



Sotheby's
INTERNATIONAL REALTY



Fully Approved Multi-Family Residential Development
Luxury Condominiums on the Pacific Ocean Crescent
City, California



Rendering of Approved Project

Crescent
City

CRESCENT CITY is located on Hwy 101 on the beautiful Northern California coast about 356 miles north of San Francisco, and about 20 miles south of the Oregon border.



Coasta Norte is planned to be the most luxurious high end residential project on the Northern California Coast. The architectural design is one that respects the coastal / nautical history of Crescent City, while providing a warm and inviting sense of place. Exciting entry features and gathering places combined with richly appointed one, two and three bedroom condominium and townhouse units provide a wealth of opportunities for residents and visitors to enjoy the project amenities and coastal beauty of this area.

The project's environmentally sensitive landscaping works in harmonious transition to the rugged coast line. The landscaping frames a "North Coast" structure that incorporates shale stone elements, glass railed balconies, and weather resistant materials on a wood framed structure that will accommodate 37 residential units. The three story project will be anchored by a single story on grade concrete parking structure that will allow the project to remain in compliance with the 35 foot height limit along with providing an environmentally sensitive way to offer secure onsite parking.

Each unit will enjoy the warmth of an energy efficient fire place, their choice of quality carpet, flooring options, beautiful cabinetry, crown molding, quality appliances, and granite counter tops in a design that will allow a seamless flow from great room to kitchen, bedrooms and patio. The projects design allows twenty five units to have spectacular ocean / beach views and ten units to have harbor / mountain views (five units will have both). A sales office, fitness room, spa, commons room, outside gathering areas, and pedestrian trails will also be included in the project.

Coasta Norte is at 200 A Street, located adjacent to the Ocean Front Lodge at the Pacific Ocean.





COASTA NORTÉ

Luxury North Coast Living





Beach Front , with direct access
Unobstructed Views



Actual View from Site



Extensive Public Spaces Amenities



Development Summary:

200 A Street, Crescent City is a fully approved, thirty-Seven unit, residential condominium project situated on approximately 1.24 acres of land. The project has an active California Coastal Commission approved Coastal Development Permit for the construction of a 37 unit condominium project, parking structure, associated site improvements and coastal access amenities (the "Development").

The Development is within the coastal zone, along the ocean shoreline within the incorporated limits of the City of Crescent city, located on the beach at 200 A Street, between 2nd & 3rd Streets approximately 1,000 feet northeast of the "historic" Battery Point Lighthouse on the former site of the Del Norte community Health Clinic.

The Development involves redeveloping the site of a former medical clinic complex with 37-unit condominium complex. The total area proposes structural improvements be developed on a 1.24 acre site contained in a 30,568 sq. ft. building envelope, extending to a height of 32 feet, containing approximately 70,612 sq. ft. of occupied floor-area on two floors above a 62-space, enclosed, ground-level parking facility. Exterior improvements would include curb, gutters and sidewalks along the parcels street frontages, a two space exterior parking lot and public-accessible access facilities, including trail connections to the adjoining beach and elevated view platform.

The development site is located on a parcel along the City's open ocean shoreline at a relatively low elevation in the range of 20 to 24 feet above mean sea level.

The development site has a history of public use access the adjoining beach across its southern parking lot. The Development has proposed the dedication and construction of a paved, twenty-foot-wide, vertical access easement across the southern side of the lot, and the construction of a publicly accessible, coastal viewing platform on the northwestern portion of the development site.

To prevent impacts to the adjacent environmentally sensitive areas, the Development has been designed to provide the LCP-mandated 50-foot buffer between site improvements and the inter-tidal wetland reaches along the adjoining upper beach areas. In addition, the project includes the restoration / replacement of non-ESHA marine riparian vegetated areas associated with the construction of the proposed viewing platform.



Entitlement Summary:

(Crescent City Planning Commission, 12/13/2007 Staff Report)

The Crescent City approved the application for Coastal Development Permit # CDP07-06, Use Permit # UP07-02 and Architectural Review #ARO7-11, subject to certain conditions of approval.

General Plan Land Use:

Current: Medical Related, Residential

Pending: Visitor & Local Commercial

The Crescent City general Plan land use designation adopted by the City council in 2001 is Visitor & Local commercial (“VLC”). However, at the time of the application, this designation had not yet been approved by the California Coastal Commission under a Local Coastal Plan Amendment. The final draft of which was submitted to the Coastal commission in 2004. Therefore the applicable land use designation, determined by Crescent City, is consistent with the applied for use.

