

Boeing Realty Corporation

Source: Altoon + Porter Architects, 4-19-2001

Land Use Diagram

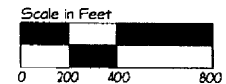


FIGURE 2

TABLE 1
PacifiCenter Master Plan Land Uses

PROJECT PLANNING AREAS	SITE AREA (ACRES)	FLOOR TO AREA RATIO (FAR)	GROSS FLOOR AREA (GFA) (Square feet)	DWELLING UNITS (DU)
Mixed - Use (Office, Hotel, Retail, Residential) ^(a)				
MU 1	9.39	2.40	981,668	
MU 2	9.53	2.70	1,120,842	
MU 3	9.49	2.70	1,116,137	
MU 4	8.66	2.70	1,018,519	
MU 5	12.85	0.50	279,873	
MU 6	5.24	2.40	547,810	
MU 7	36.84	1.00	1,604,750	
Mixed - Use Total	92.00		6,669,599	175
Tech (R&D, Flex Tech, Industrial)				
Tech 1 ^(b)	64.76	0.50	1,410,472	
Tech 2	10.27	0.50	223,680	
Tech 3	6.54	0.50	142,441	
Tech Total	81.57		1,776,593	
Housing (Townhomes, Condos, Apartments) ^(c,d)				
H1&H2	51.95			
Housing Total	51.95			2,338
NET PROJECT TOTAL	225.52		8,446,192	2,513
Street Right-of-Way ^(b)	34.92			
Project Total	260.44			

^(a) FAR based on a 6-story office plan except MU 5, which is restricted by FAA height limits. A total of 600 hotel rooms are proposed. Hotel(s) may be placed within any MU planning area.

^(b) A 20.64-acre portion (of the 64.76 acres) in Tech 1 and a 1.72-acre portion (of the 36.49 acres) in Street Right-of-Way is in the City of Lakewood, for a total of 22.41 project acres in the City of Lakewood. The remainder of the project site falls within the City of Long Beach boundaries (see Table 2 for breakdown by City).

^(c) Average housing density is 48 du/ac with range from 30-90 du/ac.

^(d) Dwelling unit size to range from 400 to 1,800 sf each.

TABLE 2
PacifiCenter Master Plan Land Uses by City Jurisdiction

CITY JURISDICTION	SITE AREA (ACRES)	FLOOR TO AREA RATIO (FAR)	GROSS FLOOR AREA (GFA) (Square feet)	DWELLING UNITS (DU)
City of Lakewood				
Tech (portion of Tech 1)	20.69	0.50	450,628	
Street Right-of-Way	1.72			
Lakewood Total	22.41		450,628	
City of Long Beach				
Mixed-Use	92.00	1.67	6,669,599	175
Tech	60.88	0.50	1,325,965	
Housing	51.95			2,338
Street Right-of-Way	34.77			
Long Beach Total	238.03		7,995,564	
PROJECT TOTAL	260.44		8,446,192	2,513