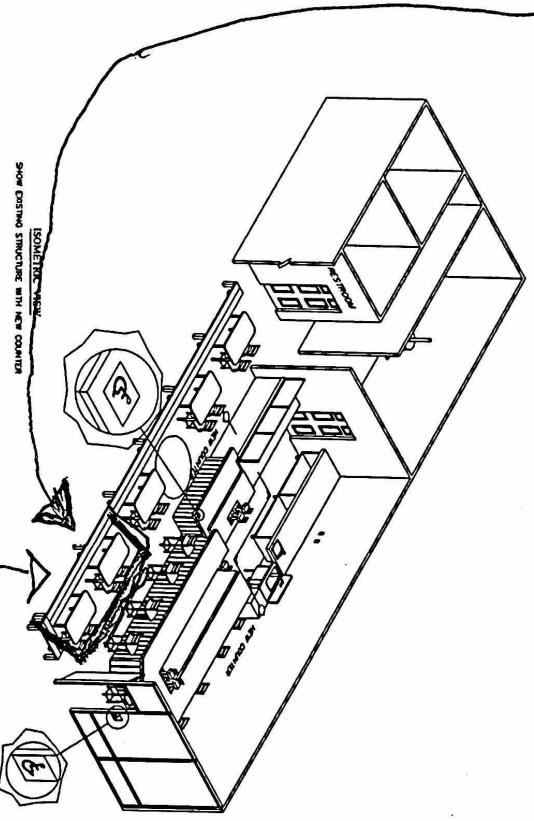
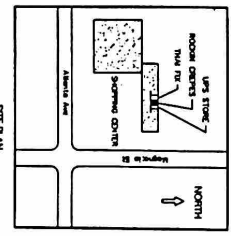
OWNER: NATIONAL BASKETBALL ASSOCIATION  
 2775 PACIFIC COAST HWY., 6TH FLOOR  
 HUNTINGTON BEACH, CA 92646  
 TEL: 949-286-9185

DESIGNER: LEE HUYEN  
 8333 BAYVIEW AVE. SUITE 200  
 HUNTINGTON BEACH, CA 92646  
 TEL: 714-222-7788

SCOPE OF PROJECT: TO GET APPROVAL OF NEW COMPONENTS WITHOUT REMOVAL OF EXISTING STRUCTURE WITH NEW COMPONENTS.

CONTRACT TYPE: UNIT PRICE CONTRACT

BIDDING CODE: 2011 O.C. O.C. O.C. O.C. O.C.



Designer:  
Lee Huyen  
8353 Bole Ave. #A10  
Huntington Beach, CA 92646  
Tel: 714-222-7788

Owner:  
Marty Barnett  
21752 Pacific Coast Hwy. #15A  
Huntington Beach, CA 92646  
Tel: 562-856-8185

DATE: March 20, 2018  
DRAWN: Lee Huyen  
SCALE: As Shown  
SHEET NO: 1 OF 2  
SHEET: A-1