

Date: April 1, 2011

By: Gin Wong

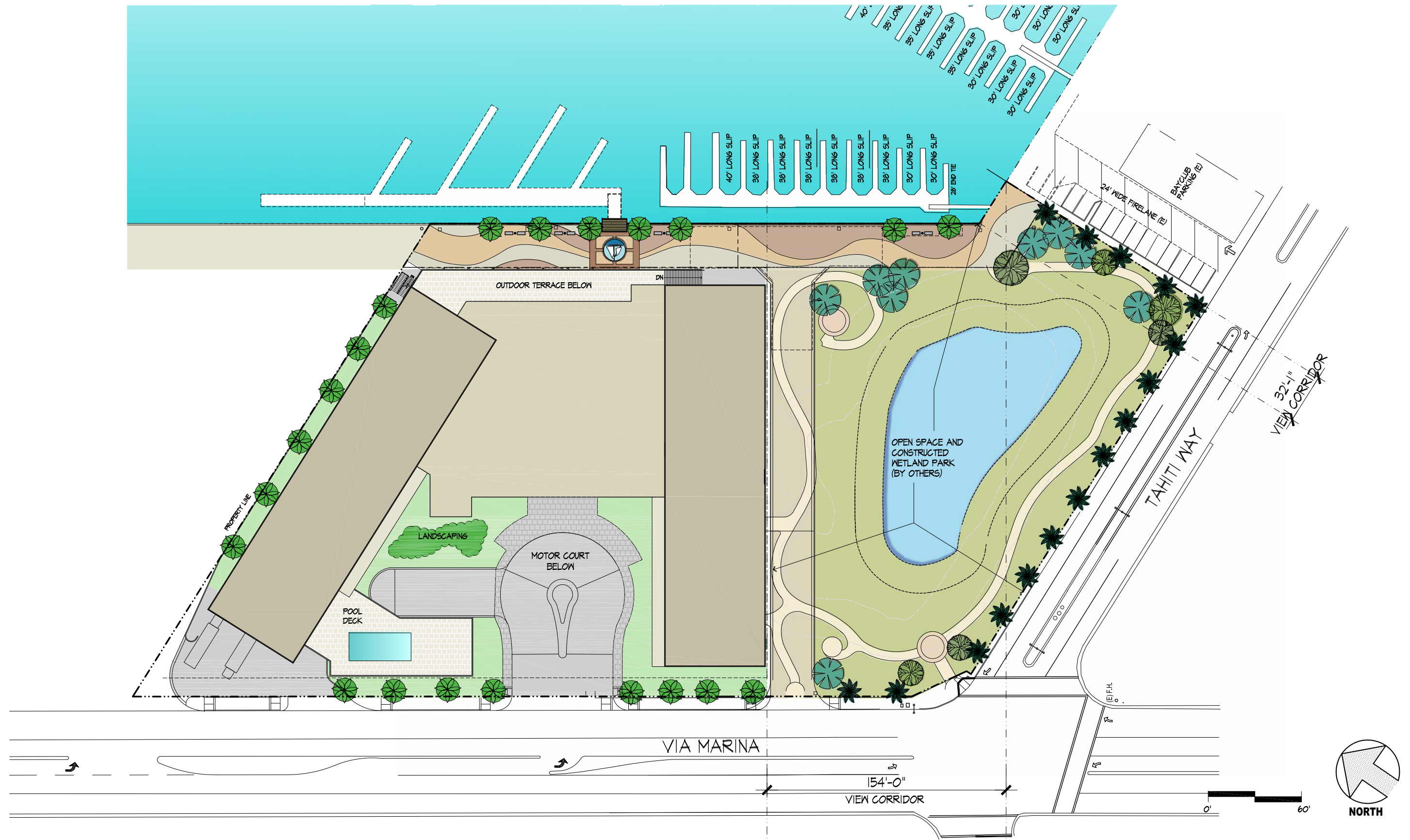
Re: Revised Hotel Concept for Marina Del Rey Parcel 9U