Crescent City is finalizing a new LCP (Local Coastal Plan) with the California Coastal Commission the development “approvals” which shall “grandfather” Coasta Norte as a legal non-conforming use.

(Notice of Intent to Issue Permit, 4/19/2010 Commission Staff Report)

On November 4, 2009, the California Coastal Commission approved Coastal development Permit No. A-1-CRC-08-004, requested by Development Consultants, Inc. for the purpose of approving for development the Coasta Norte Condominiums a 38 unit condominium project, parking structure, associated site improvements and coastal access amenities, subject to certain conditions of approval.



Product Overview:

The Coasta Norte Condominium & Townhome Development architecture includes eleven different floor-plan designs, six of which offer “modified” floor-plan layouts. The four townhome floor-plan designs incorporate two-story layouts and will be considered the “premium” units in the Development. Below is a summary of the floor-plans offered, and the total unit counts per plan.

UNIT TYPE	SQ. FT.	BED	BATH	UNIT COUNT
Plan 1	983	1	1	1
Plan 1m	1,076	1	1	1
Plan 2	1,041	1	1	1
Plan 2m	1,123	1	1	1
Plan 3	1,156	2	2	2
Plan 3m	1,237	2	2	2
Plan 4	1,168	2	2	2
Plan 5	1,282	2	2	15
Plan 6	1,341	2	2	1
Plan 6m	1,448	2	2	1
Plan 7	1,345	2	2	2
Plan 8	1,496	2	2	2
Plan 9	1,504	3	2	2
Plan 10	1,848	2	2.5	1
Plan 10m	1,930	2	2.5	1
Plan 11	2,166	2	2.5	1
Plan 11m	2,277	3	2.5	1

Total
Units 37

The following is a list of features and lifestyle amenities to be included and / or available to the Coasta Norte residents.

- Private Decks / Patios
- Fireplaces
- Storage Units
- Energy Efficient Appliances
- Hardwood, or Tile Floors, Stainless Steel Appliances, Crown Molding
- Two-Story Community Lobby with Seating area and Fireplace
- Fitness Facility
- Game / TV Community Room
- Elevator Access
- Covered Secured Parking
- Coastal Trails and Direct Beach Access
- Unobstructed Ocean, Lighthouse, Bay and Mountain Views





ARCHITECTURE COASTA NORTÉ











FLOOR PLAN TYPE 1

LIVABLE: 1,002 SQ.FT.
DECKS: 83 SQ.FT.



FLOOR PLAN TYPE 1M

LIVABLE: 1,095 SQ.FT.
DECKS: 83 SQ.FT.



FLOOR PLAN TYPE 2

LIVABLE: 1,041 SQ.FT.
DECKS: 96 SQ.FT.



FLOOR PLAN TYPE 2M

LIVABLE: 1,123 SQ.FT.
DECKS: 93 SQ.FT.



FLOOR PLAN TYPE 3

LIVABLE: 1,156 SQ. FT.
DECKS: 62 SQ. FT.



FLOOR PLAN TYPE 3M

LIVABLE: 1,237 SQ. FT.
DECKS: 98 SQ. FT.



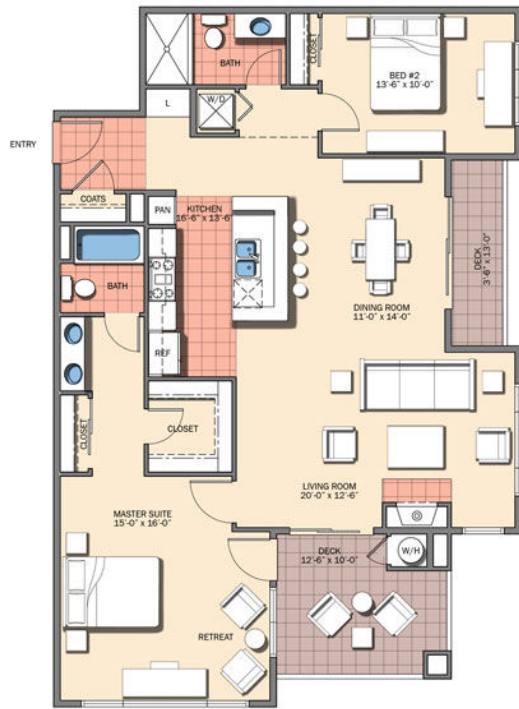
FLOOR PLAN TYPE 4

LIVABLE: 1,194 SQ. FT.
DECKS: 76 SQ. FT.



