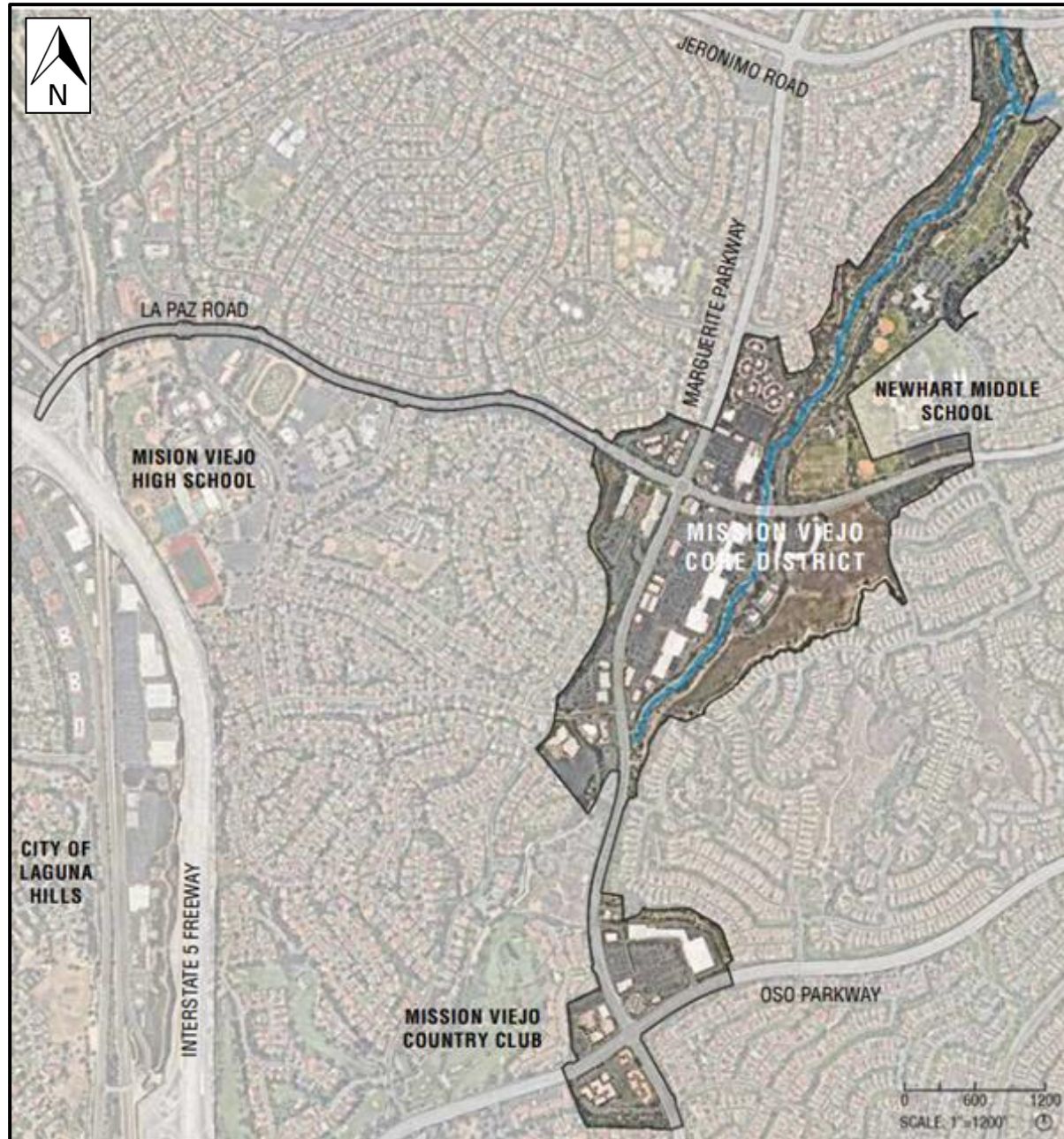


MISSION VIEJO CORE AREA BOUNDARIES



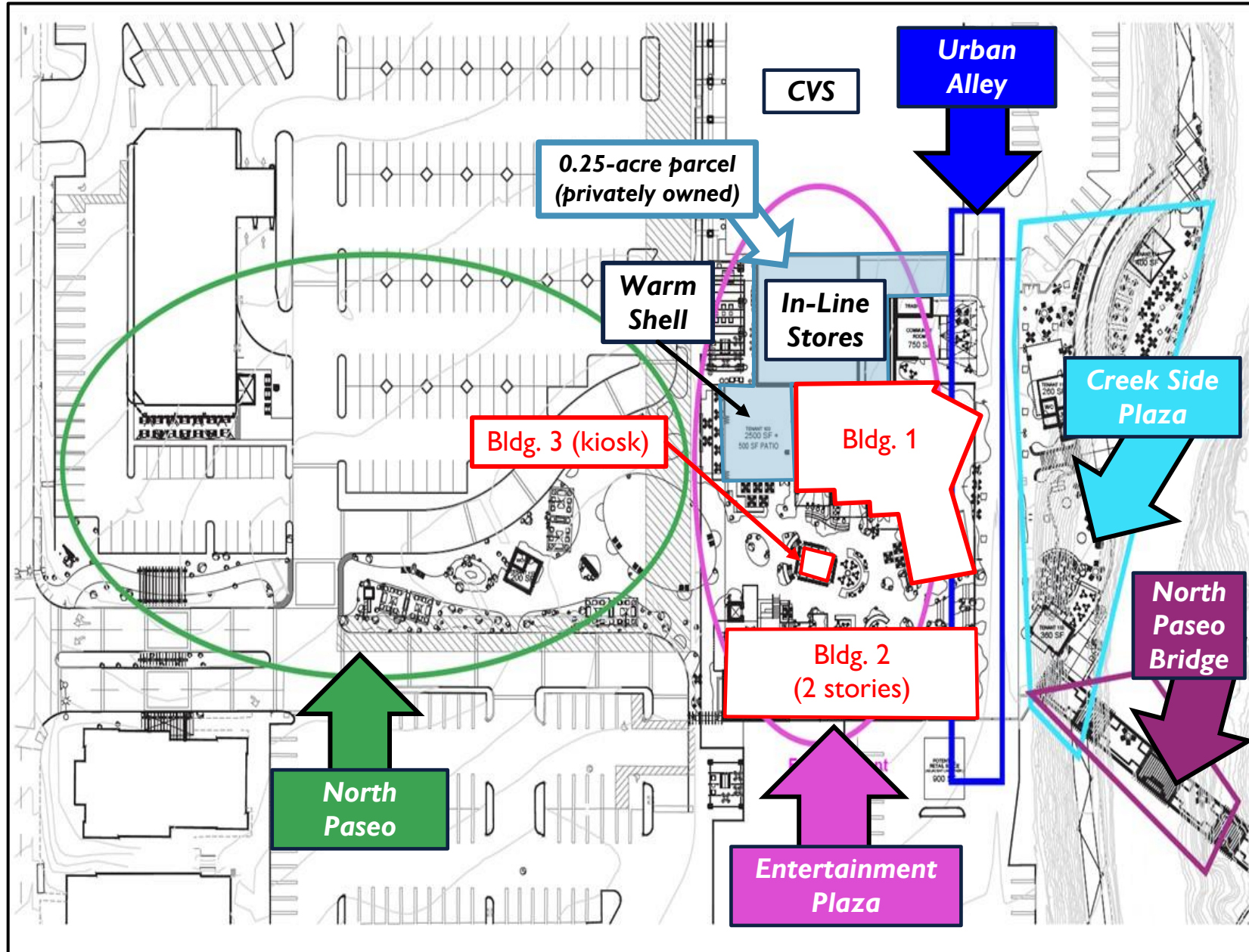
Source: City of Mission Viejo, “Core Area Presentation to Planning and Transportation Commission – July 10, 2023” (Accessed August 2023)

