

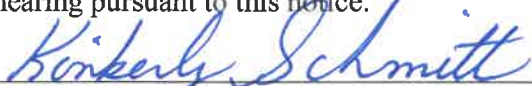
NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO AND THE MISSION VIEJO COMMUNITY DEVELOPMENT FINANCING AUTHORITY, REGARDING ISSUANCE OF MISSION VIEJO COMMUNITY DEVELOPMENT FINANCING AUTHORITY LEASE REVENUE BONDS (CORE AREA VISION PLAN PROJECT), IN A CUMULATIVE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$46,000,000 IN ONE OR MORE ISSUES FROM TIME TO TIME.

NOTICE IS HEREBY GIVEN that on November 9, 2021, at 6:00 p.m., in the City Council Chambers of the City of Mission Viejo, at 200 Civic Center, Mission Viejo, California, the City Council of the City of Mission Viejo, sitting both as the City Council and the Mission Viejo Community Development Financing Authority (the "Authority"), will conduct a public hearing regarding the issuance by the Authority of its Lease Revenue Bonds (Core Area Vision Plan Project), Series 2021A (Taxable) and Series 2021B (Tax-Exempt), in an aggregate principal amount of not-to-exceed \$19,320,000 (the "Series 2021 Bonds") in order to finance the first phase costs of the Core Area Vision Plan Project, and the issuance by the Authority of one or more subsequent series of Lease Revenue Bonds in an aggregate additional principal amount of not to exceed \$26,680,000 to finance additional costs of the Core Area Vision Plan Project. The Core Area Vision Plan Project includes the acquisition of certain real property and the acquisition, construction and installation of certain capital improvements, including, but not limited to, the following:

- Acquisition of the Stein Mart Building and Real Property located at 25282 Marguerite Parkway Mission Viejo, California.
- Acquisition of easements and other real and personal property interests for the Core Area Vision Plan Project as primarily related to the Core Area Vision Plan Village Center component.
- Professional services for conceptual design, design development, and working drawings and construction management for the rehabilitation and/or construction of the Core Area Vision Plan Project.
- Rehabilitation and/or demolition and construction of the Village Center component of the Core Area Vision Plan Project, including buildings, public courtyards, paseos, walkways, and trails, bridge, open space, and other improvements relating to the Core Area Vision Plan Project.

Lease payments securing the Bonds will be payable from the City's General Fund and not be any new tax or assessment on residential or commercial property owners, subject to abatement as set forth in the Lease Agreement, by and between the Authority and the City of Mission Viejo.

All persons interested in this matter are hereby invited to appear at the time and place herein specified to voice their opinions relating thereto. Persons unable to attend such hearing may, before 5:00 p.m. on November 9, 2021, forward their written statements relating to the matter to the City Clerk, City Hall, 200 Civic Center, Mission Viejo, California 92691. No written statements received after 5:00 p.m. will be considered. If you challenge any of the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk of the City of Mission Viejo at, or prior to, the public hearing pursuant to this notice.



Kimberly Schmitt
City Clerk