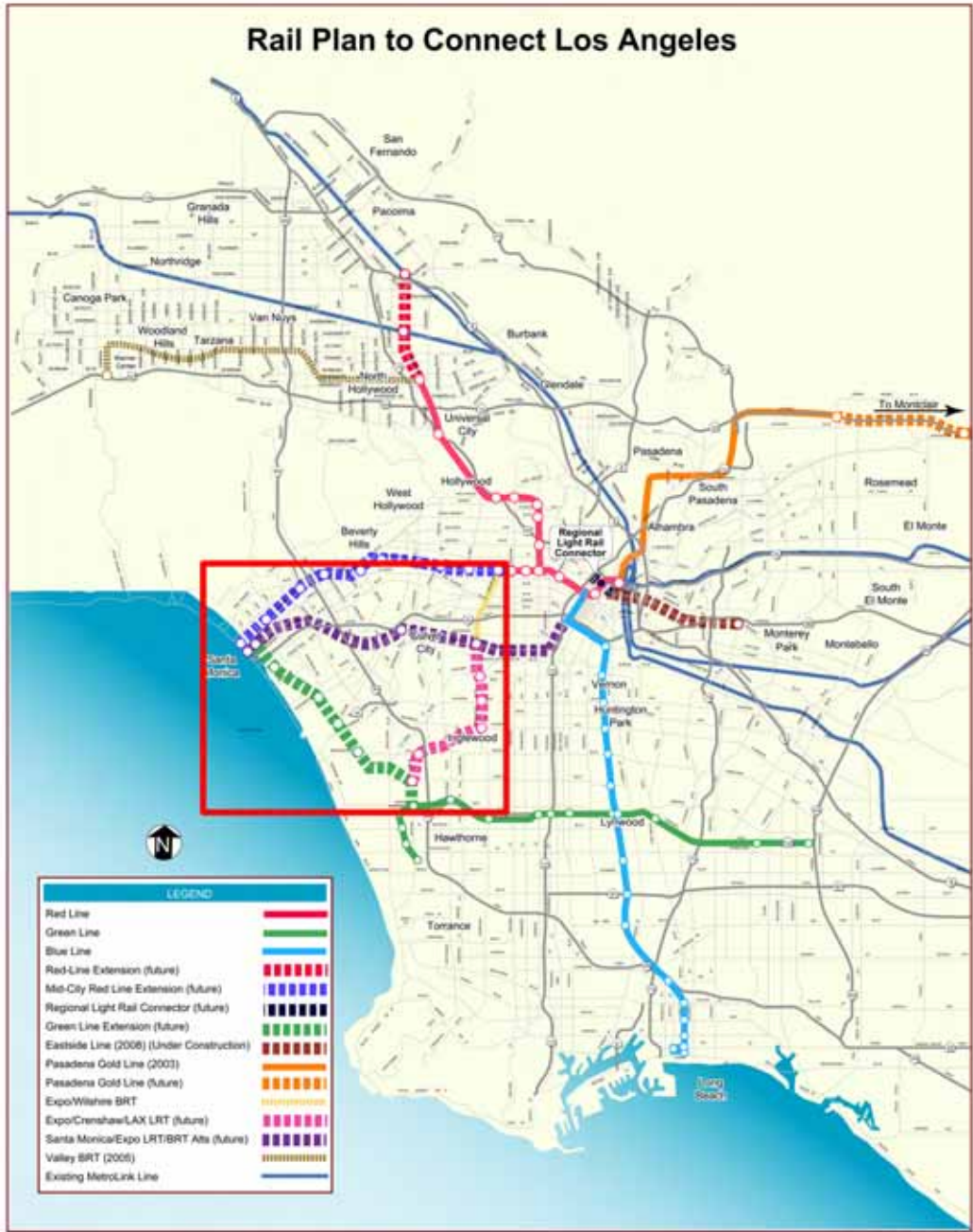


VENICE & LINCOLN
Mr. Fred Mir

May 11, 2007



Rail Plan to Connect Los Angeles



VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE & LINCOLN
MR. FRED MIR

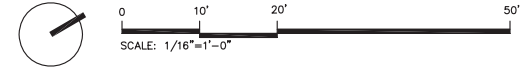
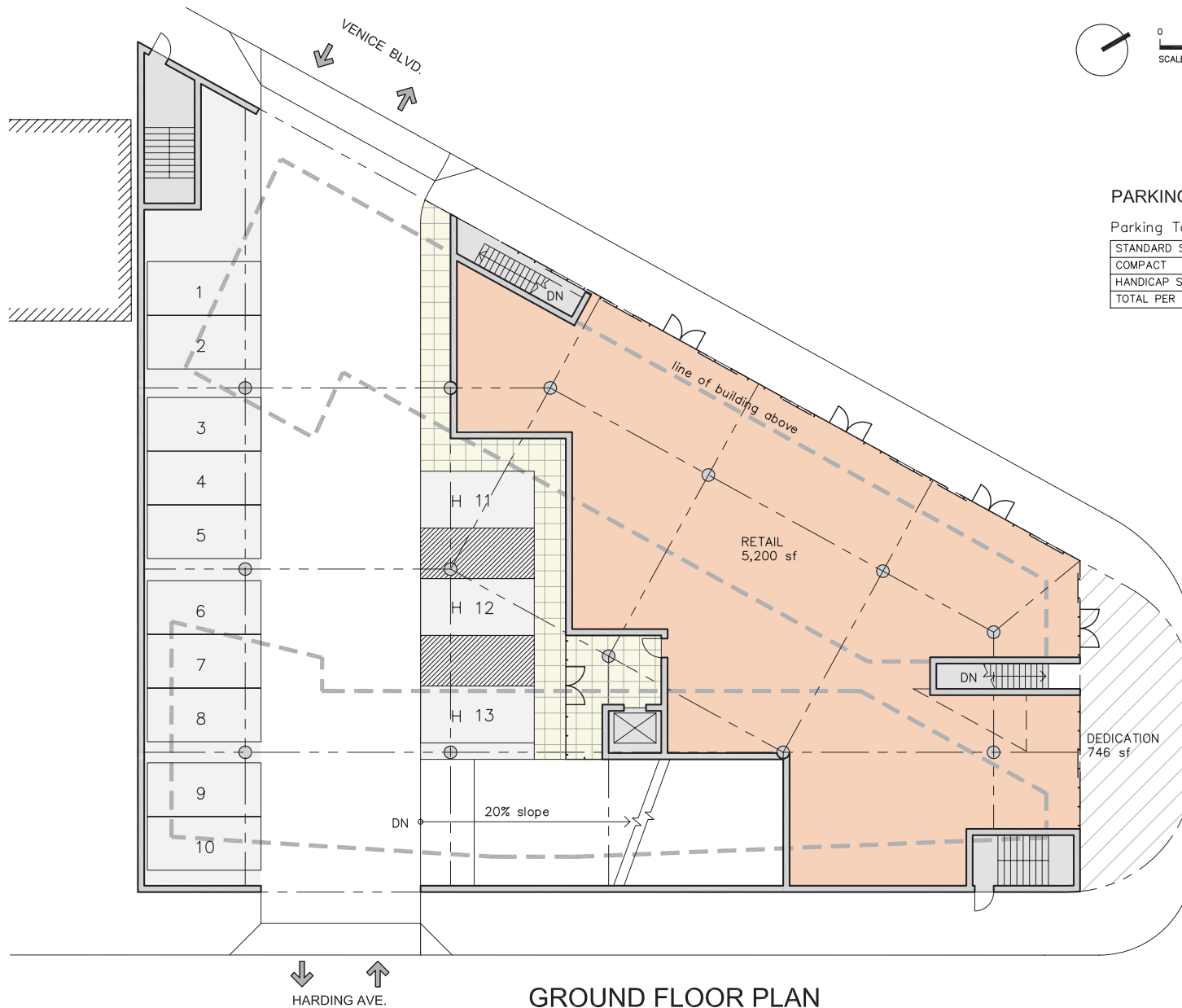
ERIC OWEN MOSS ARCHITECTS
May 11, 2007