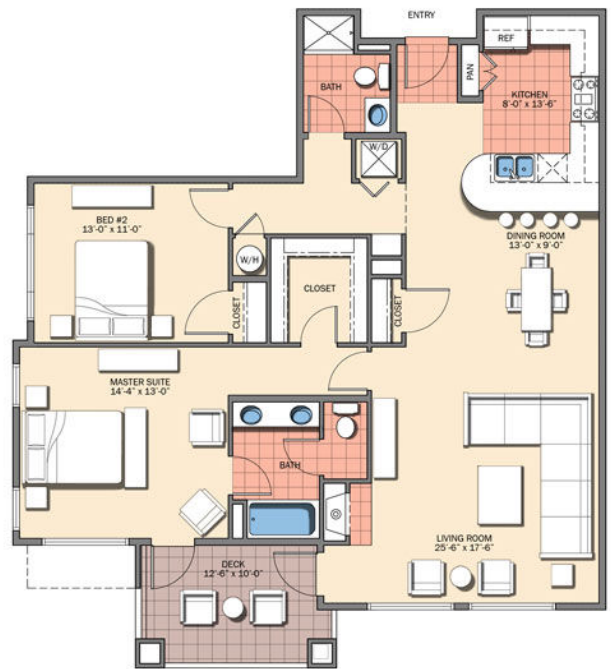
FLOOR PLAN TYPE 5

LIVABLE: 1,282 SQ. FT.
DECKS: 135 SQ. FT.



FLOOR PLAN TYPE 6

LIVABLE: 1,341 SQ.FT.
DECKS: 129 SQ.FT.



FLOOR PLAN TYPE 7

LIVABLE: 1,345 SQ.FT.
DECKS: 108 SQ.FT.



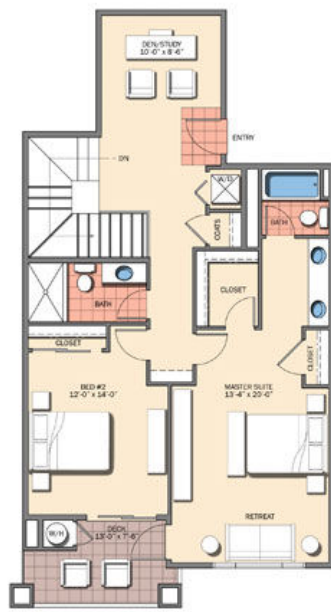
FLOOR PLAN TYPE 8

LIVABLE: 1,497 SQ.FT.
DECKS: 145 SQ.FT.



FLOOR PLAN TYPE 9

LIVABLE: 1,504 SQ.FT.
DECKS: 95 SQ.FT.



2ND LEVEL



1ST LEVEL

FLOOR PLAN TYPE 10

1ST LEVEL LIVABLE: 831 SQ. FT.
 2ND LEVEL LIVABLE: 1,032 SQ. FT.
 TOTAL LIVABLE: 1,863 SQ. FT.
 DECKS: 221 SQ. FT.



2ND LEVEL



1ST LEVEL

FLOOR PLAN TYPE 11

1ST LEVEL LIVABLE: 825 SQ. FT.
 2ND LEVEL LIVABLE: 1,341 SQ. FT.
 TOTAL LIVABLE: 2,166 SQ. FT.
 DECKS: 306 SQ. FT.



PLAN LEGEND
 UNIT 150
 UNIT NUMBER
 PLAN TYPE

GARAGE LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0"



D.C.I.
 DEVELOPMENT CONSULTANTS INC.
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COASTA NORTE CONDOMINIUMS
CRESCENT CITY, CALIFORNIA
GARAGE LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0" 07/15/2010

PACIFIC OCEAN



MURRAY DUNCAN ARCHITECTS
 1001 S. MARKET STREET, SUITE 1000, SACRAMENTO, CA 95811
 916.441.1100



PLAN LEGEND
 UNIT 201
 UNIT NUMBER
 PLAN TYPE

SECOND LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0"



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CRESCENT CITY, CALIFORNIA
SECOND LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0" 07/15/2010

PACIFIC OCEAN



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A STREET

3RD STREET



PLAN LEGEND
 UNIT NUMBER
 PLAN TYPE

THIRD LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0"



