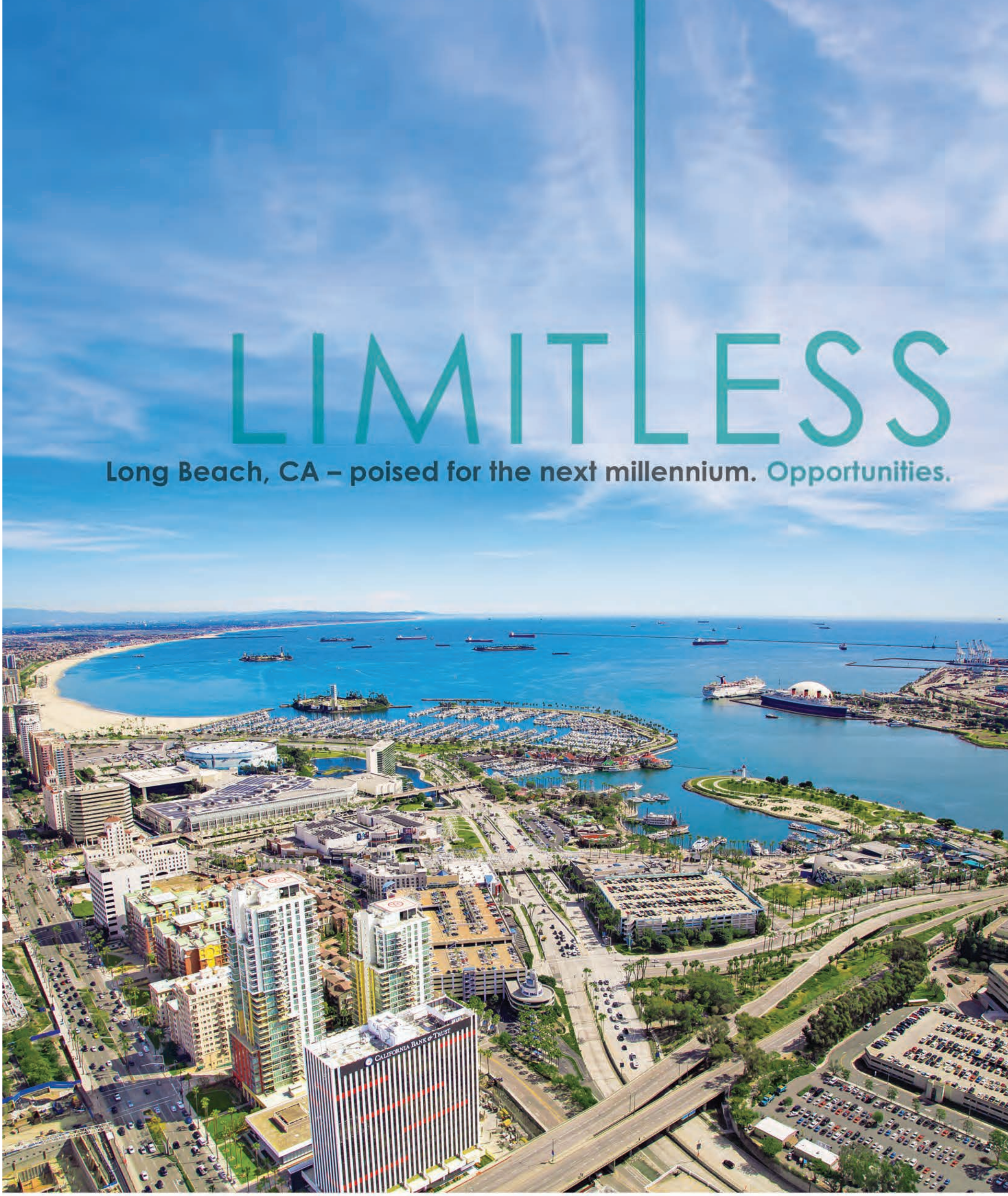
LIMITLESS

Long Beach, CA – poised for the next millennium. Opportunities.



Presented by

LONG BEACH Economic Development

CITY OF LONG BEACH

LONG BEACH CONVENTION & VISITORS BUREAU™

CUSTOM CONTENT • April 30, 2018

LIMITLESS

Invest your next real estate venture in one of the largest, dynamic and growing waterfront cities in SoCal.

As one of the most diverse and business-oriented cities in the U.S. with a population of over 470,000, we are ideally located between L.A. and Orange County with direct access to the nation's largest port complex.

With a prime selection of available development sites to build on and our innovative responsiveness, we will streamline your pre-development, entitlement process and service delivery to give you the start you need for a successful enterprise.

Potential.

Business-Friendly.
Large Market.
Prime Location.
Fast Processing.
Groundbreaking.

LONG BEACH Economic Development

CITY OF LONG BEACH

(562) 570-6129 | longbeach.gov

IMAGINE

A WORLD OF OPPORTUNITY, IN THE CENTER OF IT ALL.

With Orange County to the south, Los Angeles to the north and the world to the east and west, it's no wonder that great things are developing in Long Beach.

If you're a developer looking for a remarkable location with a smart business climate, Long Beach is the right place, right now. We believe the opportunities here are limitless and whether you seek to build new, reposition, or adaptive reuse you can be sure that we share your entrepreneurial spirit and are ready to help you reach your toughest goals. We offer developers a streamlined pre-development and entitlement process, an open mind and a can-do attitude every step of the way. It's no surprise, Long Beach has been identified as one of the most business friendly cities in Los Angeles County.

Shoreline Gateway East Tower Rendering

Queen Mary Island Rendering

Look who's already here.

Today, you'll find developers building the City's bold new skyline, improving neighborhoods, and preserving historic buildings. Retail development is best represented by the Long Beach Exchange and 2nd + PCH projects. Residential development is everywhere including ocean-view condominium projects, high-rise apartments, and quality, transit-oriented mixed-use urban housing. Add an assortment of new hotels and entertainment districts, and it's clear, developers are answering the call of a growing, vibrant city.

We offer developers a streamlined pre-development and entitlement process, an open mind and a can-do attitude every step of the way.

A look to the future.

Long Beach is destined to grow. Our pivotal location is attractive to businesses from space tech and healthcare to micro-breweries and retail developers. Our weather, beaches, the port, tourism and convention activity, diversity, entertainment opportunities and a wonderful texture of old and new lures residents from around the area and around the world. We believe in smart, environmentally thoughtful growth and like no other south bay city, Long Beach is already moving towards a new, more vital, and exciting urban experience.

Join us.

We have a clear vision of what the city of Long Beach can become. We sincerely hope you can see it as well. You're invited to call and then visit our fine city. We think you'll be impressed with where we are and excited about where we are going.

To learn more about opportunities in our city, contact Sergio M. Ramirez, *Deputy Director of Economic Development* at 562-570-6129 or sergio.ramirez@longbeach.gov.

Not all convention centers are created equal and that's certainly the case when it comes to the Long Beach Convention & Entertainment Center. It was specifically designed from the ground up to be a space that encourages connection and collaboration among attendees, and create an authentic sense of community.

A Terrace transformed - new features at Long Beach's Terrace Plaza continue to draw planners to this dynamic space.

From 2008-2013, Long Beach hosted the world-renowned TED conference, which gained notoriety for its innovative thought leadership presentations. To match that spirit of innovation, the conference planners created equally imaginative meeting and event spaces. This transformed the city into a unique experience each year and the Long Beach Convention & Visitors Bureau took note.

Completed in 2013, the **Terrace Plaza** is a 14,785-square-foot space, with state-of-the-art speakers and LED lighting to ensure that events can go long into the night under the Southern California stars. Surrounded by palm trees and flower gardens, attendees find themselves in the heart of downtown with prime views of the Long Beach skyline and glimpses of the Pacific Ocean. The Convention & Visitors Bureau's massive trove of décor and furniture – including LED ping pong tables, silk canopies with chandeliers, a variety of bars, and more – are all included with the venue, free of charge!

Groups can get a dynamic space on any budget because sound and lighting are built in and furniture and décor are provided. The space is so versatile you can choose to have a formal dinner party or even a fun street truck party.