SITE PLAN

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



PARKING

Parking Totals	GROUND	P1	P2	TOTAL
STANDARD SPACES	10	24	26	60
COMPACT	-	4	4	8
HANDICAP SPACES	3	-	-	3
TOTAL PER LEVEL	13	28	30	71

Ground Floor

STANDARD SPACES	10
HANDICAP SPACES	2
TOTAL	12

GROUND FLOOR PLAN

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



PARKING

Level P1

STANDARD SPACES	24
HANDICAP SPACES	4
TOTAL	28

HARDING AVE.

PARKING LEVEL P1

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



PARKING

Level P2

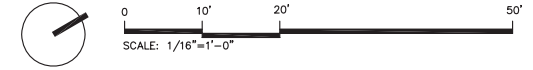
STANDARD SPACES	26
HANDICAP SPACES	4
TOTAL	30

PARKING LEVEL P2

VENICE & LINCOLN

MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



GROSS AREAS

Residential Area

	Area	Unit Count
LEVEL 2	7,720 SF	8 Units: 6 one bed, 2 studios
LEVEL 3	7,975 SF	8 Units: 6 one bed, 2 studios
LEVEL 4	7,975 SF	8 Units: 6 one bed, 2 studios
LEVEL 5	8,895 SF	8 Units: 1 two bed, 5 one bed, 2 studios
LEVEL 6	8,895 SF	8 Units: 1 two bed, 5 one bed, 2 studios
TOTAL	41,460 SF	40 Units: 2 two bed, 28 one bed, 10 studios

*NOTE: GROSS SQUARE FOOTAGE INCLUDES WALKWAYS

Retail Area

GROUND FLOOR	5,200 SF
--------------	----------

Parking Area

GROUND FLOOR	8,800 SF
P1	14,000 SF
P2	14,000 SF
TOTAL	36,800 SF

*NOTE: 28,000 SF BELOW GRADE (2 LEVELS)

Building Gross Area

RESIDENTIAL	41,460 SF
RETAIL	5,200 SF
PARKING	36,800 SF
TOTAL	83,460 SF

SECOND LEVEL FLOOR PLAN

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



HARDING AVE.

