

AQUA

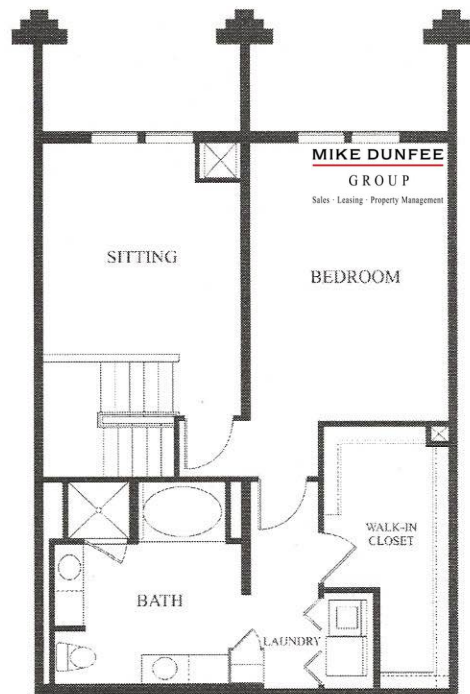
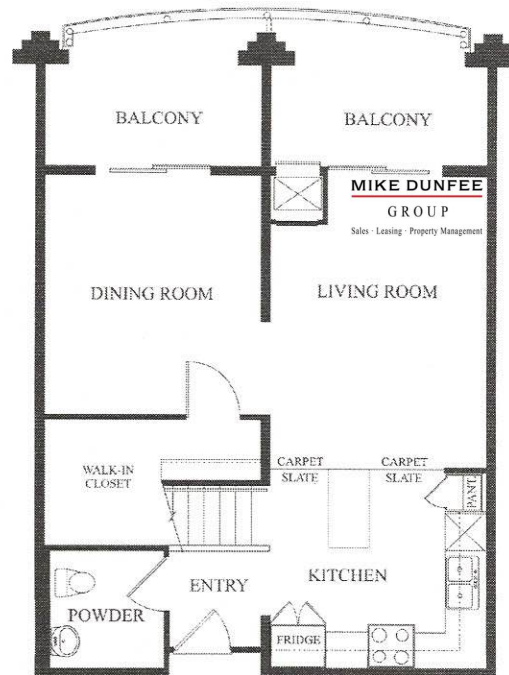
PLAN T1A

Approximately 1,445 Square Feet
2 Floors
1 Bedroom
1 1/2 Baths

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In a continuous effort to make improvements, the developer reserves the right to change optional items, floorplans, features, exterior designs, materials and specifications without prior notice or obligation. See sales representative for details.

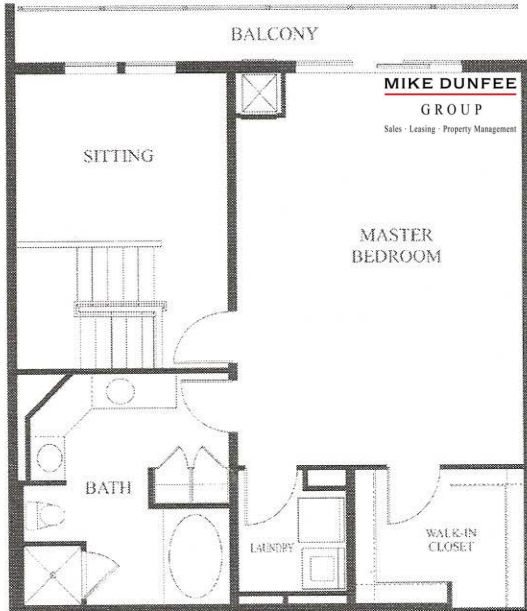


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PLAN T1B2

Approximately 1,607 Square Feet
2 Floors
1 Bedroom
1 1/2 Baths

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PLAN T1B3

Approximately 1,587 Square Feet
2 Floors
1 Bedroom
1 1/2 Baths

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PLAN T1C

Approximately 1,434 Square Feet
2 Floors
1 Bedroom
1 1/2 Baths

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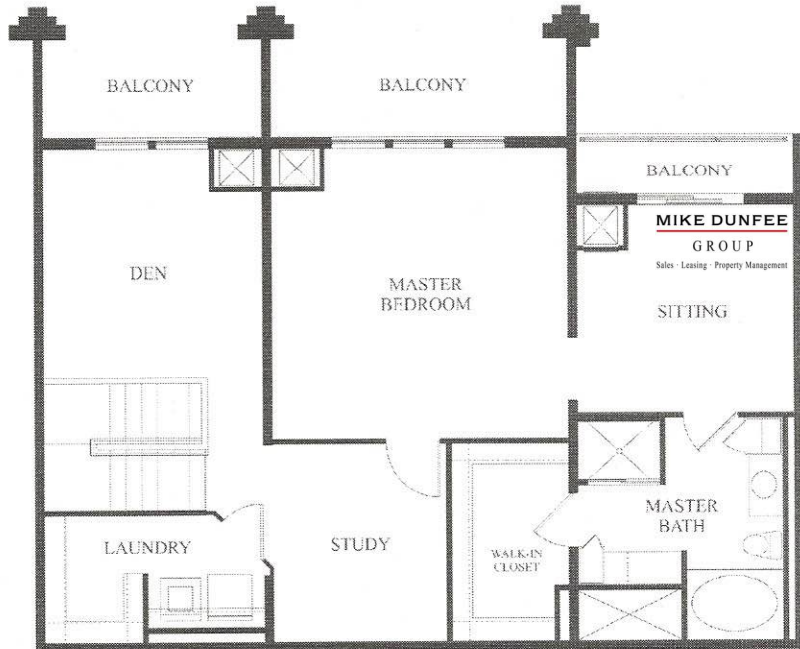


