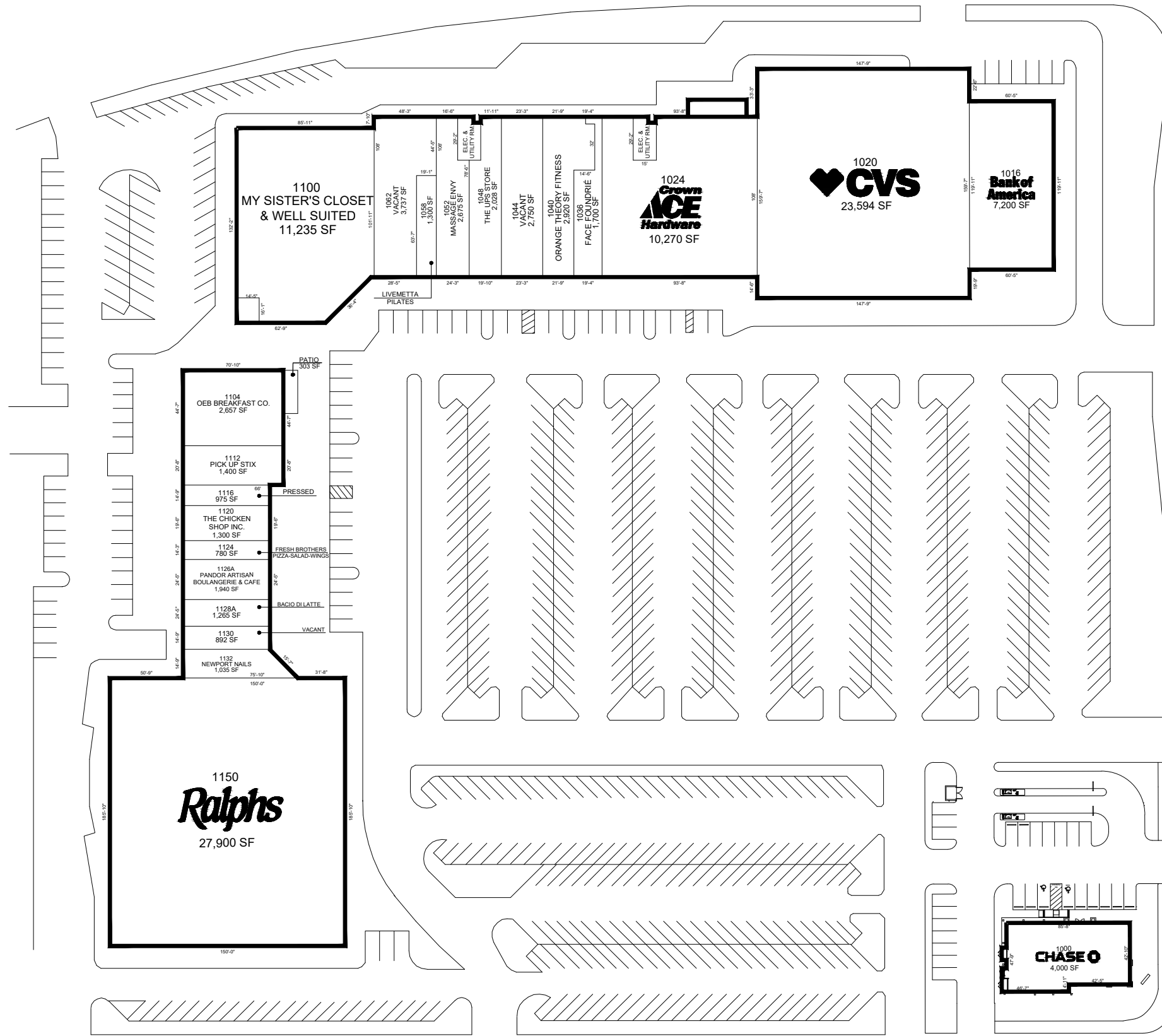
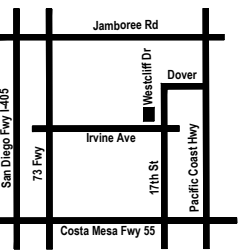


RUTLAND ROAD



WESTCLIFF DRIVE

IRVINE AVENUE



Map not to scale

Newport Beach, CA

**WESTCLIFF**  
**PLAZA**

April 2026

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