"As a planner it is imperative that we keep our attendees surprised and amused from event to event. The cool vibe of being outside and experiencing Southern California weather is a home run."

Brad Weaber, Chief Operating Officer at Connections Housing

Planners can also rent the Terrace Lobby, an elegant 10,090 square-foot space with retro-chic architecture, including a glass façade overlooking the adjacent Terrace Theater Plaza making for a seamless indoor/outdoor transition.

Launching in spring 2018, the **Terrace Plaza Fountains** will be reconfigured with a customizable LED light system that includes rotating nozzles that can synchronize with music for theatrical dancing water displays. They can even coordinate with a group's corporate colors and soundtrack to serve as an entertaining centerpiece or a dynamic backdrop to an amazing evening at the stunning Terrace Theater Plaza.

On the grid. How the Pacific Ballroom in Long Beach takes versatility to the next level.

In 2013, Long Beach unveiled one of the most dynamic and versatile event spaces in the nation – **The Pacific Ballroom**. This 46,000 square-foot space is capable of hosting major sporting events, full-blown concerts, and of course, meeting groups of all sizes.

Equipped with a sophisticated tension grid above that allows for limitless versatility, The Pacific Ballroom features state-of-the-art technology including 400 in-house lights (including 180 pin-point lights), sound equipment, and a curtaining system that can hide arena seats for ballroom events or partition off to create smaller spaces. In a matter of minutes, the grid can be adjusted in height to allow for sporting events or concerts.

"There isn't another space like it in the U.S., at least not in the 12 convention centers I'm familiar with. What would normally cost you tens of thousands of dollars in rigging, drape and lighting, is available in a matter of minutes. The fact that the venue has invested in a huge variety of furnishings makes any party you throw incredibly affordable and easy to plan."

Germaine Schaefer, Director of Conferences and Leadership Development for the National Association of Counties.

All of that technology along with the stylish furniture, décor, and design elements that Long Beach is known for is included when a group books the venue. The result is a truly dynamic space that not only gives planners the opportunity to create an impactful event but also save thousands of dollars.

The Cove: a unique venue with versatility built in.

Long Beach's latest turnkey space, **The Cove**, is an outdoor enclave decked out with chandeliers, plush sofas, tables, chairs, and marine-themed murals and also equipped with a state-of-the-art sound system. Evanescent fire pits and customizable LED lights create a stunning ambience in the evenings.

While it is a perfect turnkey theme option for most meetings, it can also easily be re-themed from the Center's large collection of lights, furnishings, and props. As part of the Center's lighting master plan, there are more than 110 customizable LED stage and pinpoint lights.

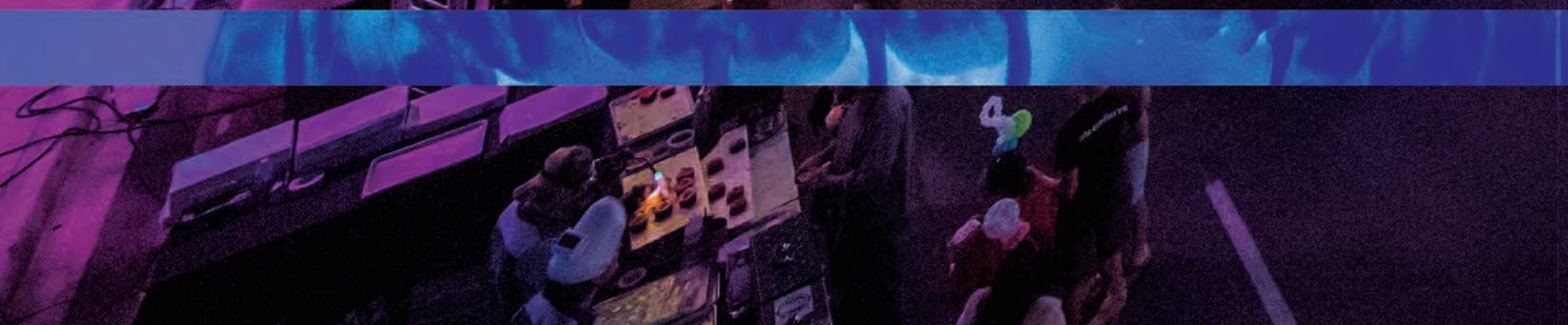
The Cove opens onto Seaside Way, making it the perfect nucleus for a block party. A full street closure can host a party of up to 5,500 attendees. Partial closures can accommodate crowds between 3,000 and 4,200 or even an intimate gathering of 1,000.

Food trucks represent one of the biggest food and beverage trends in the nation and The Cove delivers. The space can accommodate eight food trucks and numerous bar and food stations that allow attendees to sample local cuisine in addition to the Center's locally sourced catering.

The Long Beach Convention & Visitors Bureau delivers on its visionary philosophy of being uniquely versatile with these stunning turnkey spaces. These venues are unlike anything you'll find elsewhere and are just steps away from some of the best hotels, restaurants, bars, and attractions. This makes Long Beach the perfect place to connect, collaborate, and feel like you are part of a community.

To find out more about planning a meeting or event contact Steve Goodling, President & CEO Long Beach Convention & Visitors Bureau at 562–436-3645 or visit MeetInLongBeach.com

SHAVE IT



At the forefront of experiential trends, Long Beach has reimagined its unique spaces over and over again — from a lavish, styled Pacific Ballroom to an outside soirée at The Cove. Spot on trends, a creative culture, on-site expertise, our redeigned campus and turnkey spaces come with pre-wired, pre-rigged lighting and sound, and versatile décor furnishings—all of which is yours to utilize at no rental costs.

Designed to create connections that promote a sense of community – conversation hubs that encourage networking, cool visual surroundings for selfies, stage-acoustic music and table games – there's no limit to the fun, *and* imagination. It's no wonder we've been voted "Best in the West." Let's make your next event **unconventionally unforgettable**.

Long Beach Convention & Visitors Bureau Wins "Best in the West"

2017 Stella Award | Successful Meetings and Meetings and Conventions Readers Choice

Best in the West

Long Beach. California Fresh, Urban Coast.

800.452.7829 | MeetInLongBeach.com @VisitLB | @MeetInLongBeach

Long Beach Limitless: Four developers give us their point of view.

Why are there so many unique projects underway and on tap in Long Beach? What's the attraction? We asked four top developers to tell us why they've come to Long Beach and what they've experienced. Here's just a little of what they told us.

ENVISION

Shaheen Sadeghi President and CEO, LAB Holding LLC

The Project: Imagine an exciting, adaptive reuse, village-style project on Atlantic Boulevard in north Long Beach. Now imagine a combination of restored buildings, a 3-acre blank-canvas open space and perhaps a new art school. It's coming to life. It's called Canvas and it's going to "bring the street back".

Why Long Beach? "Long Beach is a very remarkable place. It has the enviable combination of great bones, a rich creative culture, a perfect location and is affordable compared to other coastal communities. We feel good here."

John Molina President and CEO, Pacific6

The Project: An iconic landmark on Ocean Boulevard since 1926, The Breakers Hotel is poised to become a chic, 175-unit boutique hotel with "best-in-class amenities" including a roof-top bar and terrace, fine dining, 10,000 sf of meeting space and spectacular 360° views.

Why Long Beach? "The city of Long Beach wants to make things happen. The first meeting we had, almost every city department from Economic Development and CVB, to Planning and Fire was on hand. Even the Mayor dropped in and let us know that he was eager for this project to be completed. It's an outstanding place to do business."

Dan Zaharoni Chief Development Officer, Urban Commons

The Project: The Queen Mary. Everyone recognizes it. Steeped in history and gorgeous from every angle, the newly restored Queen is becoming the centerpiece of "Queen Mary Island," an ambitious $250 million, 45-acre, all-inclusive entertainment and tourist destintation. Experiential activities, a 200-room hotel, nearly 700,000 sf of retail/restaurant space and a grand outdoor amphitheater will complete this massive, one-of-a-kind development.

