

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOTS 16 TO 25 INCLUSIVE OF TRACT 7946, IN THE CITY OF SAN GABRIEL, AS PER MAP RECORDED IN BOOK 93 PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOTS 16 TO 25 INCLUSIVE, THOSE PORTIONS THEREOF CONVEYED TO CITY OF SAN GABRIEL, FOR WIDENING OF VALLEY BOULEVARD, BY DEED RECORDED IN BOOK 16448 PAGE 88 OF OFFICIAL RECORDS, AND BEING THOSE PORTIONS OF SAID LOTS ENCLOSED WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINES:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 16; THENCE NORTH 11°15' WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 16 A DISTANCE OF 19.17 FEET; THENCE SOUTH 47°13'55" EAST 13.90 FEET; THENCE NORTH 86°47'10" EAST 245.07 FEET; THENCE NORTH 42°46'05" EAST 14.38 FEET TO THE EASTERLY BOUNDARY LINE OF SAID LOT 25; THENCE SOUTH 11°15' EAST ALONG SAID EASTERLY BOUNDARY LINE OF SAID LOT 25, A DISTANCE OF 19.89 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 25; THENCE SOUTH 86°46'40" WEST ALONG THE SOUTHERLY LINES OF SAID LOTS 25, 24, 23, 22, 21, 20, 19, 18, 17 AND 16, A DISTANCE OF 265.07 FEET, TO THE POINT OF BEGINNING.

EXCEPT ALL WATER IN AND UNDER SAID LAND.

SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 16, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF AN ALLEY AND THE EASTERLY RIGHT OF WAY LINE OF WALNUT STREET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALLEY, NORTH 86°46'40" EAST, A DISTANCE OF 265.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LAFAYETTE STREET; THENCE SOUTH 42°46'05" WEST, A DISTANCE OF 14.41 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VALLEY BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 86°47'10" WEST, A DISTANCE OF 245.07 FEET; THENCE NORTH 47°13'55" WEST, A DISTANCE OF 13.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID WALNUT STREET; THENCE ALONG SAID RIGHT OF WAY, NORTH 01°15'00" WEST, A DISTANCE OF 80.83 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 23,868 SQUARE FEET, 0.548 ACRES.

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN TITLE COMMITMENT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 9911549-77, DATED APRIL 1, 1999.

BASIS OF BEARINGS:

THE BEARING N 86°47'10" E BEING THE CENTERLINE OF VALLEY BOULEVARD AS SHOWN FIELD BOOK 11425, RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF SAN GABRIEL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

LEGEND:

N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
TYP.	TYPICAL
DIA.	DIAMETER
P.L.	PROPERTY LINE
NO.	NUMBER
A.C.	ASPHALT CONCRETE
R.	RECORD
M.	MEASURED
C.L.	CENTER LINE
P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE
FD.	FOUND
W.	WATER
F.H.	FIRE HYDRANT
C.	CENTERLINE
C.	CALCULATED
P.S.	PARKING STALL (18'X9')
FOR.	PORTION OF

SITE RESTRICTIONS:

SETBACK:

FRONT	0'
SIDE	0'
REAR	10'
HEIGHT	5 STORIES OR 70'
BULK	FLOOR / AREA RATIO 0.7
ZONE	C-3 (COMMERCIAL)

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF SAN GABRIEL (PLANNING DEPARTMENT) CONTACT: JASON KELLEY (626) 308-2800

PARKING STALLS:

30 STANDARD PARKING STALLS
1 HANDICAP PARKING STALL
ONE (1) PARKING SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.
CONTACT: MARK GALLATIN (626) 308-2800

AREA:

23,868 SQUARE FEET
0.548 ACRES

NOTES CORRESPONDING TO SCHEDULE "B":

- AN EASEMENT FOR PIPES, CONDUITS, STORMDRAINS, SEWER AND POLES RECORDED IN BOOK 17105, PAGE 218 O.R. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 17105, PAGES 218 O.R. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.

STATEMENT OF ENCROACHMENTS:

- BUILDING ENCROACHES FROM 5.80' TO 5.82' OVER THE CURRENT REAR SETBACK LINE.

ALTA SURVEY

517 VALLEY BOULEVARD
SAN GABRIEL, CALIFORNIA

NOTE:

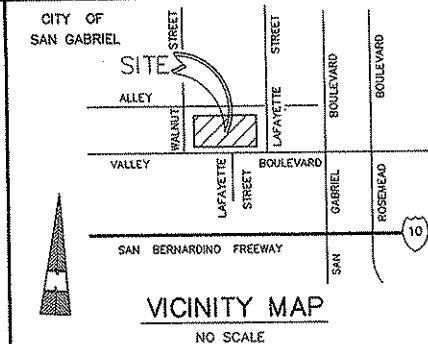
THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.

