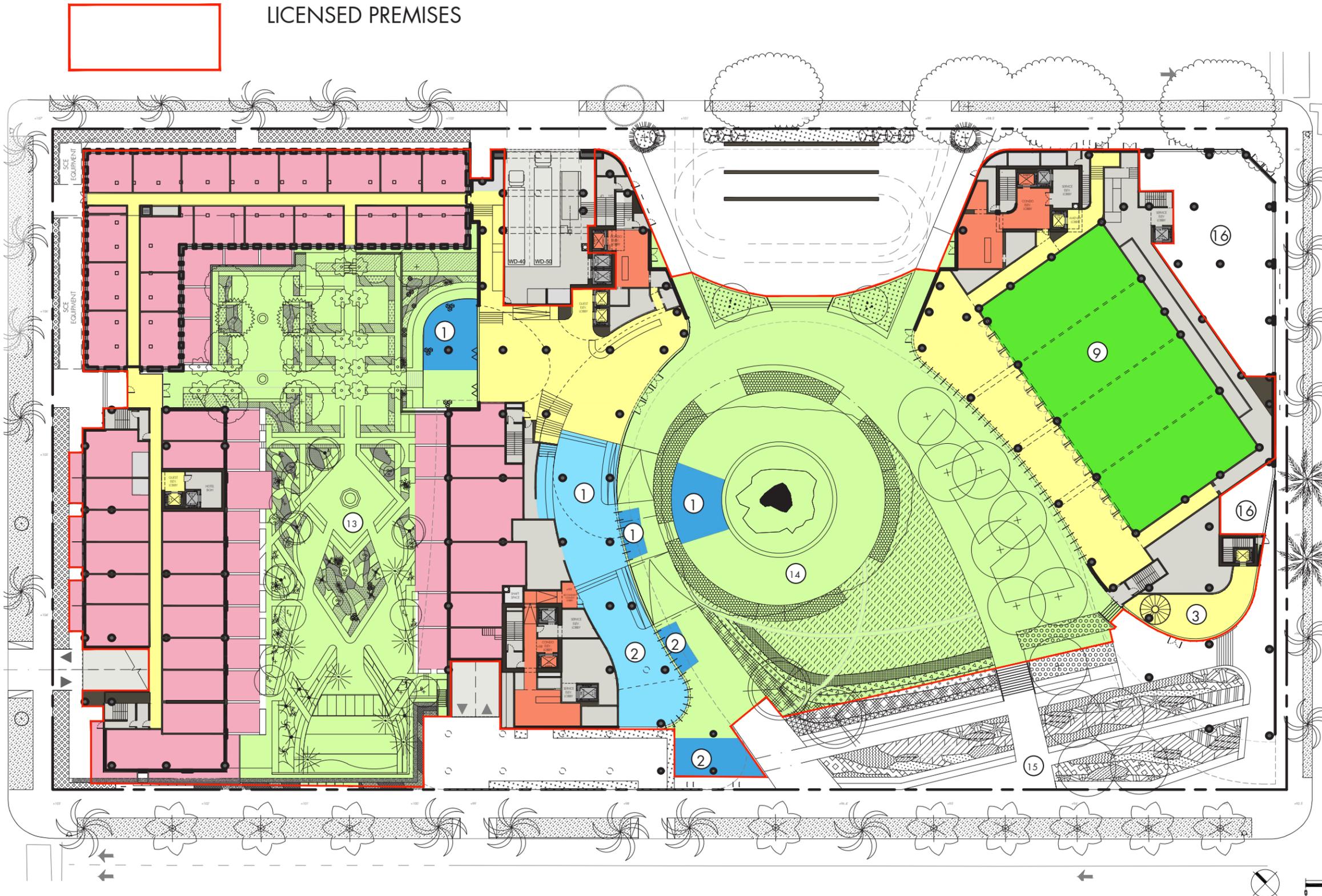


LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL

LICENSED PREMISES



BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS

**THE MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 01

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

