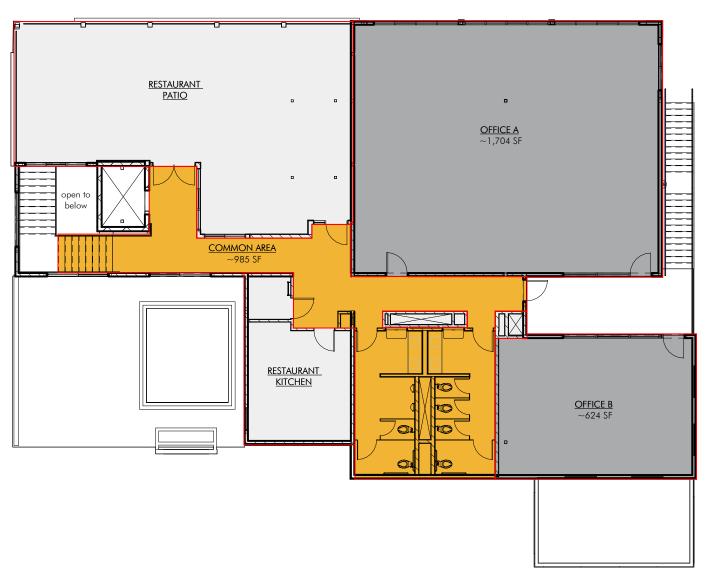


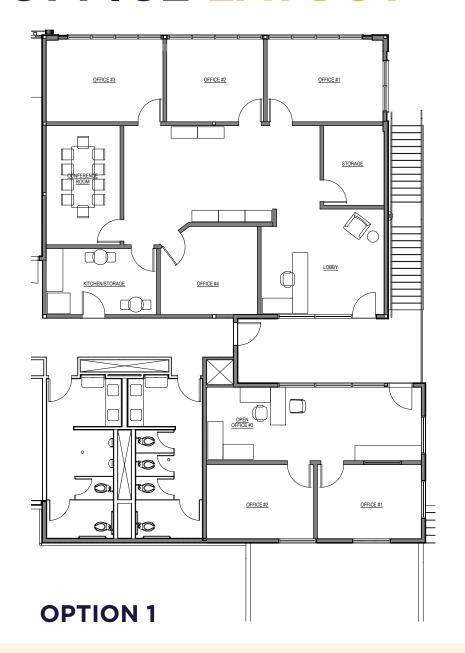


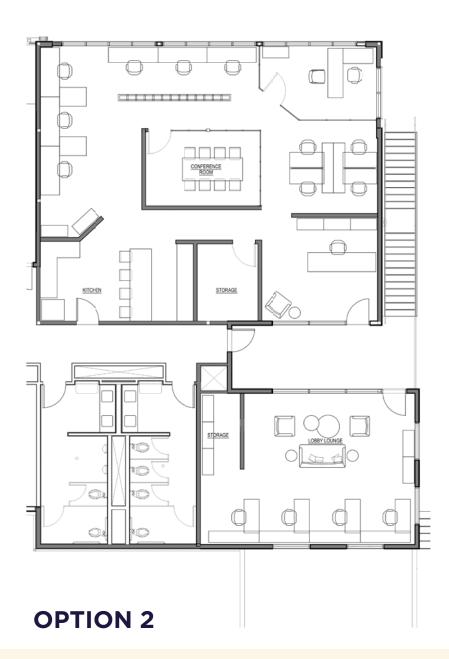
FLOOR PLANS

OFFICE AVAILABILITY - SECOND FLOOR



OFFICE LAYOUT





806 SOUTH COAST HWY 101



G. STREET VIEW



CORNER VIEW