Why Long Beach? "I've never had a city work so hard to make a dream come true. Long Beach is a great place to build - solid demographics, affordability, civic pride, the port and airport, the waterfront, and plenty of cultural and higher education opportunities all add up to a terrific, Southern California city."

Special photo access provided by Studio Management Services

Ryan Altoon (far right) Executive Vice President, AndersonPacific LLC
Jason Silver Director Development, Ledcor Properties, Inc.
Marni-Lyn Fox Project Development Associate, Ledcor Properties, Inc.

The Project: "Shoreline Gateway." There's nothing like it for miles around. 315 residential units, 6,500 sf of retail space and 360° panoramic waterfront views from the Hollywood sign to Catalina. This 35-story architectural masterpiece, along with the 17-story initial phase, "The Current" completed in 2016, creates an extraordinary entrance to downtown Long Beach.

Why Long Beach? "Long Beach is a great partner. Combine the exceptional people at Development Services and throughout city hall, with an intelligent Downtown Plan and you have the perfect recipe for taking advantage of the city's unique urban opportunities."

The Location.

2ND & PCH is the dynamic new gateway between Orange County and Long Beach, one of the most highly desirable areas in the region. Situated on nearly 11 acres, on the corner of the iconic Pacific Coast Highway and 2nd Street, this sensational new development will benefit from the more than 100,000 car trips passing the intersection daily. There can be no question that this location and what it will become is an extraordinary example of Long Beach limitless.

The Details.

The distinctive architecture and quality commercial environment will attract nearby residents along with visitors from the entire region. Boasting 175,000 sf of retail and 70,000 sf of restaurant space, 2nd and PCH is destined to become a social hub and community gathering place. The contemporary architecture, spectacular views and exspansive outdoor areas will compel guests to shop, stay and play surounded by fire pits, water features, lush landscaping, dedicated bicycle lanes and unique, hospitality-focused amenities.

The Numbers (Primary Trade Area).

Population: 501,320
Average Houshold Income: $101,843
Median Age: 38.1
Total Businesses: 20,218
Total Employees: 206,940
Company Headquarters: 121
Slated for Grand opening: August 2019

2nd & PCH

Proposed rendering – project currently under construction

LONG BEACH DEVELOPMENT PROFILE.

The Developer.

Company: Centercal Properties, LLC, El Segundo CA
Employees: 150+ in 12 offices across the Western United States

"We're trying to reflect the changing tastes of consumers, we want this to be a place where people can open up their laptops and just 'be,' instead of being a place you're only going to shop."

Fred Bruning, Chief Executive, CenterCal Properties

This authentic and vibrant environment will be home to curated retail shops and numerous chef-driven dining options.

DIVE IN TO SUPPORT YOUR AQUARIUM'S FUTURE

Opened in June 1998, the Aquarium of the Pacific in Long Beach is the nation's fourth most-attended Aquarium and is home to 11,000 animals representing the Pacific Ocean.

In 2016 the Aquarium announced plans for the new Pacific Visions wing, a 29,000 sf, two-story sustainable structure designed by the San Francisco-based architecture and design firm EHDD. The Aquarium's first major expansion project, Pacific Visions will be a new focal point of the institution, providing facilities that integrate the arts and sciences while offering visitors innovative ways to understand our connections to our planet.

Slated to open in spring 2019, Pacific Visions will house a state-of-the-art immersive theater, expanded special exhibition and art galleries, and additional space for live animal exhibits. It will host installations, performances, and cultural events.

The Aquarium is developing the $53 million project as the second and final phase of a Campus Master Plan adopted in 2005. The plan's aim is to enhance the institution's role as a community gathering place where scientists, policymakers, and the public can explore today's most important environmental issues. When completed, Pacific Visions will increase the institution's audience capacity to approximately 2 million visitors per year.

"Pacific Visions represents an unprecedented opportunity to help our growing audience examine the vital and changing relationship between humans and the World Ocean and choose paths to make that relationship sustainable. We want our visitors to leave Pacific Visions feeling more deeply engaged with the living ocean, knowledgeable about the challenges that face it and us, and empowered to make better decisions and share their new understanding with others."

Dr. Jerry R. Schubel
Aquarium of the Pacific
President & CEO

This spring is an important period for the project. An anonymous donor has offered a $1 million dollar matching gift to help your Aquarium reach the finish line with the campaign to support Pacific Visions. This is a one-for-two match, so the Aquarium will need to raise $2 million to maximize the full potential of this gift. Please contact Director of Development Ryan Ashton at (562) 951-1701 or rashton@lbaop.org to make a donation and take a tour of the future home of Pacific Visions.

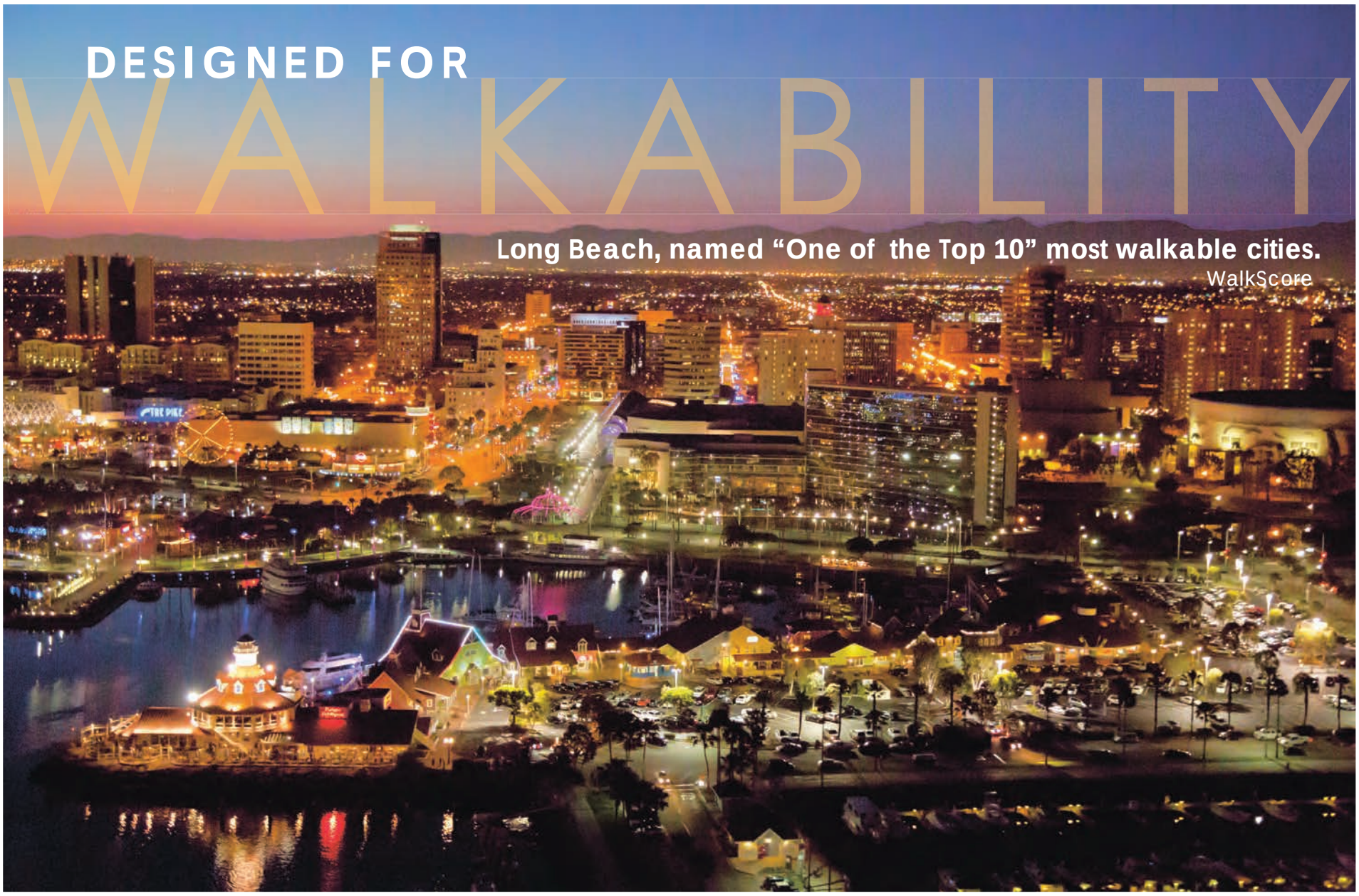
Pacific Visions, a new wing opening in spring 2019 at the Aquarium of the Pacific, will be the most powerful educational platform for communicating the challenges and opportunities of the World Ocean.

