

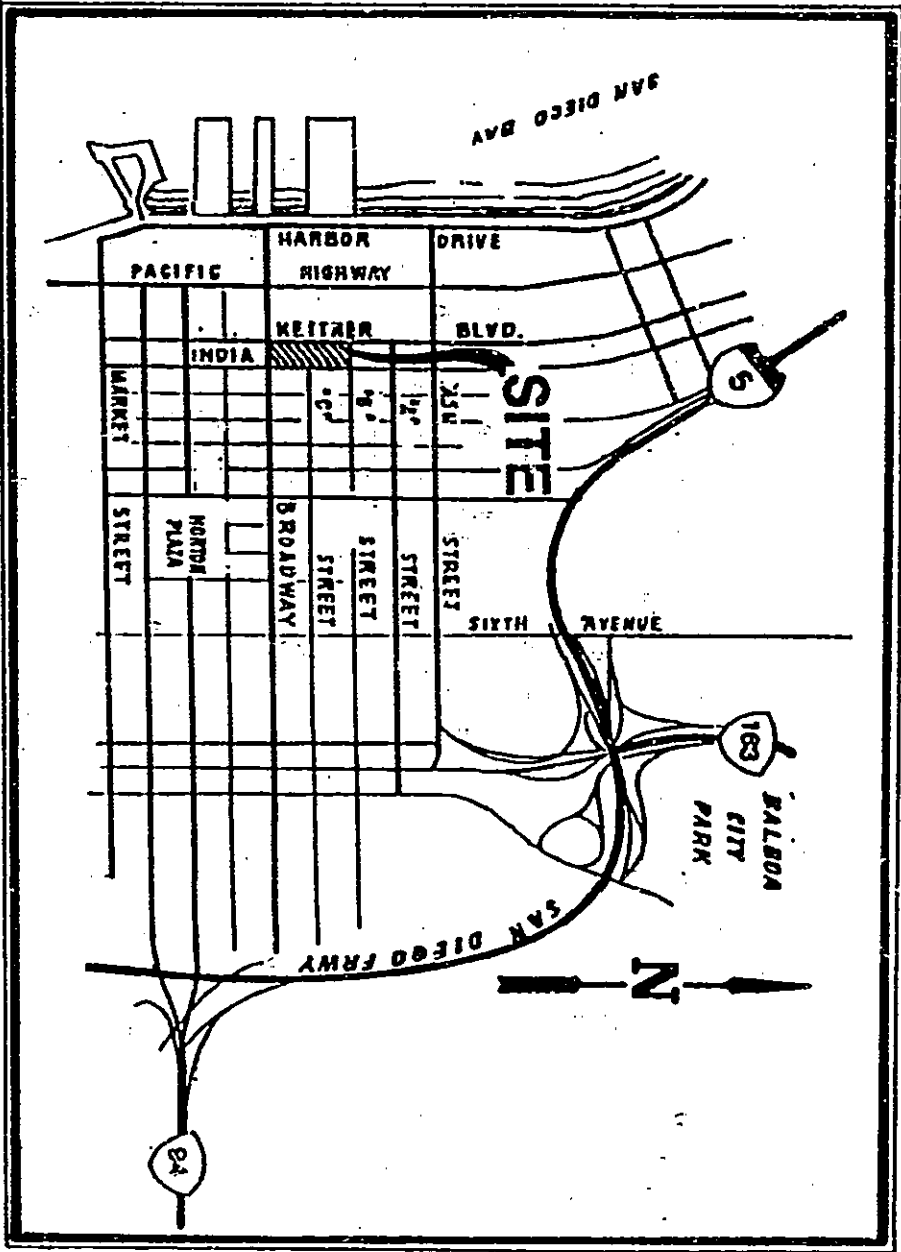
WE THE OWNERS OF THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

STARBOARD STATION, INC., A CALIFORNIA CORPORATION

BY: *Thomas F. Sullivan*
NAME: THOMAS F. SULLIVAN
TITLE: EXECUTIVE VICE PRESIDENT

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, A PUBLIC BODY CORPORATE AND POLITICAL OF THE STATE OF CALIFORNIA

BY: *Maureen A. Stapleton*
NAME: Maureen A. Stapleton
TITLE: Deputy Executive Director

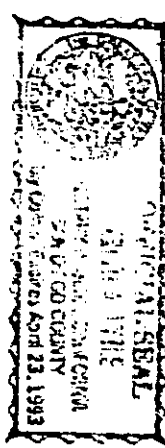


VICINITY MAP
NO SCALE

PROJECT DESIGN CONSULTANTS JOB NO. 666.00

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.

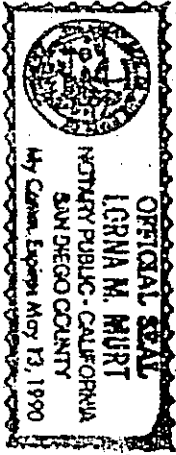
ON THIS 17th DAY OF October IN THE YEAR 1989 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS F. SULLIVAN AND MAUREEN A. STAPLETON, PERSONALLY KNOWN TO ME 10 YEARS 10 OR MORE, AND EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT, RESPECTIVELY, ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
NAME: KEITH A. LYTLE
MY COMMISSION EXPIRES ON April 23, 1993.
MY PRINCIPLE PLACE OF BUSINESS IS IN SAN DIEGO, CA.
WE THE OWNERS OF THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.

ON THIS 13th DAY OF October IN THE YEAR 1989 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MAUREEN A. STAPLETON, PERSONALLY KNOWN TO ME 10 YEARS 10 OR MORE, AND EXECUTED THE WITHIN INSTRUMENT AS DEPUTY EXECUTIVE DIRECTOR, RESPECTIVELY, ON BEHALF OF THE PUBLIC BODY CORPORATE AND POLITICAL OF THE STATE OF CALIFORNIA THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PUBLIC BODY CORPORATE AND POLITICAL OF THE STATE OF CALIFORNIA EXECUTED IT.



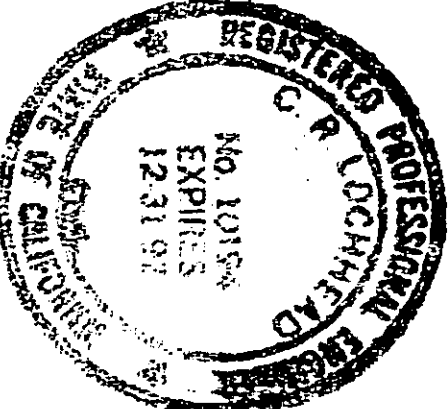
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
NAME: LOREN H. MILLER
MY COMMISSION EXPIRES ON March 13, 1990.
MY PRINCIPLE PLACE OF BUSINESS IS IN San Diego, Ca.

EASEMENT NOTE
EXISTING SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT, PER DEED RECORDED JULY 17, 1984 AS FILE/PAGE NO. 84-268483 OF OFFICIAL RECORDS, IS A GENERAL EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON MAP.

