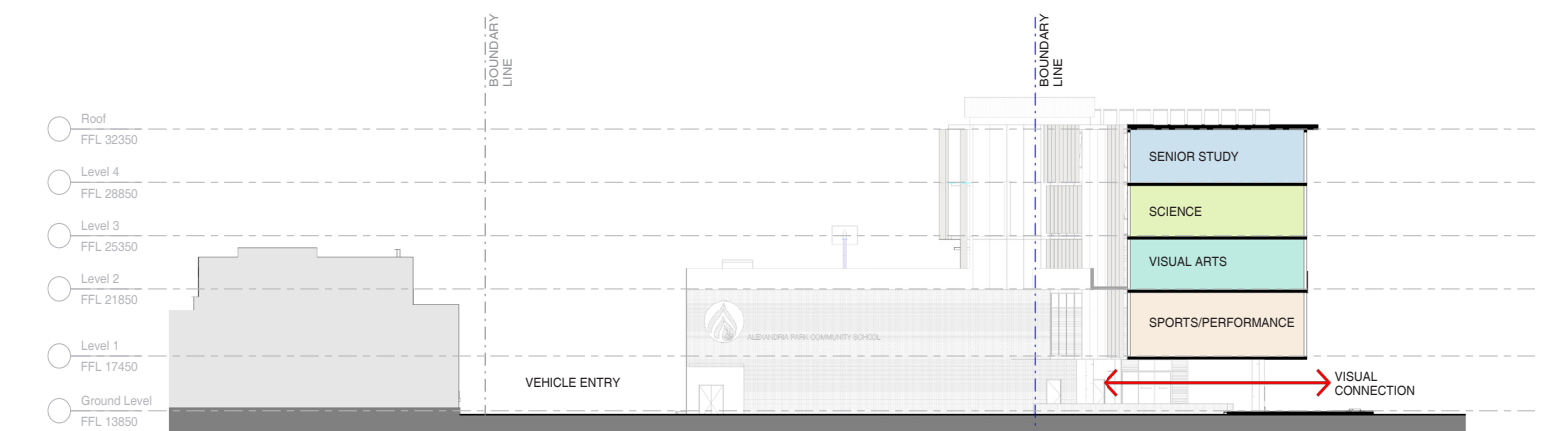
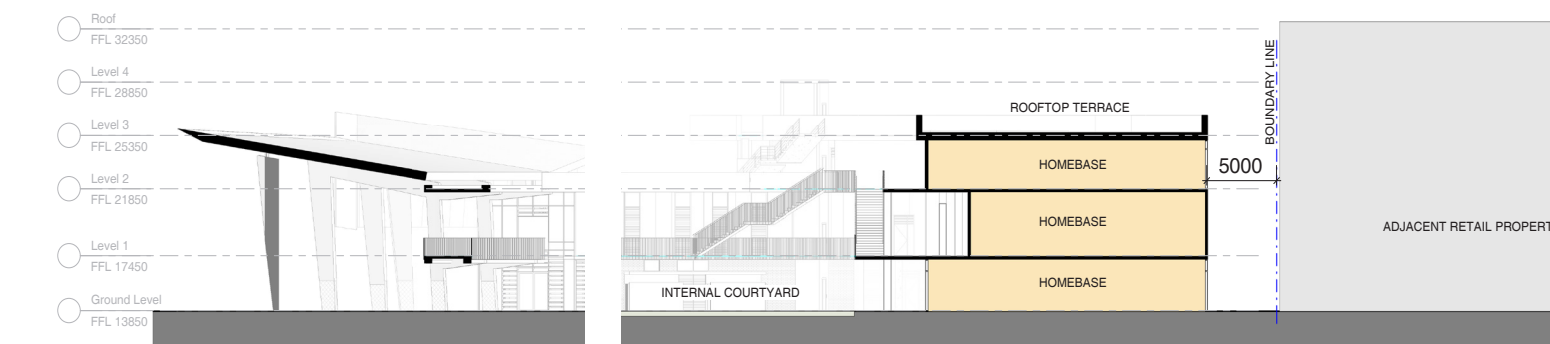