To support this project visit: **pacificvisions.org** or call **562•951•1701**.

100 AQUARIUM WAY, LONG BEACH, CA 90802

AQUARIUMOFPACIFIC.ORG 562•590•3100

AQUARIUM OF THE PACIFIC®
A non-profit institution



Waterfront Picnics and Special Events

Plunge into your next corporate event! Submerge your guests into food, fun, and fantastic experiences at the Aquarium of the Pacific! Delicious buffet-style picnic lunches also include unlimited access to more than 11,000 animals, shows, and interactive exhibits.

For more information, please contact our special events department at (562) 951-1663.

Aquarium of the Pacific

PREMIER
Let's talk about hospitality
Locally sourced. Chef inspired.

562.951.1663 | yourevent.aquariumofpacific.org

A whole new conversation about hospitality.

The Aquarium of the Pacific in Long Beach provides both a beautiful and unique atmosphere for corporate and special events. Your guests can wander amongst aquarium exhibits and marvel at the wonders of the deep. Over 11,000 animals live in many remarkable habitats and ecosystems represented here in engaging watery displays. Watch otters play, penguins glide though the water, and even touch a shark! You and your guests will be instantly immersed in the enchantment of the sea and its fascinating inhabitants.

You can dine under our life size Blue Whale with the stunning Blue Cavern backdrop which is three stories of liquid turquoise, take in harbor views from our rooftop Veranda, or customize any of our spaces to best fit your needs.

Large events may be held at the Aquatic Park and when booked through our Special Event department we will create a package that also includes Aquarium admission. We offer all styles of cuisine and full bar options as well as concession options and rentals.

Let us serve you California-inspired, chef-crafted cuisine designed to complement an event tailored to fit any size group. Premier Food Services creates connections by marshaling our creativity, experience and love for good food into every meal we serve. Our commitment to quality ensures a stellar customer experience.

The desire to connect over food is universal. We create the reality. For a free walkthrough of the Aquarium with our special events team, call 562-951-1663. For more information on all the options we provide, visit aquariumofthepacific.org/specialevents.

THE PORT OF LONG BEACH – ECONOMIC ENGINE AND GOOD NEIGHBOR

Your neighbor, the Port of Long Beach, is the premier U.S. portal for trans-Pacific trade and a trailblazer in innovative goods movement, safety, environmental stewardship and sustainability. As the second-busiest container Port in the United States, the Port handles trade valued at more than $180 billion annually and supports 1.4 million trade-related jobs across the nation, including 300,000 in Southern California.

Indeed, we are Long Beach's gateway to the world.

Customers choose the Port of Long Beach because we are the greenest, most reliable, and most cost-effective portal for the movement of goods to America's major consumer markets and from America's manufacturers and growers.

In 2017, the Port handled more than 7.5 million container units, achieving the busiest year in its 107-year history.

Led by the five-member Long Beach Board of Harbor Commissioners and Executive Director Mario Cordero, the Port is on track for a green future.

Massive infrastructure investment

As part of a $4 billion capital improvement program this decade, the Port is building some of the most modern, efficient and sustainable marine facilities in the world to accommodate bigger and bigger ships, while generating thousands of new jobs.

The two largest projects are the $1.47 billion replacement of the aging Gerald Desmond Bridge and the $1.5 billion program creating the new Long Beach Container Terminal.

The new, landmark, cable-stayed bridge will be safer and provide better port access than the current span, which was completed in 1968. It will be higher to accommodate larger ships underneath and will be wider for the vehicles that cross it every day. About 15 percent of containerized goods imported to the U.S. travel over the Desmond Bridge.

Long Beach Container Terminal, which opened its first phase in April 2016, is the greenest, most technologically advanced container terminal in North America. At full build-out in 2020, it will move twice the cargo of the terminals it replaced, with far less than half the air pollution. It is a vital part of the "Green Port of the Future."

Other projects include the Port's new downtown Long Beach headquarters – part of the redeveloped Long Beach Civic Center – improvements to the Port's rail network that will improve efficiency and speed to market, and ongoing improvements to Port roads and channels.

Long Beach is one of the few U.S. ports that can welcome today's biggest ships. The Port has already hosted the 18,000-TEU (twenty-foot equivalent unit) CMA CGM Benjamin Franklin — the largest container vessel to visit North America – and now has terminals that can welcome even larger ships.

Environmental leader

In order to ensure that growth at the Port is "green growth," the Port invests millions of dollars each year to encourage development of clean air technologies.

For example, as part of the Clean Air Action Plan, the Port has seen emissions of diesel particulates decrease by 88 percent since 2005, even as cargo flow has increased. In 2017, the Port set itself on a road to zero emissions, with cleaner standards set for trucks and cargo-handling equipment in the years to come.

The Port has seen dramatic improvements in harbor water quality as well as increases in biodiversity, the numbers of marine animals and the acreage of kelp in Port waters, all indicating the increasing health of the harbor ecosystem.

Meanwhile, the Port of Long Beach prides itself on its culture of excellent customer service. Industry leaders have named it "The Best Seaport in North America" for 19 of the past 22 years.

We're Southern California's gateway to the world.

The Port of Long Beach moves $180 billion in cargo each year and supports 300,000 Southland jobs with a highly trained workforce.

Port of
LONG BEACH
The Green Port

www.POLB.com

LONG BEACH AIRPORT, HONORING THE PAST AND LOOKING TO THE FUTURE

Long Beach Airport (LGB) has undergone a modernization in recent years that has transformed it into the savvy traveler's first choice for flights into and out of Southern California. That's a far cry from the original dirt runways used by aviation's early barnstorming pioneers. Established in 1923, it is the oldest municipal airport in the state and will be celebrating its 95th anniversary later this year. LGB has continued this illustrious legacy by providing its patrons with first-class customer service, numerous amenities and a relaxing ambiance that distinguishes the airport from other alternatives. The airport offers nonstop flights to 16 U.S. cities, including a new destination that will begin service from Long Beach this summer.

Currently, there are four airlines operating out of LGB - American Airlines, Delta Air Lines, JetBlue Airways, and Southwest Airlines. Announcing plans to begin service from Long Beach earlier this year, Hawaiian Airlines will become the airport's fifth carrier when it starts service to Honolulu June 1.

Those who set their travel plans to Honolulu will fly in the Airbus A321neo model aircraft. The newer model plane features a 16-seat first-class cabin and in-flight streaming entertainment. Passengers traveling from LGB are assured a comfortable trip from check-in to touchdown.

"We are always happy to be able to offer new destinations for travelers, and Hawaiian Airline's flights to Honolulu have definitely created a buzz among our customers," said Long Beach Airport Director, Jess Romo. "This new addition, along with planned future improvements at the airport, make it an exciting time here at LGB."

Conceptual rendering of proposed new concessions and outdoor consolidated baggage claim

Modernization efforts will continue with a second phase of improvements as soon as an agreement is in place, which is anticipated this summer. The project will include a new ticketing lobby, consolidated baggage claim area, relocation of rental car facilities, various ground transportation upgrades and improvements to wayfinding signage. The project aims at improving existing infrastructure and customer service needs, without leading to additional flights. Construction may begin towards the end of the year or early in 2019.

While sitting in the open air surrounded by palm trees, strolling through the boardwalk esplanade or dining at our local eateries, your encounters are delightfully Southern Californian. Travel well. Travel Long Beach.

long beach airport

where the going is easy® lgb.org

NONSTOP FLIGHTS FROM LONG BEACH TO 16 DESTINATIONS AUSTIN, TX | BOSTON, MA | DENVER, CO | FT. LAUDERDALE, FL | HONOLULU, HI | LAS VEGAS, NV NEW YORK, NY | OAKLAND, CA | PHOENIX, AZ | PORTLAND, OR | RENO, NV | SACRAMENTO, CA | SALT LAKE CITY, UT | SAN FRANCISCO, CA | SAN JOSE, CA | SEATTLE, WA

Long Beach Convention & Entertainment Center

CONNECTION. COLLABORATION. COMMUNITY.

