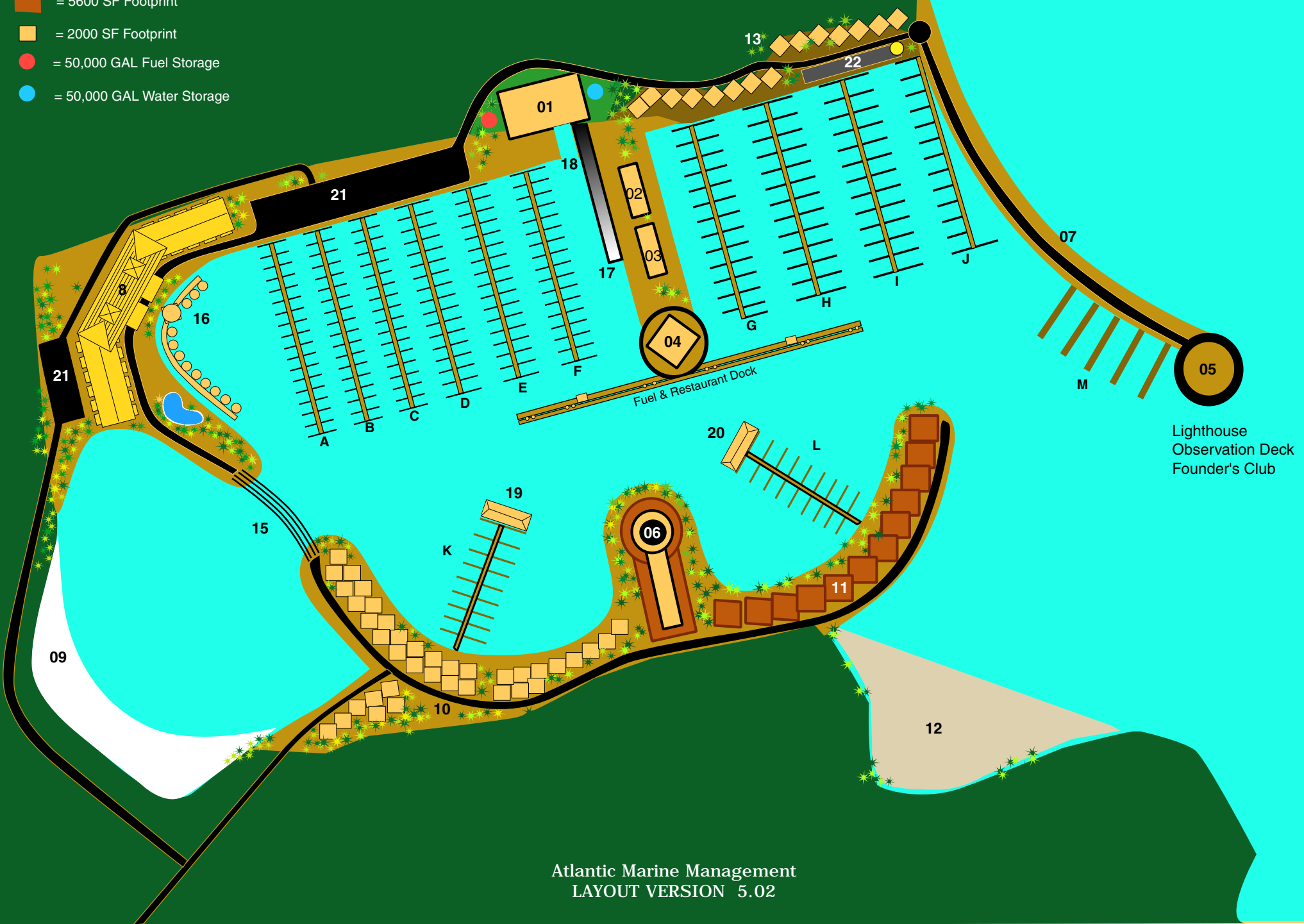


# Ocean Oasis - California Beach

## Yacht Club and Resort Village

750 BOAT SLIPS

- = 5600 SF Footprint
- = 2000 SF Footprint
- = 50,000 GAL Fuel Storage
- = 50,000 GAL Water Storage