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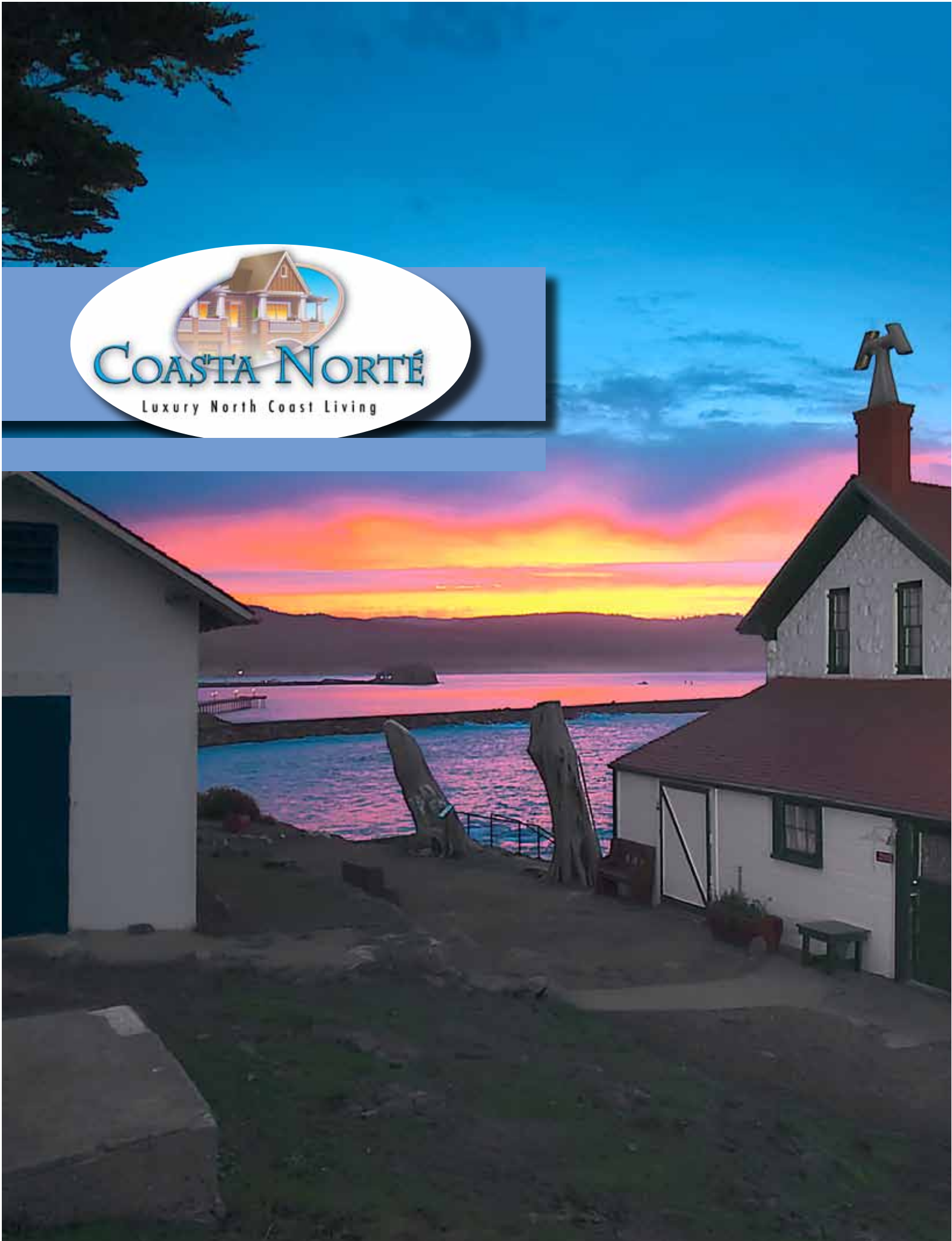
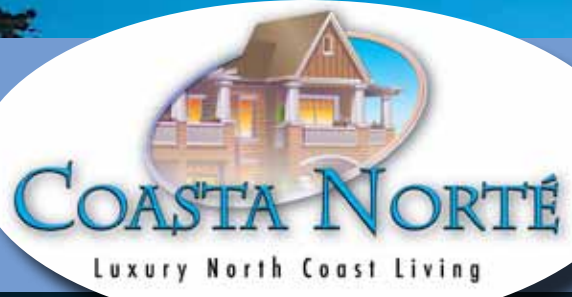
COASTA NORTE CONDOMINIUMS
 CRESCENT CITY, CALIFORNIA
THIRD LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0" 07/15/2010

PACIFIC OCEAN



- 20 / 1
- 21 / 2
- 22 / 3
- 23 / 4
- 24 / 5
- 25 / 6
- 26 / 7
- 39 / 19
- 37 / 18
- 36 / 17
- 35 / 16
- 34 / 15
- 27 / 8
- 33 / 14
- 28 / 9
- 32 / 13
- 31 / 12
- 30 / 11
- 29 / 10

3rd Floor
 2nd Floor





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