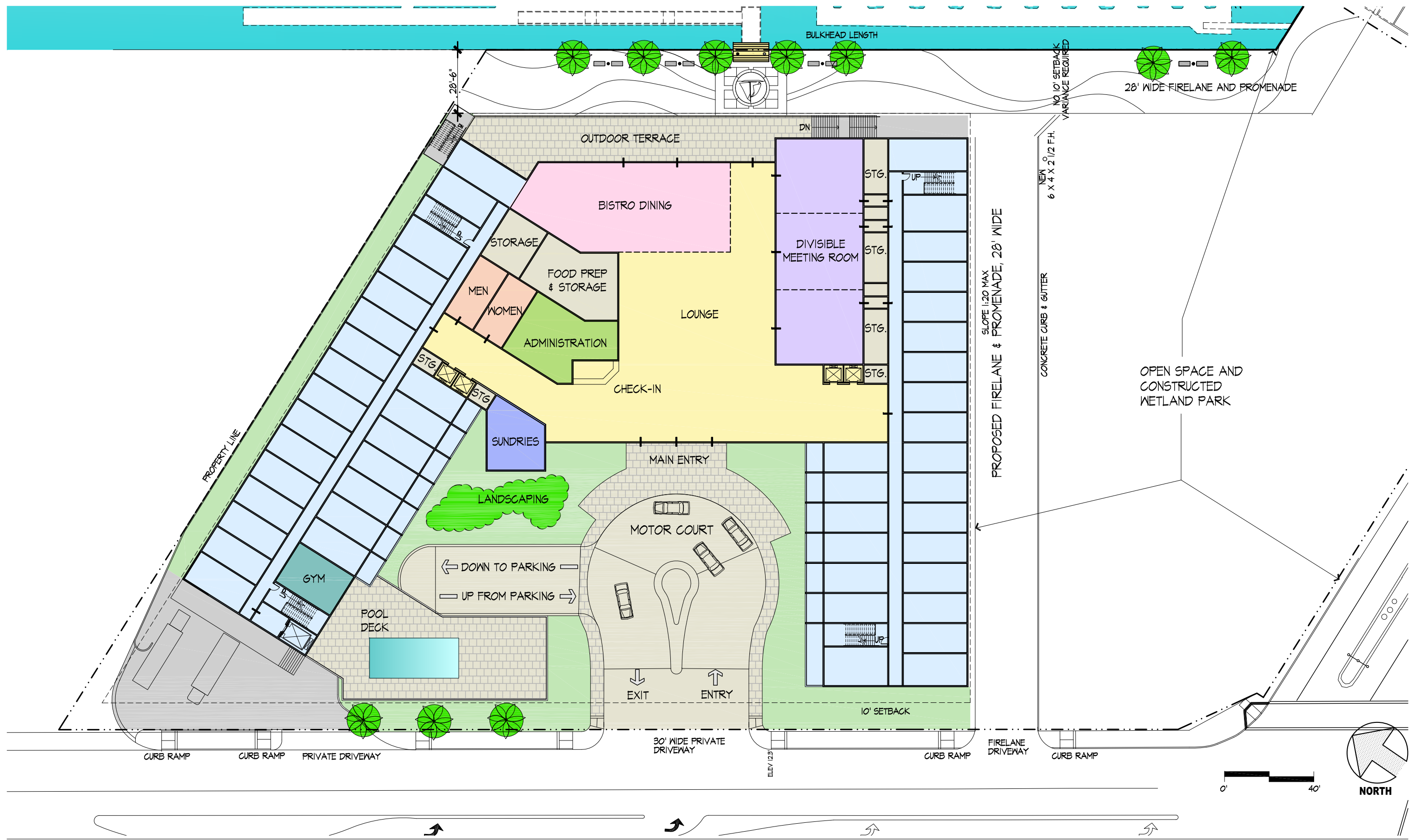
This is the project description of the revised hotel concept for Marina del Rey Parcel 9U. The revised project consists of the following:

