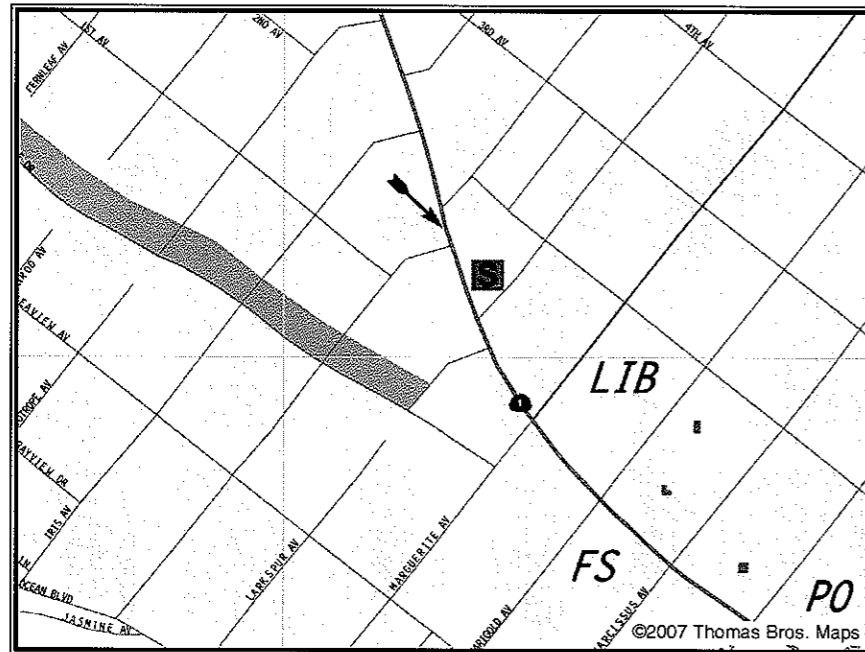


LOCATION



VIEW 1



EXISTING

PROPOSED - LOOKING SOUTHEAST FROM PACIFIC COAST HIGHWAY

CITY OF NEWPORT BEACH

FILE COPY
ARTISTIC
 ENGINEERING

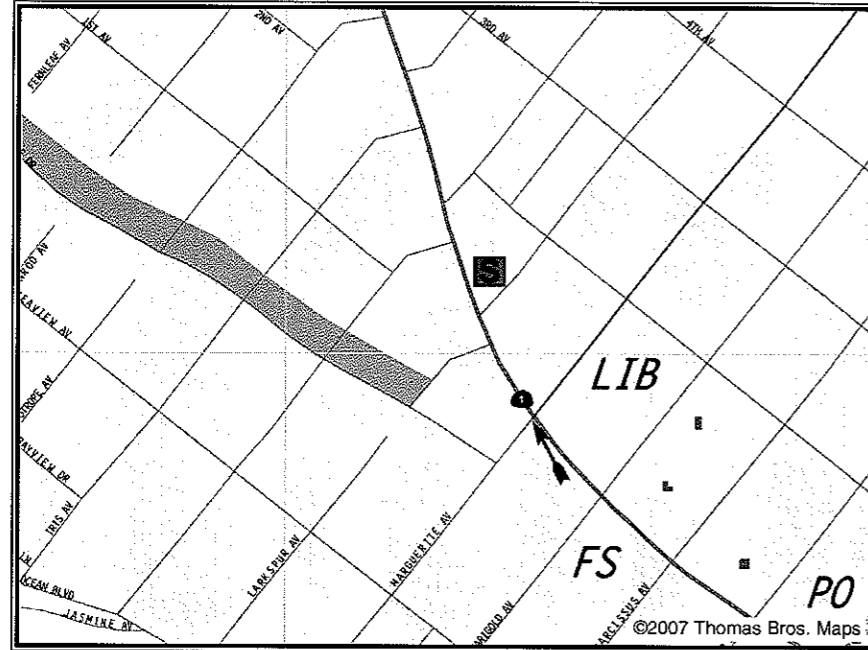
Royal Street
Communications
California, L.L.C.