I, KATHRYN A. NELSON, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLETED WITH.
KATHRYN A. NELSON
CLERK OF THE BOARD OF SUPERVISORS

BENCHMARK

MONUMENT: BRASS PLUG
DESCRIPTION: SOUTHEAST CORNER, KETNER BOULEVARD AND 'B' STREET
RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL RECORD, PAGE 500, M.S.L.
ELEVATION: 18.421

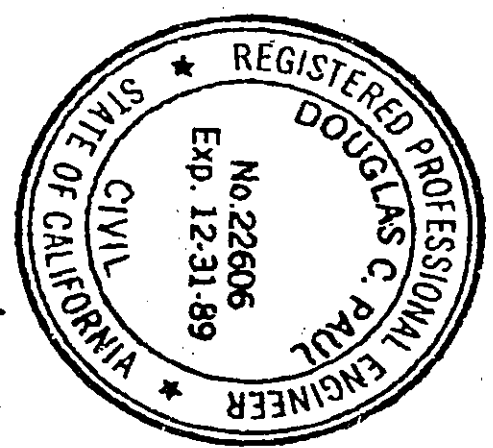


THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
M. VICTOR ROLLINGER
CITY ENGINEER

DATE: _____ BY: Keith A. Lytle
DEPUTY

PARCEL MAP
BEING A DIVISION OF BLOCK 6 AND BLOCK 'A' OF MIDDLETOWN ACCORDING TO MAP THEREOF NO. 4134-4 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, ALSO SHOWN AS A PORTION OF THE DAVIDSON AND BARBER TRACTS ACCORDING TO SAID MAP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, INCLUDING A PORTION OF KETNER BOULEVARD AS DEDICATED TO PUBLIC USE, TOGETHER WITH 'C' STREET AS CLOSED AND VACATED TO PUBLIC USE.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STARBOARD STATION, INC. ON AUGUST 5, 1988 AND I HEREBY CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL STAKES, MONUMENTS, AND MARKS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN THIRTY (30) DAYS AFTER THE COMPLETION OF THE IMPROVEMENTS FOR REPLACEMENT OF PAVING, CURB, AND SIDEWALK ADJACENT TO THE SITE ON KETNER BOULEVARD, 'B' STREET, INDIA STREET AND BROADWAY; REPLACEMENT OF 6" WATER MAIN ON INDIA STREET WITH A 12" WATER MAIN; AND INSTALLATION OF FIRE HYDRANTS ON KETNER BOULEVARD, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2.)
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.



BY: Douglas C. Paul
DOUGLAS C. PAUL RCE 22606
REGISTRATION EXPIRES 12/31/89
DATE: 10/12/89

FILE NO. 89-58177

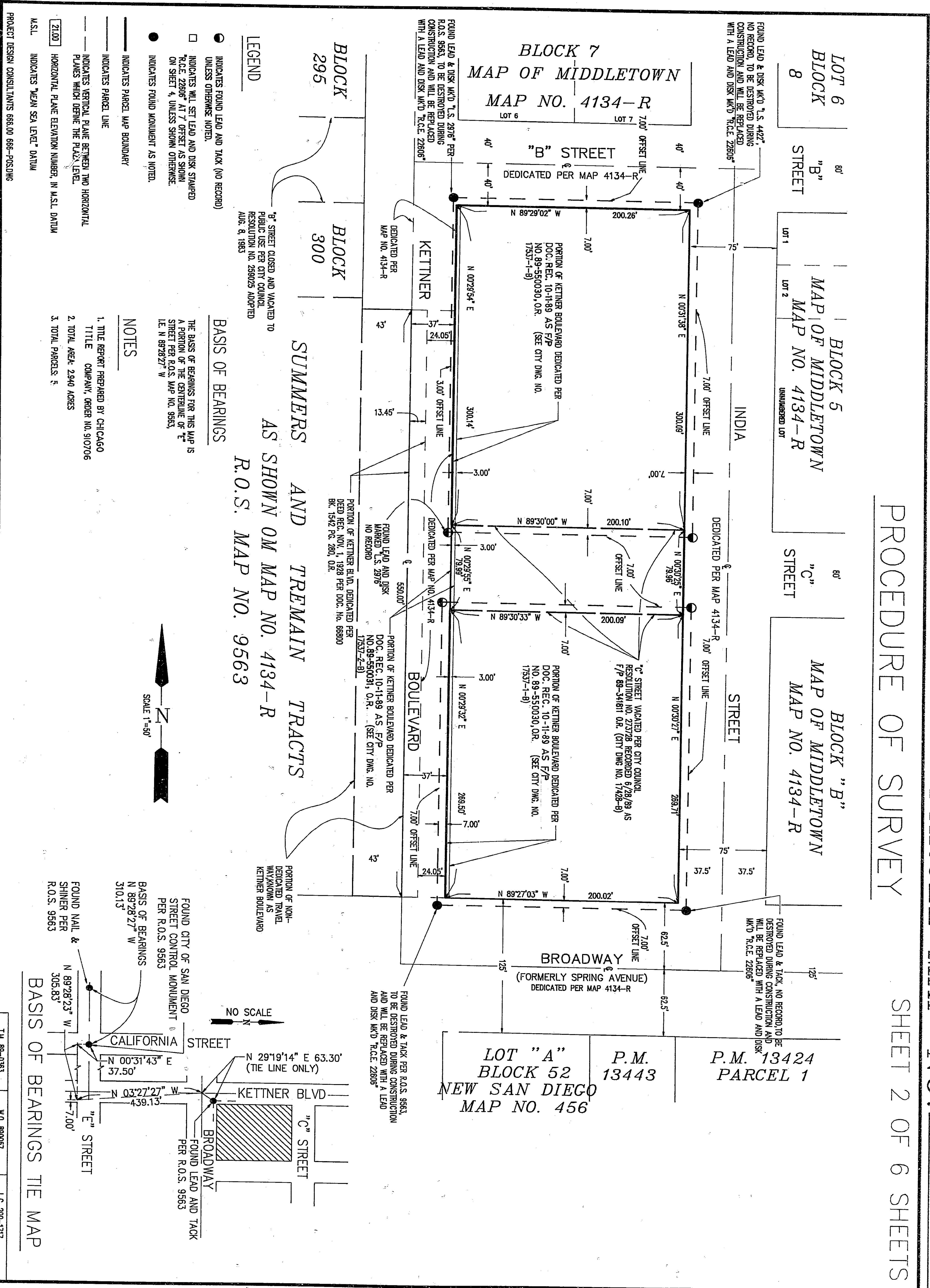
FILED THIS 26th DAY OF OCTOBER, 1989 AT 0:04 AM IN BOOK OF PARCEL MAPS AT PAGE 15843 AT THE REQUEST OF DOUGLAS C. PAUL.