AERIAL OF LOS OSOS PROJECT



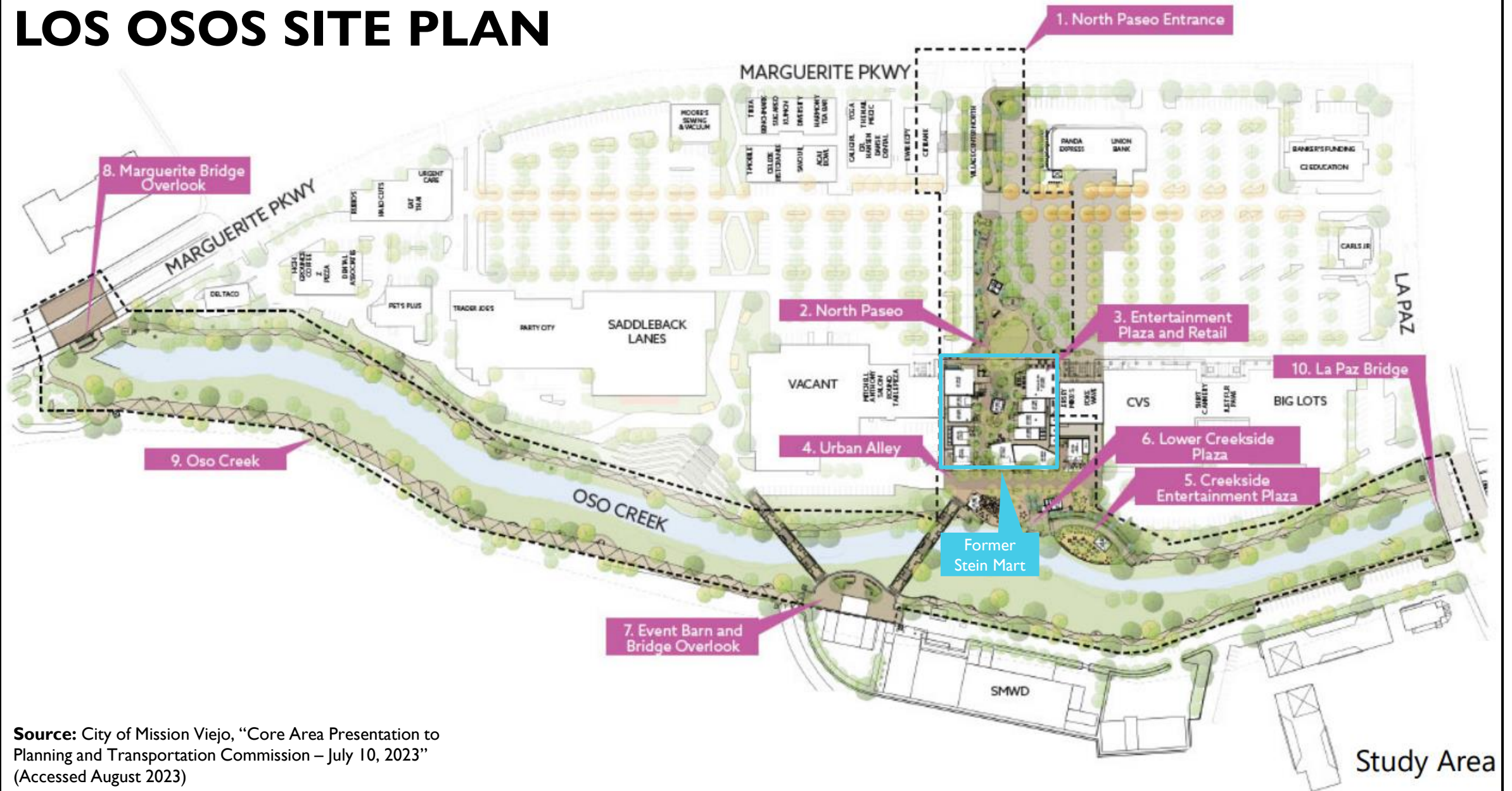
Source: NiteOwl Pro (Accessed August 2023)

LOS OSOS BUILDING PLAN



Source: City of Mission Viejo, "Core Area Presentation to Planning and Transportation Commission – July 10, 2023" (Accessed August 2023)

LOS OSOS SITE PLAN



Source: City of Mission Viejo, "Core Area Presentation to Planning and Transportation Commission – July 10, 2023" (Accessed August 2023)

