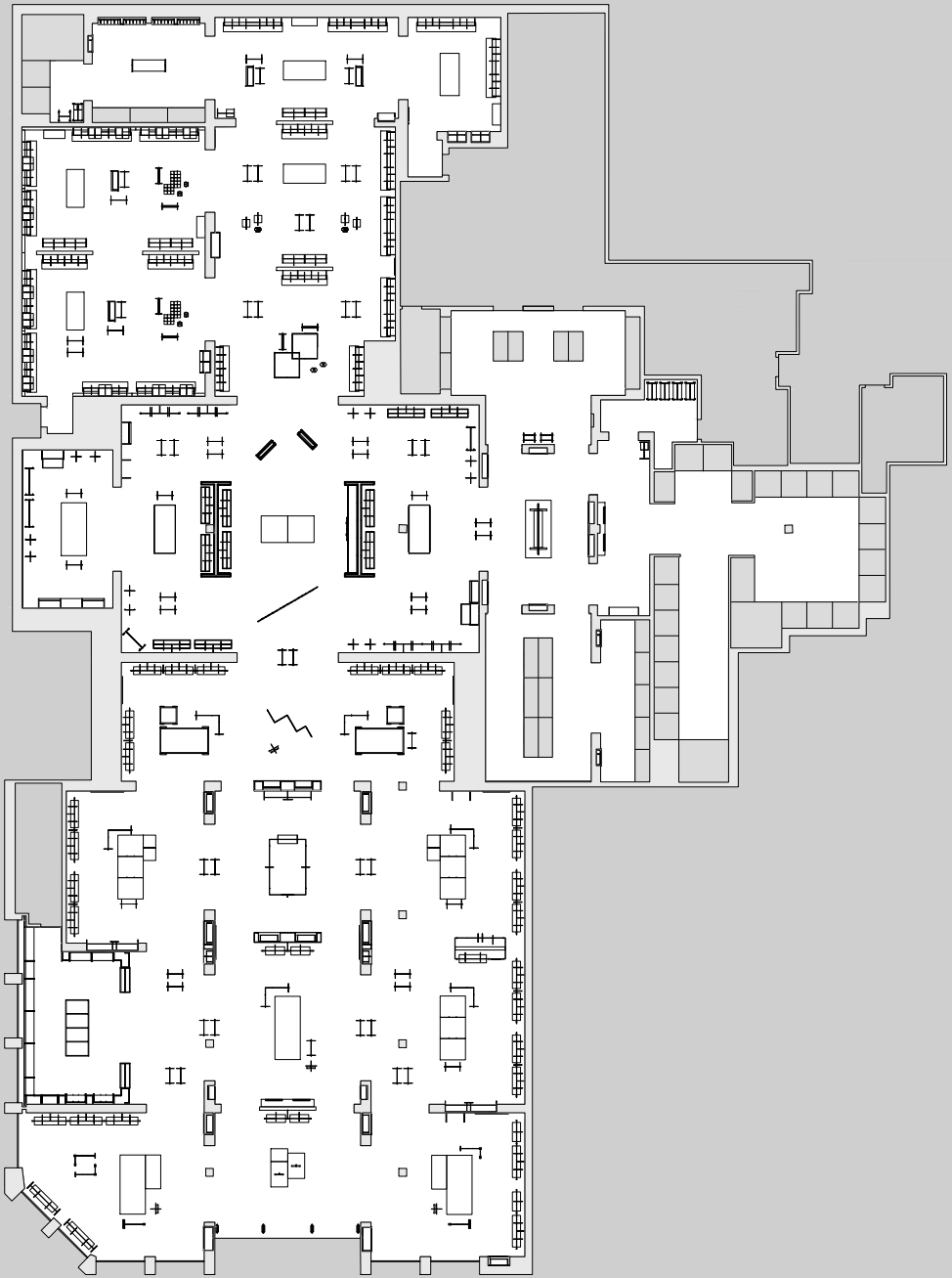


COSTA MESA - SOUTH COAST PLAZA