LA-2509B

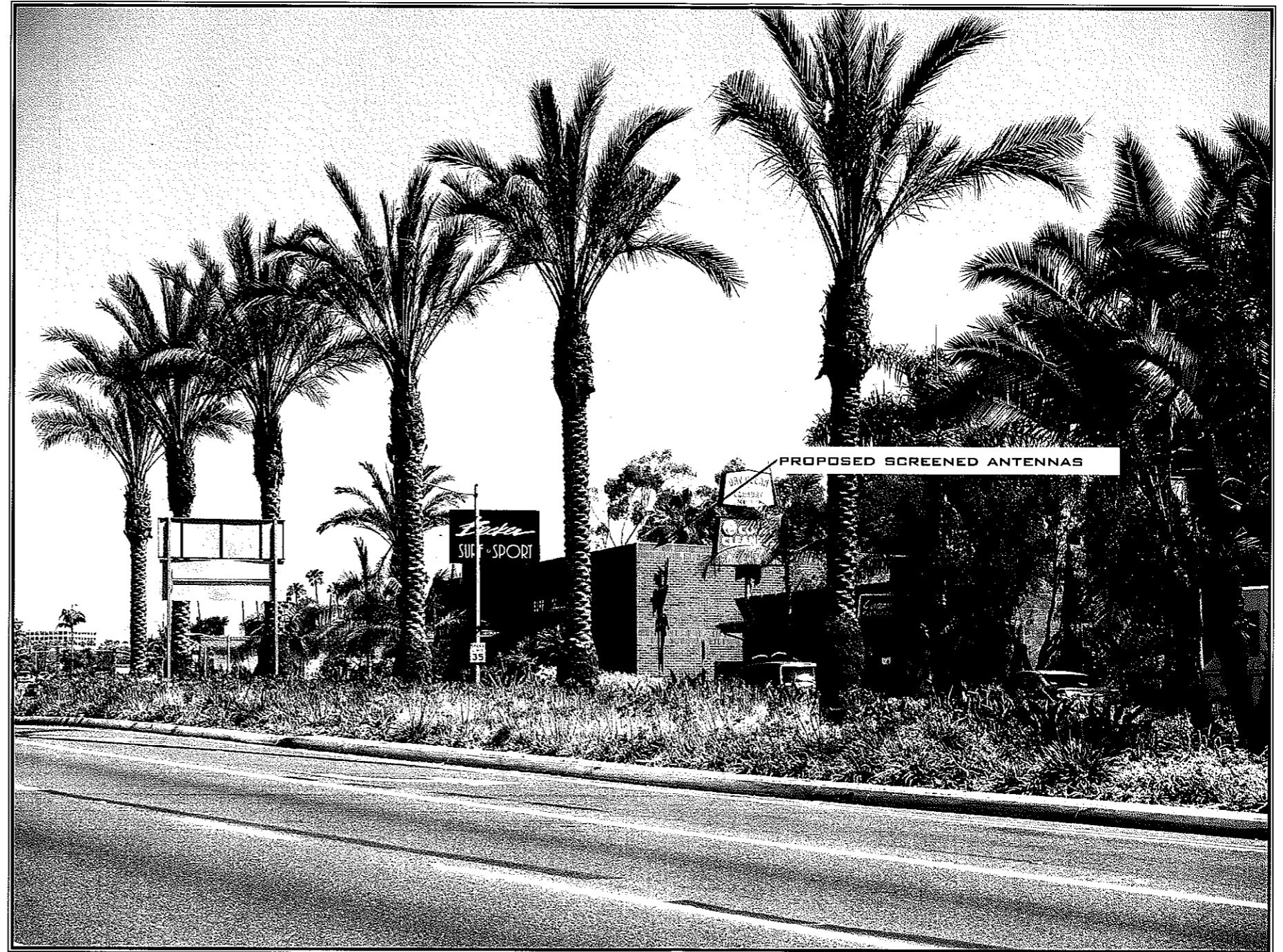
BECKER'S SURF SHOP

3140 EAST PACIFIC COAST HIGHWAY NEWPORT BEACH, CA 92663