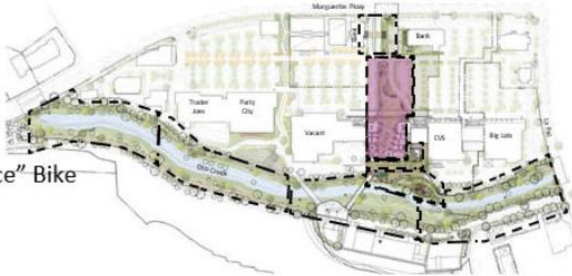
Study Area

NORTH PASEO SITE PLAN



LEGEND

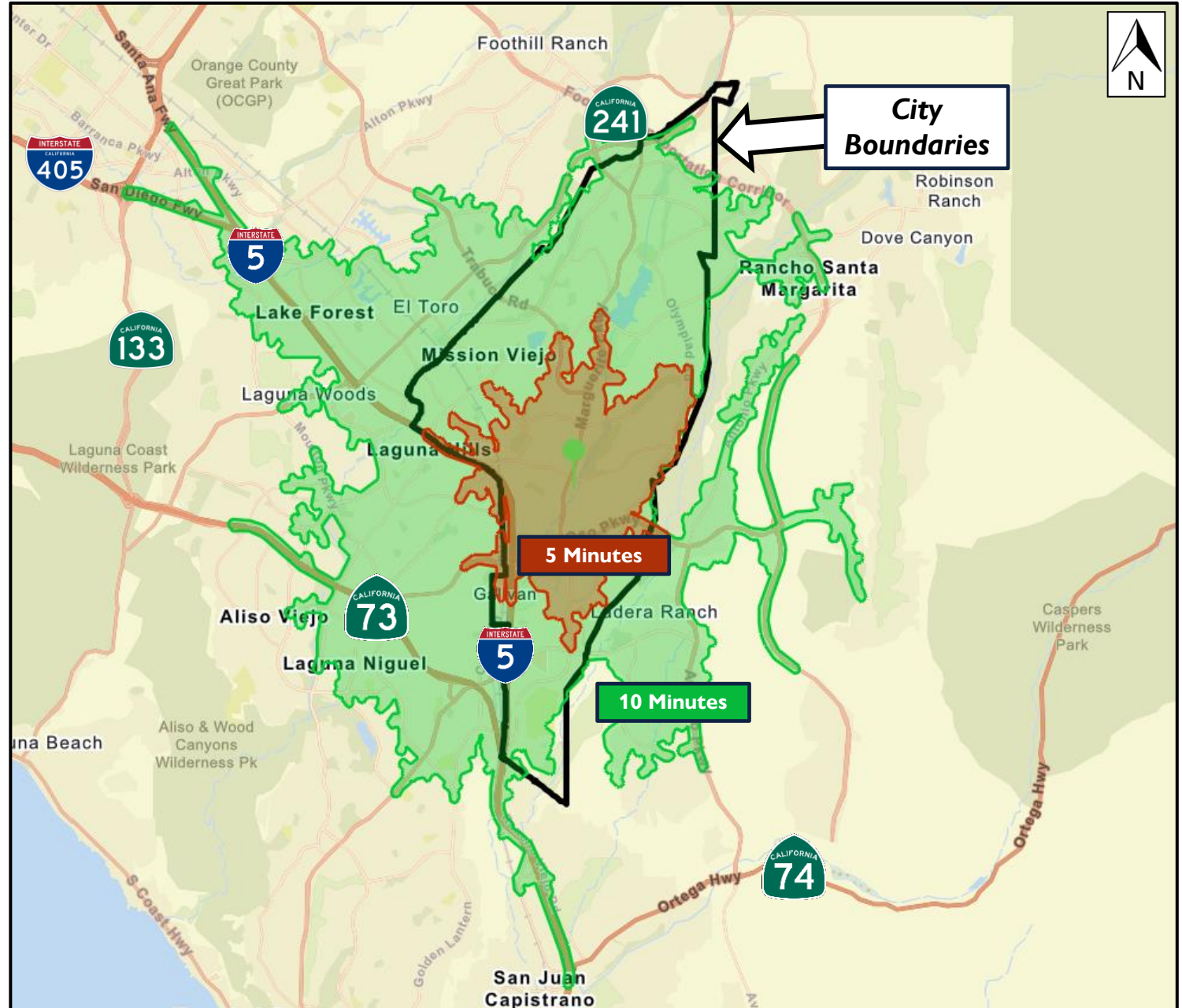
- | | | |
|-----------------------------|-----------------------------------|---|
| 1 Shade canopy with seating | 7 Entertainment lawn (artificial) | 13 Outdoor kiosk |
| 2 Entry sign | 8 Landscape and parking buffer | 14 Tenant directory |
| 3 Civic kiosk | 9 Bioretention basin | 15 Reconfigured parking |
| 4 Thematic "creek" paving | 10 Sculpture - Family of Bears | 16 Drive aisle drop off & event "flex space" Bike |
| 5 Boulders | 11 Sculpture - Heart of the City | 17 racks |
| 6 Connection to Urban Alley | 12 Water feature | |



North Paseo KEYMAP
Scale: 1"=200'