VERA L. LYLE
COUNTY RECORDER
BY: Vera L. Lyle
DEPUTY COUNTY RECORDER

FEE \$ 15.00 RF
\$ 1.00 MS
T.M. 89-0363 W.O. 890057 L.C. 200-1717

PROCEDURE OF SURVEY

SHEET 2 OF 6 SHEETS



LEGEND

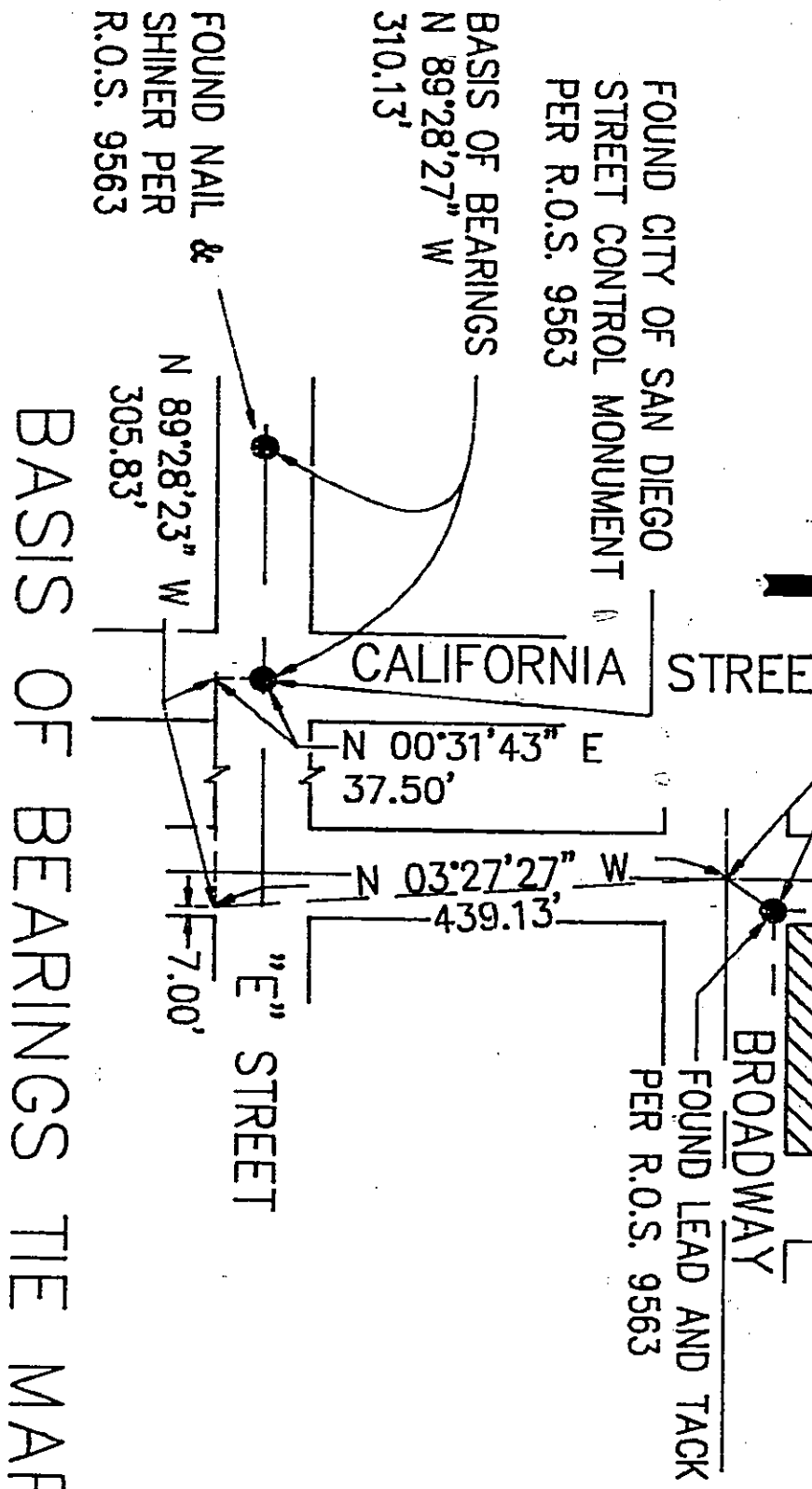
- INDICATES FOUND LEAD AND TACK (NO RECORD) UNLESS OTHERWISE NOTED.
- INDICATES WILL SET LEAD AND DISK STAMPED "R.C.E. 22606" AT 7' OFFSET AS SHOWN ON SHEET 4, UNLESS SHOWN OTHERWISE.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES PARCEL MAP BOUNDARY
- INDICATES PARCEL LINE
- INDICATES VERTICAL PLANE BETWEEN TWO HORIZONTAL PLANES WHICH DEFINE THE PLAZA LEVEL.
- 2100 HORIZONTAL PLANE ELEVATION NUMBER, IN M.S.L. DATUM
- INDICATES "MEAN SEA LEVEL" DATUM

NOTES

1. TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 910706
2. TOTAL AREA: 2940 ACRES
3. TOTAL PARCELS: 5

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE CENTRALINE OF "E" STREET PER R.O.S. MAP NO. 9563, I.E. N 89°28'27" W

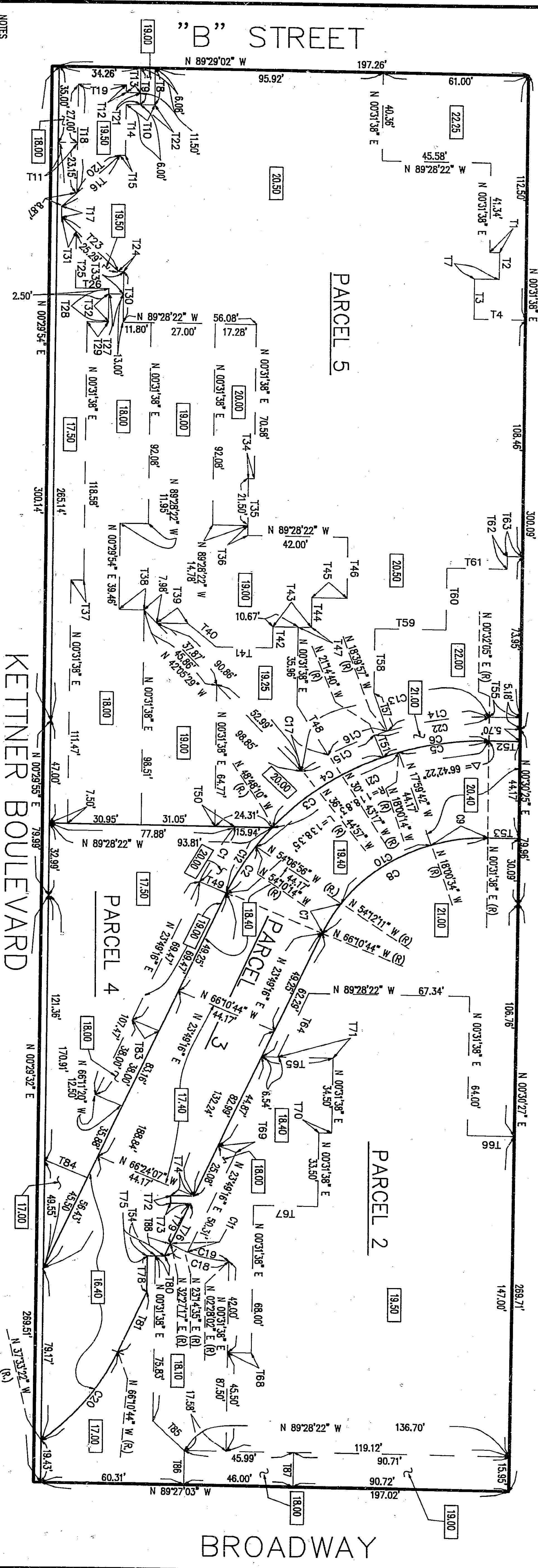
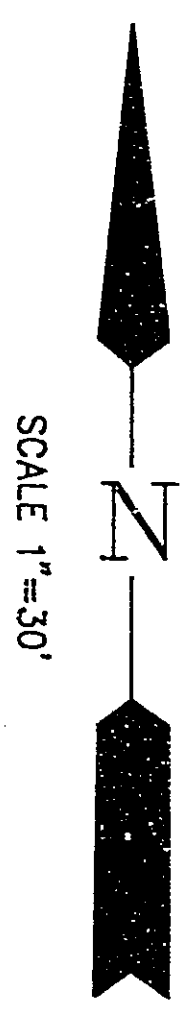


PARCEL MAP NO. 15843

"PLAZA LEVEL" PLAN AND ELEVATIONS

(SEE NOTES BELOW)

SHEET 3 OF 6 SHEETS



NOTES

1. "PLAZA LEVEL" IS DEFINED AS THAT SERIES OF HORIZONTAL PLANES LOCATED APPROXIMATELY AT STREET LEVEL WHICH DENOTES THE LOWER LIMITS OF PARCELS 2, 3, 4 & 5 (SHOWN ABOVE) AND THE UPPER LIMIT OF PARCEL 1 (THE UNDERGROUND GARAGE). THE PLAN SHOWN ABOVE DENOTES THE LIMITS AND ELEVATION OF THE SERIES OF HORIZONTAL PLANES WHICH MAKE UP THE "PLAZA LEVEL". SEE SHEET 6 FOR AN ISOMETRIC VIEW AND ORIENTATION OF THE "PLAZA LEVEL" WITH RESPECT TO THE PARCELS.