1

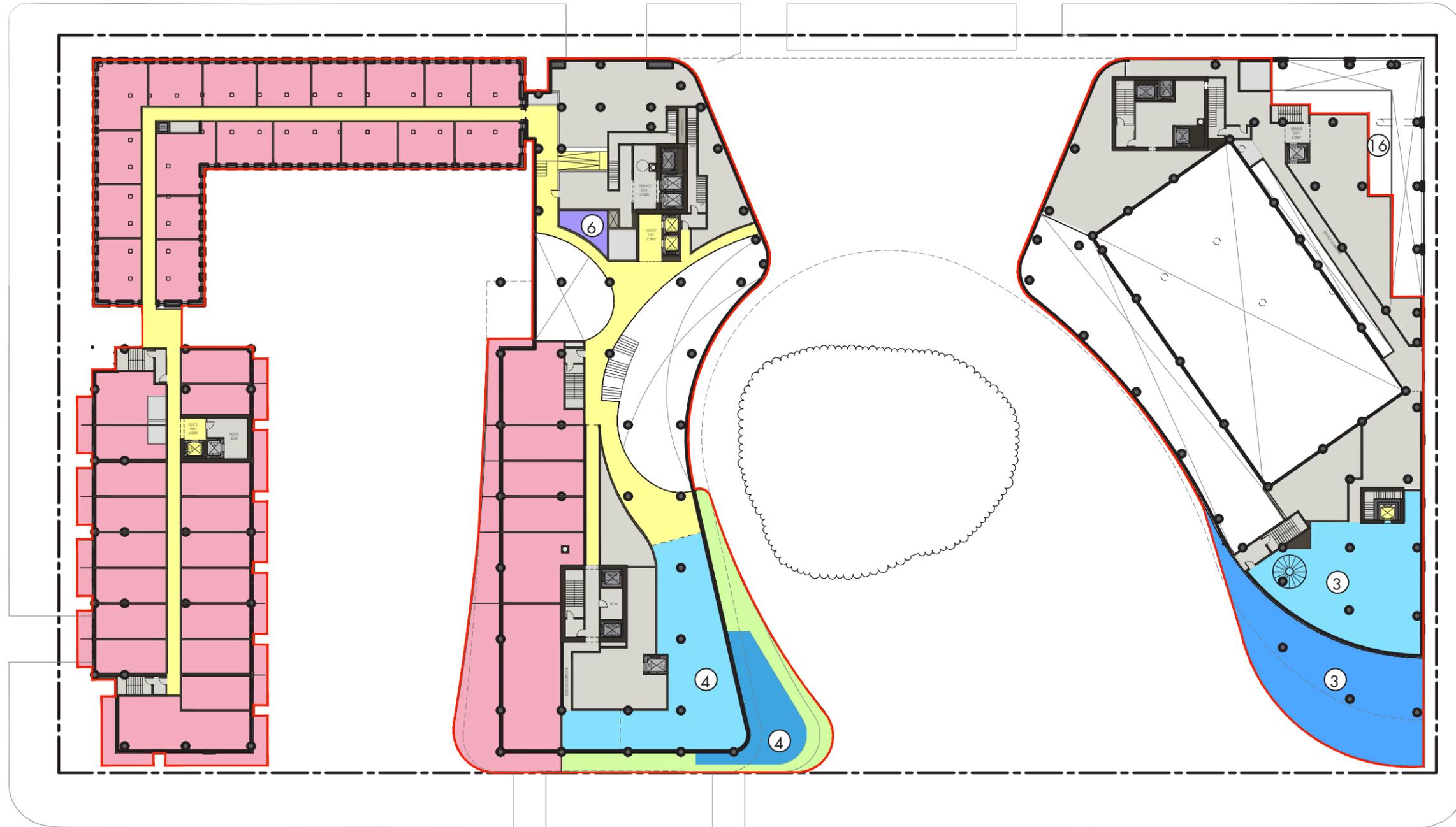
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 02

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

2

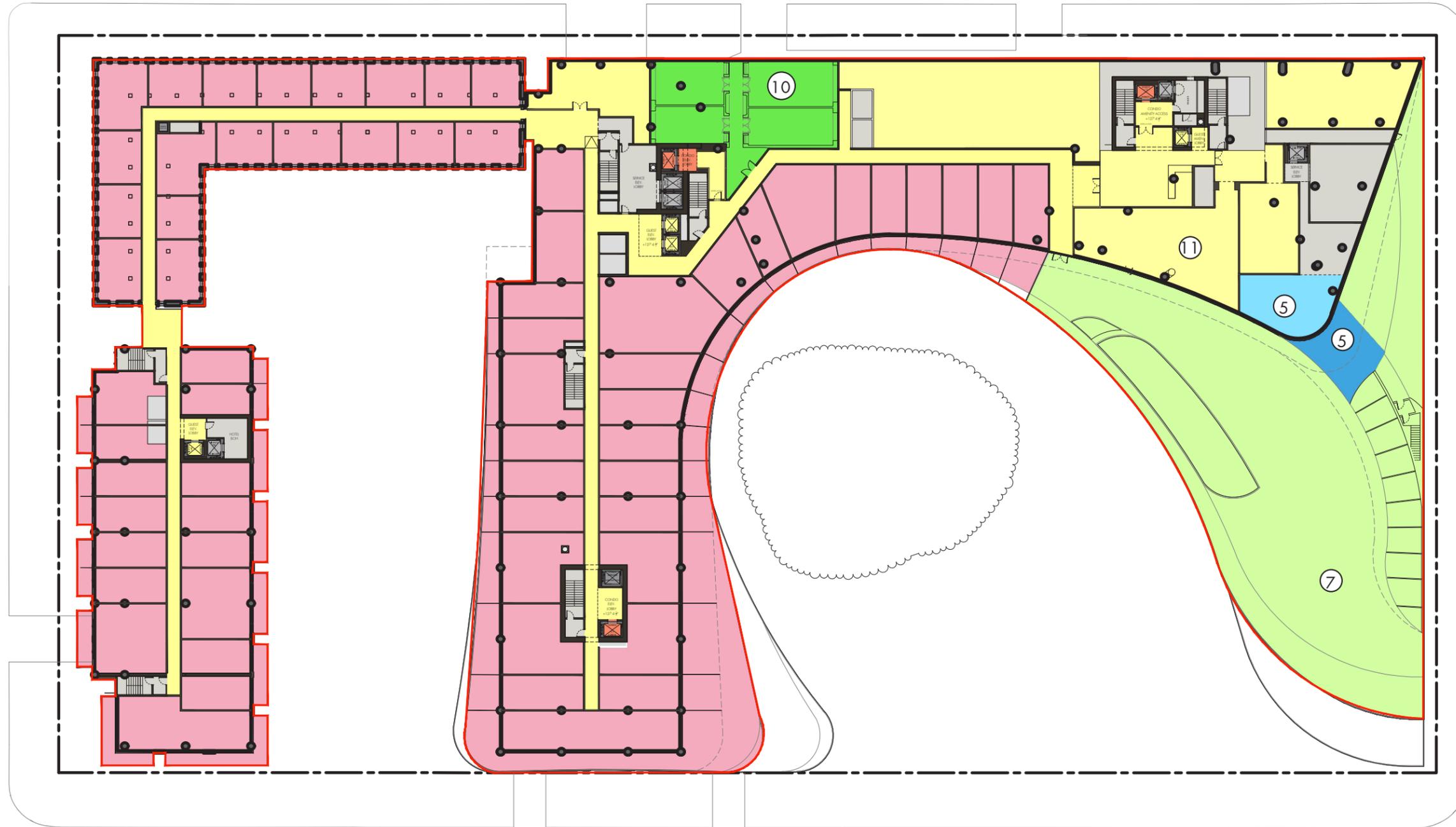
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 03