CORNER VIEW



PACIFIC COAST HWY VIEW

PROPERTY

RENDERINGS

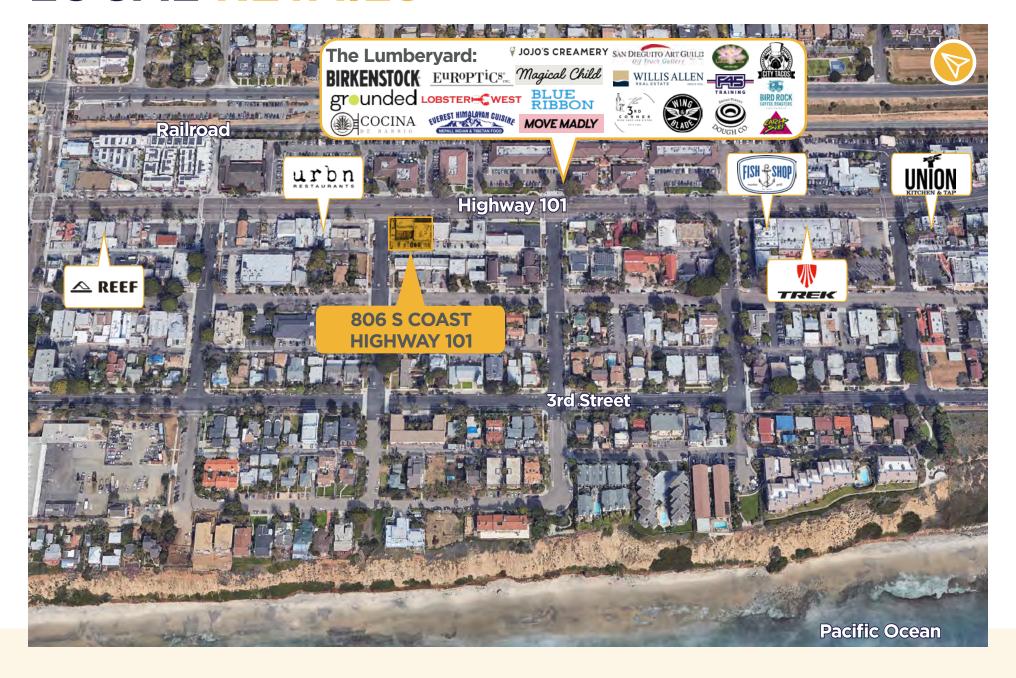


EAST COAST HIGHWAY 101 ELEVATION

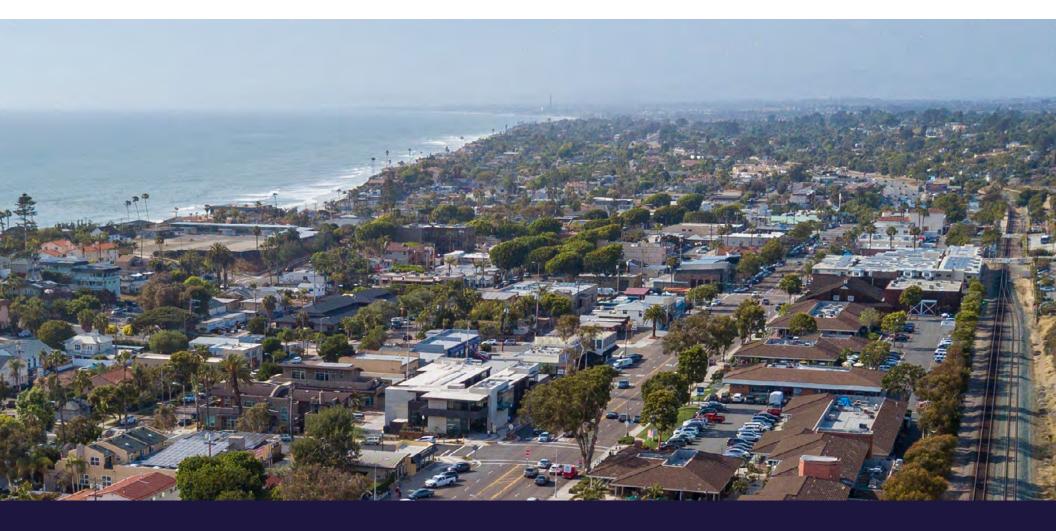


NORTH ELEVATION

LOCAL RETAILS







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