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PLAN T2B

Approximately 2,094 Square Feet
2 Floors
2 Bedrooms
2 1/2 Baths

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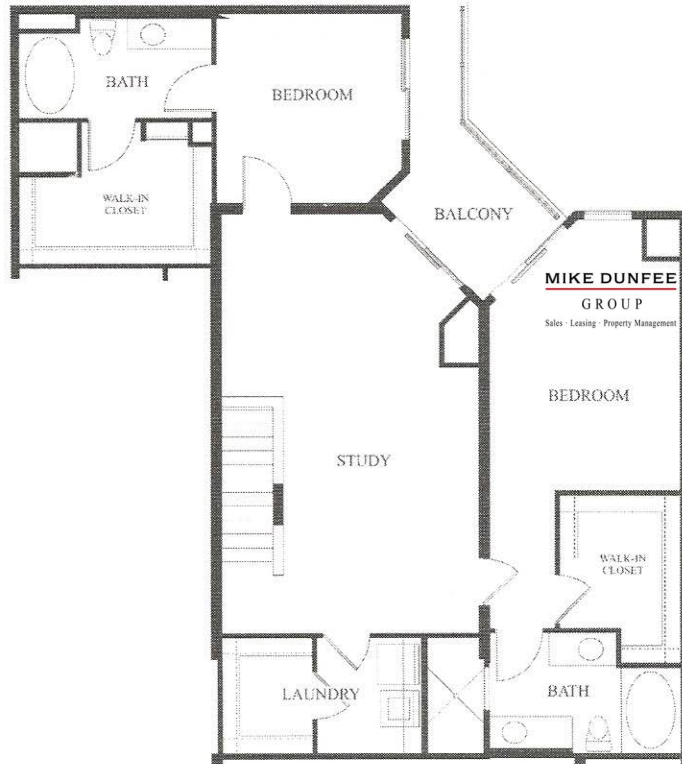
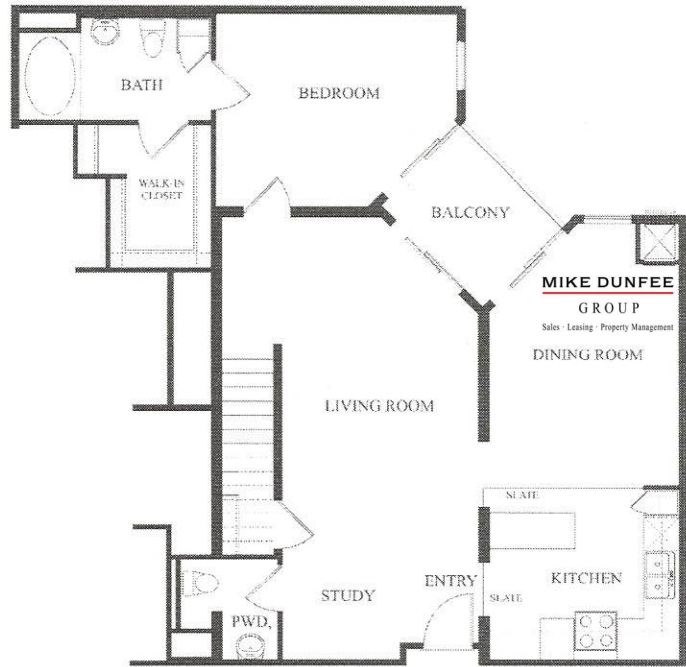
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PLAN T2C

Approximately 2,285 Square Feet
2 Floors
3 Bedrooms
3 1/2 Baths

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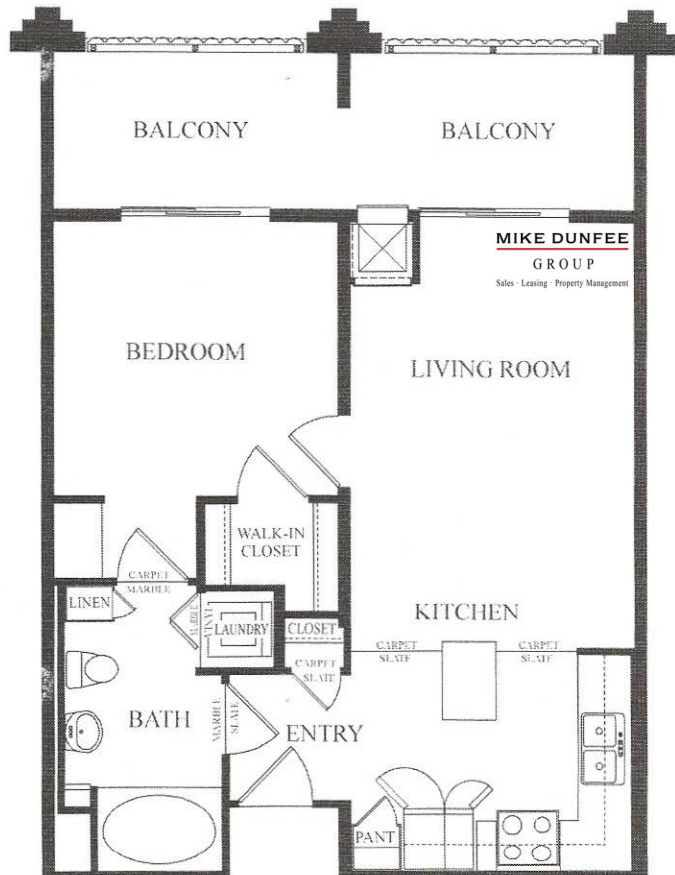
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PLAN 1A