LOCATION



VIEW 2



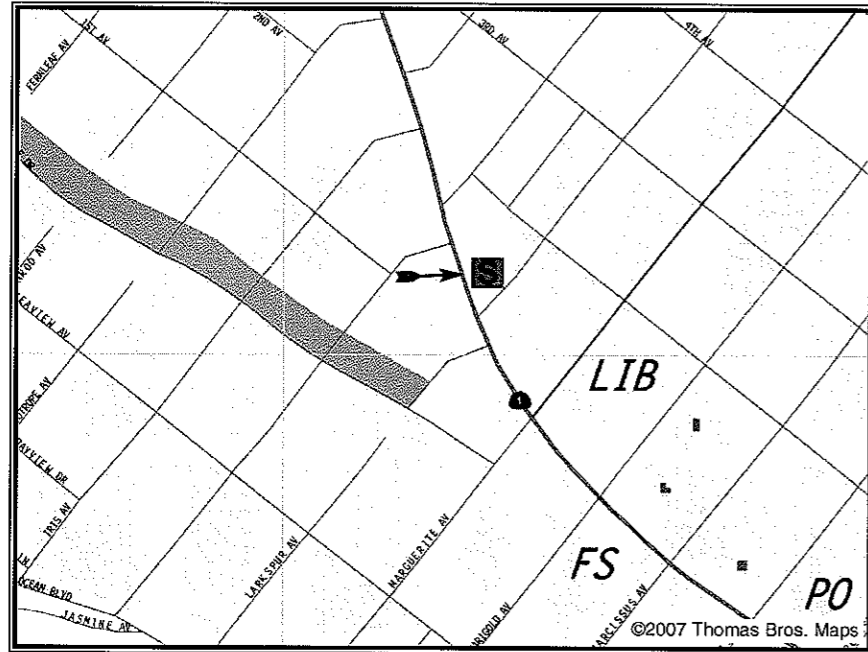
EXISTING

PROPOSED - LOOKING NORTHWEST FROM PACIFIC COAST HIGHWAY & MARGUERITE AVENUE

