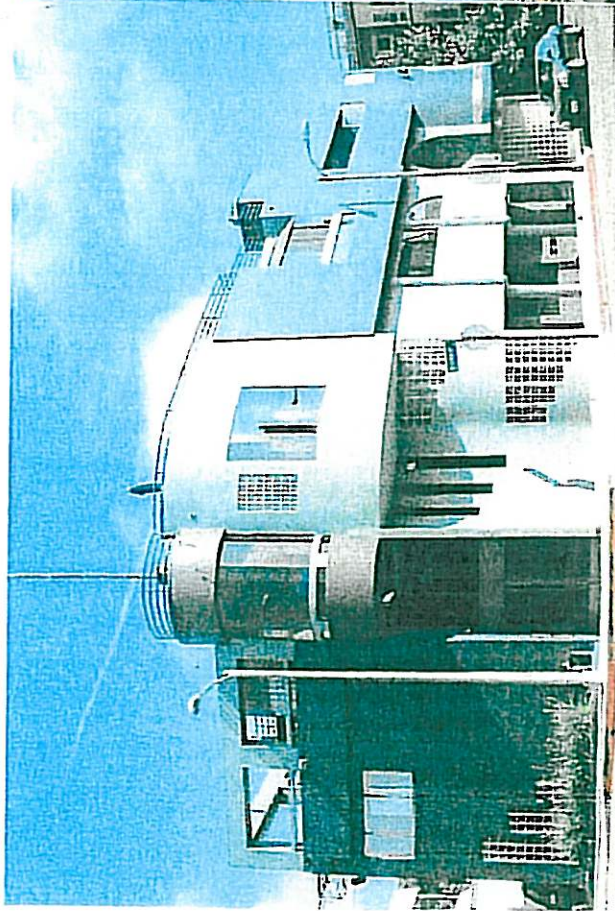
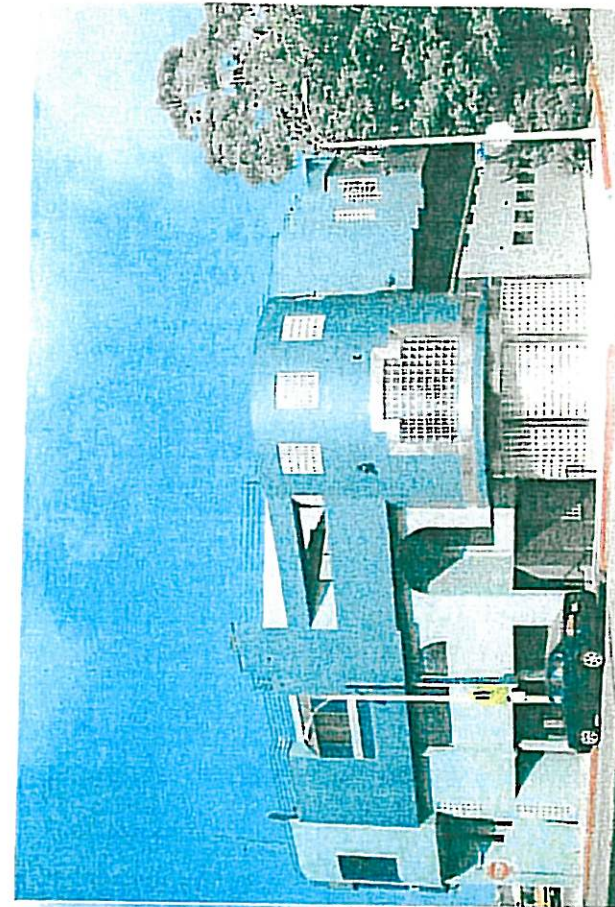