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

3

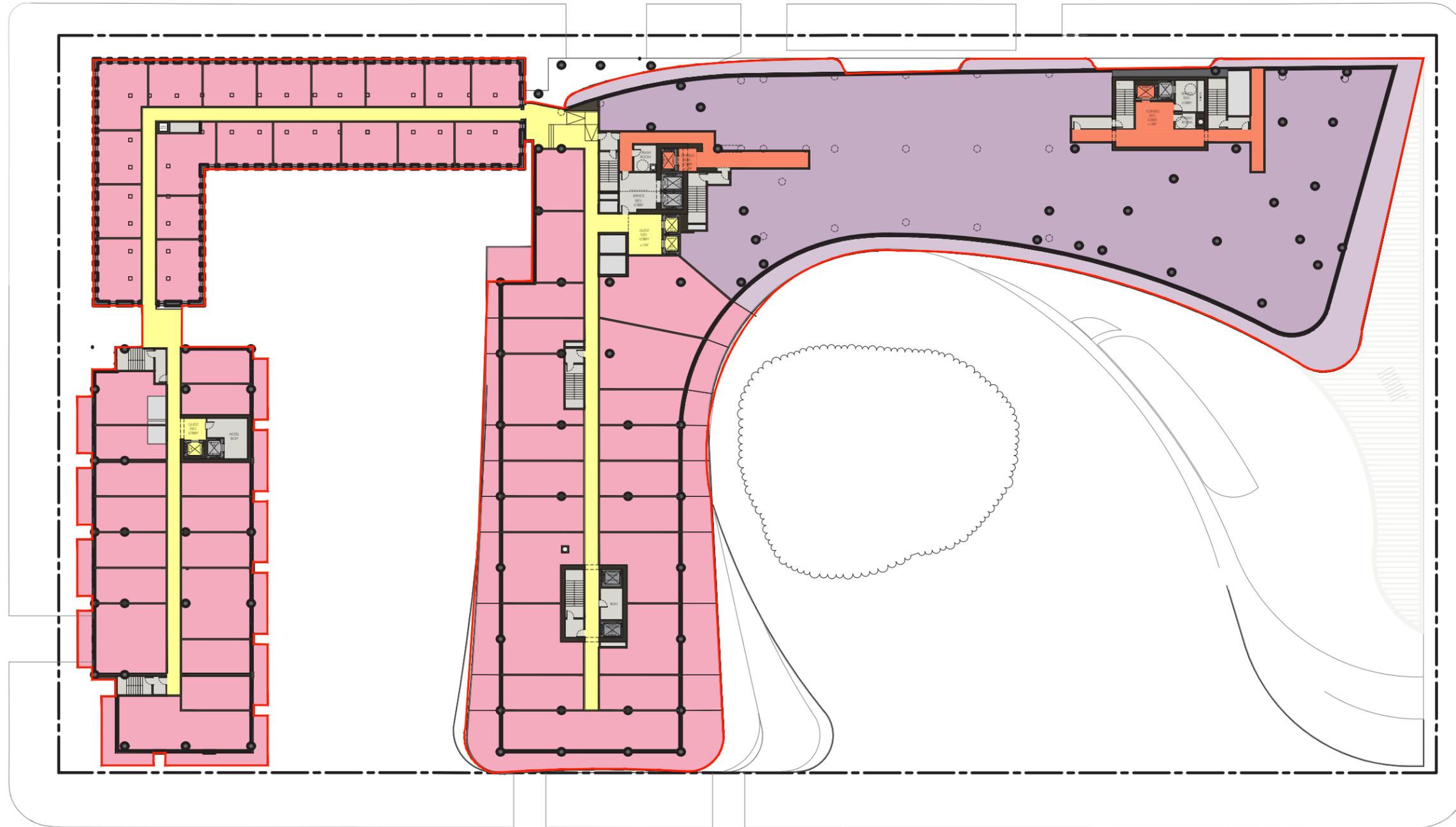
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 04

