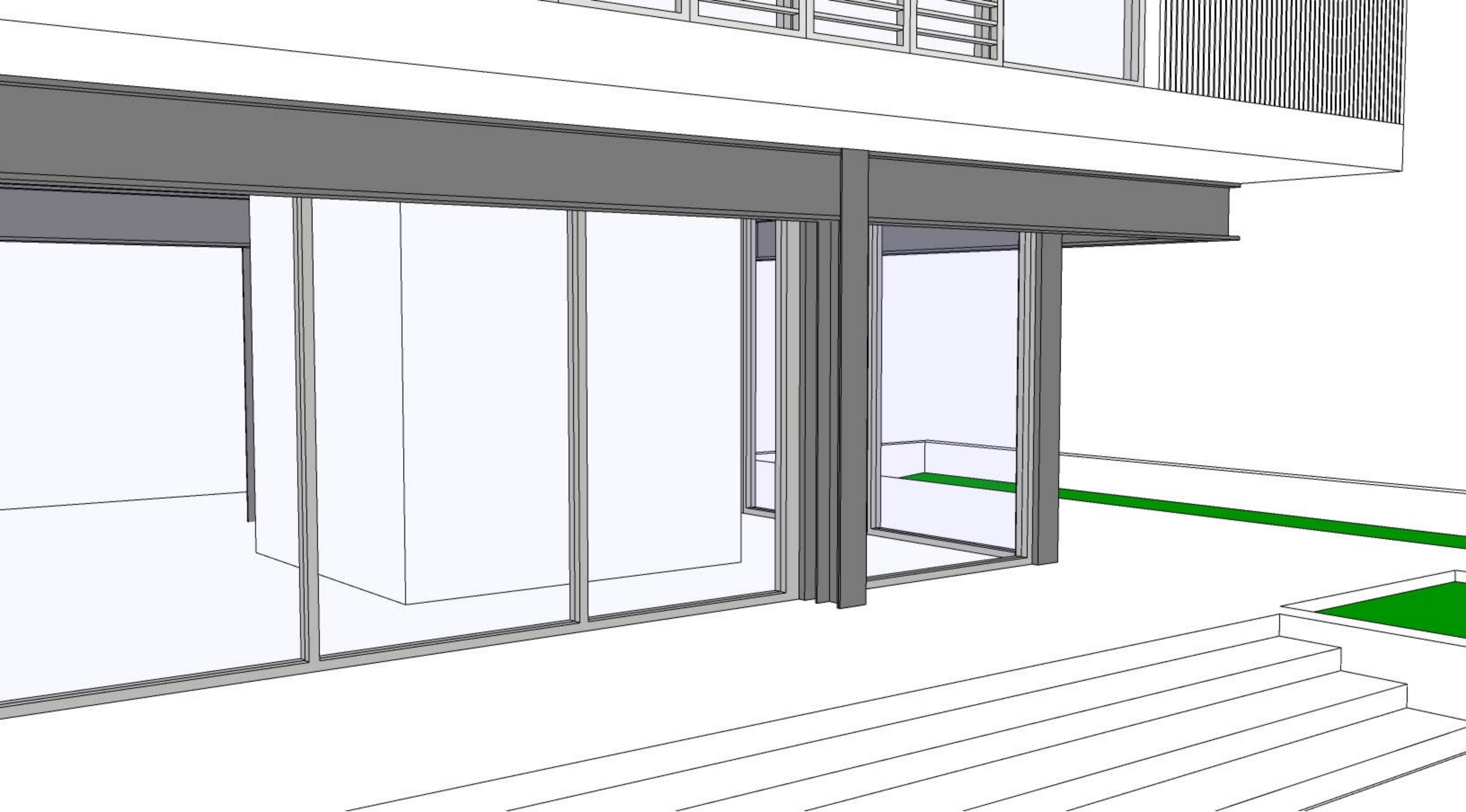




PROPOSED EAST VIEW RENDERING



PROPOSED FRONT VISTA DEL MAR VIEW RENDERING

