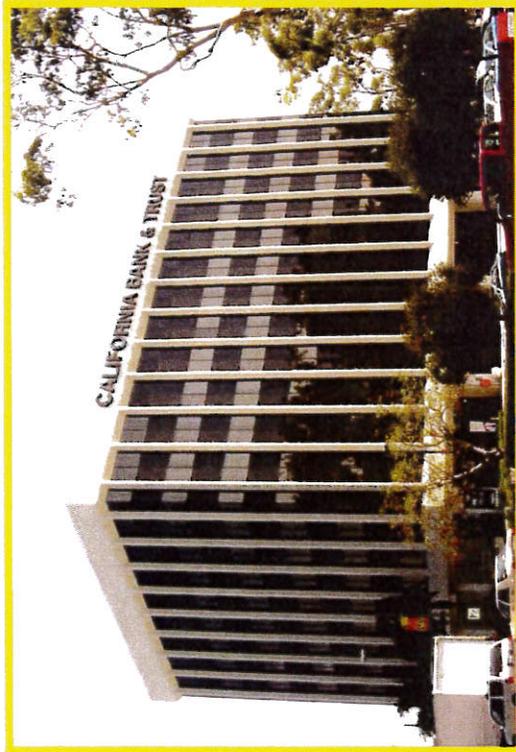


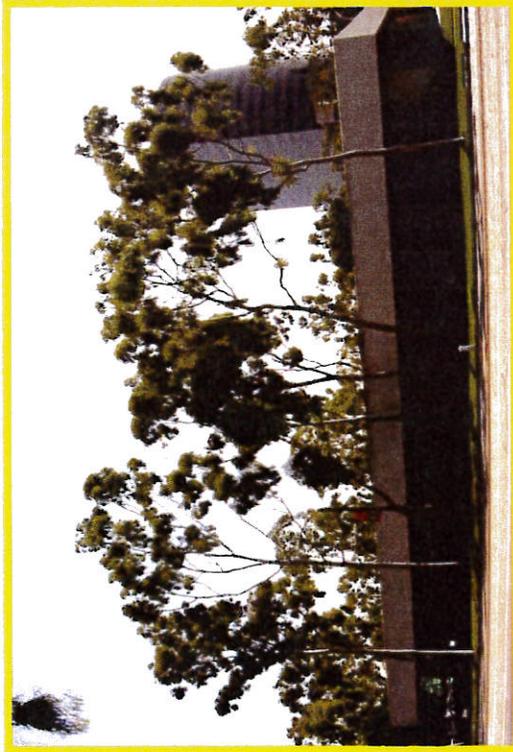
Exhibit 5 - Site 1 (Segerstrom Town Center) Site Plan



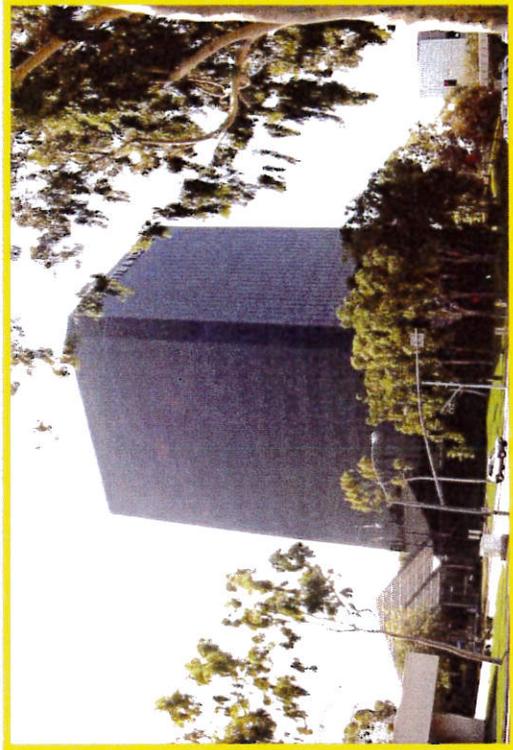
California Bank & Trust building



Proposed Hotel Site (in place of one-story building)



View along Bristol Street frontage



Northwest Corner of Bristol Street and Town Center Drive

Exhibit 6 - Site 1 Photographs of Site and Surrounding Area (page 1)



Northeast Corner of Bristol Street and Town Center Drive



View looking east along Town Center Drive

Exhibit 7 - Site 1 Photographs of Site and Surrounding Area (page 2)

4.2.2 Site 1 - Segerstrom Town Center (3.3 acres)

Project Location	Property Owner	Authorized Agent
3400 and 3420 Bristol Street	South Coast Plaza Partners	Paul Freeman/David Wilson C.J. Segerstrom & Sons 3315 Fairview Road Costa Mesa, CA 92626
Office Project – 3420 Bristol Street		
Existing unbuilt entitlement	336,525 sq.ft. of office	
Existing uses to be demolished	84,025 sq.ft. of office	
Proposed development	Maximum conversion of 103,355 sq.ft. of unbuilt office entitlement to a maximum of 225 residential high-rise units resulting in 233,170 sq.ft. of office	
Maximum building height	315 feet above ground level	
Hotel Project – 3400 Bristol Street		
Existing unbuilt entitlement	200-key hotel (220,000 sq.ft.)	
Existing uses to be demolished	31,500 sq.ft. of theaters (2)	
Proposed development	Addition of 50 residential units in addition to the unbuilt hotel entitlement	
Maximum building height	315 feet above ground level	

1. Existing Setting

Segerstrom Town Center (Exhibit 5) is located at the southeast corner of Bristol Street and Sunflower Avenue, immediately east and across Bristol Street from South Coast Plaza. Retail/commercial centers are located north of the site in the City of Santa Ana across Sunflower Avenue. The Park Tower office building and parking structure is located to the east of the site, and office and restaurant uses are located to the south across Town Center. The site is currently developed with a single-story office building, a multi-story office building, and two vacant movie theaters (31,500 square feet). The existing uses on the site would be demolished in order to make room for the entitled and proposed developments. Site 1 photographs are shown on Exhibit 6 and Exhibit 7.

EIR No. 1047, the South Coast Plaza Town Center EIR, analyzed an increase in development intensity within the South Coast Plaza Town Center area, and included the development of a 186-key, 220,000-square-foot high-rise hotel, and 339,025 square feet of high-rise office uses on this site. These projects were approved by the City of Costa Mesa in February 2001, but have not yet been constructed. In 2003, the hotel was increased to 200 keys, and the office entitlement was decreased to 336,025 square feet.

Site 1 is identified as the Segerstrom Town Center sub-area of Area 4, South Coast Plaza Town Center, in the NCMSP.

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2. Proposed Development

The proposed project includes two high-rise residential towers with a total of 275 residential units. The first tower, located at 3400 Bristol Street, would include 50 residential units, built atop a previously entitled, but un-built 200-key hotel. The second tower, located at 3420 Bristol Street, would include 225 residential units, built in addition to 233,170 square feet of previously entitled, but un-built office building space. The existing entitled office space totals 336,525 square feet, however, this would be reduced to 233,170 in order to maintain the existing trip budgets. The two towers would be 315 feet above ground level (AGL), and project construction is not contemplated until after year 2010. The design for this site is conceptual and has not yet been finalized. The developer will be required to submit a Final Master Plan to the Costa Mesa Planning Division, which shall address all design requirements as set forth in the City's General Plan and the NCMSP.

The development proposals are further described in Table 6 - Project Summary (page 91) and Table 7 - Development Components Summary (page 92).