



Existing parking lot at rear of property and existing building.



Existing building to be demolished.





Existing building and front setback facing east.



Existing Newport Beach Utilities campus across street.



Existing Newport Beach Utilities campus across street.



Existing Lighthouse development to north and west of subject site.

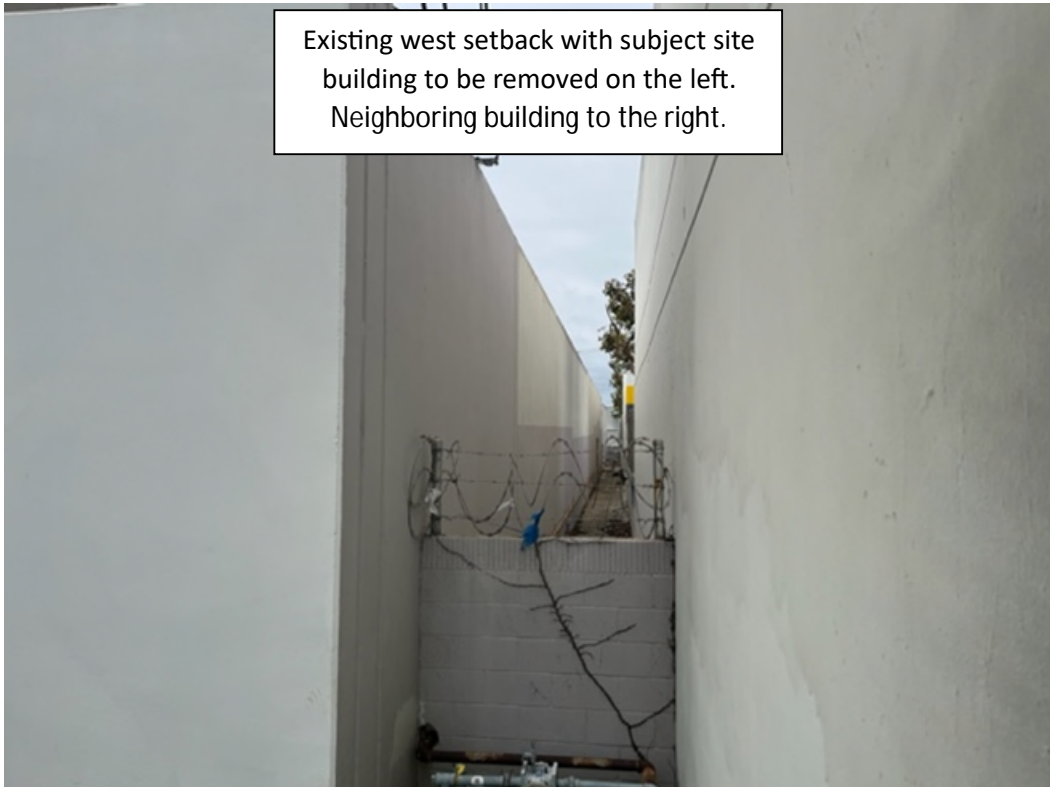




Existing Lighthouse development to north and west of subject site.



Existing west setback with subject site building to be removed on the left. Neighboring building to the right.



Existing multi-tenant industrial property to the east.



Existing multi-tenant industrial property to the east.