Long Beach Convention & Entertainment Center has designed a variety of flexible, turnkey spaces that help facilitate connections with ease — and at minimum cost to conference organizers. Lighting, furniture, fire pits, ping pong tables, and more — you can create your own unique event on a limited budget; it's all included.

The newest turnkey space is The Cove, this outdoor encave is tailor made for groups of all sizes with chandeliers, plush sofas, tables, chairs, and marine-themed murals. In the evenings, evanescent fire pits, customizable LED lights and the state-of-the-art sound system add to the ambience. Better yet? It's ideal for accommodating a multitude of food trucks, too.

Yet another truly turnkey space is the versatile **Pacific Ballroom** for groups 50 or 1,000 people. A ceiling that can be raised or lowered to an organizer's specifications, this "flying" grid supports all of its LED and stage lighting, sound systems and other elements, and is easily lifted or lowered with the push of a button.

Perfect spaces for staging your event, and a soaring glass backdrop to our spring launch of the Terrace Fountains, the Terrace Theater seats more than 3,000, while The Beverly O'Neill Theater is an intimate 825 seats surrounding a thrust stage. There's never a bad seat in the house, and both are fully flexible and can be personalized for every group.

Throughout the Center are the many networking pods – there's no dearth of spaces where you can hold an impromptu meeting. Inside the center itself, Bogarts & Co. is an elegant space where attendees can easily stop by for a quiet conversation and some top-notch cocktails.

The center is at the heart of a true innovation district, with a campus of spaces yielding endless opportunities for networking and face-to-face meetings, surrounded by some of the best hotels, restaurants, bars, and attractions. Just one of many reasons why Long Beach is the perfect place to connect, collaborate and feel like you're a part of the community.

Pacific Ballroom
Pacific Gallery and Patio
Terrace Lobby and Plaza
The Cove
Bogarts

PLAN YOUR ONE-OF-A-KIND HOLIDAY EVENT

From small to large, our turnkey spaces are the ultimate in festive party atmosphere. Whether it's a small, cozy setting for you, your closest family and friends or an extravaganza for your entire corporate Holiday Party, we're ready to help you celebrate.

LONG BEACH
Convention & Entertainment Center

To book your event, please contact Kathy Pape | 562.499.7507 | Kpape@LongBeachCC.com

THE QUEEN MARY HAS SPOKEN TO MILLIONS

LET HER SPEAK TO YOU!

THE QUEEN MARY®

562.499.1749
SALES@QUEENMARY.COM
QUEENMARY.COM

FLEXIBLE MEETING SPACE, FULL SERVICE HOTEL, FINE DINING & UNIQUE ATTRACTIONS

- 347 staterooms and suites
- 35,000 sq. ft. of meeting space
- Award-winning staff creates innovative banquets for groups from 10 to 5,000

New Solar-Powered Homes Invigorate Market in Established Neighborhoods

Headquartered in Irvine, City Ventures builds "live green" homes in some of the most sought-after neighborhoods in California, including Long Beach, Oceanside, Bellflower, Riverside, Goleta, Oakland and Santa Rosa.

City Ventures Residences offers attractive new homes, in premier locations, at advantageous prices, and every home is a green home. City Ventures has combined a flexible and economical business model with a savvy understanding of the urban and suburban market, and builds in only the most desired city environments: places of energy, excitement and opportunity, close to friends, family and more; with architecture and interior amenities that reflect what people really want today and tomorrow.

Mark Buckland, CEO of City Ventures understands this and offers compelling wisdom and insight on the ever-changing real estate market, "We like to challenge tight markets. When you know your product, and are able to deliver quality homes, with integrity and authenticity, then the market will embrace your offering and company. That is what propels us forward. That is what allows City Ventures to invest ahead of the curve."

Most homes come complete with solar panels, NEST® learning thermostat, Energy Star-Qualified appliances and more; no details are overlooked. Each location brings something new and unique to the table. Whether buyers are looking something close to their local coffee shop, or prefer to spend their time visiting the local farmer's markets and restaurant, hanging out at the local park, hitting some of Southern California's beautiful beaches, or biking trails , City Ventures has something for everyone.

The "Living Green" energy-saving features, built in to City Ventures homes, can reduce energy cost and minimize impact on the environment. As homes are becoming out of reach for some, City Ventures sees this need and strives to deliver a quality product at an attainable price. LA and Orange County have been experiencing a major resurgence, as first-time homebuyers, families and young professionals look to dynamic southern California neighborhoods for their eclectic cultural offerings, burgeoning restaurant scene and ease of transportation.

To learn more about City Ventures' move-in ready homes or communities that will be opening in 2018, please visit www.CityVentures.com or call 949-258-7555. City Ventures is an Equal Housing Opportunity Builder.

A New Experience Awaits at Long Beach's Iconic One World Trade Center

24-Hour Fitness Super Sport Leads a $25-Million Renovation of the Best Tower in the City

by John Drachman, Stillwater Investment Group

Exciting changes are underway at One World Trade Center in downtown Long Beach.

Recognized as one of the most iconic buildings in the city with outstanding ocean views, One World Trade Center was acquired by Stillwater Investment Group, Greenlaw Partners and Walton Street Capital in 2015. The group invested in the 27-story, 575,000-square-foot office tower because of an opportunity to reposition the project, built in 1987, into the highest-quality office project and tenant experience in downtown Long Beach.

A Downtown Renaissance

The $25-million repositioning takes advantage of the wide-ranging new development and investment occurring around the property. The core of the city has been experiencing a major flurry of development including a significant overhaul of Long Beach's Civic Center, located less than a block away from the One World Trade Center property. The $520-million Long Beach Civic Center Project will replace the old city hall and provide efficient new offices for the Port of Long Beach, a new city library and a retail marketplace and public park that will serve residents and visitors of Long Beach for years to come. Along with the Civic Center Project, numerous new residential and hotels are also planned and under development nearby. This activity complements the impressive addition a few years ago of the $490-million Governor George Deukmejian Courthouse, just a few blocks away, that encompasses 545,000 square feet of space.

This renaissance is attracting new residents and businesses to the city. JLL Senior Vice President – National Director Jason Fine shared that more young people want to live and work downtown. That's why the brokerage firm is seeing an increasing number of diverse creative and technology-related companies expanding into Long Beach. These companies have certain expectations of how they want their workplace to look and feel and where their employees can go to eat, run errands, exercise or work outside.

One World Trade Center Responds to What Tenants Want Today

In response to this changing workplace focus, our team took the opportunity to build upon the abundant advantages of One World Trade Center and integrate even more of the amenities, looks and services that tenants desire.

The most significant being a new 24-Hour Fitness which is set to open later this year. At 35,000 square feet of space, the gym will occupy two floors of the property including a dramatic second-story pool, full locker rooms, separate exercise rooms and state-of-the-art work out equipment throughout. Visitors to 24-Hour Fitness will also experience a renovated outdoor courtyard that features new seating, landscape, shade structures and artwork, all designed to provide a fresh space that encourages

continued on page B-58

John Drachman

John Drachman is president of Stillwater Investment Group, an Orange County-based commercial real estate investment firm. Stillwater Investment Group leverages its experience, relationships, and market knowledge to acquire and manage select real estate opportunities that provide superior risk-adjusted returns for its investors. Mr. Drachman is also co-founder of Waterford Residential, a multi-family investment firm that currently owns more than 350 apartment units in the city of Long Beach. For more information, visit *www.stillwaterreg.com*.