Approximately 640 Square Feet
1 Floor
1 Bedroom
1 Bath

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PLAN 1B

Approximately 746 Square Feet
1 Floor
1 Bedroom
1 Bath

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PLAN 1C

Approximately 678 Square Feet
1 Floor
1 Bedroom
1 Bath

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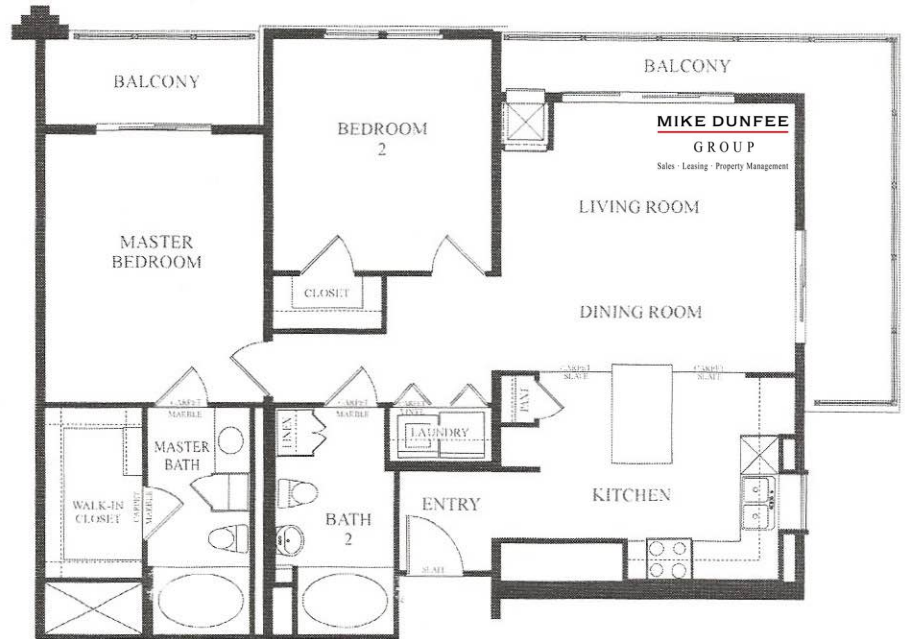
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PLAN 2A

Approximately 1,115 Square Feet
1 Floor
2 Bedrooms
2 Baths

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PLAN 2C

Approximately 1,068 Square Feet

1 Floor
2 Bedrooms
2 Baths

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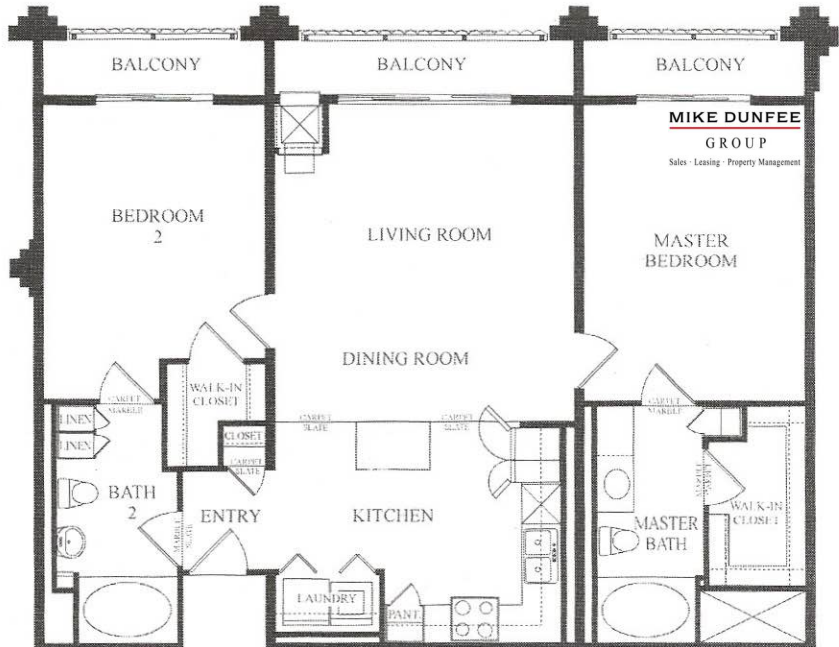
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PLAN 2E