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

4

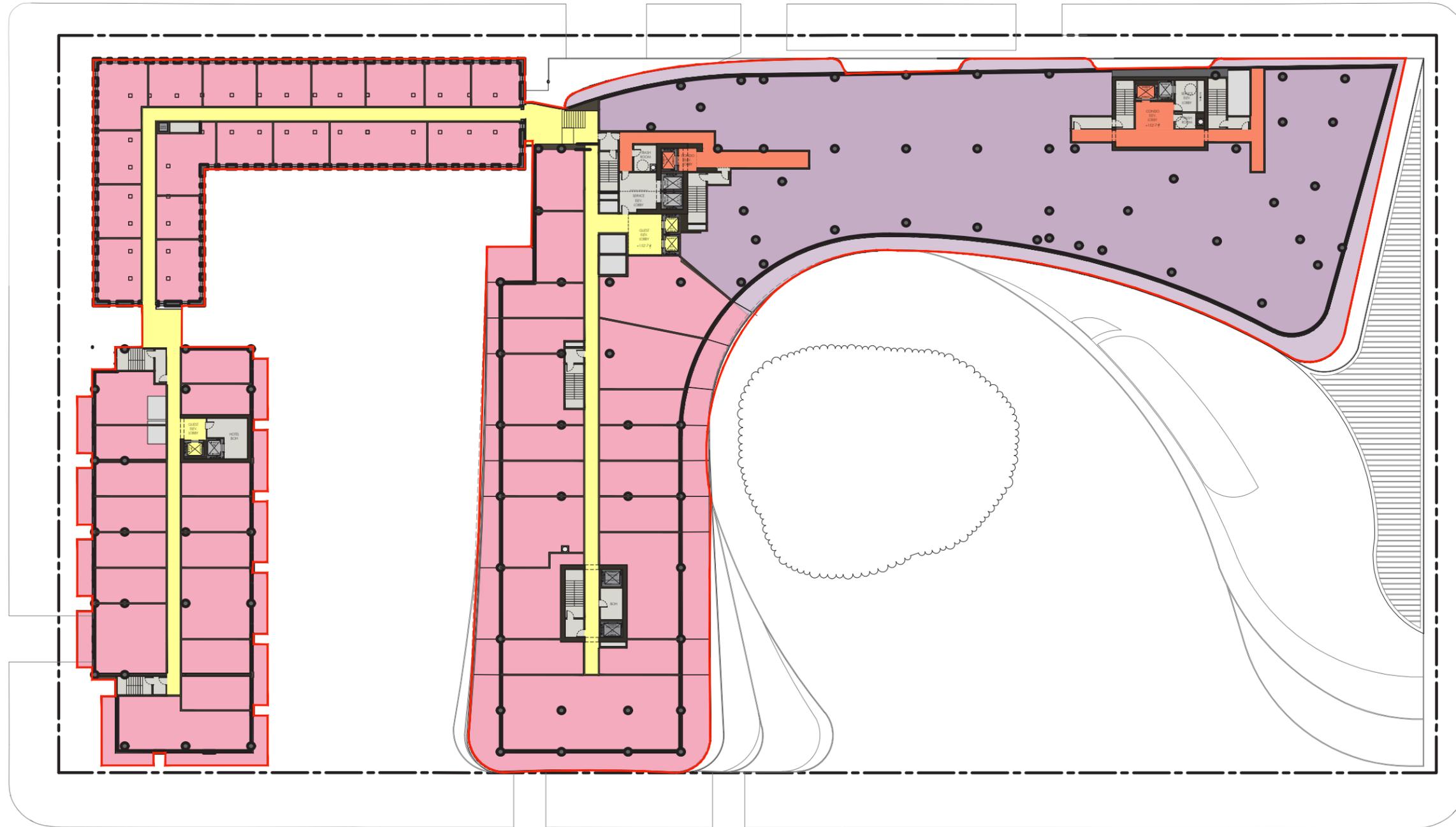
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 05

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

5

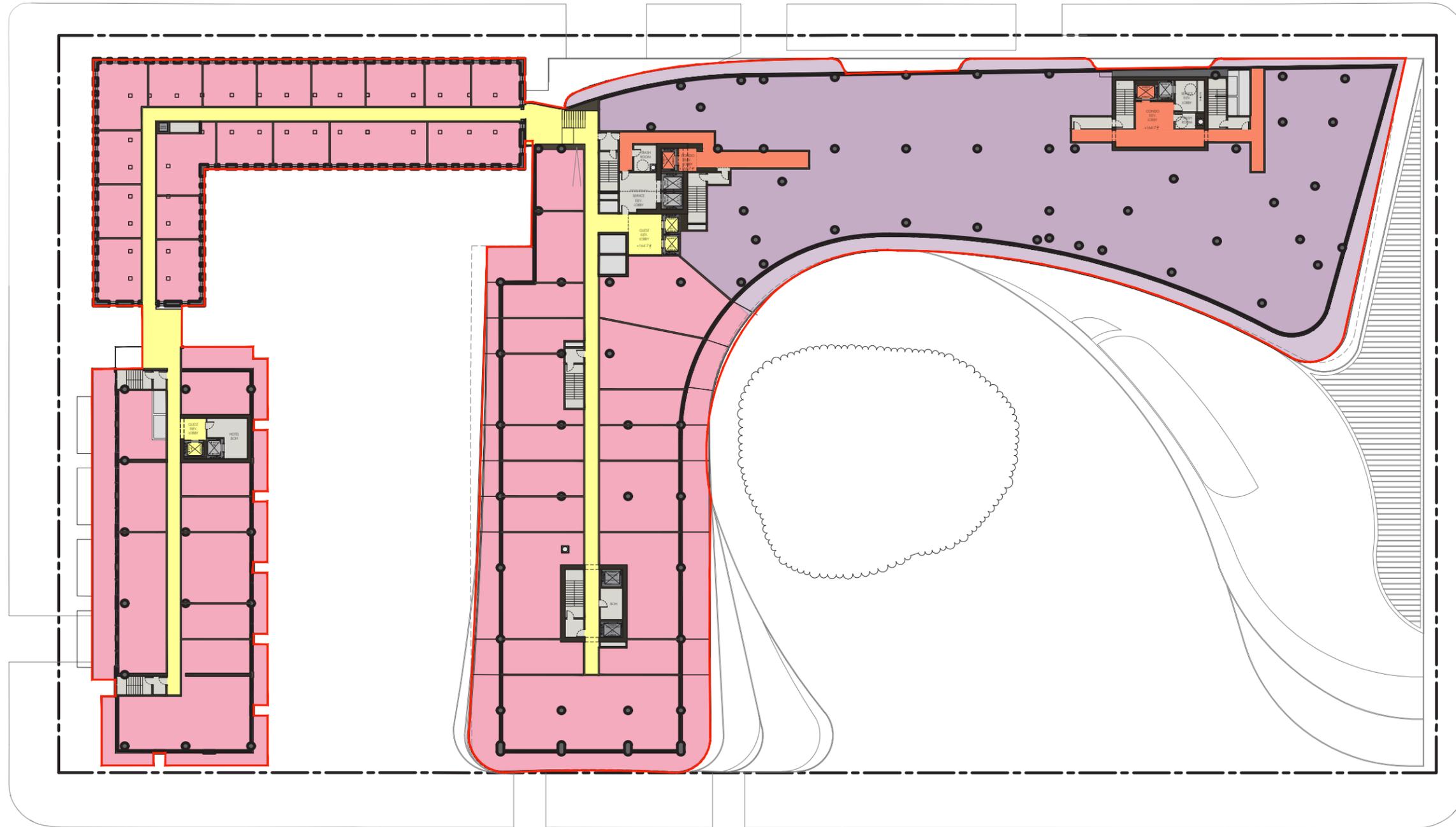
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 06

