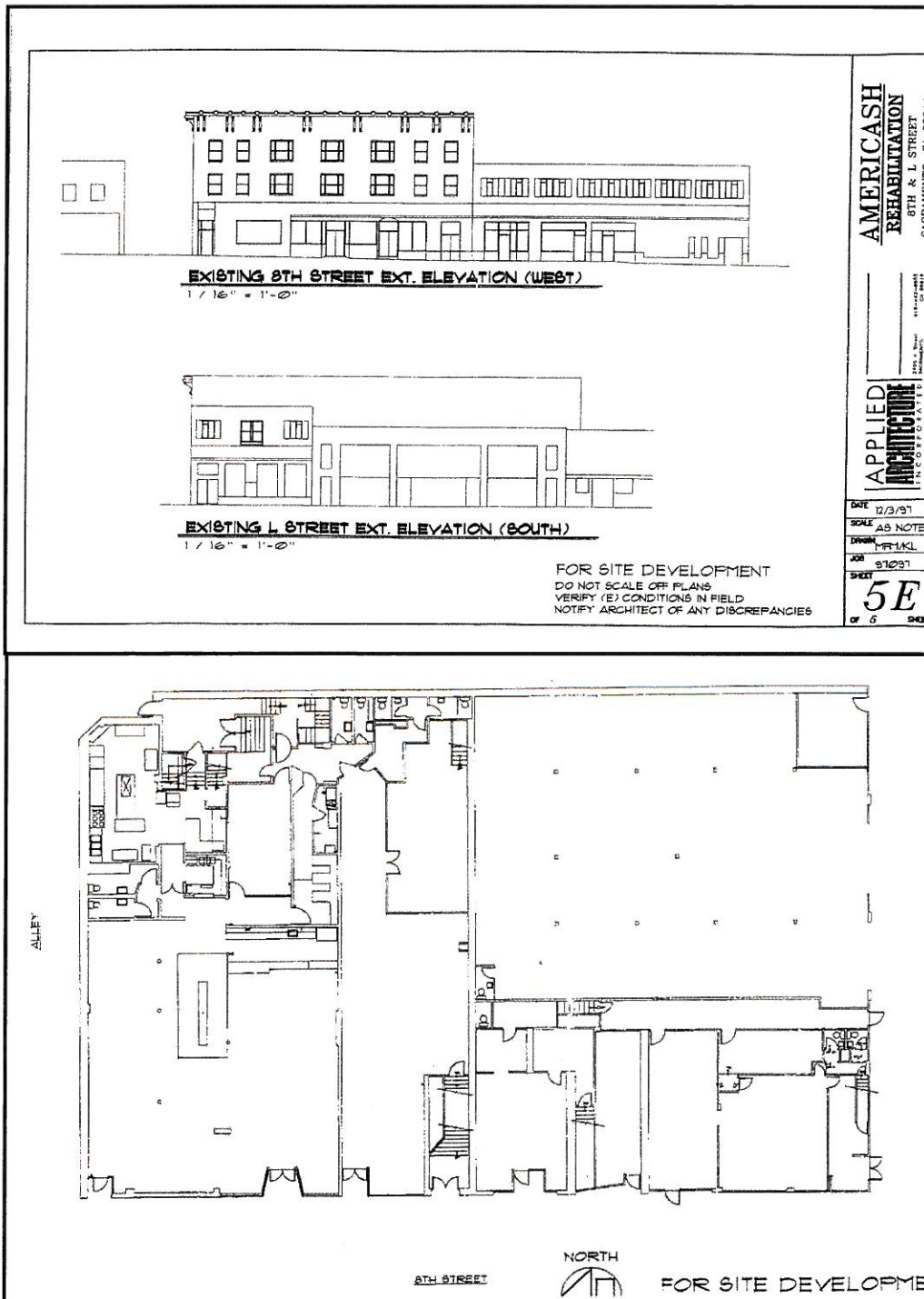


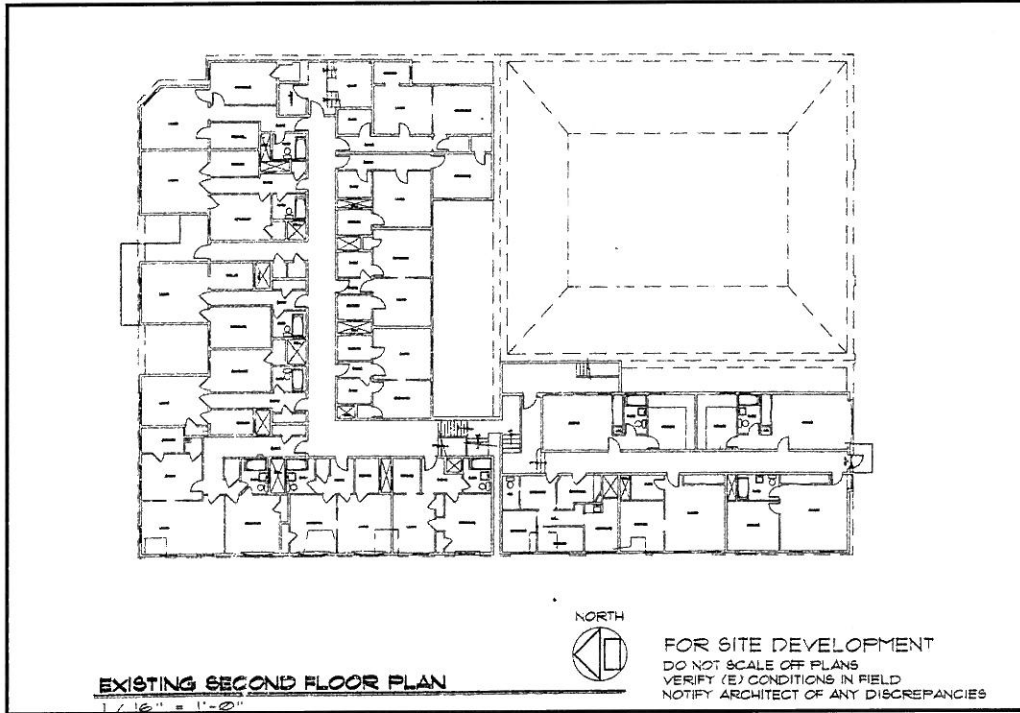
IMPROVEMENT DESCRIPTION

The following description of improvements is based upon our physical inspection of the improvements along with our discussions with the building manager. The subject is a Sacramento Landmark building. Descriptions of this are included in the report.

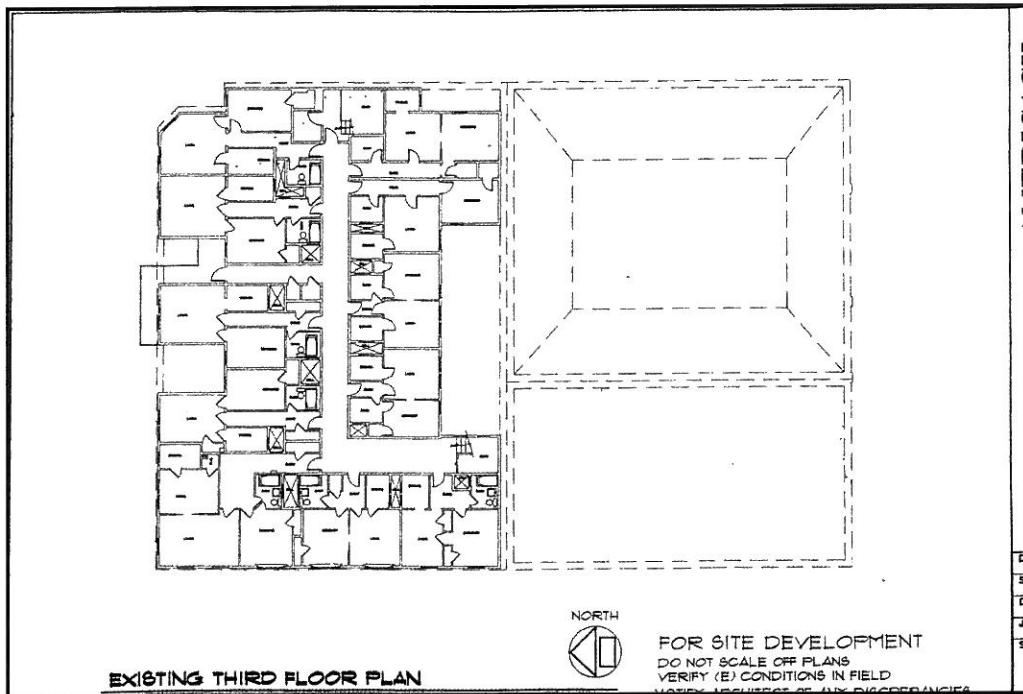


FIRST FLOOR PLAN AND EXTERIOR ELEVATION

IMPROVEMENT DESCRIPTION



SECOND FLOOR PLAN



THIRD FLOOR PLAN

AMERICAN CITY ENGINEERS

IMPROVEMENT DESCRIPTION

The following is a synopsis the building area:

Building Size and Unit Breakdown		No of Units
Basement Square Footage	11,846	
Garage	5,808	
First Floor Square Footage	9,996	Commercial
Second Floor Square Footage	10,537	16
Third Floor Square Footage	7,537	11
Total Square Footage	28,070	
	Units	27

There are really three buildings on the site. The rear building has 11 units on second and third level with commercial on the ground floor fronting 8th Street. The front annex building has commercial on the ground floor facing 8th and cornering 8th and L and five units on the second level. There is a parking garage in a single level building fronting to L Street.

Historical Significance

The building has historical significance. The write up is on the following page.