Approximately 1,121 Square Feet
1 Floor
2 Bedrooms
2 Baths

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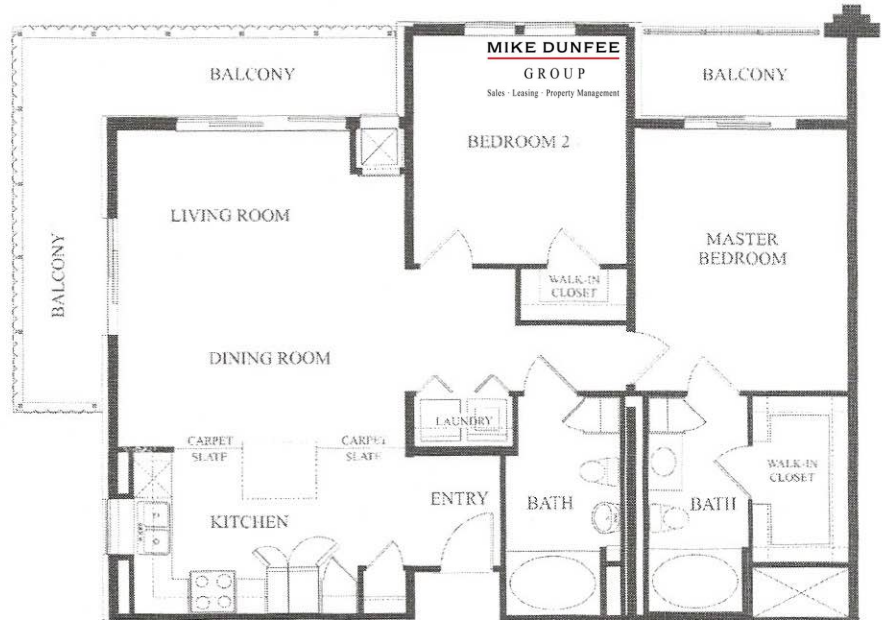
PLAN 2D