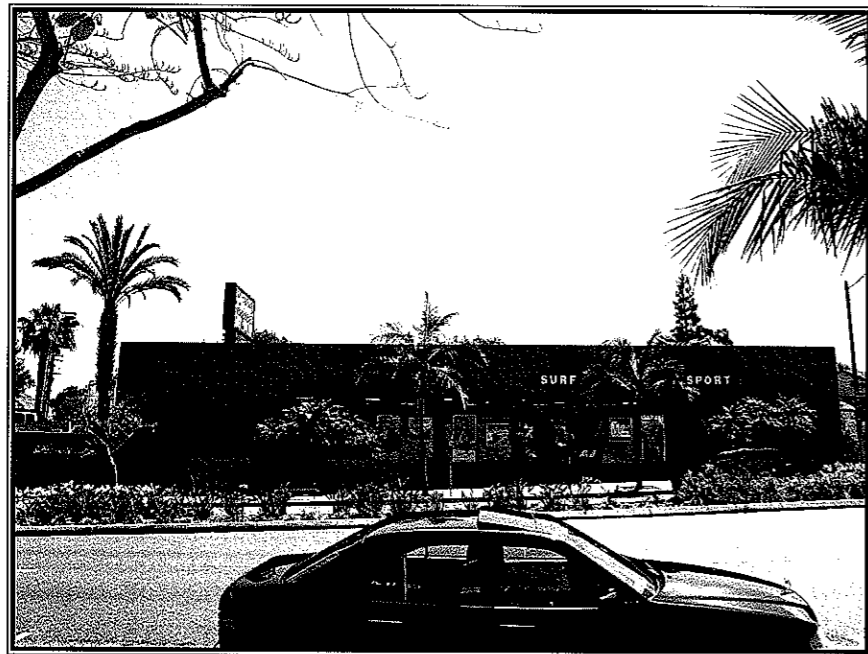
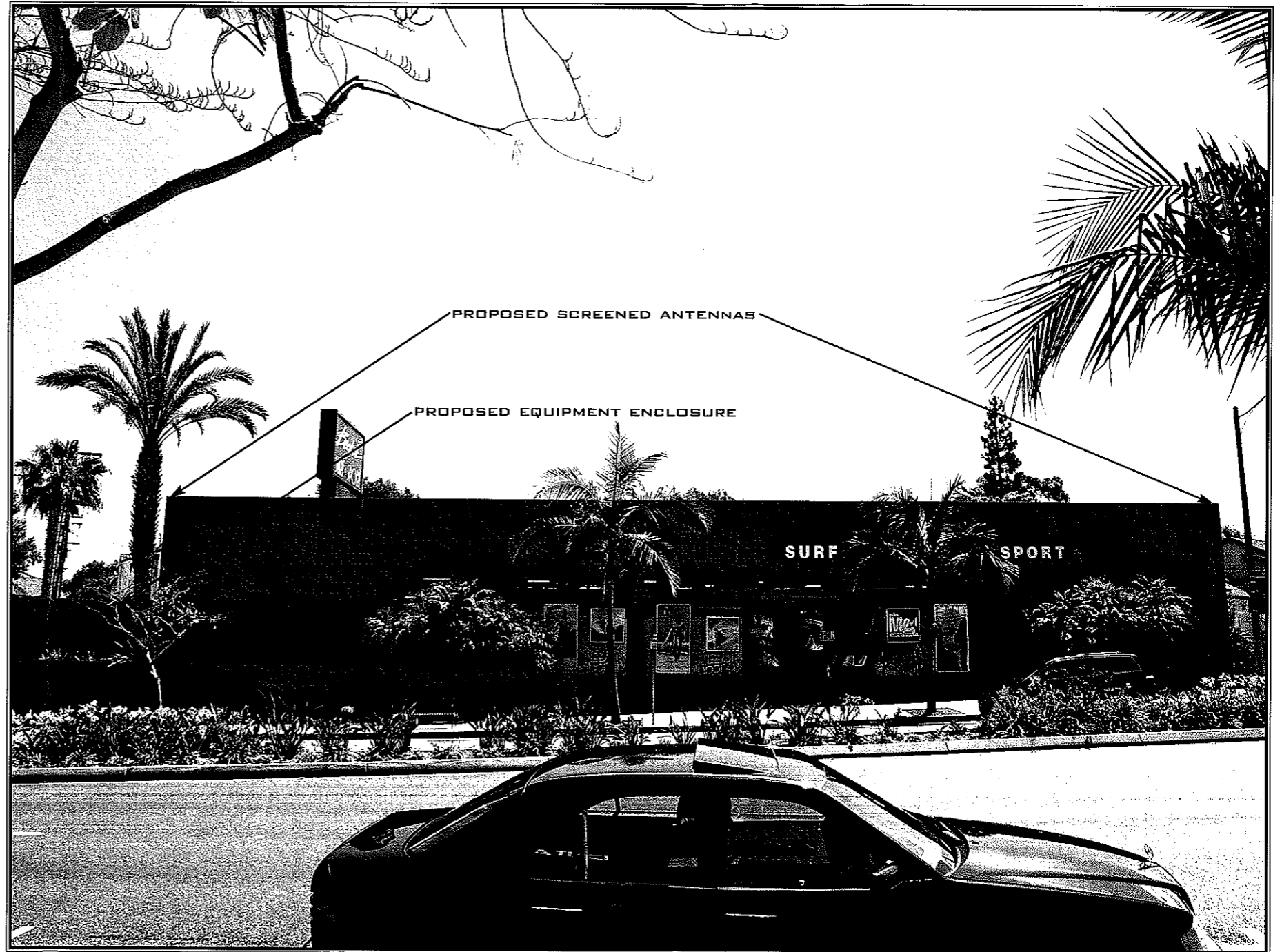
ARTISTIC
ENGINEERING
(714) 680-3905