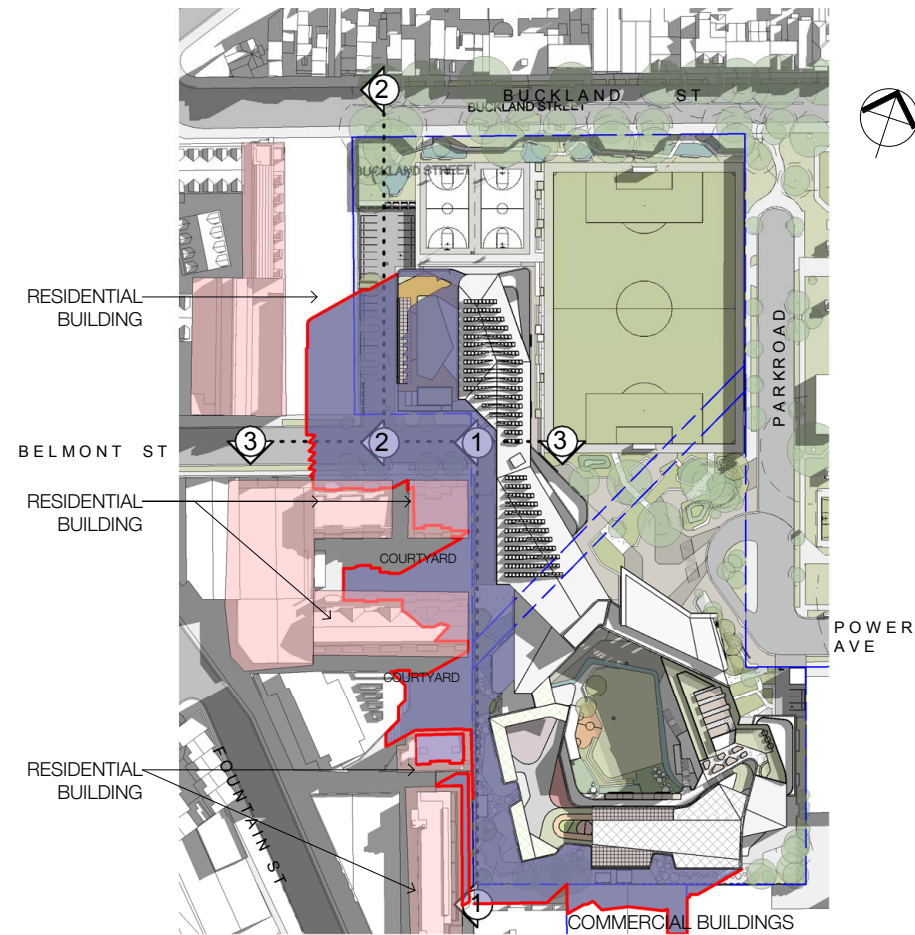
1. ADJACENT RESIDENTIAL



2. VISUAL CONNECTIVITY

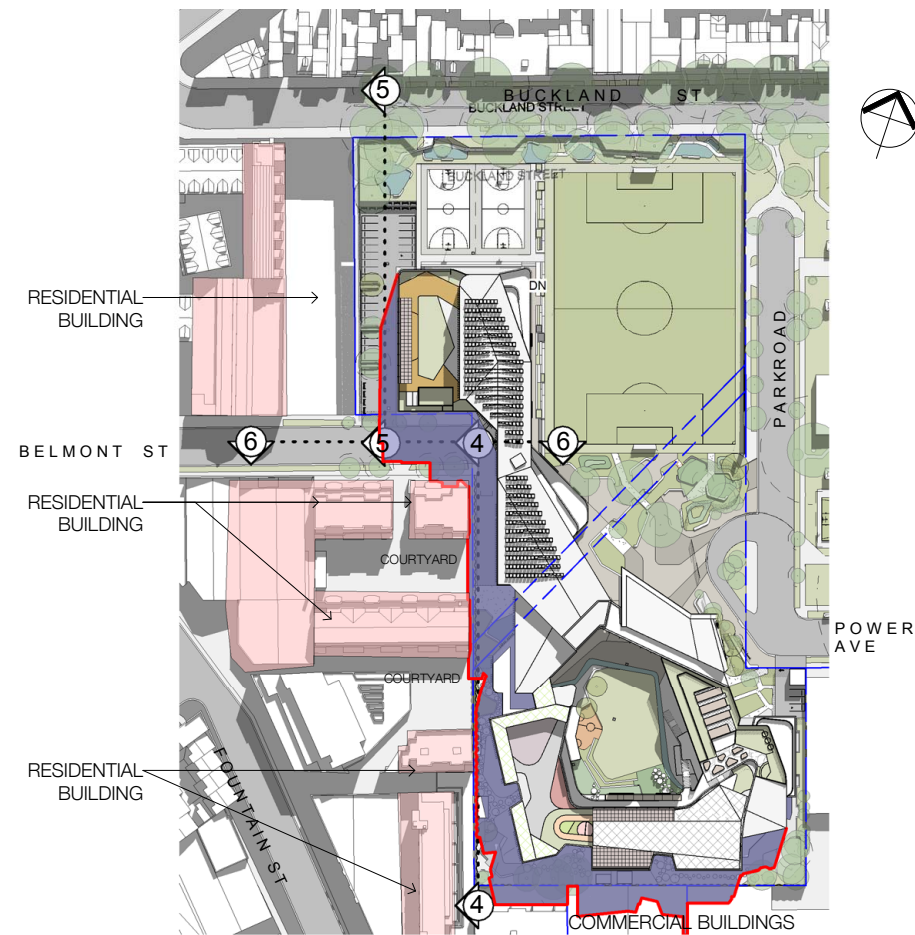


3. 'OUTLET' STYLE RETAIL