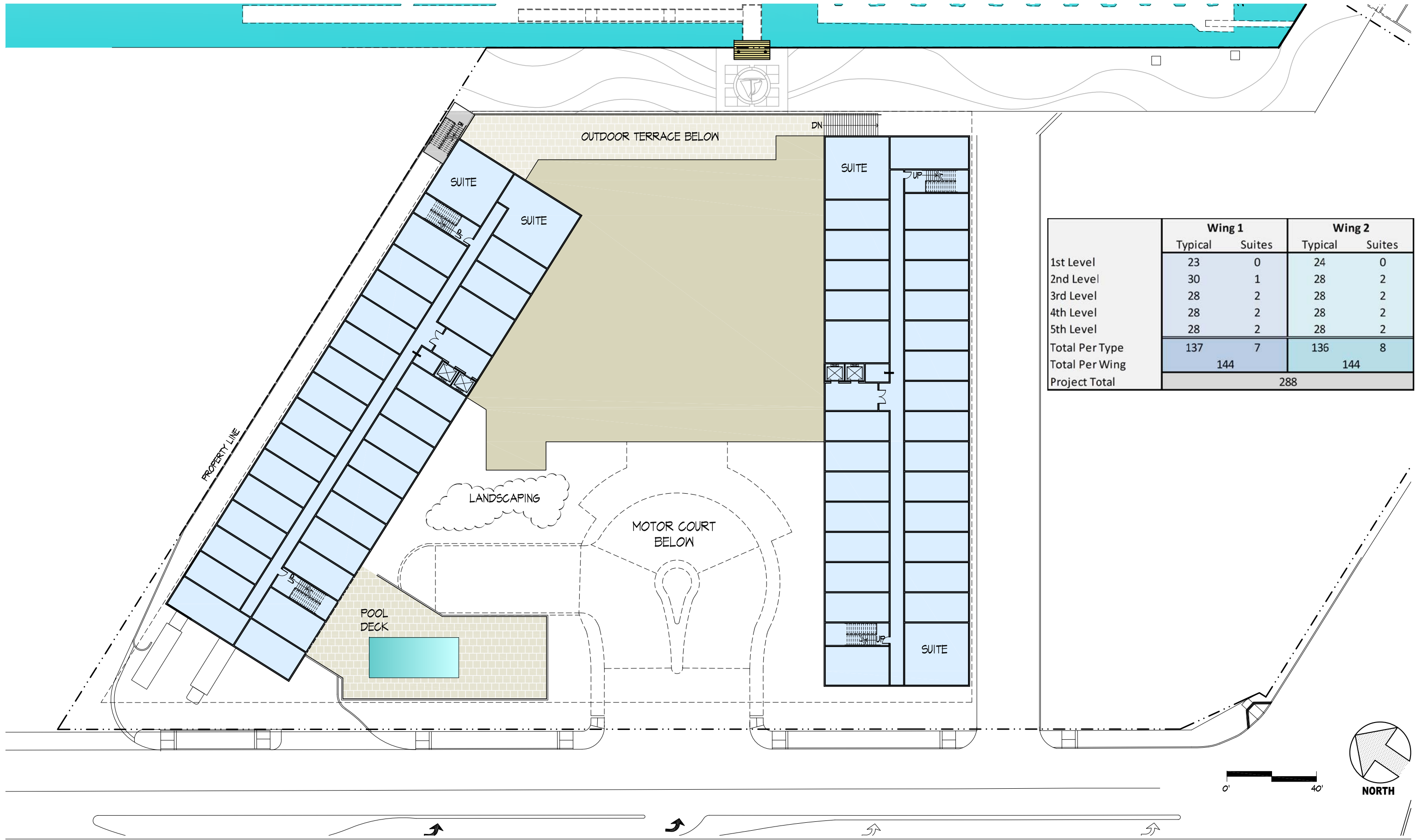
1. Two hotel wings—one to the south facing the park and one to the north facing the housing development—5 stories in height with a total of 288 units. All are single rooms with two 2-room suites on the 2nd through 5th floors. The total number of suites is 16 and the balance are single rooms. The combined number of hotel guest rooms in both wings is 288, none of which are programmed to be timeshare units.
2. One level parking with entrance off of Via Marina through a drop-off in the front drive – approx. 214 stalls. The parking level also includes mechanical space, and area for back-of-the-house, and a small machine room.
3. Ground floor includes:

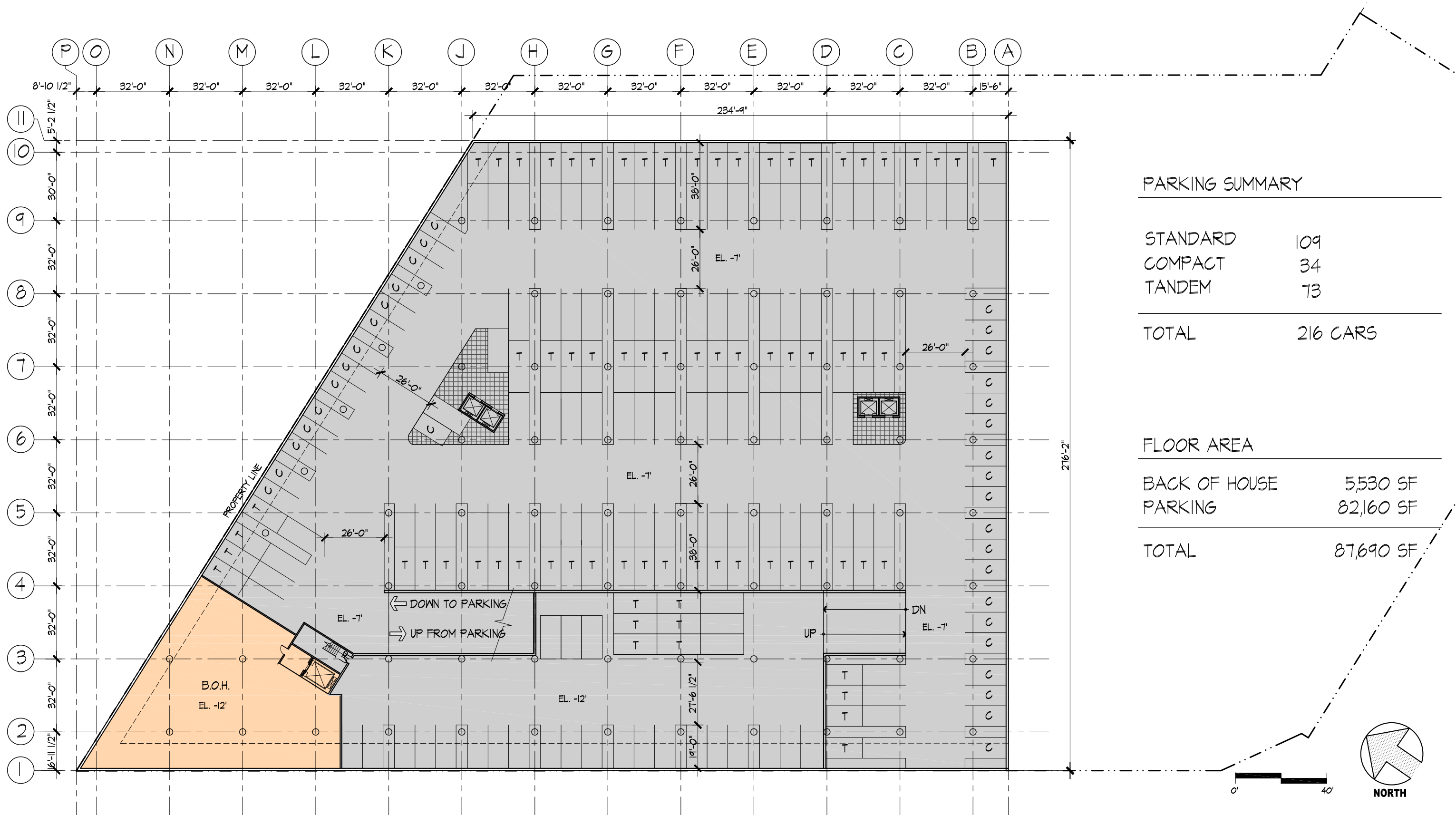
| | |
|---|---|
| ➤ Bistro restaurant facing the Marina | ➤ Administration area |
| ➤ Dining deck facing Marina | ➤ Lobby |
| ➤ Bar | ➤ Elevator lobby for each wing |
| ➤ Meeting rooms, which can be converted to larger space | ➤ Pool deck adjacent the gym |
| ➤ Food prep area | ➤ Service and truck delivery to the hotel |
| ➤ Check in for the hotel | ➤ Front door automobile entry drop off |
| | ➤ Small sundry shop |
4. Five floors, consisting of typical rooms, including a mix of King, double/double, and two King Suite A type rooms on each floor.

