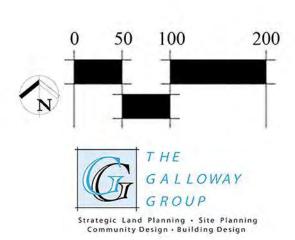






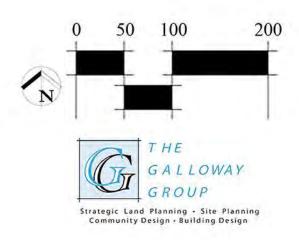
NORTH VILLAGE
NEWPORT BANNING RANCH
NEWPORT BEACH, CA 07/11/2016







5-15-2097, EXHIBIT 2
COMMUNITY PARK
NEWPORT BANNING RANCH Page Bank Grad 12



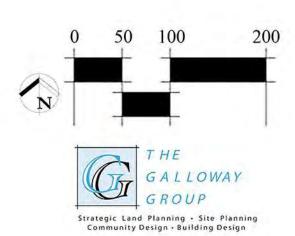


## **SOUTH VILLAGE**

	VILLAGE FLATS CLUSTER SFD	4.0 AC 3.2 AC
	TOTAL:	7.2 AC

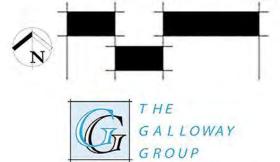
## 5-15-2097, EXHIBIT 2

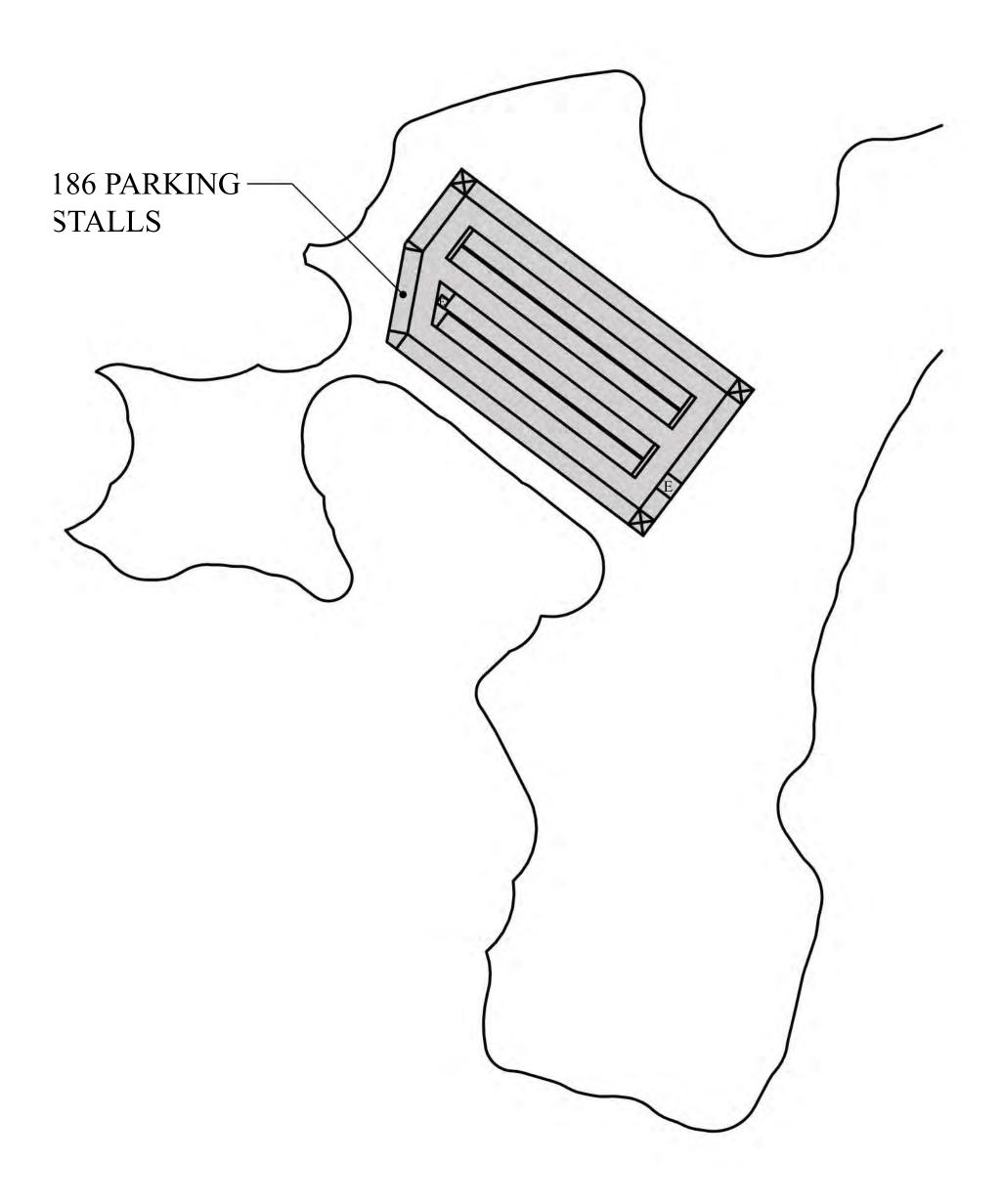