2. ALL LEVELS ARE AT MEAN SEA LEVEL DATUM.

| CURVE | RADIUS | LENGTH | DELTA |
|-------|---------|-----------|-----------|
| C1 | 131.33' | 28.43' | 12.50°30' |
| C2 | 118.83' | 24.90' | 12.00°30' |
| C3 | 118.83' | 75.01' | 35°10'00" |
| C4 | 118.83' | 51.16' | 27°53'30" |
| C5 | 118.83' | 38.43' | 18.31°52" |
| C6 | 118.83' | 45.15' | 21°46'18" |
| C7 | 156.63' | 15.61' | 11.58°33" |
| C8 | 74.67' | 88.93' | 66.42°22" |
| C9 | 74.67' | 24.16' | 18.32°12" |
| C10 | 74.67' | 41.17' | 35°11'37" |
| C11 | 49.58' | 7.97' | 0.912°42" |
| C12 | 118.83' | 36.04' | 17°22'34" |
| C13 | 118.83' | 84.41' | 37°17'02" |
| C14 | 129.72' | 43.47' | 19°12'02" |
| C15 | 129.72' | 35.10' | 15.30°17" |
| C16 | 129.72' | 27.29' | 12°13'20" |
| C17 | 13.65' | 0.671°40" | 0.671°40" |
| C18 | 49.58' | 25.95' | 29.59°15" |
| C19 | 49.58' | 17.98' | 20.46°53" |
| C20 | 105.33' | 52.62' | 28.37°22" |
| C21 | 105.33' | 102.31' | 49°19'48" |
| C22 | 129.72' | 49.31' | 21°46'45" |

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| T1 | N 89°28'22" W | 4.08' |
| T2 | N 00°31'38" E | 12.25' |
| T3 | N 00°31'38" E | 18.54' |
| T4 | N 89°28'22" W | 21.68' |
| T7 | N 89°28'22" W | 10.34' |
| T8 | N 00°31'38" E | 16.84' |
| T9 | N 00°31'38" E | 16.84' |
| T10 | N 89°28'22" W | 12.08' |
| T11 | N 89°30'06" W | 8.01' |
| T12 | N 00°31'38" E | 3.50' |
| T13 | N 89°28'22" W | 8.00' |
| T14 | N 00°31'38" E | 23.42' |
| T15 | N 89°28'22" W | 2.33' |
| T16 | N 45°31'38" E | 34.18' |
| T17 | N 00°31'38" E | 5.17' |
| T18 | N 89°28'22" W | 50.15' |
| T19 | N 89°28'22" W | 20.23' |
| T20 | N 45°31'38" E | 25.30' |
| T21 | N 00°31'38" E | 5.34' |
| T22 | N 89°28'22" W | 6.08' |
| T23 | N 44°28'22" W | 34.18' |
| T24 | N 89°28'22" W | 2.33' |
| T25 | N 00°31'38" E | 25.72' |
| T26 | N 89°28'22" W | 14.02' |
| T27 | N 89°28'22" W | 6.20' |
| T28 | N 00°31'38" E | 15.50' |
| T29 | N 89°28'22" W | 8.94' |

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| T30 | N 00°31'38" E | 23.33' |
| T31 | N 44°28'22" W | 8.99' |
| T32 | N 00°31'38" E | 13.00' |
| T33 | N 00°31'38" E | 10.33' |
| T34 | N 89°28'22" W | 2.50' |
| T35 | N 00°31'38" E | 26.00' |
| T36 | N 00°31'38" E | 4.50' |
| T37 | N 89°28'22" W | 10.50' |
| T38 | N 89°28'22" W | 10.50' |
| T39 | N 00°31'38" E | 15.87' |
| T40 | N 48°07'09" W | 15.87' |
| T41 | N 89°28'22" W | 23.75' |
| T42 | N 00°31'38" E | 9.83' |
| T43 | N 89°28'22" W | 16.25' |
| T44 | N 00°31'38" E | 13.50' |
| T45 | N 89°28'22" W | 14.75' |
| T46 | N 00°31'38" E | 28.00' |
| T47 | N 89°28'22" W | 26.19' |
| T48 | N 30°02'28" W | 26.19' |
| T49 | N 66°10'44" W | 12.50' |
| T50 | N 89°28'22" W | 6.38' |
| T51 | N 21°14'41" W | 10.89' |
| T52 | N 89°28'22" W | 13.14' |
| T53 | N 89°28'22" W | 13.15' |
| T54 | N 66°11'20" W | 12.50' |
| T55 | N 44°28'22" W | 19.62' |
| T56 | N 89°28'22" W | 18.97' |
| T57 | N 00°31'38" E | 15.89' |
| T58 | N 00°31'38" E | 15.91' |
| T59 | N 23°49'16" E | 6.23' |

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| T60 | N 89°28'22" W | 28.83' |
| T61 | N 00°31'38" E | 28.33' |
| T62 | N 89°28'22" W | 28.24' |
| T63 | N 00°31'38" E | 5.92' |
| T64 | N 89°28'22" W | 6.51' |
| T65 | N 23°49'16" E | 32.12' |
| T66 | N 89°28'22" W | 28.77' |
| T67 | N 89°28'22" W | 19.84' |
| T68 | N 89°28'22" W | 10.00' |
| T69 | N 69°17'51" W | 8.01' |
| T70 | N 89°28'22" W | 5.42' |
| T71 | N 89°28'22" W | 23.23' |
| T72 | N 00°31'38" E | 3.50' |
| T73 | N 89°28'22" W | 8.29' |
| T74 | N 89°28'22" W | 9.74' |
| T75 | N 89°28'22" W | 7.25' |
| T76 | N 00°31'38" E | 26.67' |
| T77 | N 00°31'38" E | 16.83' |
| T78 | N 23°49'16" E | 20.44' |
| T79 | N 89°28'22" W | 4.00' |
| T80 | N 23°49'16" E | 30.05' |
| T81 | N 66°11'20" W | 12.50' |
| T82 | N 66°11'20" W | 19.62' |
| T83 | N 44°28'22" W | 18.97' |
| T84 | N 00°31'38" E | 15.89' |
| T85 | N 00°31'38" E | 15.91' |
| T86 | N 23°49'16" E | 6.23' |

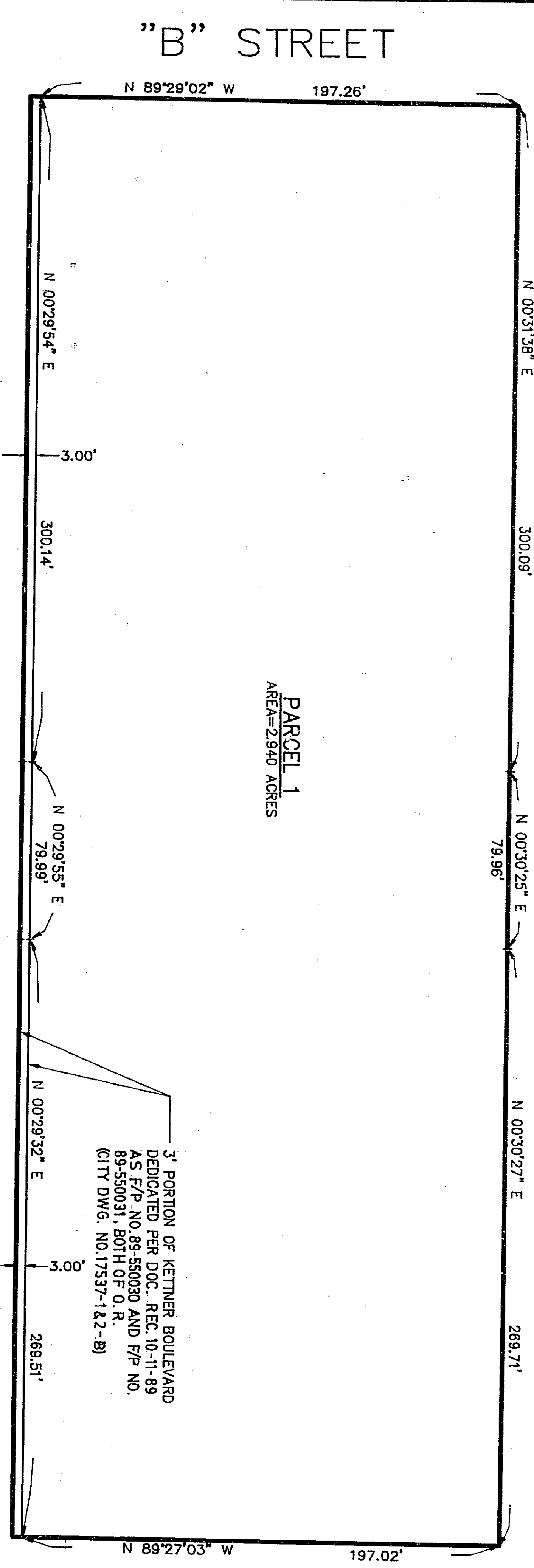
PROJECT DESIGN CONSULTANTS 666.00 SHEETS.DWG