Approximately 1,158 Square Feet

1 Floor
2 Bedrooms
2 Baths

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PLAN 2B

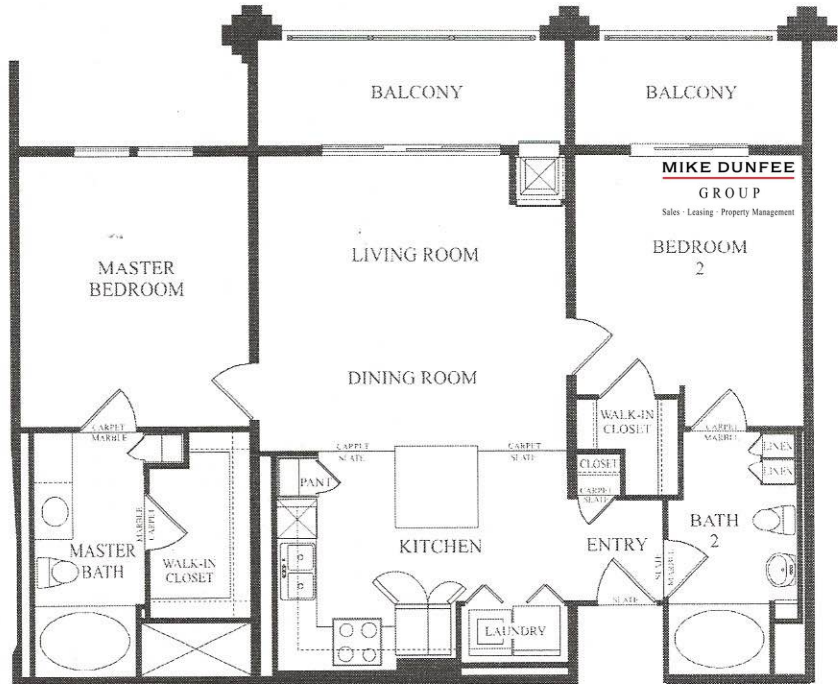
Approximately 1,057 Square Feet

1 Floors
2 Bedroom
2 Baths

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PLAN T1B

Approximately 1,647 Square Feet
2 Floors
1 Bedroom
1 1/2 Baths

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PLAN T2A

Approximately 2,259 Square Feet
2 Floors
3 Bedroom
3 Baths

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PLAN T2D

Approximately 2,490 Square Feet
2 Floors
2 Bedroom
2 1/2 Baths

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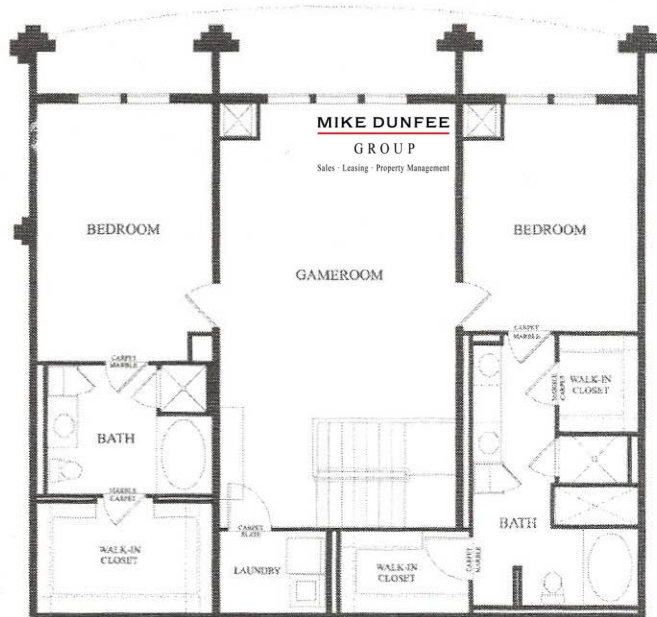
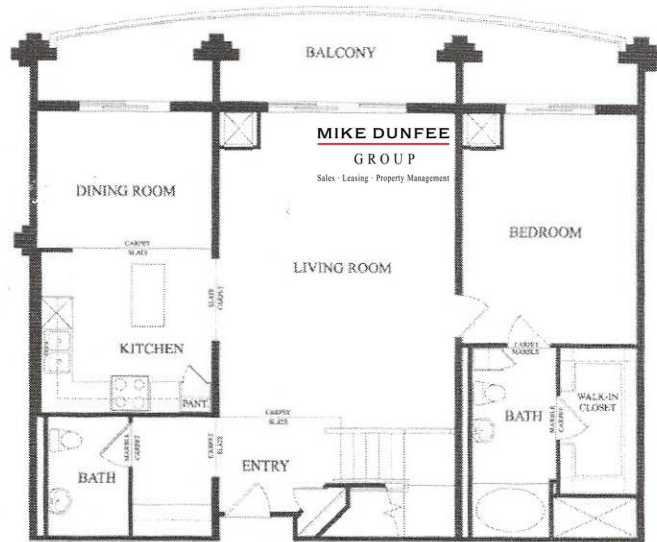
PLAN T2E

Approximately 2,504 Square Feet
2 Floors
3 Bedroom
3 1/2 Baths

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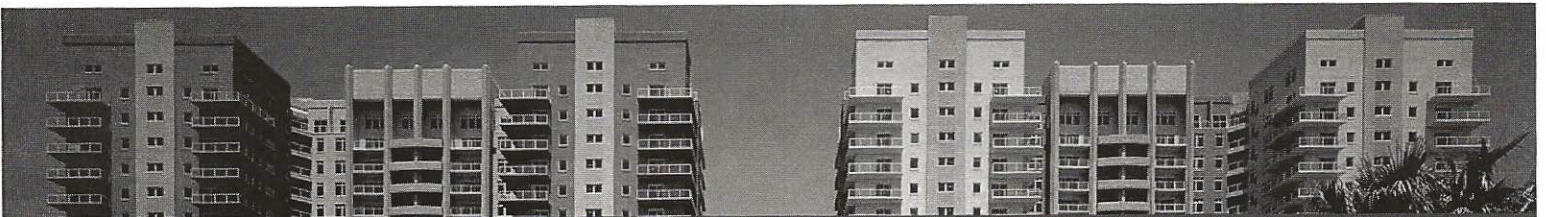
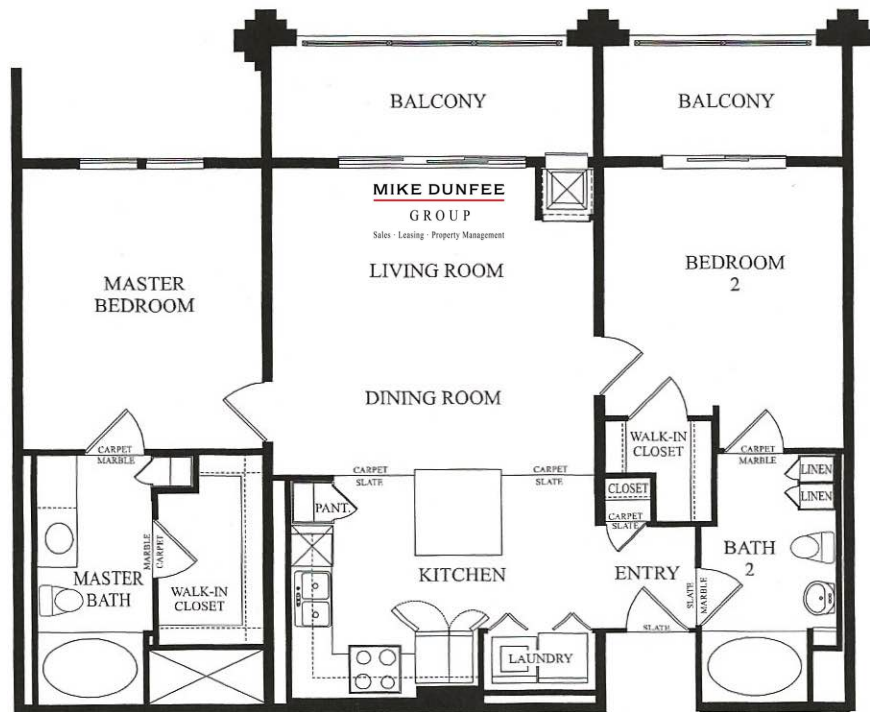
2B Floor Plan

Ocean "10" "08"