TYPICAL FLOOR PLAN
LEVELS 3 & 4

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007

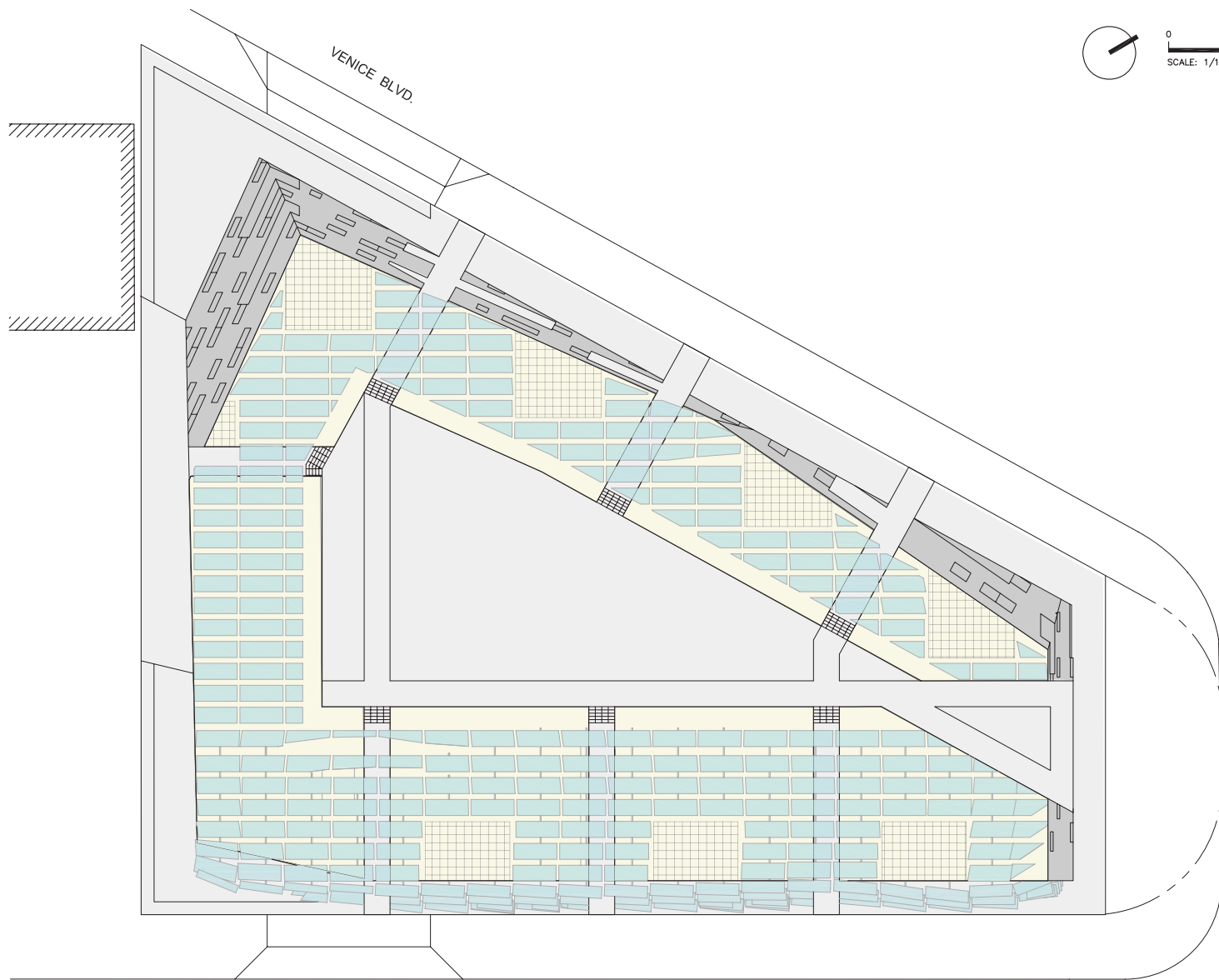


HARDING AVE.

**TYPICAL FLOOR PLAN
LEVELS 5 & 6**

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE BLVD.



0 10' 20' 50'
SCALE: 1/16"=1'-0"

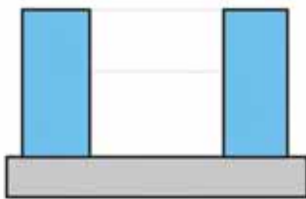
HARDING AVE.

ROOF PLAN

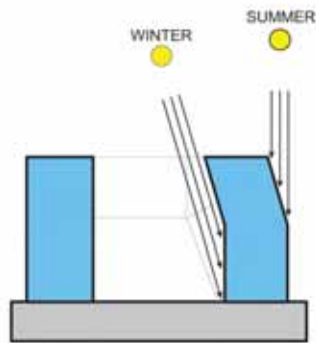
LINCOLN AVE.