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

PARCEL MAP NO. 15843

SHEET 4 OF 6 SHEETS

PLAZA LEVEL AND BELOW

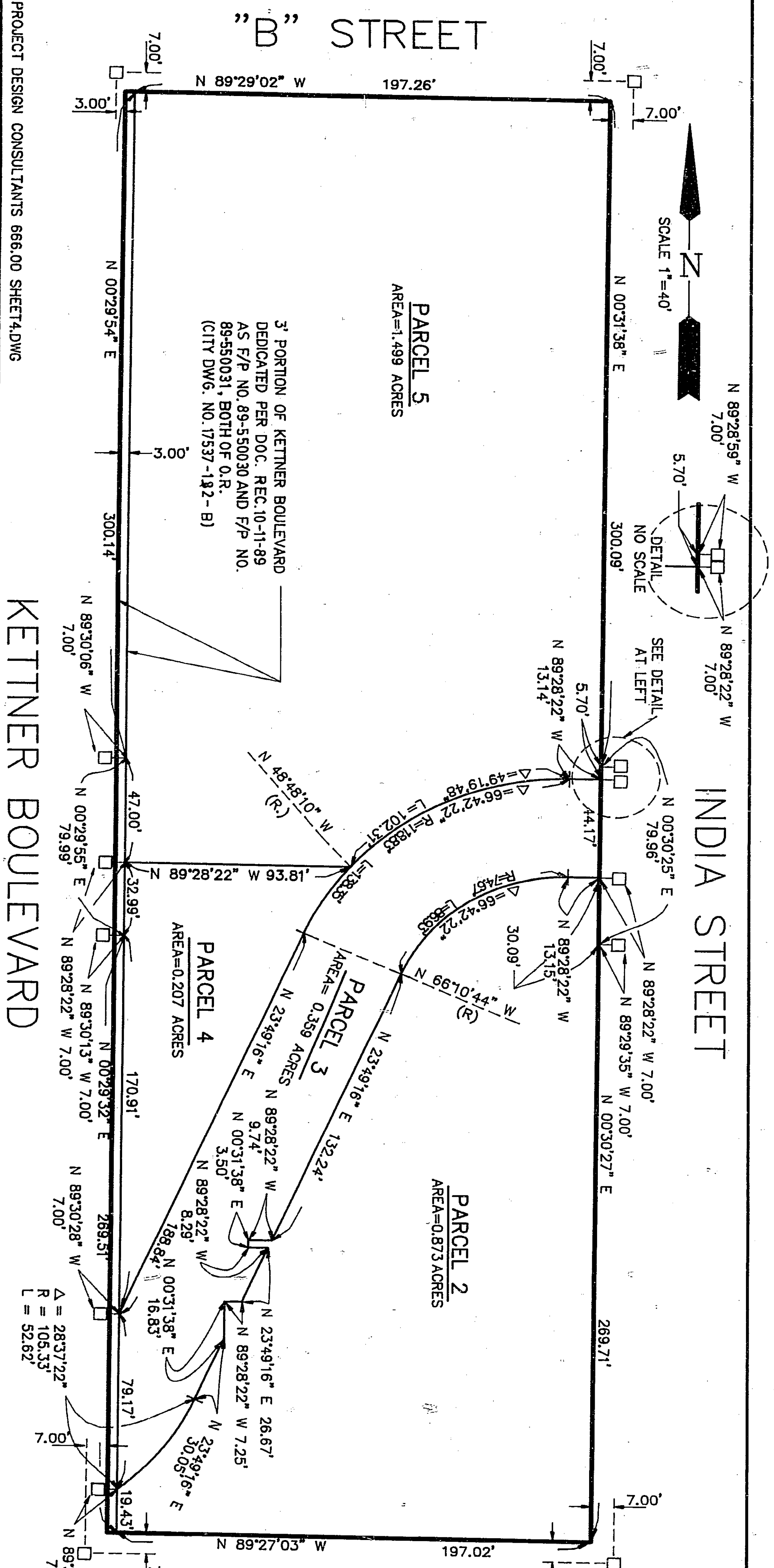


PARCEL 1
AREA=2.940 ACRES

3' PORTION OF KETTNER BOULEVARD
DEDICATED PER DOC. REC. 10-11-89
AS F/P NO. 89-550030 AND F/P NO.
89-550031, BOTH OF O.R.
(CITY DWG. NO. 17537-1&2-B)

NOTES:

1. SEE SHEET 3 FOR DEFINITION OF "PLAZA LEVEL."
2. SEE SHEET 6 FOR ISOMETRIC VIEW OF PARCEL.



PARCEL 5
AREA=1.499 ACRES

3' PORTION OF KETTNER BOULEVARD
DEDICATED PER DOC. REC. 10-11-89
AS F/P NO. 89-550030 AND F/P NO.
89-550031, BOTH OF O.R.
(CITY DWG. NO. 17537-1&2-B)

PARCEL 4
AREA=0.207 ACRES

PARCEL 3
AREA=0.356 ACRES

PARCEL 2
AREA=0.873 ACRES

NOTES:

1. SEE SHEET 3 FOR DEFINITION OF "PLAZA LEVEL."
2. SEE SHEET 6 FOR ISOMETRIC VIEW OF PARCELS.

BETWEEN ELEVATION 50.00 M.S.L.
AND PLAZA LEVEL

PROJECT DESIGN CONSULTANTS 666.00 SHEET4.DWG

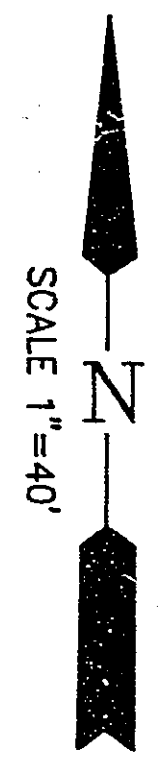
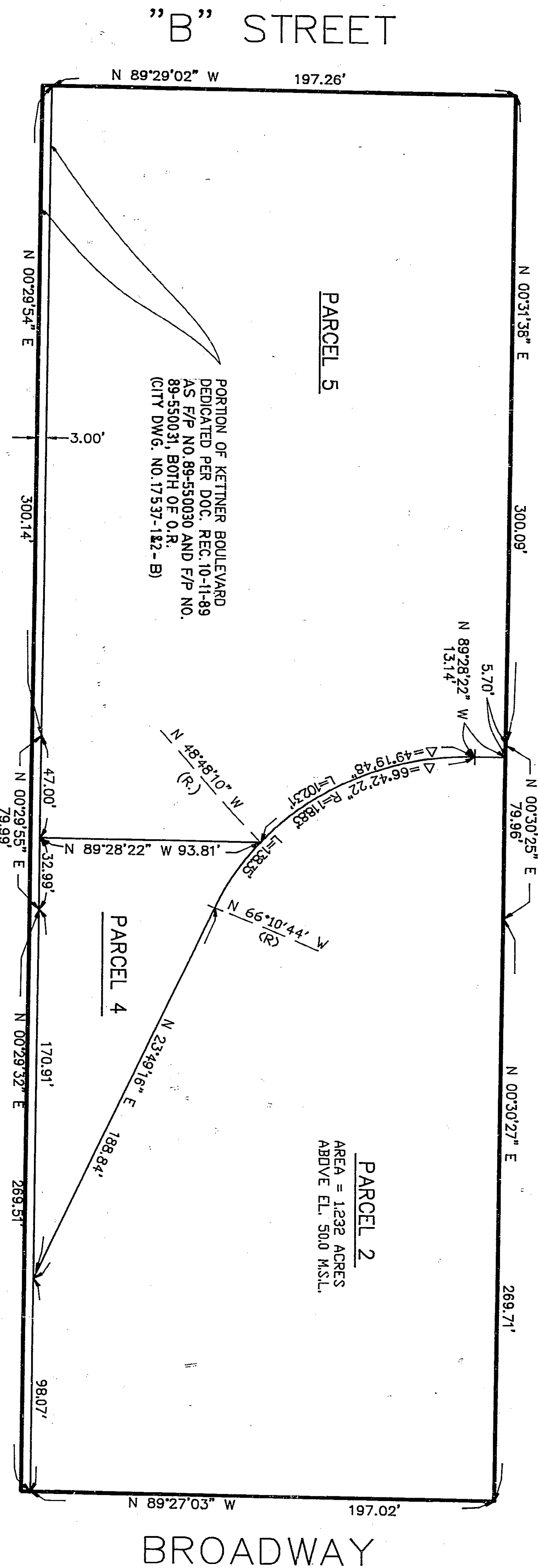
T.M. 89-0363 W.O. 890057 L.C. 200-1717