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AQUA

2A Floor Plan

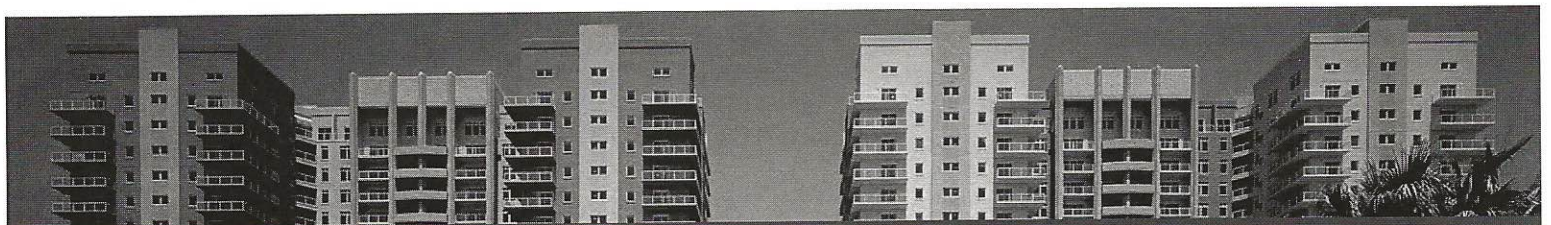
Ocean

"16" "03"

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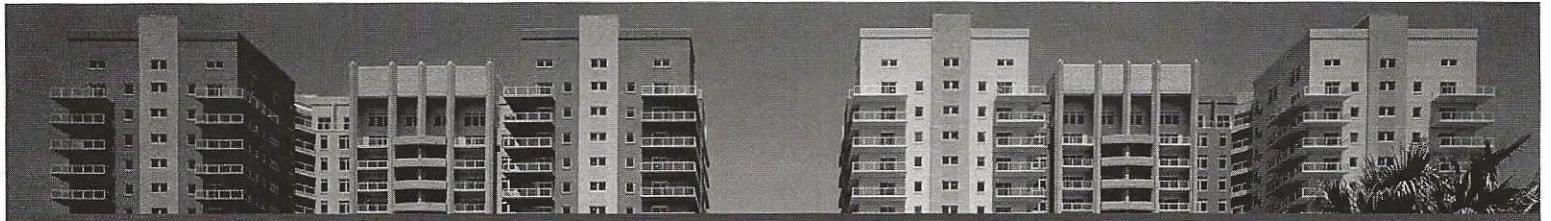
2C Floor Plan

"01" "18"

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2D Floor Plan

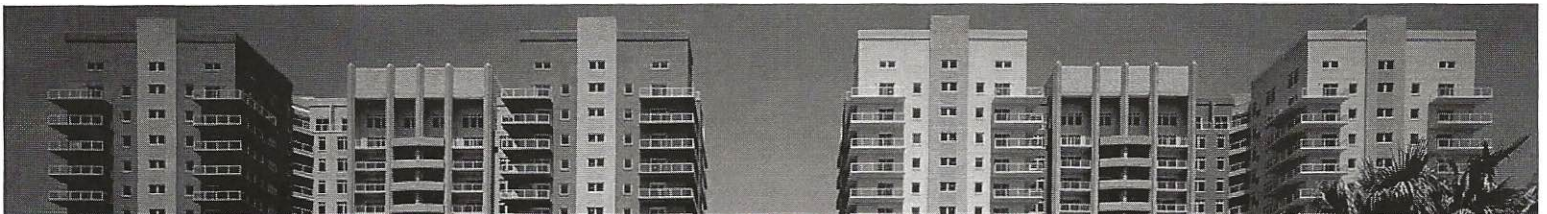
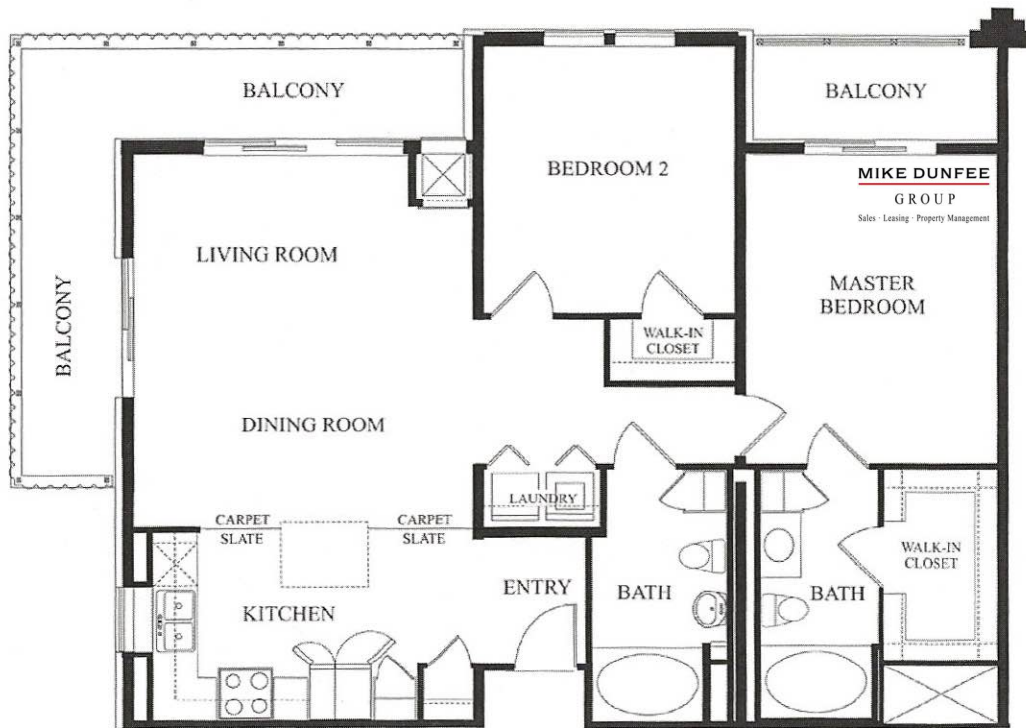
City View