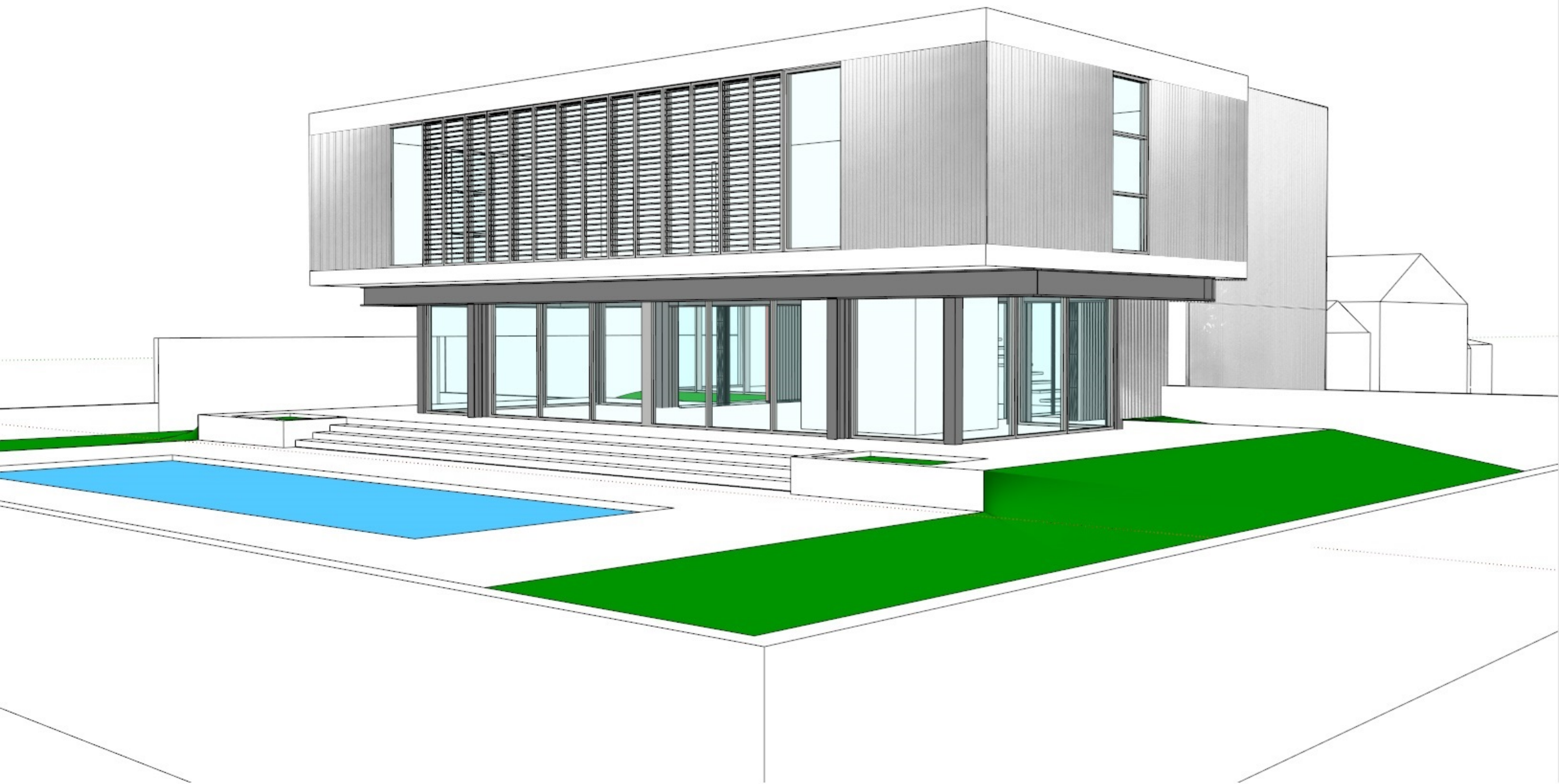


PROPOSED GROUND FLOOR GLASS ENCLOSURE



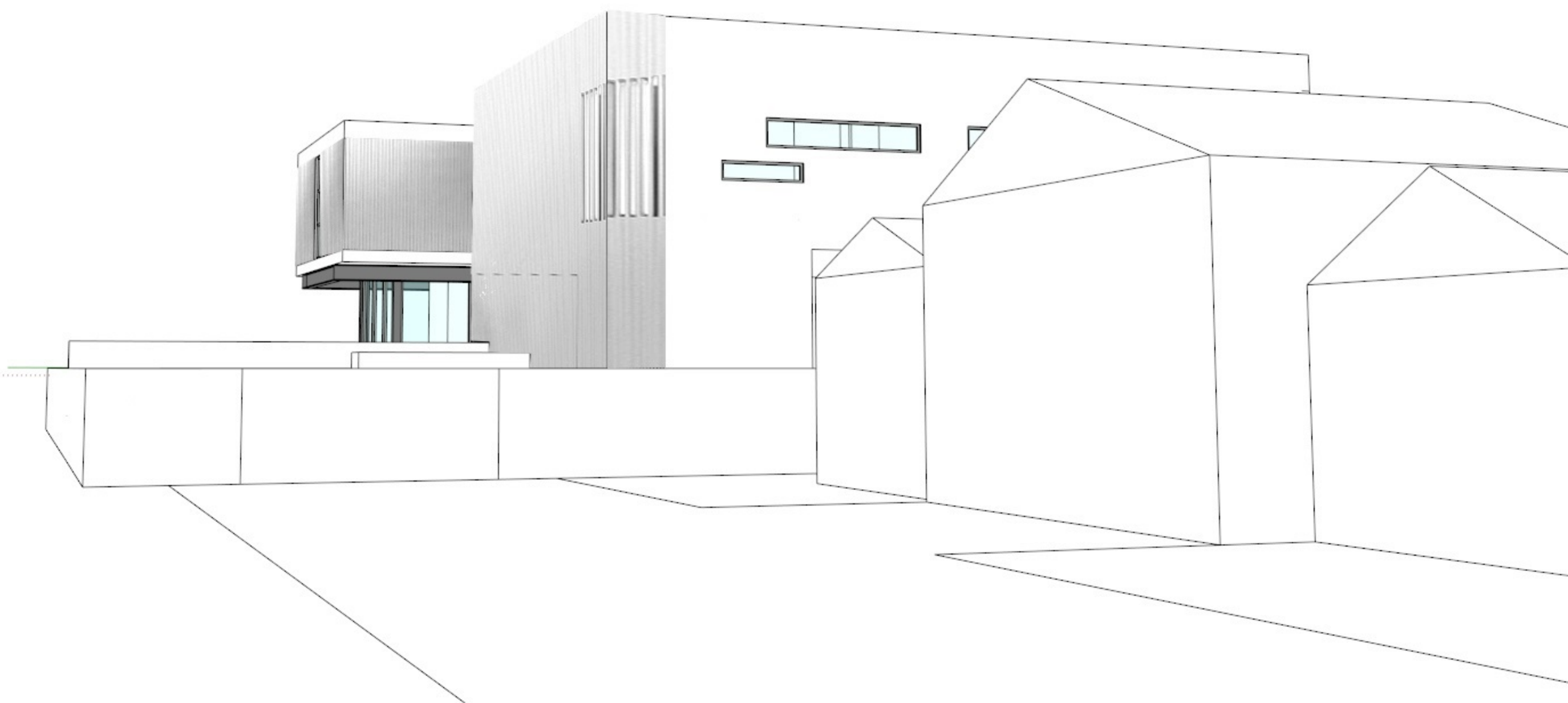


PROPOSED NE VISTA DEL MAR VIEW RENDERING



PROPOSED NW VISTA DEL MAR VIEW RENDERING





PROPOSED SEABREEZE SOUTH VIEW RENDERING



PROPOSED WEST VIEW RENDERING