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PARCEL MAP NO.

15843

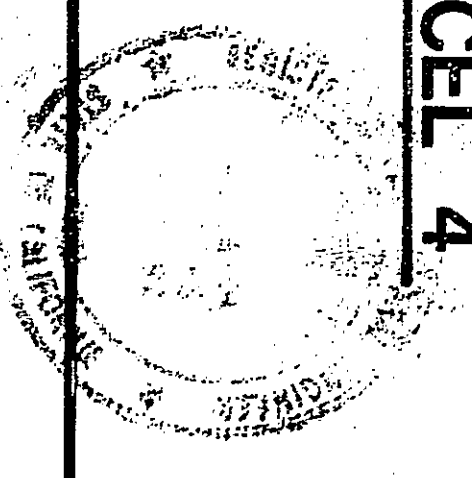
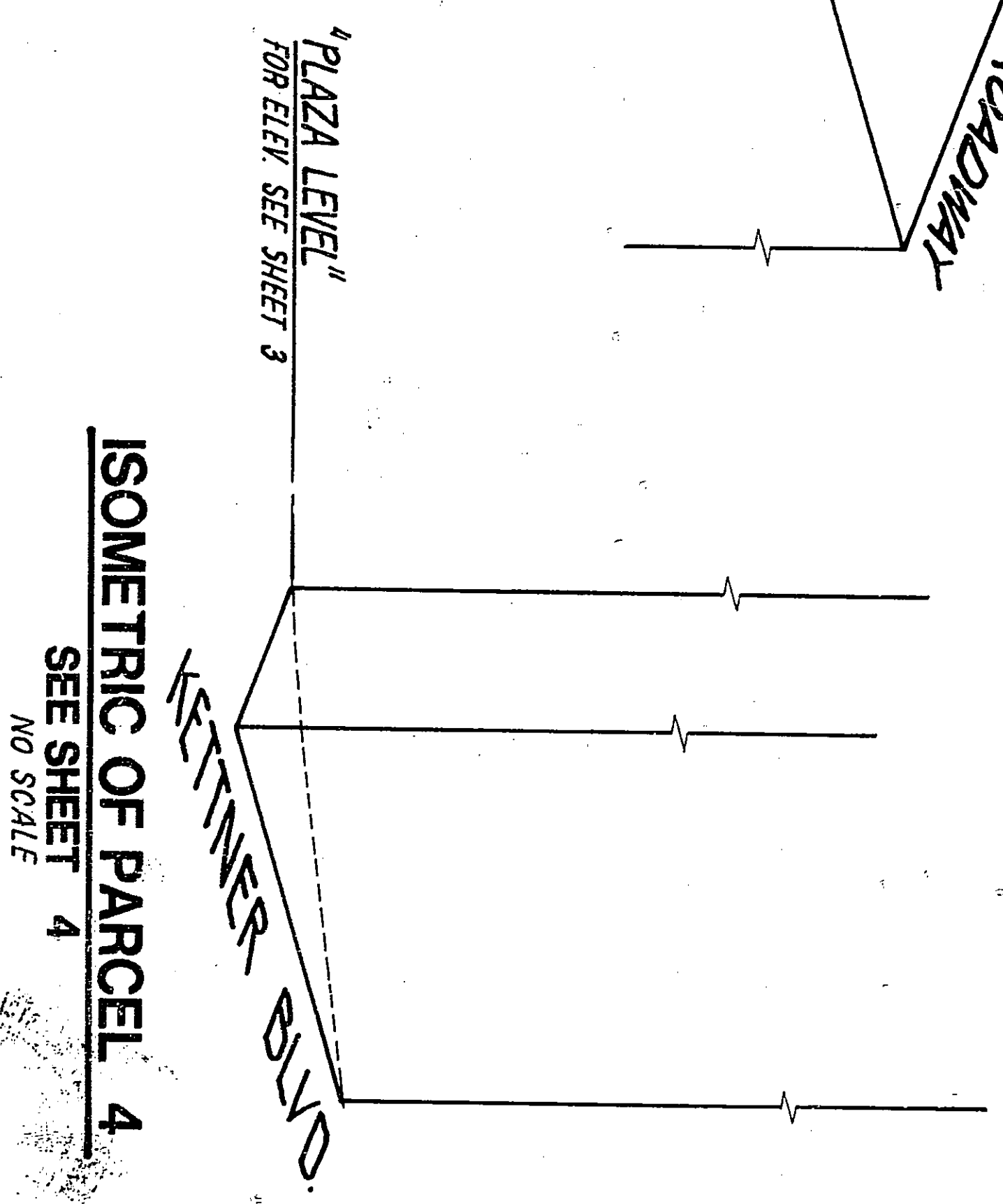
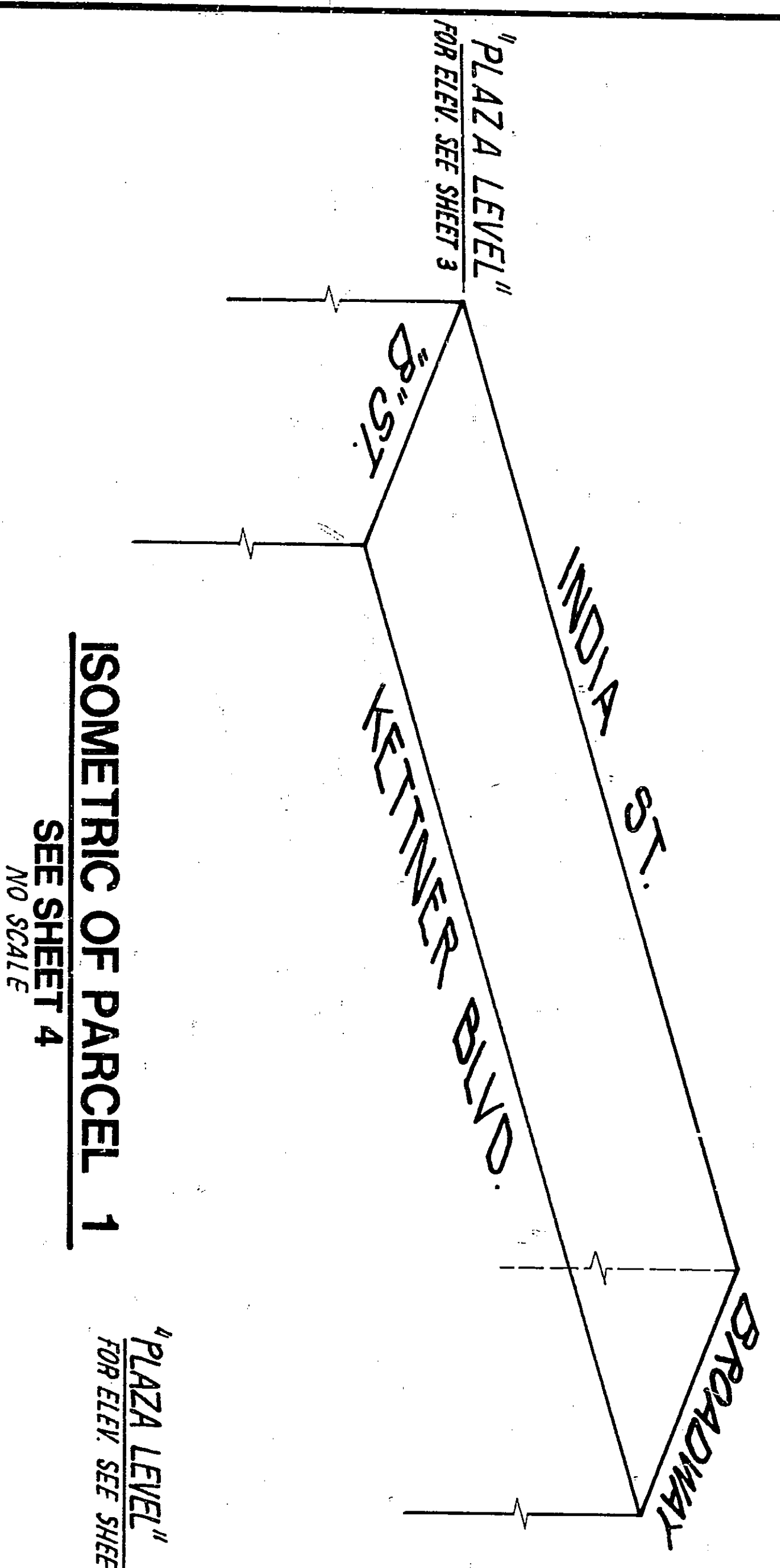
