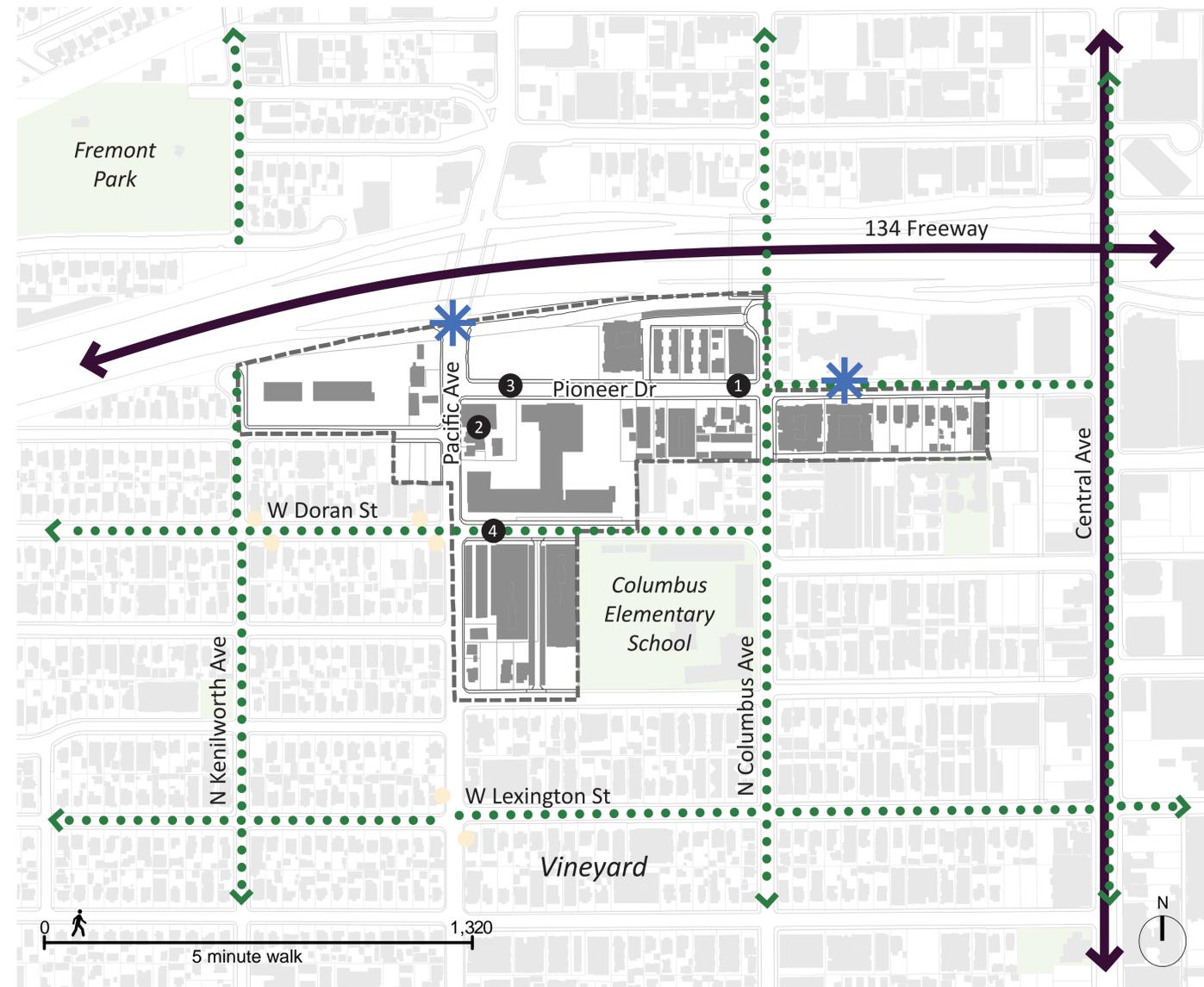


Pacific Avenue Gateway

The Pacific Avenue Gateway at the 134 Freeway provides convenient access to the 134 Freeway and to both residential and commercial areas, including the Downtown via Pioneer Drive and Doran Street. Anchored by a 7-story hotel at Pacific Avenue and Doran Street, this area is adjacent to Columbus Elementary School and contains a mix of multi-family buildings and single-family houses along the south side of Pioneer Drive. The area also contains two large, underdeveloped parcels on the north corners of Pacific Avenue and Pioneer Drive.



Statistics

| Developable Area | 19.5 ac. | Residential Units | | Commercial | Office Space | | Industrial | Institutional |
|------------------|----------|-------------------|-----|------------|----------------|------|------------|---------------|
| Population | 950 | Apartments | 327 | 3,650 SF | General Office | 0 SF | 0 SF | 31,380 SF |
| | | Condominiums | 37 | | Medical Office | 0 SF | | |
| | | Single Family | 10 | | | | | |



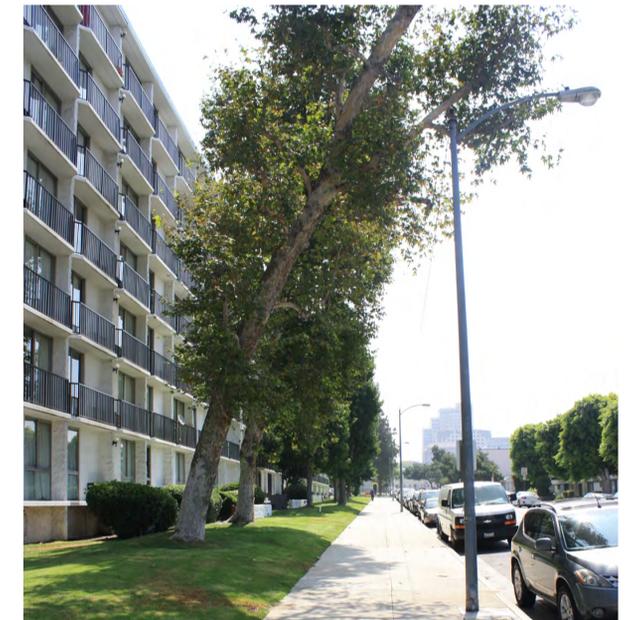
1 Pioneer Dr/Columbus Avenue



2 Pacific Avenue/Pioneer Dr



3 Pioneer Dr/Pacific Avenue



4 Doran/Pacific Avenue