VENICE & LINCOLN
MR. FRED MIR

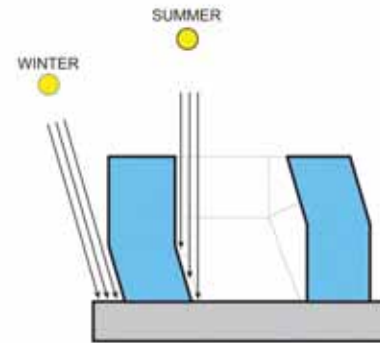
ERIC OWEN MOSS ARCHITECTS
May 11, 2007



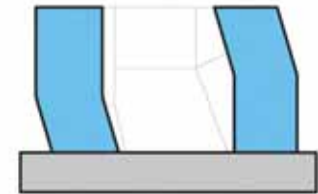
Vertical courtyard



Upper units shift southward



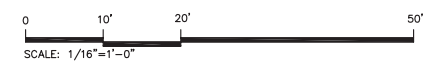
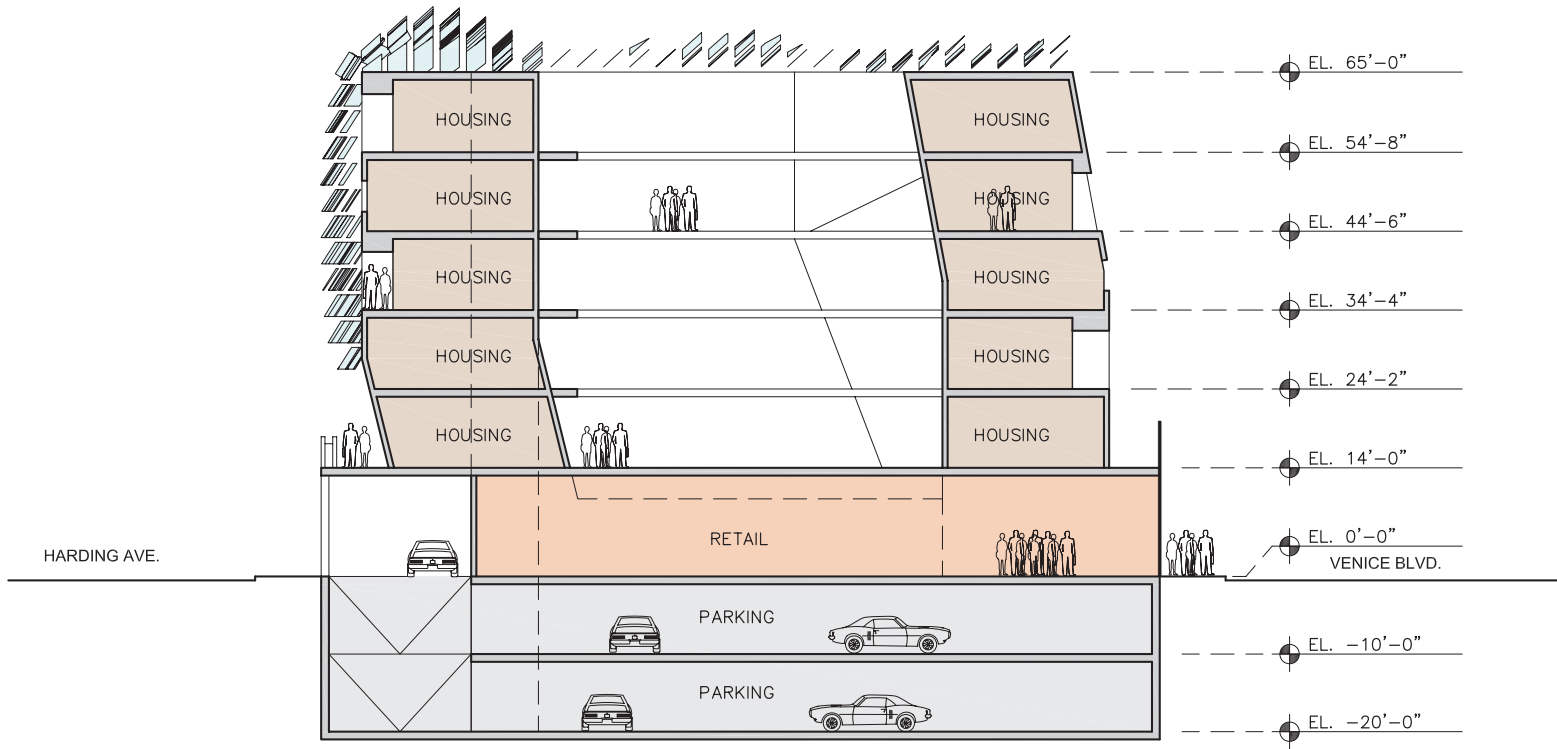
Lower units shift northward