1WTC

ONE WORLD TRADE CENTER

ONEWTCLB.com

24hr Fitness
Coming 3Q 2018

360
Degree Views

ONSITE
Food

2017
Year Renovated

BIKE
Share Program

27
Building Floors

Full floor opportunities and creative office spec suites ready for immediate occupancy. For more information or to schedule a tour please call

JLL

(424) 294 3431

Jason Fine: Senior Vice President - 01219780
Steve Solomon: Regional Director - 00956150
Kristen Bowman: Vice President - 01951586

Jones Lang LaSalle Brokerage, Inc.
Real Estate License # 01856260

ONE WORLD TRADE CENTER

continued from page B-56

outdoor work and recreation. A full-service Café and play room with ping pong tables and more are also planned along the courtyard that benefits from new superior Wi-Fi capabilities throughout.

The tower's newly modernized lobby further adds to the tenant experience, along with three new common-area conference rooms with AV hook-up that are all available for tenant use. The tower currently has a USPS post office on site as well as a full-service Childtime daycare center to offer further amenities to tenants. The neighboring Hilton Hotel has also undergone a renovation. Their $12 million investment encompassed 400 guest suites, conference center, connectivity lounge and 26,000 square feet of meeting space.

Rick Shlemmer, principal of SAA Interiors and Architecture led the One World Trade Center design inspiration noting that the benefit of the re-imagined courtyard is that the property will now have an urban garden space that can accommodate tenants who want to work outside as well as provide a walkable destination for local downtown residents.

All of these changes are in addition to the property's existing amenities that include on-site valet and car wash.

Fine added that the real benefit of One World Trade Center is to be in a high rise tower on the ocean that gives you views of Palos Verdes, Catalina Island and Newport Beach, to Downtown LA, Hollywood and West Los Angeles. Plus its freeway close location provides tenants immediate access to all Southern California business centers.

Another unique aspect of One World Trade Center is the diversity of workspaces for lease. There are a number of creative office suites available that feature exposed ceilings, polished concrete floors, private outdoor space and high end finishes. These spaces are located near the urban garden and fitness center. The suites complement the more traditional class A space available in the tower.

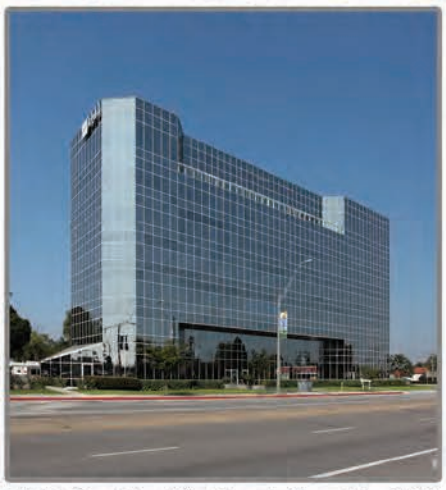
Looking ahead, we strongly believe that the downtown Long Beach market will continue to thrive with One World Trade Center re-establishing its place as the pre-eminent downtown Long Beach office address. We appreciate Long Beach Mayor Garcia's vision for the city and his proactive role in supporting the city's confirmed status as the premier choice in Southern California for people to live, work and play.

premier BUSINESS CENTERS®

1 HOUR FREE* MEETING ROOM MENTION OCBJ

90 LOCATIONS NATIONWIDE!

FEATURED LONG BEACH LOCATIONS:



5150 East Pacific Coast Hwy, Ste 200
Long Beach, CA 90804
(562) 346-3200

3780 Kilroy Airport Way, Ste 200
Long Beach, CA 90806
(562) 256-7000

100 Oceangate, 12th Floor
Long Beach, CA 90802
(562) 628-2800

444 West Ocean Blvd, Ste 800
Long Beach, CA 90802
(562) 624-2800

• Meeting Rooms • Prime business addresses • Private turn-key offices • Flexible terms

877.MY.SUITE (697-8483) | www.pbcenters.com

*New clients only. Some restrictions may apply.

Burnham Ward Properties Announces the Opening of Long Beach Exchange

Located at the southwest corner of Lakewood Boulevard and Carson Street, near Long Beach Airport with close proximity to the 405 Freeway, Long Beach Exchange (LBX) will be a dynamic, experiential retail and dining destination within the Douglas Park planned development in Long Beach. Slated to open in 2018, LBX will encompass approximately 266,000 square feet of stores, shops and restaurants on more than 26 acres, including two acres of communal open space for the public to enjoy. Further, LBX will feature three distinct and complementary zones that work seamlessly together to create a singular experience for locals and visitors alike. These include McGowen's Approach (LBX's version of "Main Street"), The Landing (a grand-scaled 1.25 acre central plaza) and The Hangar @ LBX (a 16,800-square-foot "hangar" showcasing an evolving, curated collection of local purveyors of art, food, design, fashion and other unique goods and services).

BWP
BURNHAM | WARD
PROPERTIES

Burnham Ward Properties
Over the past quarter of a decade, Burnham Ward Properties (BWP) and its affiliates have developed or acquired millions of square footage of commercial property including professional and medical office, retail and industrial properties throughout the United States. However, since the partnering of industry veterans and principals Scott Burnham and Bryon Ward in 2007, BWP has created some of Orange County's most distinctive and unique commercial projects. We approach each project with an emphasis on value creation through ground-up development or the repositioning of functionally obsolete or economically challenged properties. It is our belief that property provides a tool or backdrop for people to interact, work and experience life. Our goal is to create "community" through property to positively influence people's lives while doing so in an environmentally conscious manner. The end result is accretive assets that best serve the community, are environmentally conscious, and add long term value to our portfolio. Today, the company's portfolio consists of industrial, professional, and medical office buildings, retail shopping centers and boutique retail.

BWP
BURNHAM | WARD
PROPERTIES

LBX

Creating Community Through Properties

Long Beach Exchange (LBX) - *Opening June 2018*

Long Beach Exchange is a new state-of-the art master planned retail shopping center located at the southwest corner of Lakewood Boulevard and Carson Street in Long Beach. The property is comprised of approximately 266,000 square feet of retail, dining, and experiential shopping.
Anchored by Whole Foods 365, Orchard Supply Hardware, Nordstrom Rack, TJ Maxx, and Petsmart, Long Beach Exchange will provide indoor and outdoor dining experiences, and a wide variety of shopping opportunities.

The Hangar @ LBX

Created by the founders of The OC Mix in Costa Mesa, The Hangar is a 17,000 square foot artisanal food hall featuring indoor dining and shopping experiences similar to the Ferry Building in San Francisco, the Oxbow in Napa and the Anaheim Packing House. The Hangar will offer 15 spaces for artisanal food uses and small, locally owned boutiques set in a unique structure reminiscent of a converted airplane hangar.

burnham-ward.com

Burnham-Ward Properties
1100 Newport Center Drive, Suite 200 | Newport Beach, CA 92660

Entrance to Douglas Park at Long Beach Airport. SARES REGIS GROUP's development of approximately 3 million square feet of commercial property has transformed the airport into a premier business hub.

This 140,430-square-foot corporate headquarters/distribution facility for lease at Douglas Park is SARES REGIS GROUP's last available completed building at its award winning Pacific Point development. Four new buildings are underway.

SARES REGIS GROUP and the City of Long Beach's Decade of Growth

SARES REGIS GROUP is proud to be playing a major role in the City of Long Beach's remarkable decade of growth with development of approximately 3 million square feet of state-of-the-art commercial buildings at Long Beach Airport and three nearly completed downtown multifamily communities totaling 348 apartments.

"We appreciate the great location, unique economic drivers and lifestyle attributes that make Long Beach an exceptional city," said Peter Rooney, managing director of SARES REGIS GROUP.

"Long Beach offers a full range of amenities – great retail, restaurants, hospitality, beaches, transportation, parks, colleges, diverse job market and a prominent position in international trade – along with a spirit of optimism and growth. These combine to set Long Beach apart from all other Southern California communities," Rooney said.

Douglas Park, an Unqualified Success
At Douglas Park, SRG has dramatically altered the environment around Long Beach airport, generating employer demand that exceeded all expectations.The company's first project, Pacific Pointe, was judged "best industrial development" by the Los Angeles Business Journal.

With a total of 4.1 million square feet of new commercial space, the airport area now is "a dynamic business center that includes the largest collection of LEED-rated commercial buildings in Southern California," Rooney said.