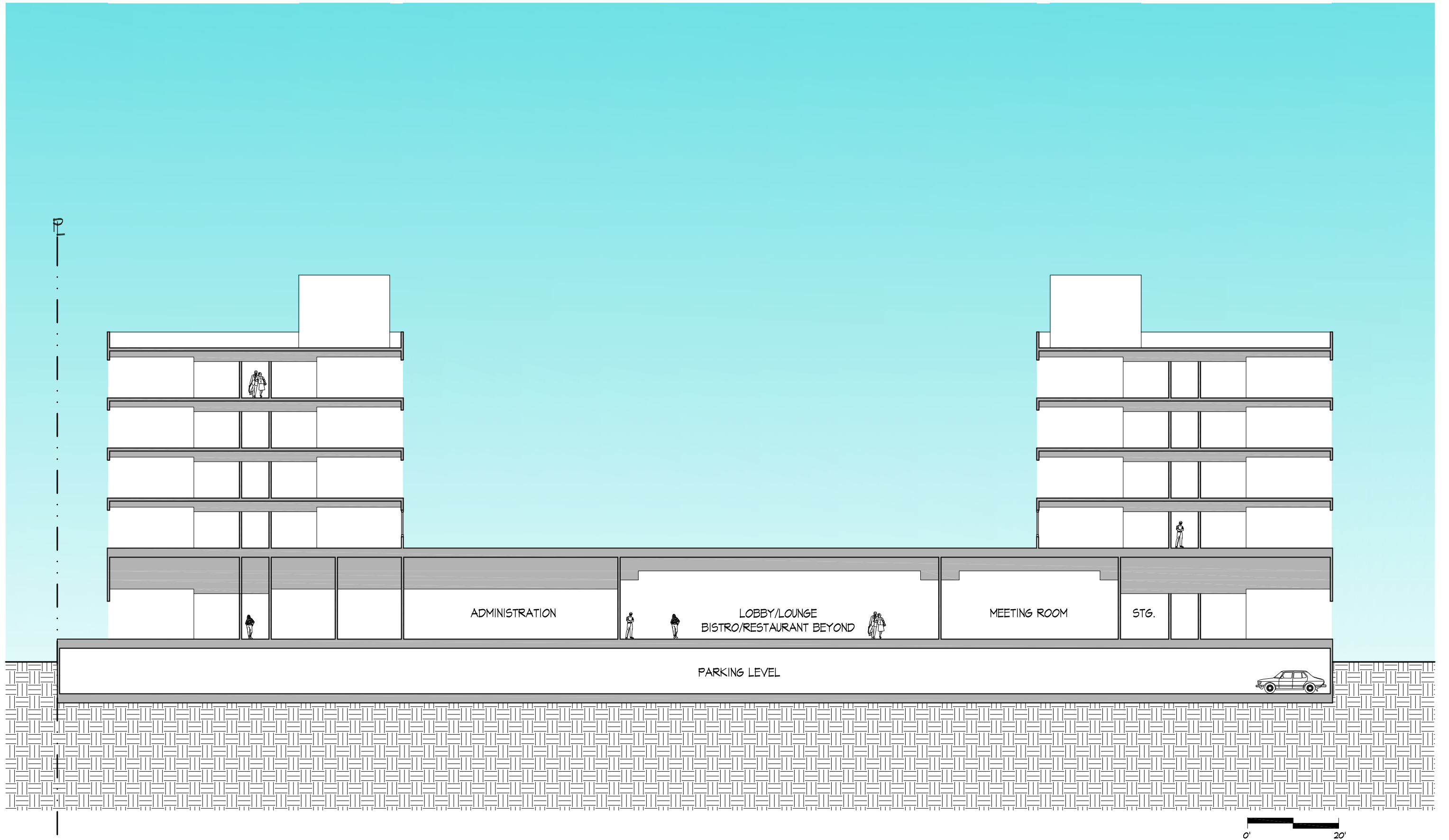
NOTE: Neither wing will be greater than 70' in height, as illustrated on the cross-section drawing.