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

6

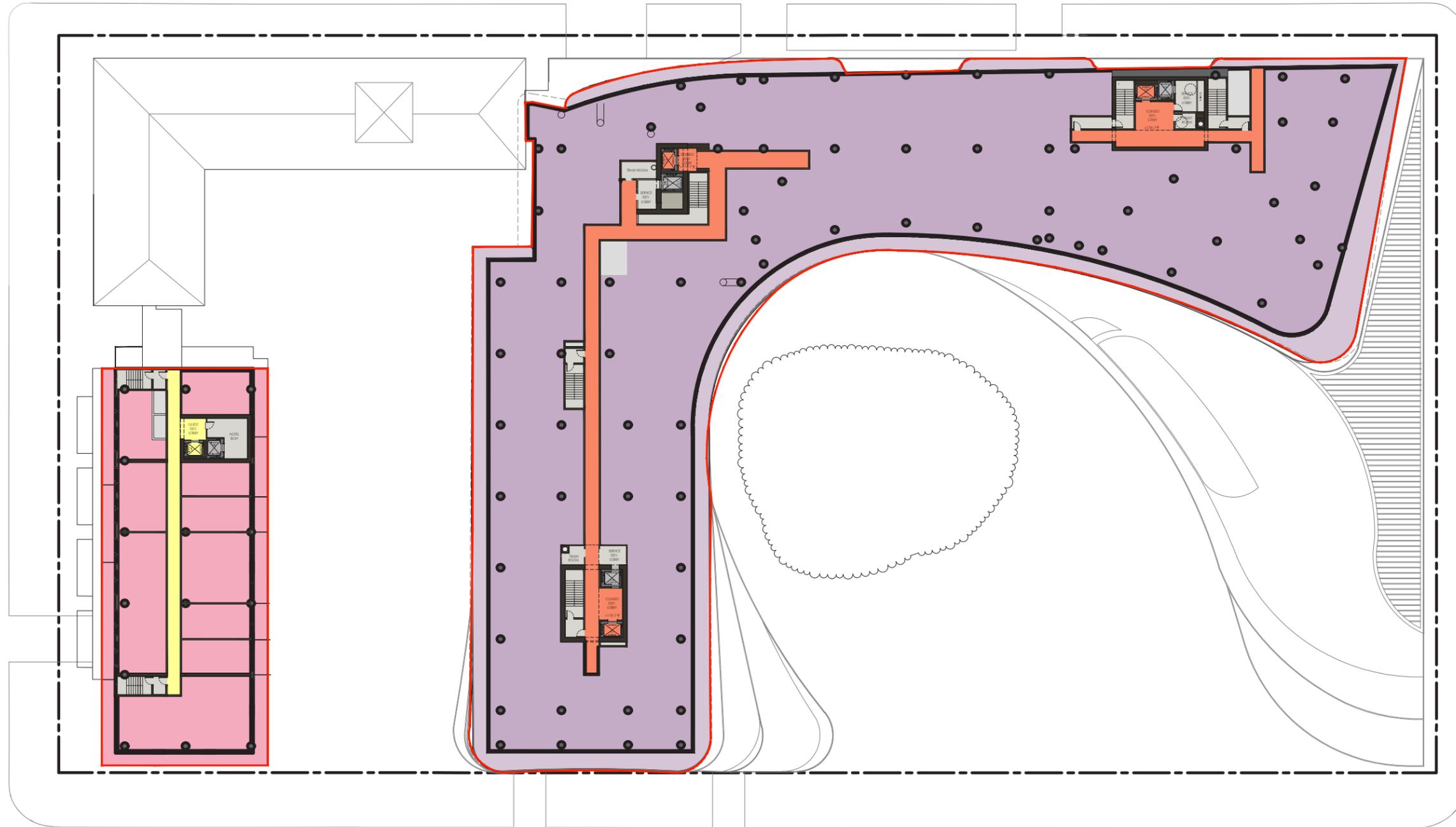
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 07