SRG is underway on four corporate headquarters buildings totaling 390,000 square feet for lease on 20 acres at Douglas Park. Set for completion by the end of this year, the buildings, which are available for lease, represent SRG's last Douglas Park development and build-out of the premier master-planned business park.

Top-Flight Business Environment
"In 2011 and 2012, when we bought the remaining 194 acres of the 220 acres previously master-planned by Boeing Realty Corp., we began working closely with city leaders to create a top-flight business environment with hotel and meeting rooms, restaurants, shops and headquarters buildings. The steady economic recovery and strong demand for commercial space in the South Bay market helped us complete that vision," Rooney said.

SRG's new buildings at Carson Street and Worsham Avenue will range from 75,000 square feet to 135,000 square feet. The project is adjacent to the Long Beach Exchange, a 260,000-square-foot center with tenants Whole Foods 365, Nordstrom Rack, TJ Maxx, Orchard Supply Hardware and PetSmart. The buildings also are steps from the just-completed 240-room Hampton Inn and Homewood Suites and recently renovated municipal Skylinks Golf Course.

SRG has built and renovated approximately 3 million square feet Class A industrial buildings at Douglas Park, including refitting two massive hangars used by Douglas Aircraft to build 15,000 B-17s and DC-3s during World War II. Totaling 1.1 million square feet, the hangars on 50 acres were leased for 15 years by Mercedes-Benz as its west coast hub.

Three Apartment Communities Designed by Local Firm
SRG is underway on three apartment communities, The Alamitos and The Linden, totaling 185 apartments in the city's vibrant East Village. Also under construction is The Pacific, a 163-unit apartment community that is part of the civic center master-planned redevelopment on the west side of downtown, said Chris Payne, Managing Director. All three projects will be completed in 2019.

All of the communities are adjacent to urban amenities, including restaurants, bars and shopping. Also within walking distance is the Metro Blue Line, which provides a direct connection to downtown Los Angeles.

The communities offer striking and unique architecture that complements each of the neighborhoods. They also provide stylish interior and exterior amenities, including courtyards with active dining and gaming, state-of-the-art fitness centers, rooftop decks, game rooms, bike rooms, and pet amenities. Apartments will offer contemporary finishes with modern kitchen and bath features, washers and dryers, recessed lighting, stainless steel appliances, and USB charging points. All buildings will be LEED Certified and designed by Long Beach-based architects Studio One Eleven.

Rendering of The Alamitos – one of three SARES REGIS GROUP apartment communities in Long Beach locally designed by Studio One Eleven and set for completion next year – will feature 136 apartments in the city's vibrant East Village.

Two landmark World War II-era aircraft hangars at Long Beach Airport – acquired and refitted by SARES REGIS GROUP – were leased for 25 years by Mercedes Benz' as the carmakers' west coast hub.

SARES REGIS GROUP is a privately held real estate development, investment and management firm that focused on commercial properties and multifamily communities in the western U.S. Since its founding in 1993, SRG has developed and acquired more than $7 billion in commercial and residential assets. The company manages a combined portfolio of approximately 26 million square feet of office and industrial space and 19,500 residential apartment units.

SRG is honored

to be partners with the City of Long Beach in building a vibrant environment for business and the community.

- Planning For Growth
- Developing For Commerce
- Building & Managing For People

SARES REGIS GROUP

sares-regis.com

The Heart of Long Beach

Long Beach is much more than the Grand Prix, the Aquarium, and the birthplace of West Coast Rap. Long Beach enjoys cultural diversity; is rich in history; and is brimming with artists, musicians, chefs and makers! You can find all of this represented in one place – MADE by Millworks. MADE by Millworks is Long Beach's only hyper-local gift shop and art gallery. Located in the heart of Downtown Long Beach's dining and entertainment district. MADE is a place to experience and participate in the funky vibe that is created when artists, urban nerds, live musicphiles and foodies come together.

MADE's 4,500-square-foot retail space, located at 240 Pine Ave., offers goods from 150+ local makers, artists, artisans, designers and purveyors of craft food. It is the ideal place to find a one-of-a-kind, truly unique, locally made gift or souvenir.

MADE by MILLWORKS LONG BEACH ★ CA

You will find jewelry, clothing, handbags, greeting cards, food, accessories, books, candles, soaps, housewares, even items for your kids and pets; all from local brands!

Locally sourced food offerings include beef jerky, hot sauce, coffee, tea, kombucha, pickles, chocolate, snacks and much more. In fact, several food brands featured at MADE have gone on to open their own brick and mortar locations, including The Pie Bar, Romeo Chocolate, Black Ring Coffee, Long Beach Creamery, Saints and Sinners Bakery, and Wide Eyes Open Palms Cafe.

More than a retail space, MADE also features events including The MADE Story Telling Hour(s). A free, monthly signature event featuring a different theme, guest curators, featured storytellers, and an open mic. If you like The Moth and This American Life, or just love good storytelling, this event is for you!

MADE by Millworks is also a prominent art space focused on supporting local artists. Exhibits rotate every 4 to 6 weeks showcasing local or regional art using a multitude of mediums from diverse genres. MADE showcases each art opening on second Saturdays as part of Art Walk Long Beach, and it typically includes music and a full bar.

The Galley is MADE's live music space with room for more than 100 revelers and contains professional sound and lighting. Free and ticketed events take place regularly in this unique warehouse environment.

If shopping, art and music aren't enough, MADE also features The Wild Chive – the hugely popular and award-winning pop-up vegan comfort food restaurant. Chef Soozee Nguyen serves up delicious food and pairs it with MADE's vegan craft cocktails which feature its own products.

MADE by Millworks IS the heart of Long Beach and beats with local pride. It's not just a place for shopping, art, music or food, but also a community space where people get together, share ideas, support the local economy, start a local street art/mural tour or celebrate all that Downtown Long Beach has to offer.

Take advantage of DTLB's "Park once" philosophy and find two hours of free parking available directly to the north east at The Streets on 3rd Street between Long Beach Blvd. and Pine Ave. After visiting MADE, enjoy one of the many new hip restaurants or bars on Pine Ave. or The Promenade. Not sure where to go? Just ask at the front counter for the MADE "staff picks" recommendations card.

MADE by Millworks is located at 240 Pine Ave. in beautiful Downtown Long Beach. For more information and to see the calendar of events, please visit www.madebymillworks.com.

Shoreline Gateway Groundbreaking Slated for Mid-2018

Located at the prime intersection of Ocean Blvd. and Alamitos Ave., Shoreline Gateway marks Phase two of one of the largest developments in Downtown Long Beach. Soaring above the city at 35 stories and 390 feet, upon completion Shoreline Gateway will be the tallest luxury residential building in Long Beach.

Co-developers **Ledcor Properties Inc.** and **Anderson Pacific LLC**, along with their partners **Qualico** (*qualico.com*) and **Lantower Residential** (*lantowerresidential.com*), are pleased to announce their collaboration on Shoreline Gateway, set to commence construction mid-2018. Shoreline Gateway is the companion building to The Current — the iconic 17-story, mixed-use, 223-unit luxury apartment tower on Ocean Blvd. in Downtown Long Beach, completed in Spring 2016.

Originally conceived in 2004, the project will feature 315 ultra-luxury residential apartment homes, along with approximately 6,700 square feet of prominently located retail suites, five levels of subterranean parking spaces for 470 vehicles, a myriad of amenities and community living spaces. Residents will enjoy a 34th floor community room offering 270-degree panoramic views of the Pacific Ocean, the Downtown Long Beach skyline and Orange County coastline. Upscale amenities such as a 35th level rooftop pool, spa and dining deck, large fitness center, third floor dining and fire pit lounge offer unparalleled luxuries in the city. Shoreline Gateway will include a mix of studio, one- and two-bedroom apartments ranging from 580 square feet to 2,400 square feet. The new edifice will be connected to The Current via a 10,000-square-foot shared plaza activated with retail and resident amenities.