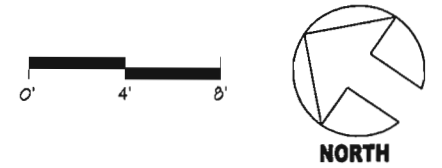
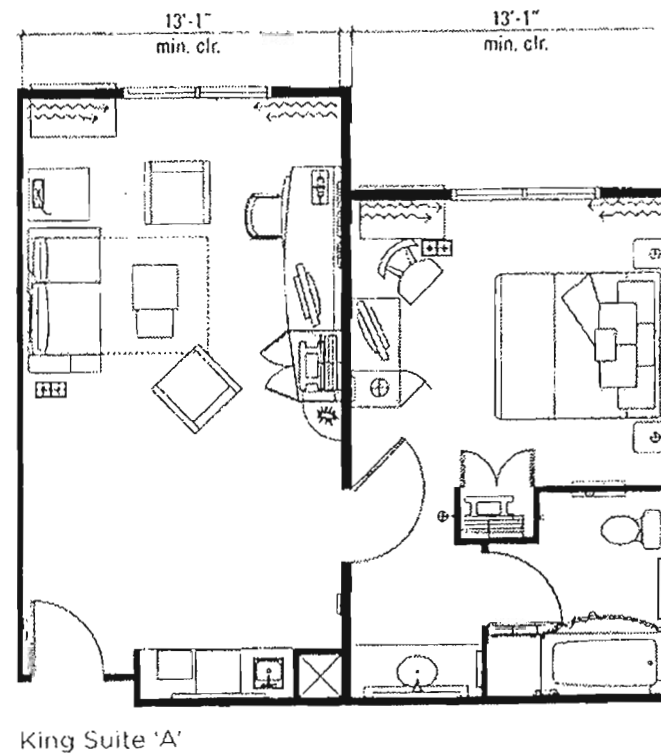
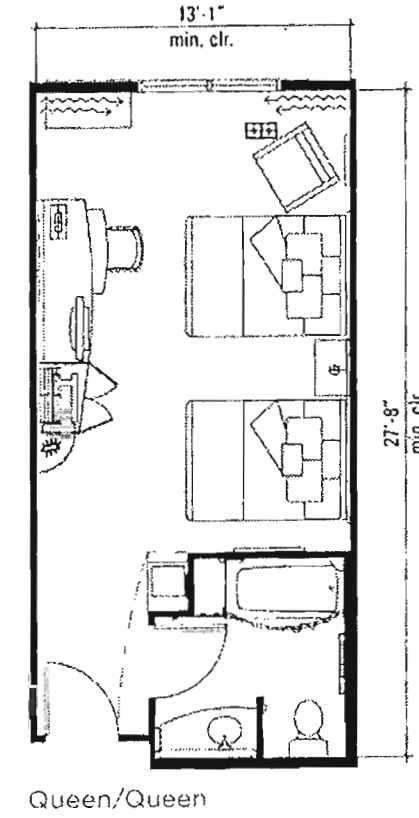
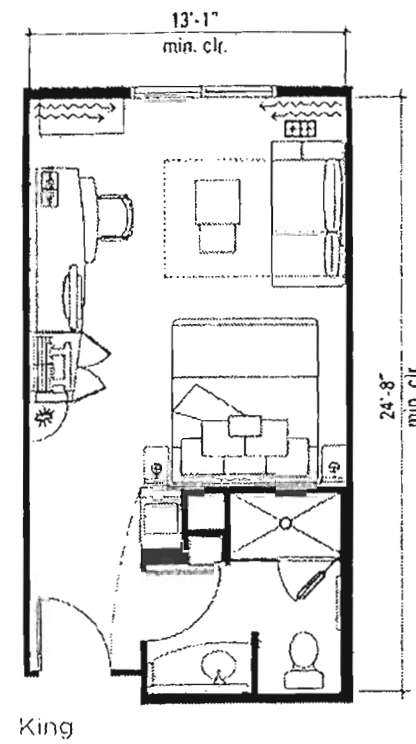












TYPICAL ROOM LAYOUTS

SCALE 1" : 8'

THE HARDAGE GROUP
BUILDERS AND HOTELIERS OF INTEGRITY SINCE 1969

COURTYARD
MARINA DEL REY, CALIFORNIA

GIN WONG ASSOCIATES
PLANNING AND ARCHITECTURE
LOS ANGELES, CALIFORNIA
PROJECT NO. 20143.00
REVISED NOV.16, 2009
V:\ACAD\2011\21102.00 100dfr-100dfr-100VACAD\Sketches.dwg

SALIENT FACTS OF THE PROJECT

- Room Total – 288 units
- Combination King, double/double, King suite A
- Allocation of rooms to be determined at a later date
- Meeting room area 4,000 s.f., divisible
- Restaurant – seats approx. 100 inside
- Open terrace space – 3,000 s.f.
- Parking – 214 stalls
- Gym
- Swimming pool and terrace
- Auto drop-off area in front
- Sundry shop on ground floor
- Administration area on ground floor
- Back-of-the-house to take care of employees in basement, locker rooms, laundry, storage and housekeeping area
- Site area is slightly less than 2 acres