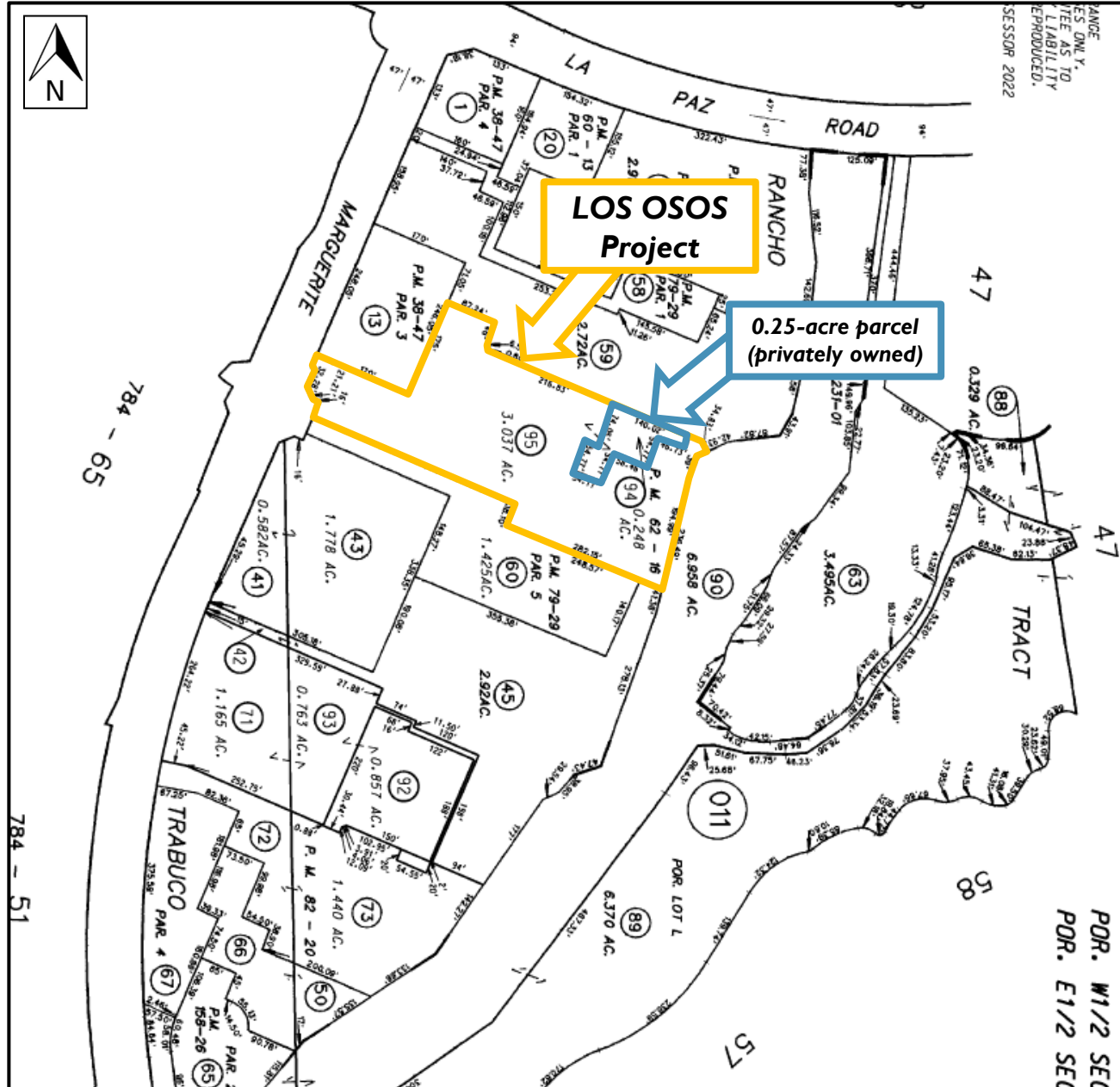
Source: City of Mission Viejo, "Core Area Presentation to City Council – May 23, 2023" (Accessed August 2023)

REGIONAL MAP (5 AND 10 MINUTE DRIVE TIMES FROM MISSION VIEJO VILLAGE CENTER)



Source: ESRI Business Analyst Online (Accessed August 2023)

COUNTY ASSESSOR PARCEL MAP



Source: Orange County Assessor, Orange County GIS Open Data Portal, (Accessed August 2023)

<https://www.ocgis.com/ocpw/landrecords/>

TRAFFIC COUNT MAP



Source: Placer.ai (Accessed August 2023)

Street Perspective #1: Facing East – Former Stein Mart / North Paseo



Source: Google Maps (Accessed August 2023)

Street Perspective #2: Looking East from Marguerite Pkwy.



Source: Google Maps (Accessed August 2023)

Street Perspective #3: Behind Former Stein Mart building looking east to Oso Creek



Source: Google Maps (Accessed August 2023)

Aerial (Artist Rendering)



Source: City of Mission Viejo, "Core Area Presentation to Planning and Transportation Commission – July 10, 2023" (Accessed August 2023)

REGIONAL MAP AND NEIGHBORING DEVELOPMENTS



Source: City of Mission Viejo, “Core Area Presentation to Planning and Transportation Commission – July 10, 2023” (Accessed August 2023)