"14"

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2E Floor Plan

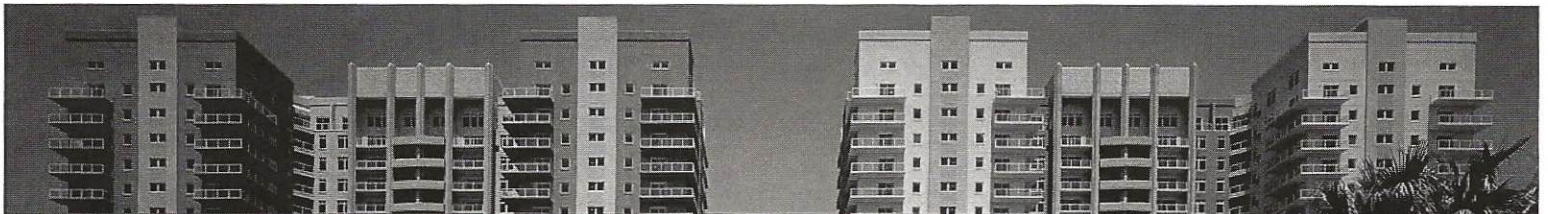
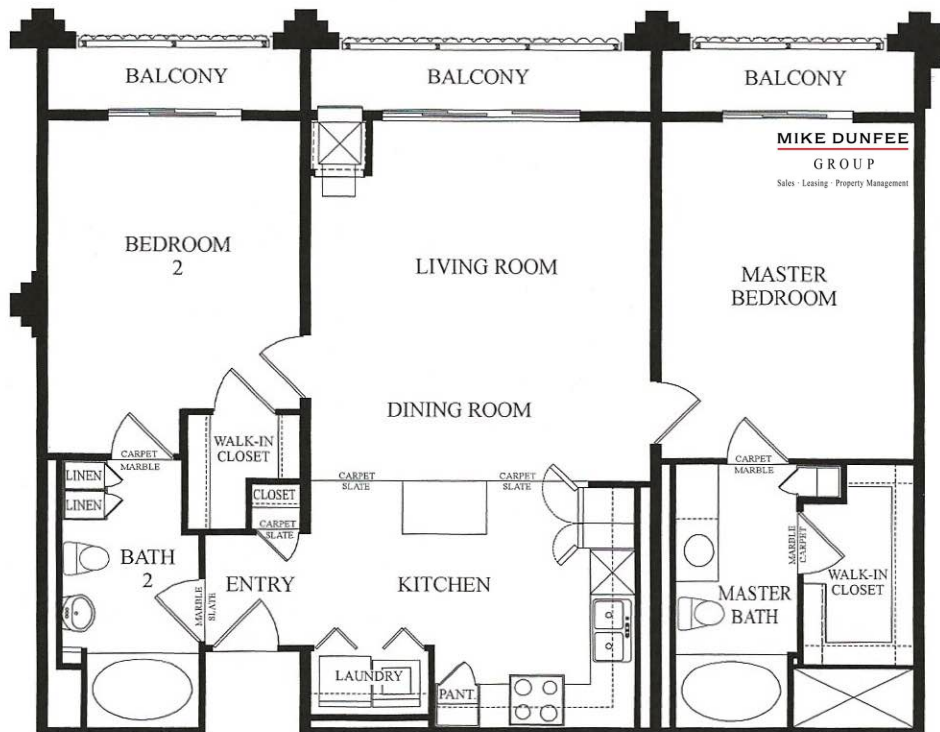
City View

"05"

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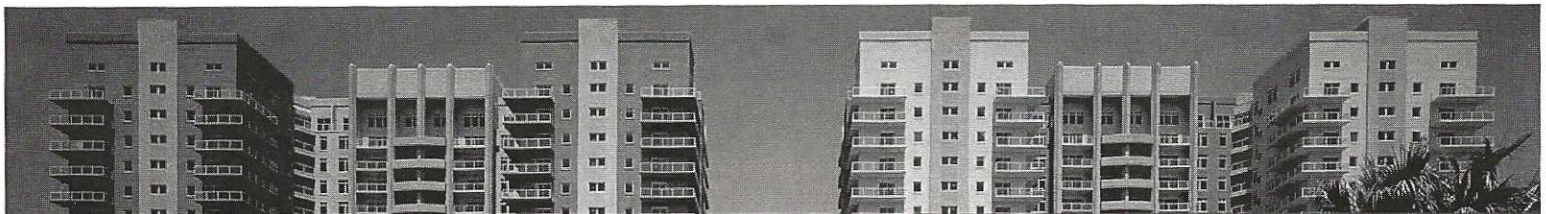
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2D Floor Plan

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November 6, 2009

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AQUA Homeowner
388 and 488 E. Ocean Blvd.
Long Beach, CA 90802