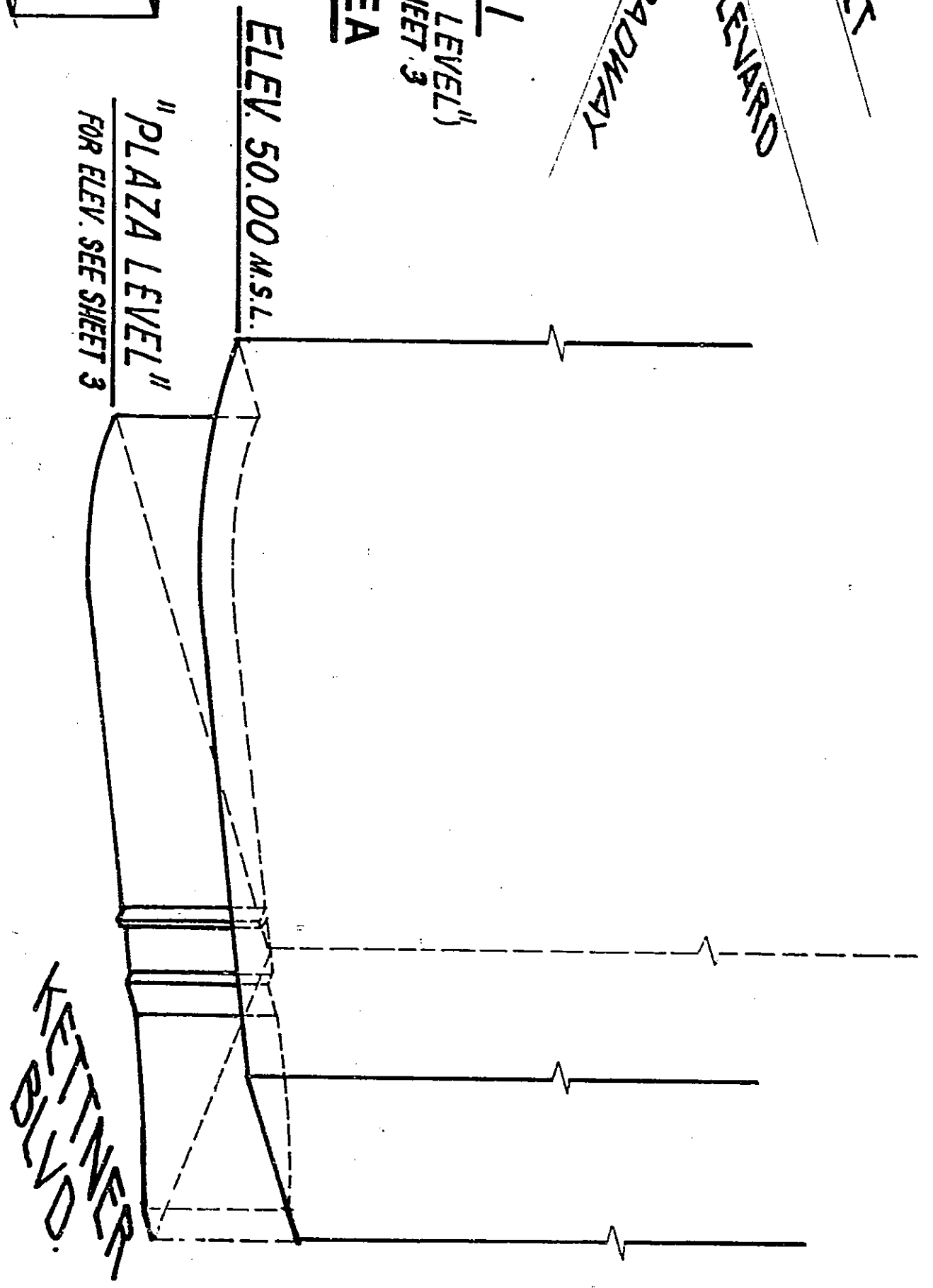
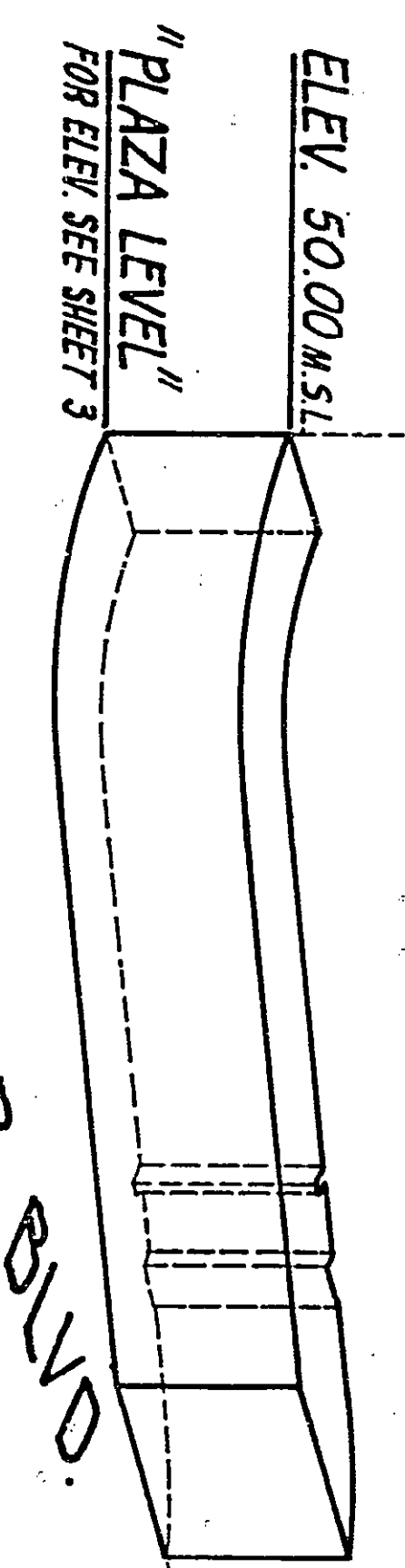
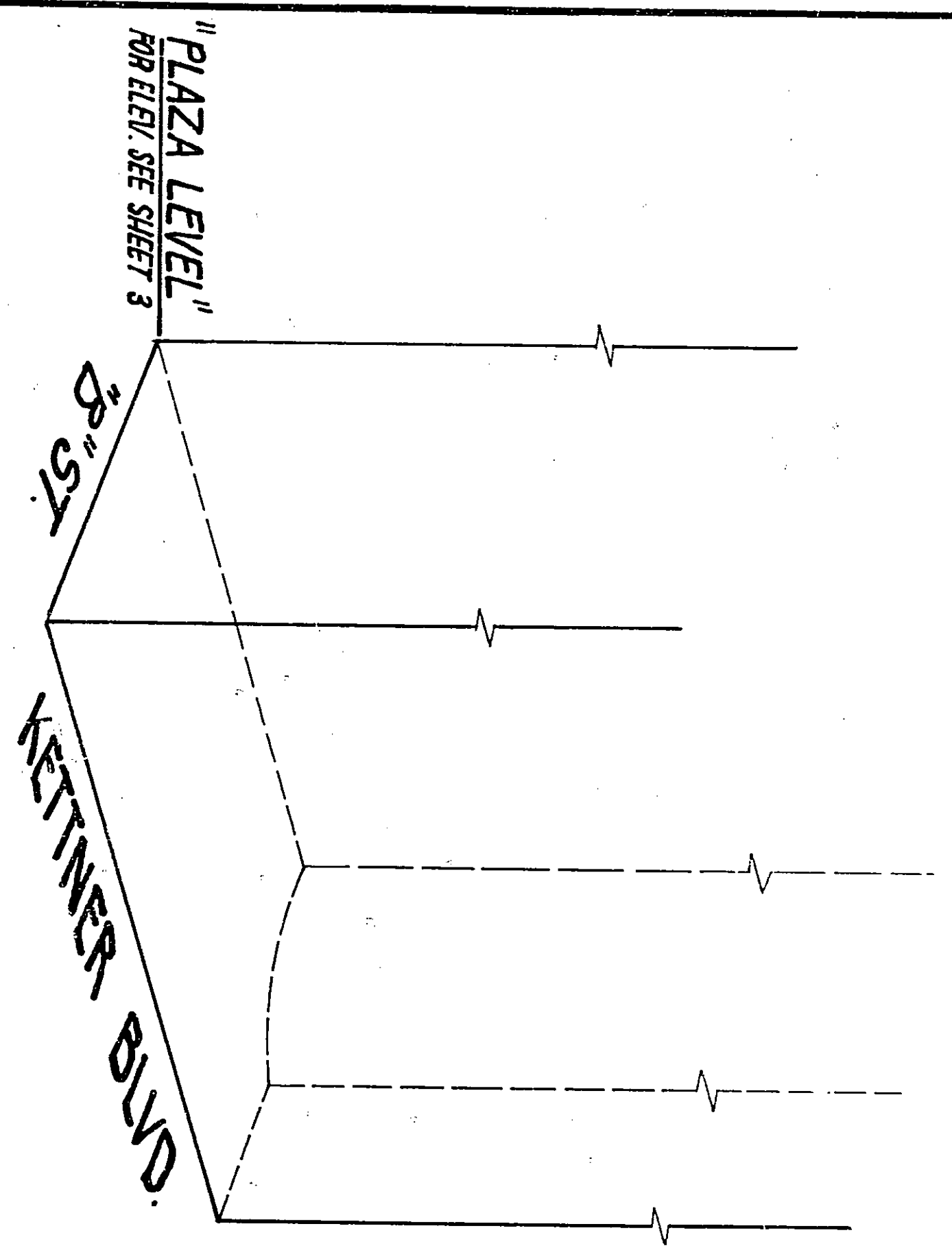
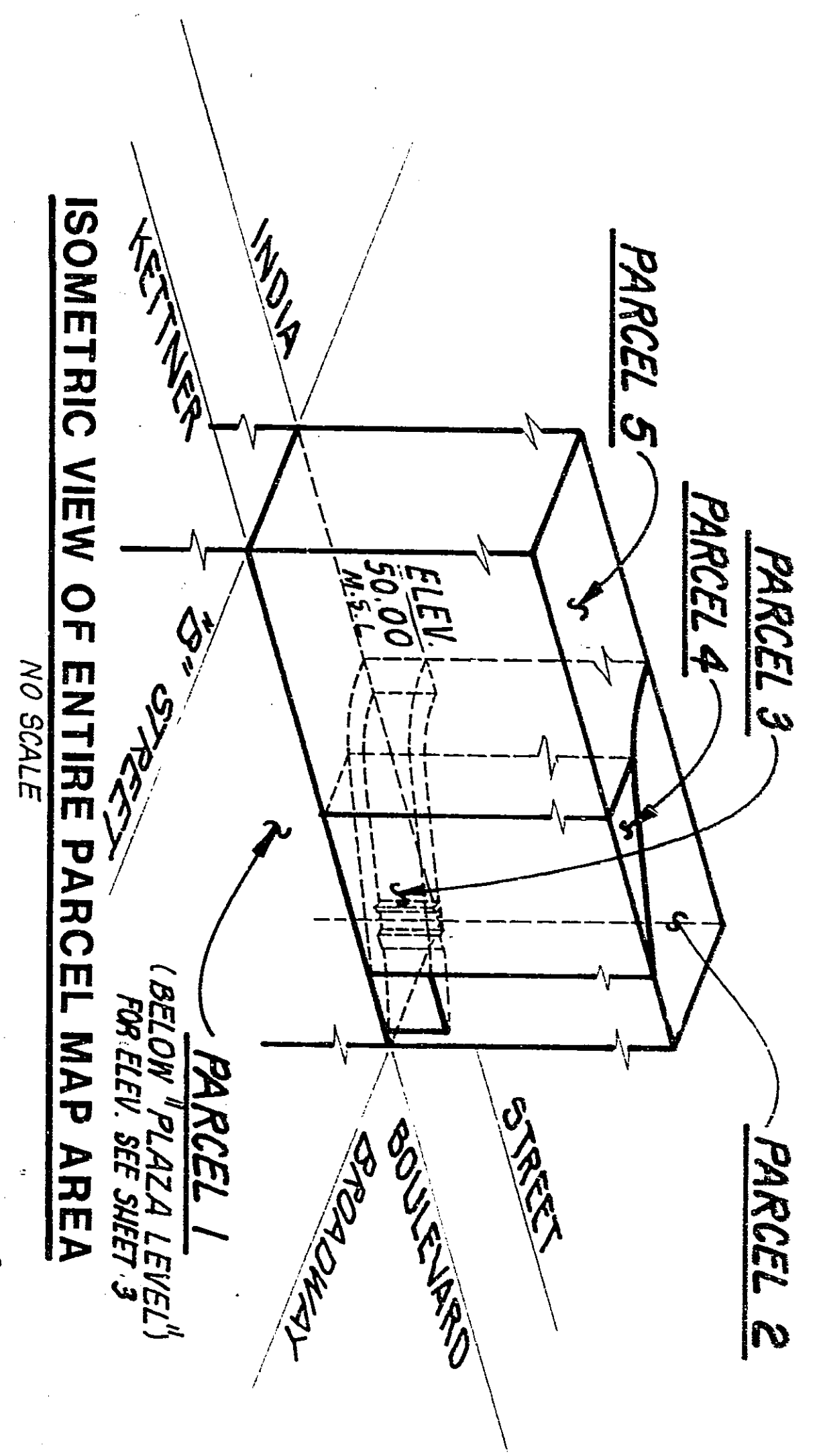
SHEET 5 OF 6 SHEETS



- NOTES:
1. PARCELS 2, 4 AND 5 SHOWN AT LEFT ABOVE ELEVATION 50.00 MEAN SEA LEVEL DATUM.
 2. SEE SHEET 6 FOR ISOMETRIC VIEWS OF PARCELS.

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ISOMETRIC VIEWS



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