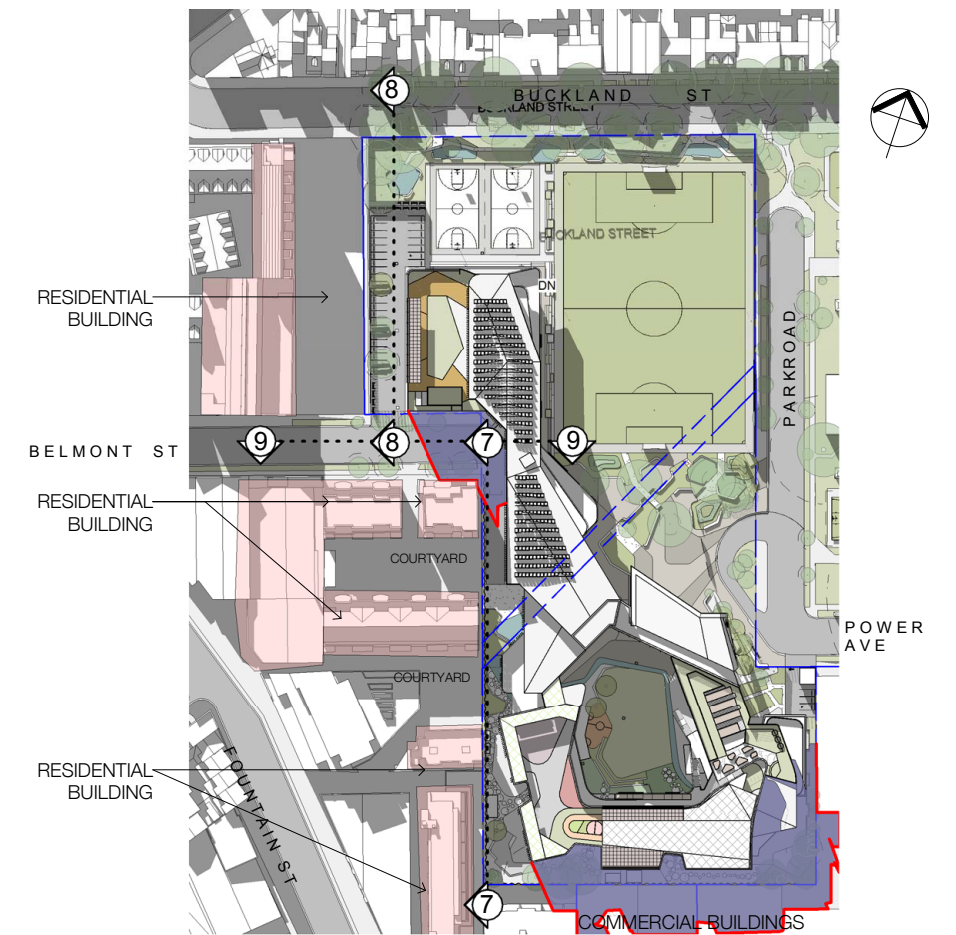


WINTER SOLSTICE 9AM

IMPACT ON EXISTING ADJACENT RESIDENTIAL PROPERTIES DURING MORNING ONLY



WINTER SOLSTICE 12PM



WINTER SOLSTICE 3PM