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

LOCATION



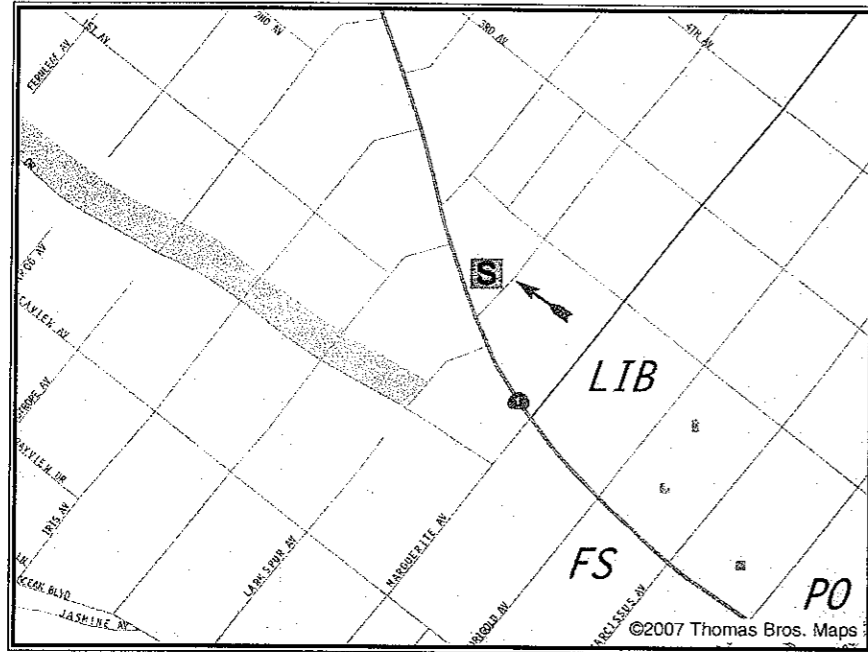
VIEW 3



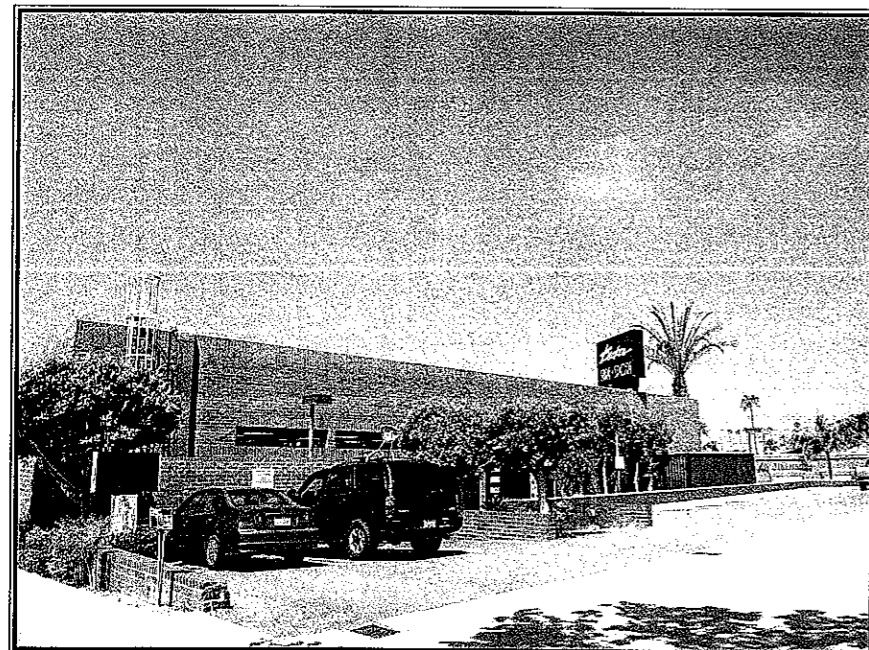
EXISTING

PROPOSED - LOOKING EAST FROM PACIFIC COAST HIGHWAY

LOCATION



VIEW 4



EXISTING



PROPOSED - LOOKING NORTHWEST FROM CUSTOMER PARKING LOT