### POTENTIAL SITE USES

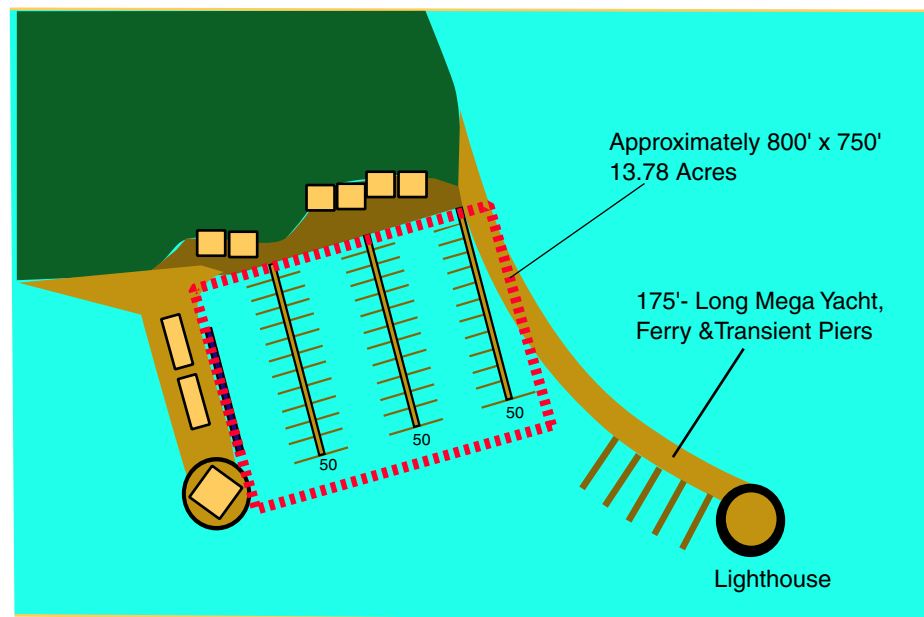
- 01 - Service Building (to keep all noise etc, indoors)  
Exterior to look like residential building with 3-dimensional facade
- 02 - Ships Store / Retail / Bait
- 03 - Showers, Dry Saunas, Exercise
- 04 - Yacht Club, Restaurant, Marina Mgmt Office
- 05 - Lighthouse, Founders Club & Observation Deck
- 06 - Condo Tower
- 07 - Causeway / Boardwalk
- 08 - California Beach Hotel
- 09 - California Beach #1
- 10 - Townhomes
- 11 - Beach Homes
- 12 - California Beach #2
- 13 - Yacht Club Villas
- 14 - Parking Area
- 15 - Bridge
- 16 - Floating Day Spa
- 17 - Concrete Launch Ramp
- 18 - Travel Lift Well
- 19 - Townhome Dock Club
- 20 - Beach Homes Dock Club
- 21 - Parking Areas
- 22 - Valet Parking for Lighthouse Deck & Restaurant

### DOCK CONFIGURATION

- A-Dock = (35) 30' Slips & (35) 40' Slips = 2450 Linear Feet
- B-Dock = (35) 30' Slips & (35) 40' Slips = 2450 Linear Feet
- C-Dock = (35) 30' Slips & (35) 40' Slips = 2450 Linear Feet
- D-Dock = (33) 40' Slips & (33) 50' Slips = 2970 Linear Feet
- E-Dock = (33) 40' Slips & (33) 50' Slips = 2970 Linear Feet
- F-Dock = (33) 40' Slips & (33) 50' Slips = 2970 Linear Feet
- G-Dock = (25) 50' Slips & (27) 60' Slips = 2870 Linear Feet
- H-Dock = (25) 60' Slips & (25) 70' Slips = 3250 Linear Feet
- I-Dock = (25) 60' Slips & (25) 70' Slips = 3250 Linear Feet
- J-Dock = (25) 60' Slips = 1250 Linear Feet
- K-Dock\* = (38) 55' Slips = 2090 Linear Feet
- L-Dock\* = (33) 65' Slips = 2145 Linear Feet
- M-Dock = (10) 175' Slips = 1750 Linear Feet
- FUEL DOCK = 950' Long. = 950 Linear Feet

\*Docks include floating dock bar & grill

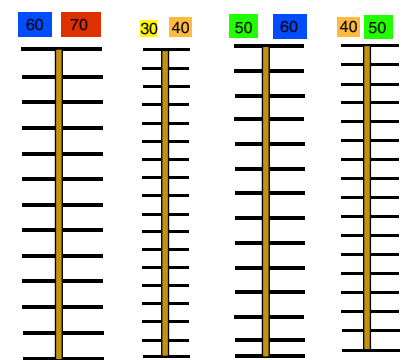
**Total of 41,000+/- Linear Feet Deepwater Dockage (7.8 miles)**



**APPROXIMATE SCALE**  
 .00295 INCHES = 1 FOOT

| = **12' x 175'**

Approximate Size  
 California Bay  
 1,840' Wide x 2,664' Deep



### DREDGING CALCULATIONS

2,664 x 1,840' = AREA of 14,705,280 CF  
 x 3 Feet of Depth = 544,640 Cubic Yards of Dredge Spoils  
 x 6 Feet of Depth = 1,089,280 Cubic Yards of Dredge Spoils