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

7

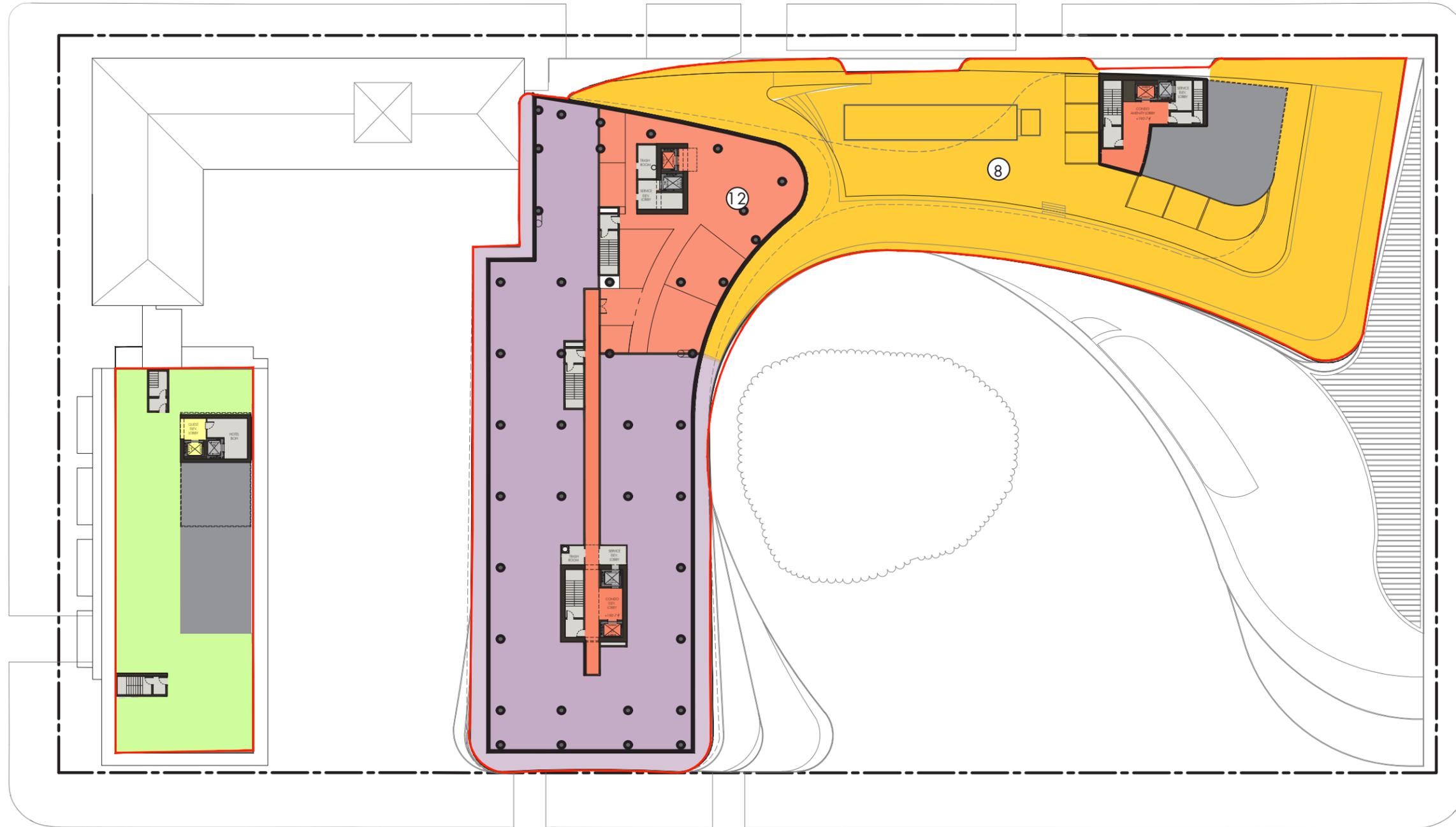
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 08

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

8

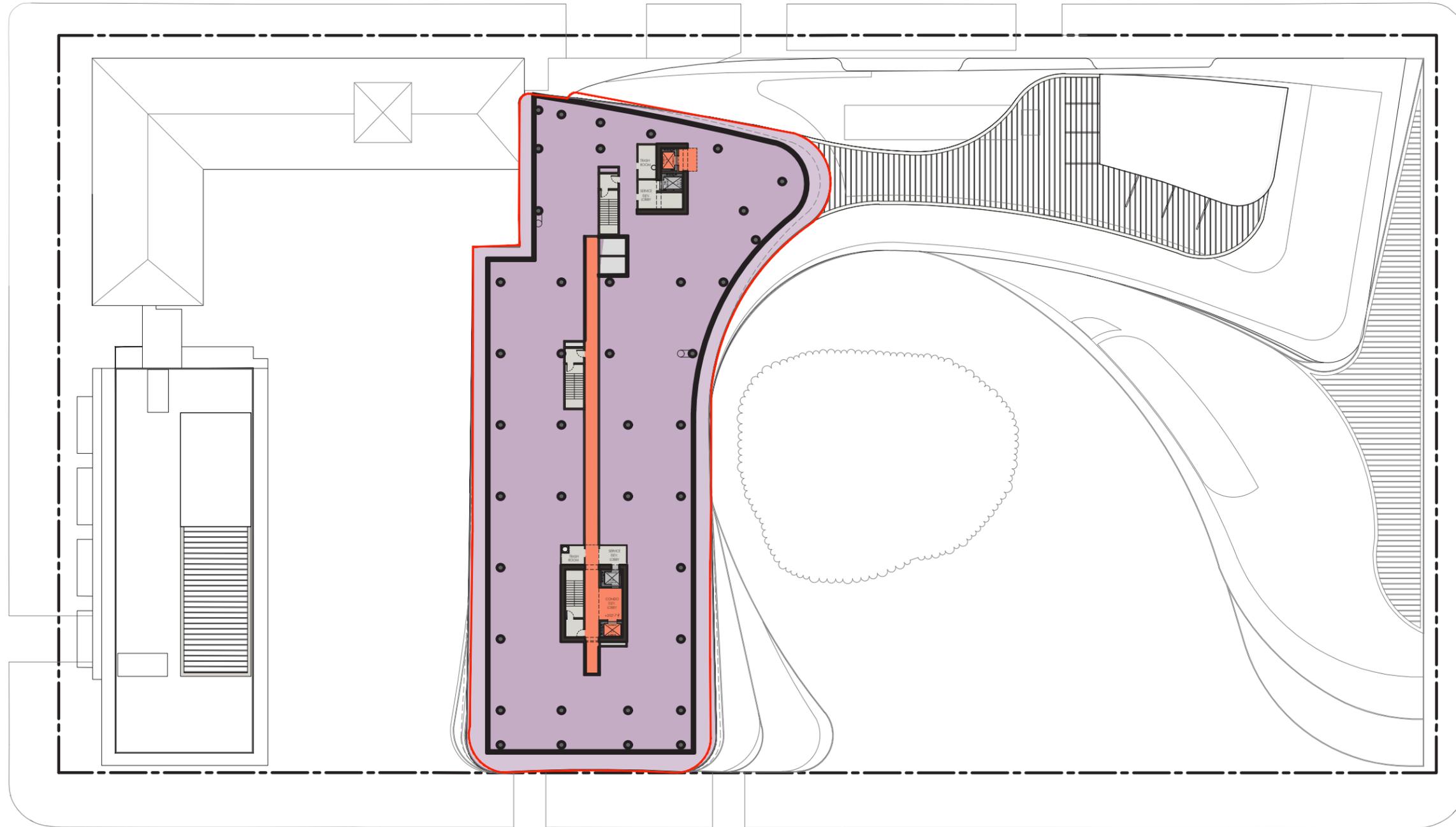
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