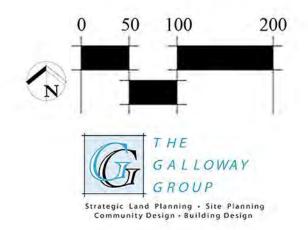


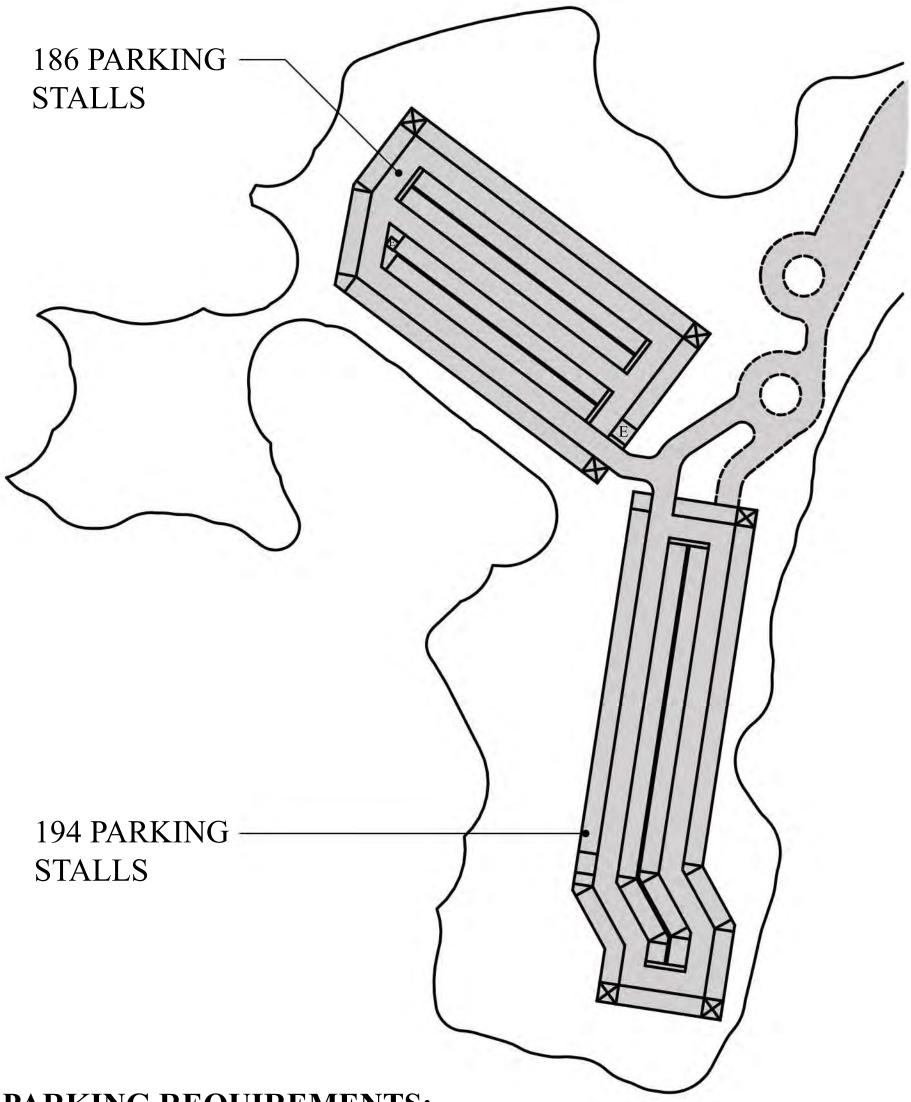


5-15-2097 EXHIBIT 2

MIXED USE RESORT COLONY - 2ND LOWER LEVEL

NEWPORT BANNING RANCH Paris f 1 2





PARKING REQUIREMENTS:

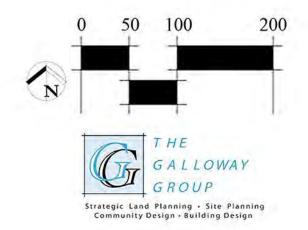
80 STALLS - COASTAL VISITORS

160 STALLS - HOTEL

225 STALLS - RETAIL

284 STALLS - RESIDENTIAL







5-15-2097, EXHIBIT 2
MIXED USE RESORT COLONY - GROUND FLOOR

NEWPORT BANNING RANCH

NEWPORT BEACH, CA 07/11/2016