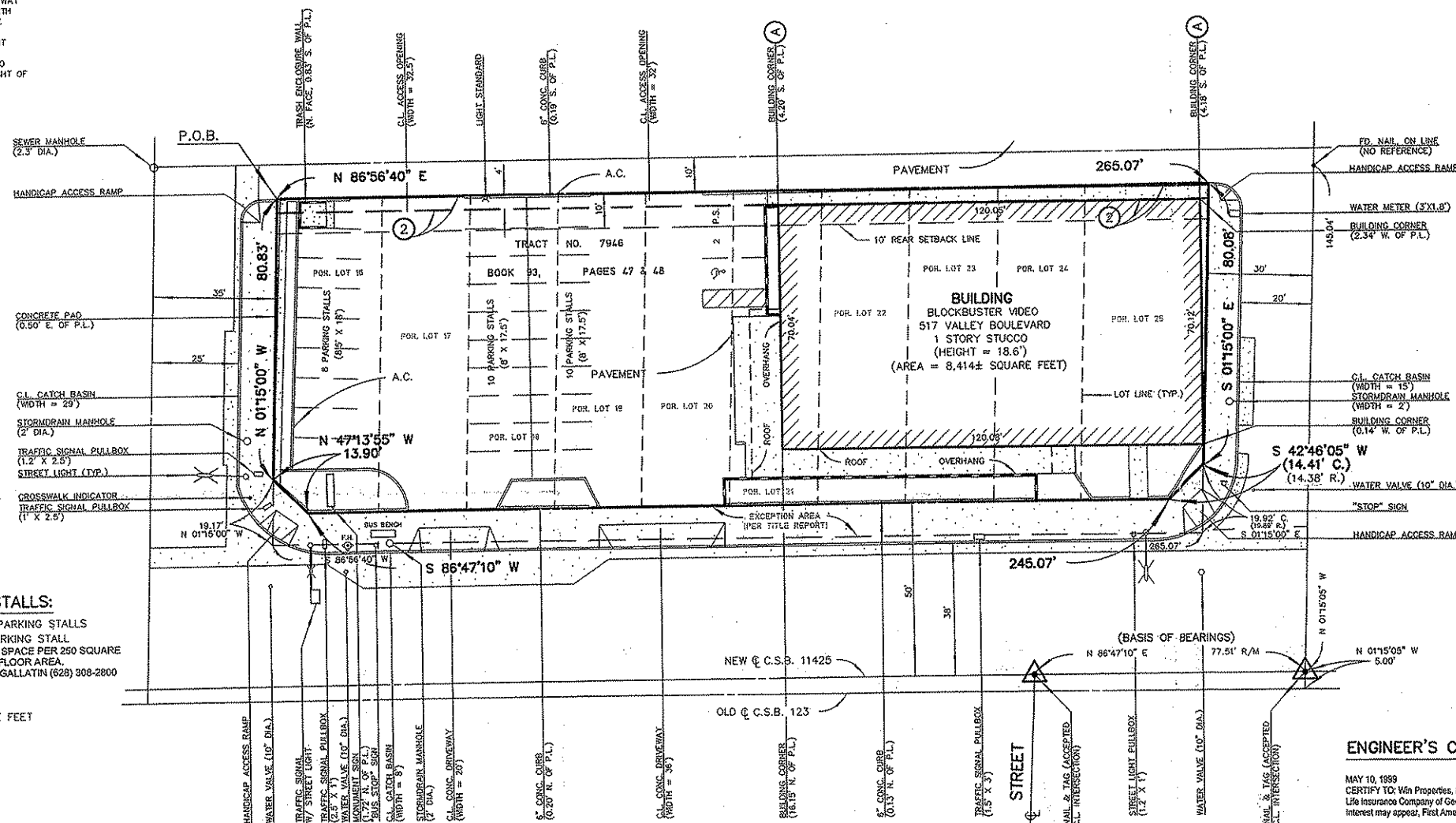
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

THERE ARE NO SURFACE INDICATIONS OF GAS OR TELEPHONE UTILITIES.



WALNUT STREET
(70' WIDE PUBLIC RIGHT OF WAY)
(50' WIDE A.C. PAVEMENT)



LA FAYETTE STREET
(60' WIDE PUBLIC RIGHT OF WAY)
(40' WIDE A.C. PAVEMENT)

ALTA/ACSM LAND TITLE SURVEY

INTERNATIONAL LAND SERVICES, INC. 621 24th Avenue S.E. Norman, Oklahoma 73069 (405) 364-9352	
Prepared For:	Project Location
WIN PROPERTIES, INC.	SAN GABRIEL, CALIFORNIA
	Project Address
	617 VALLEY BOULEVARD
	Project Name
	WIN PROJECT
Job Order Number	99-04-36:002

Surveyor Title Block

O.K.O. ENGINEERING INC.
ONE BRIDGESIDE DRIVE
SAN GABRIEL, CALIFORNIA 91766
949/597-3577
FAX 949/597-3578

Date	Revisions	Date
6-10-99	7-13-99 CC	
Dwn. By J.M.		
App'd. By R.K.		
Dwg. No. 99-04-36:002		
Scale 1" = 20'		

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 065055, WHICH BEARS AN EFFECTIVE DATE OF 11-23-73 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED 10-2-93 TO NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FLOOD ZONE "C" DENOTES AREAS OF MINIMAL FLOODING.

ENGINEER'S CERTIFICATION:

MAY 10, 1999
CERTIFY TO: Win Properties, Inc., WIRKAL HOLDINGS, L.L.C., WIRKAL MANAGEMENT, L.L.C., Life Insurance Company of Georgia, a Georgia Corporation, and its successors and assigns, as their interest may appear, First American Title Insurance Company, First American Title Company of New York

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13 AND 15 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DAVID J. MAC ARTHUR
R.C.E. 12502



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