Optimized courtyard

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



BUILDING SECTION

VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



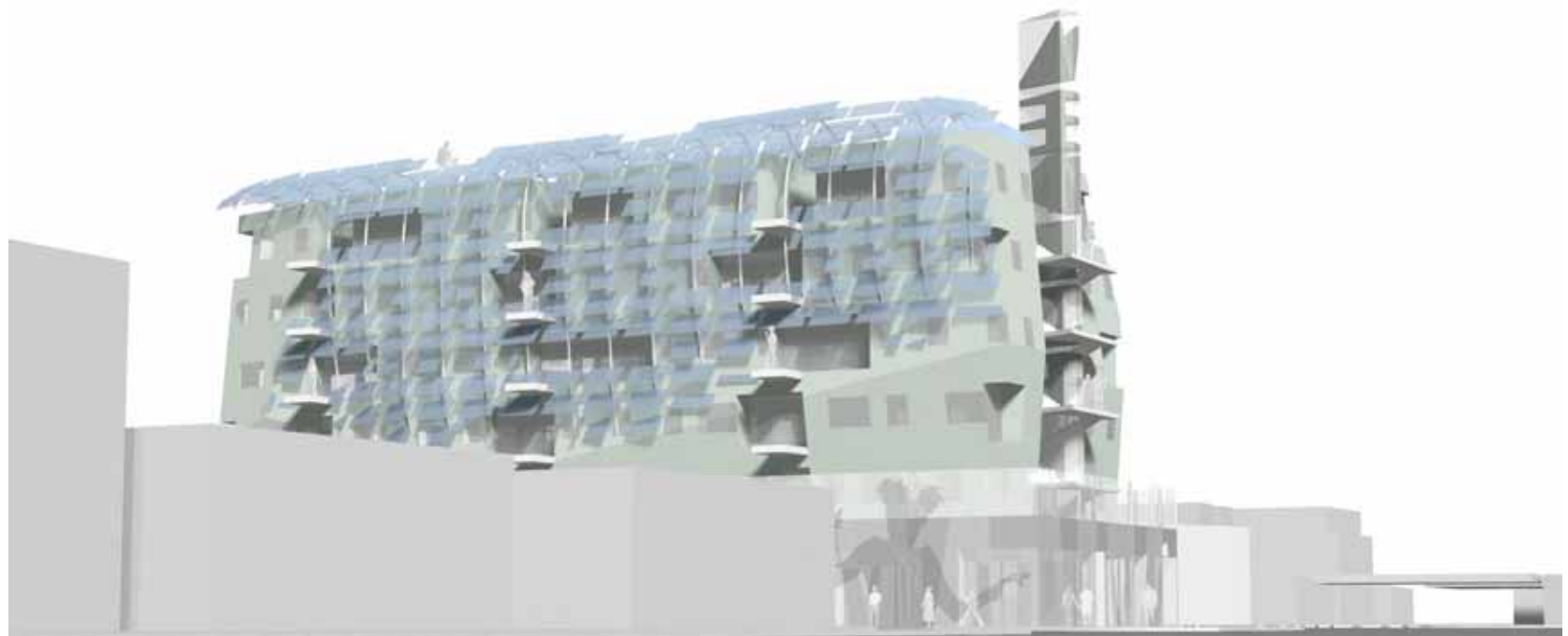
VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007



VENICE & LINCOLN
MR. FRED MIR

ERIC OWEN MOSS ARCHITECTS
May 11, 2007