Re: Responsibility for Plumbing at AQUA

Dear AQUA Homeowner:

We are often asked by homeowners which portions of the plumbing, sewers and pipes the Association is responsible to maintain and which portions of those elements the homeowners are responsible to maintain. Additionally, with regard to who is responsible for such elements, we are often asked what steps should be taken when a pipe leaks or a drain overflows. **The governing documents for the Association specify that owners are responsible to maintain all pipes and drain lines within the boundaries of their respective units as well as those pipes and drain lines which exclusively serve their respective units. The Association is responsible to maintain all pipes and drain lines in the Common Property which serve more than one unit.**

As you may know, both AQUA 388 and AQUA 488 are subject to the Master *Declaration of Covenants, Conditions, Restrictions and Reservation of Easements ("Master CC&Rs")*. AQUA 388 and AQUA 488 each also have a *Declaration of Covenants, Conditions, Restrictions and Reservation of Easements (respectively the "388 CC&Rs" and the "488 CC&Rs" and collectively the "Associations' CC&Rs")*. As of the date of this letter, the 388 CC&Rs and the 488 CC&Rs are identical with regard to these issues.

For your information, Article I, Section 1.1.60 of the Associations' CC&Rs defines a unit as a separate interest which is bounded by the unfinished interior surfaces of the bottom of the ceiling slab, the top of the floor slab and the perimeter walls. This definition includes water and waste pipes that extend into the unit. Additionally, Article I, Section 1.1.17 of the Associations' CC&Rs defines the Common Property as all of the Association property other than the units.

Article II, Section 2.15.2 of the Associations' CC&Rs states that owners' maintenance responsibilities are as described on Exhibit C to the CC&Rs. Additionally, Article II, Section 2.15.3(b) of the Associations' CC&Rs states that the Associations shall be responsible for all maintenance, repair and replacement not provided by the owners pursuant to Exhibit C to the CC&Rs. With regard to pipes and drain lines, Exhibit C to the Associations' CC&Rs states that the owners shall maintain the portions of pipes and drain lines which are located within the boundaries of their respective units and which exclusively serve their respective units. The chart below is excerpted from Exhibit C of the Associations' CC&Rs.

<p>Water, gas and sewer pipes, water pressure regulator, water heater, plumbing outlets and fixtures, ducts (HVAC, dryer, stove, oven), electrical, circuit breakers, electrical outlets and fixtures.</p>	<p>Maintain portions which are . . . located within, or otherwise exclusively serve Unit (i.e., from the interior surface of the Unit's walls to the appliances, and kitchen and bathroom facilities within the Unit). An Owner may plunge blocked kitchen and bathroom facilities in his Unit, but may not use a snake, or cause a snake to be used, in any pipes unless instructed to do so by the Association. Owner is obligated to hire Association, or to hire a contractor approved by the Association to perform any maintenance of water, gas and sewer pipes located within the Unit.</p>
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Therefore, owners are responsible to maintain all pipes and drain lines within the boundaries of their respective units and which exclusively serve their respective units. The Association is responsible to maintain all pipes and drain lines in the Common Property which serve more than one unit.

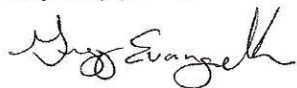
If you have a plumbing backup into your unit, you may use a plunger to attempt to clear the backup, but you may not snake the drain line. Any other plumbing work must be performed by the Association or an Association approved plumber. You should, therefore, notify the Association by contacting the HOA Management Office during our business hours of 8:00 AM to 5:00 PM Monday-Friday or the Concierge Desk after hours and weekends of any plumbing problem immediately after you discover a problem. The Association's plumber will investigate and repair the problem. If it is determined that the leak came from a pipe or drain line for which the owner is responsible, the owner will be responsible for the plumbing costs. If it is determined that the leak came from a pipe or drain line for which the Association is responsible, the Association will be responsible for the plumbing costs.

With regard to the costs to repair damage caused by water leaks and drain line backups, Article II, Section 2.15.6 of the Associations' CC&Rs states that each owner shall be liable to the Association for all damage to the Common Property caused by the negligence or willful acts of such owner, his family, guests, tenants or invitees. Therefore, if the Board of Directors, after notice and a hearing, determines that an owner was negligent or acted with willful misconduct with regard to a pipe leak or drain line backup (for example the owner's child put a stuffed animal in the toilet drain line), then the owner will be liable to the Association for all of the costs of repairing the damaged Common Property.

If, after a water leak (from within a unit or from a Common Property source), it is determined by the Board of Directors, that there was no negligence, then, pursuant to the Associations' CC&Rs, each owner will be responsible to repair only the damage to his own unit, and the Association will be responsible to repair the Common Property damaged by the leak.

I hope this information is helpful to you. Please attend any open meeting of the Board of Directors if you have additional questions in this regard or feel free to contact me at 562.495.1425.

Very truly yours,



Gregg Evangelho, CCAM®
General Manager

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Cc: Boards of Directors -
AQUA Maintenance Corporation
AQUA 388 Community Association
AQUA 488 Community Association

TOWER MAP

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GREEN BOLLIVARS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

18TH FLOOR

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GREEN BOLLIVARS

Chic Pads | Availability | Request Floorplans
Casual. Chic. Urban. Living.

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