"We are very excited with the design that our team has been diligently advancing with the City of Long Beach planning staff," notes Pat Patterson, COO, development for Ledcor Properties. "The design intent is to create a true eastern gateway to the City of Long Beach, complementing the success of The Current, and completing the urban campus that was envisioned 14 years ago. The City's tallest high-rise will also benefit the local community with quality job creation and additional economic opportunities."

"Since 2004, Anderson Pacific LLC proposed a vision for this site which was

continued on page B-64

The Gondola Getaway

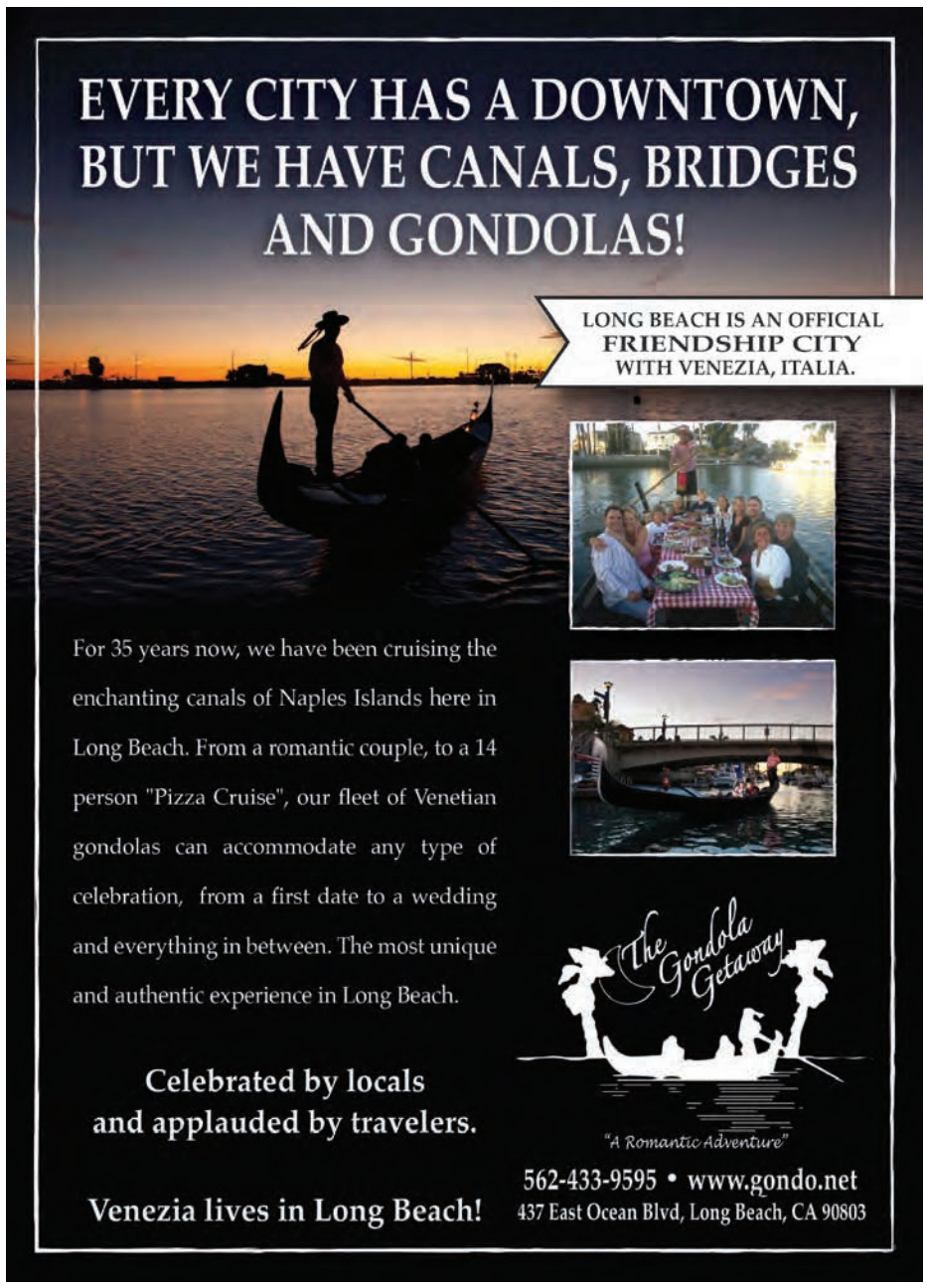
Established in 1982 in Naples Islands, Long Beach, the Gondola Getaway is the oldest and largest fleet of gondolas in America. Two things that make the Gondola Getaway so special are the enchanting canals of Naples Islands and its well-trained gondoliers. The meandering canals, five bridges, calm bays and million-dollar homes make for a memorable romantic adventure. The company's owner, Michael O'Toole, was trained in Venezia and holds the only license in America to train Voga alla Veneta, the ancient art of gondola rowing.

Michael has also brought teams to race gondolas in Italy consecutively for the past 33 years. "We bring our employees to experience the canals and traditions of Venezia each year to bring back an authentic experience to better serve our customers," he explains. Venetian authenticity with a California flair is what Gondola Getaway strives for here in Long beach and the canals of Napoli. The company has the most diverse fleet of Venetian boats in America. From the romantic two-person gondolas to the large "Caorlina" gondola, Gondola Getaway can offer a multitude of waterborne floating experiences. The company also offers the only floating "Pizza Cruise" in the world on its large gondolas. Fleet cruises are a popular way to get larger groups out for this unique experience where Gondola Getaway can accommodate up to 70 people at one time with the entire fleet.

You will not find a more picturesque and unique wedding venue floating on a gondola. Whether it be the floating chapel, Caorlina, for an intimate gathering of 14 people, or add more boats for a party of up to 70 guests! Gondola Getaway is open all year! Enjoy a famous SoCal summer day on a gondola, come "cruise the lights" in December or plan for a romantic gondola ride in February to celebrate Valentine's Day!

Come see why Gondola Getaway is the ultimate choice for a gondola adventure in Southern California!

For more information, visit www.gondo.net or call 562-433-9595.



SHORELINE GATEWAY

continued from page B-63

enthusiastically shared by the community and the City of Long Beach. Overcoming the numerous challenges resulted in the construction of The Current beginning in 2014," explains Jim Anderson, CEO for Anderson Pacific LLC. "At long last, we are beginning the truly iconic tower that has been envisioned all these years, that will become a bona fide gateway into Downtown Long Beach from the east, as well as a wonderful anchor to the East Village Arts District and surrounding community. We greatly appreciate the members of the community, the city and our partners who have worked with us all these years to make this vision a reality."

The Shoreline Gateway campus commenced in 2004 with a strong vision that the project would be a catalyst for the area – a walkable, iconic gateway to Downtown, with green and unique spaces, sensitive to the waterfront and environment. Over a decade in the making, its sister property, The Current, celebrated its grand opening in 2016, marking the first ground-up high-rise to be built in Long Beach since the Great Recession, and the first apartment tower to be developed in Long Beach since the late 1960s. As Downtown Long Beach continues its stunning renaissance, Shoreline Gateway is expected to be a major component in the city's evolution and success.

Ledcor Properties Inc. (LP) is an independent subsidiary of the Ledcor Group of Companies. LP has been involved in the acquisition, development and operation of new and existing properties since 1996. Through select joint ventures and independently, the company owns, operates, developed and sold a diverse portfolio of properties with an enterprise value exceeding $4 billion. The portfolio spans a variety of real estate sectors including office buildings, retail centers, institutional facilities, industrial buildings, multi-family residential complexes and high-rise towers, resort properties and agricultural lands. LP continues to seek opportunities to expand its Canadian and US business through strong relationships. *ledcor.com*

Anderson Pacific LLC (APL) is a California-based development company specializing in sustainable community plans and mixed-use, infill, transit-oriented projects closely following principles intended to create livable and walkable communities. Over the last three decades, the principals of APL have owned, developed, or managed some of the nation's most prominent projects, including: Library Square in downtown Los Angeles; Playa Vista in West Los Angeles; Potomac Yard in Alexandria, Va; Solana in Dallas, Texas; and Amerige Heights in Fullerton, Calif. The firm currently manages over $800 million in development throughout California in key downtown areas. *andersonpacificllc.com*