**THE MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

**EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 09**

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

9

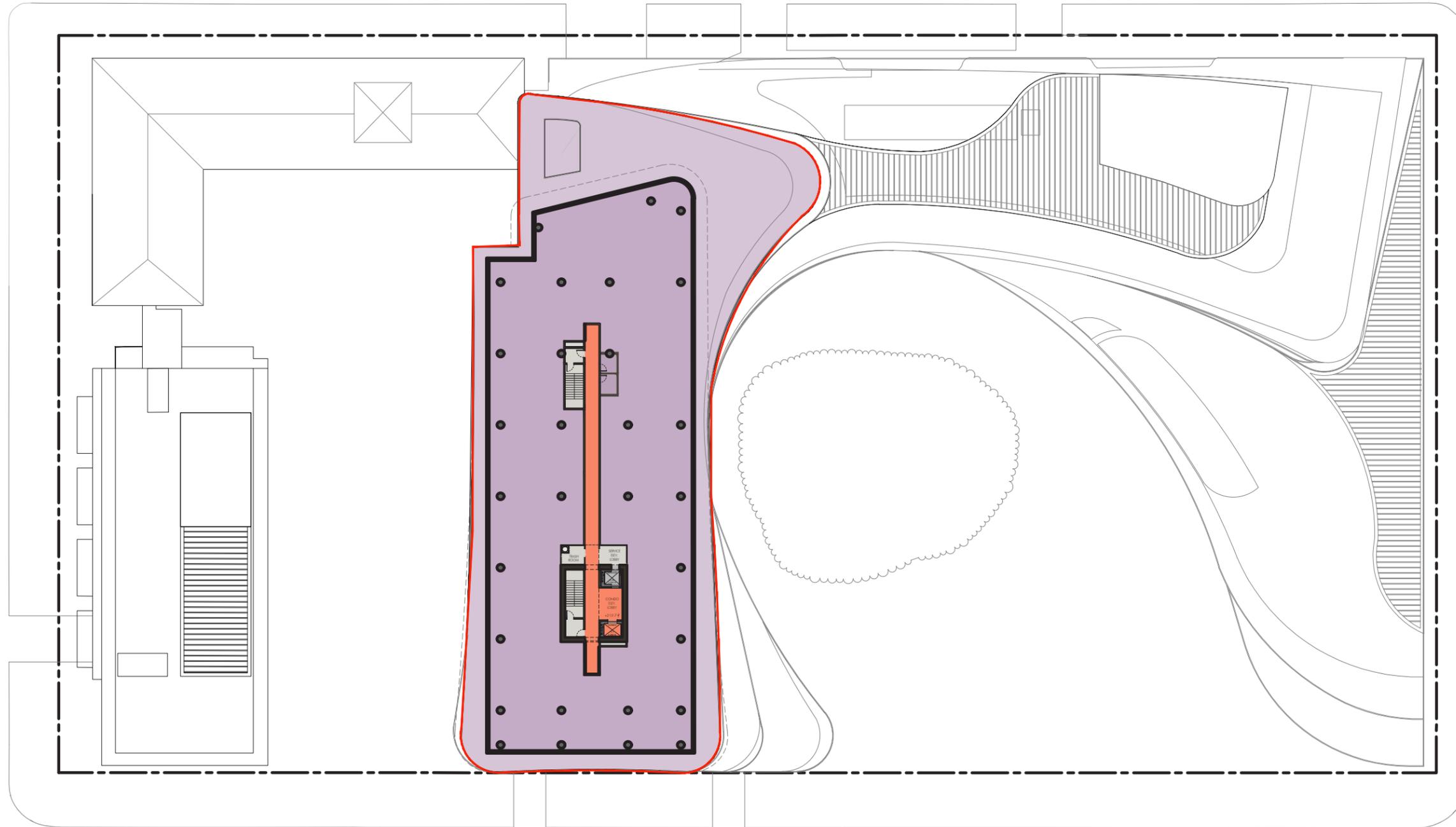
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



THE  
**MIRAMAR**  
SANTA MONICA

JULY, 2020

APPLICANT: OCEAN AVENUE LLC  
 OWNER'S REPRESENTATIVE: ATHENS GROUP  
 ARCHITECT: PELLI CLARKE PELLI ARCHITECTS  
 LANDSCAPE ARCHITECT: GGN

EXHIBIT G-1 - LICENSED PREMISES  
LEVEL 10

All information shown herein is for conceptual design purposes only and subject to change as the project evolves.

SHEET NUMBER

10

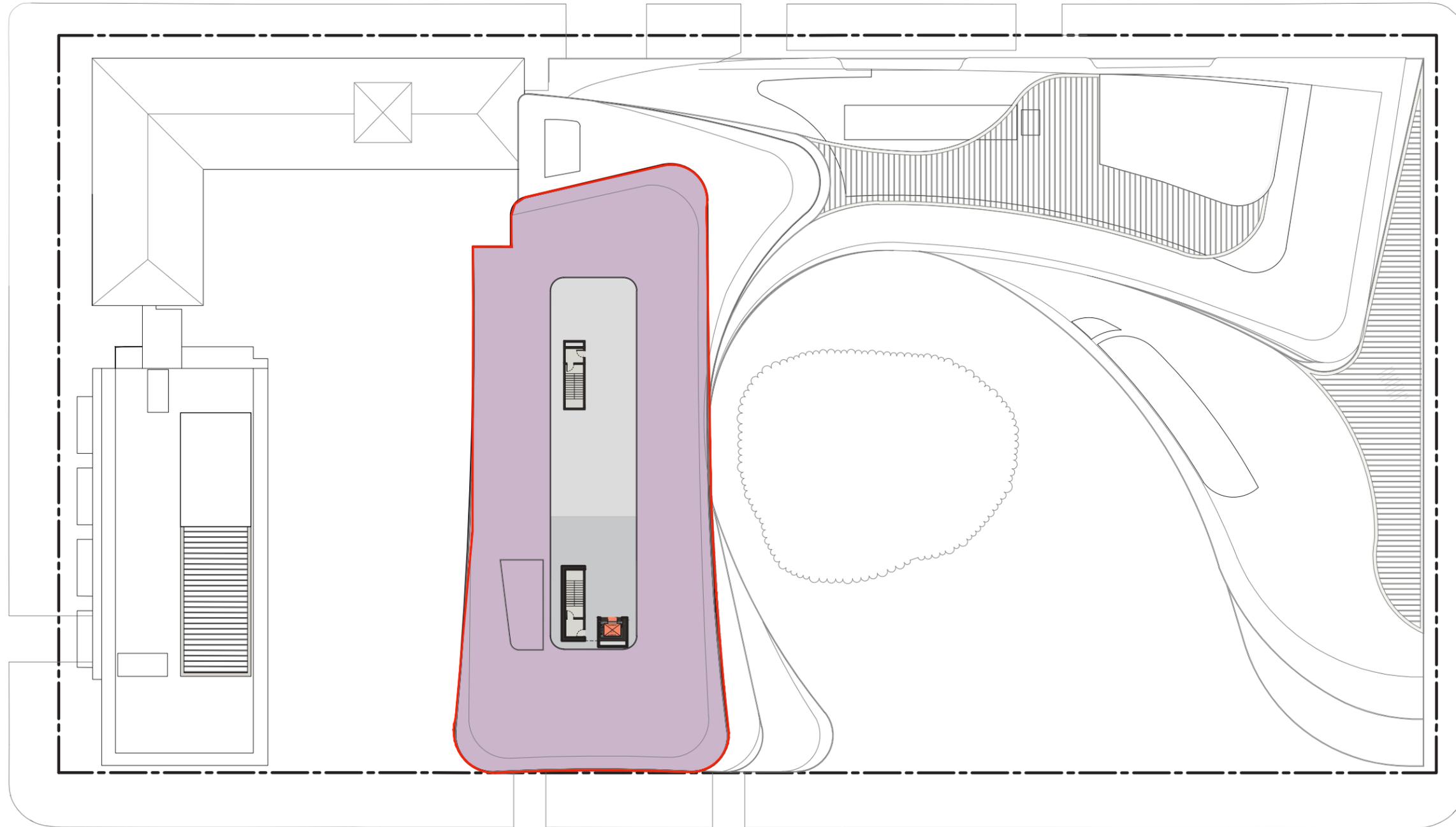
LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES

2ND STREET



OCEAN AVENUE

BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS



LEGEND

- ① LOBBY LOUNGE
- ② CAFE
- ③ THE BUNGALOW
- ④ HOTEL RESTAURANT
- ⑤ POOL CAFE
- ⑥ SUNDRY SHOP
- ⑦ HOTEL POOL DECK
- ⑧ RESIDENTIAL POOL DECK
- ⑨ BALLROOM
- ⑩ MEETING ROOMS
- ⑪ SPA/FITNESS CENTER
- ⑫ RESIDENTIAL AMENITIES
- ⑬ NORTH GARDEN
- ⑭ MIRAMAR GARDENS
- ⑮ PUBLICLY ACCESSIBLE OPEN SPACE
- ⑯ TENANT IMPROVEMENT RETAIL



LICENSED PREMISES



BY USE

- INTERIOR DINING
- EXTERIOR DINING
- BALLROOM / MEETING SPACES
- HOTEL ROOMS
- HOTEL COMMON AREAS
- HOTEL EXTERIOR COMMON AREAS
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON AREAS
- RESIDENTIAL EXTERIOR COMMON AREAS
- SUNDRY SHOP
- BACK OF HOUSE AREAS