PHOTOGRAPHS
KEY MAP

248 WESTMINSTER AVENUE



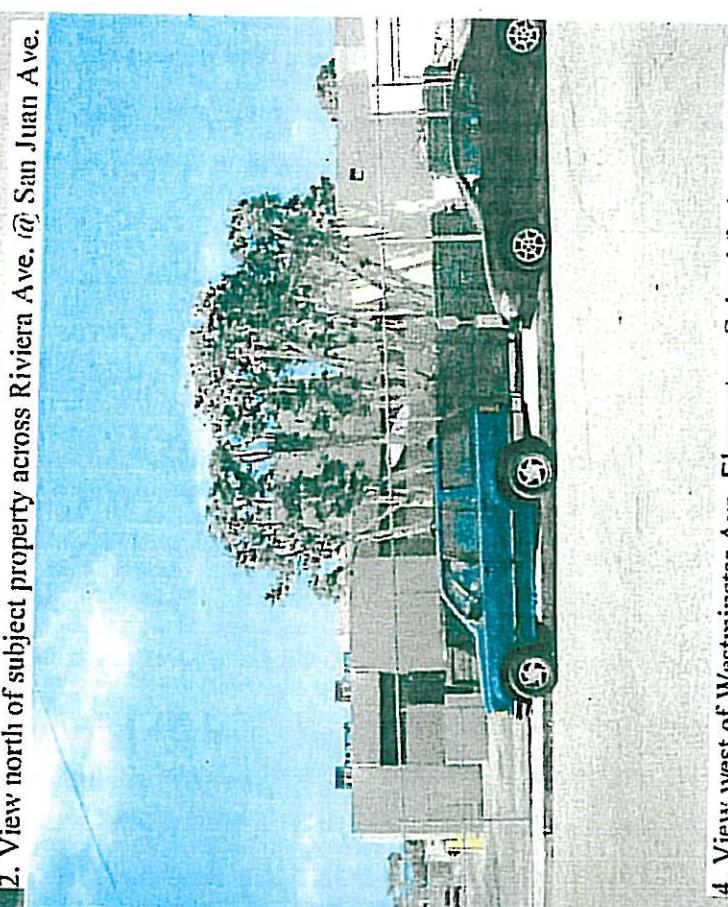
1. View east of subject property across Westminster Ave.



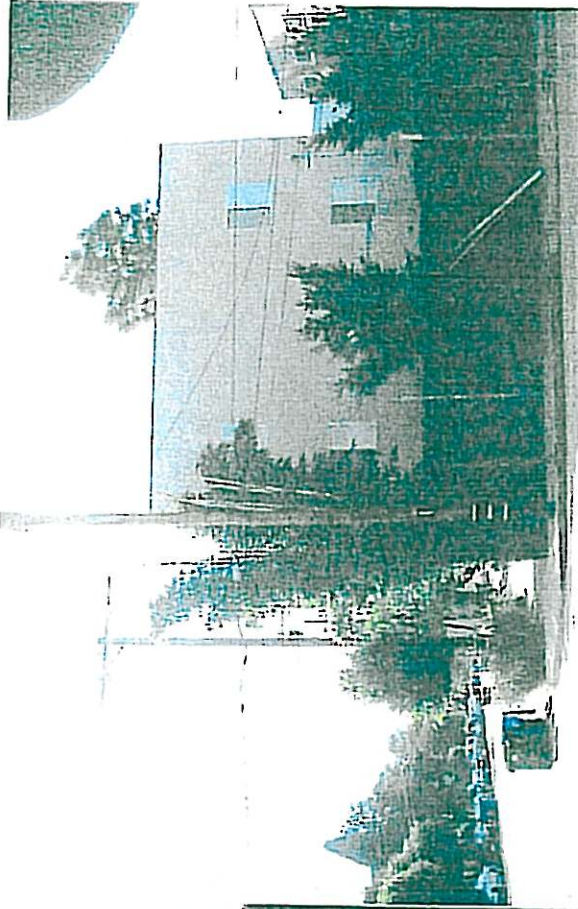
2. View north of subject property across Riviera Ave. @ San Juan Ave.



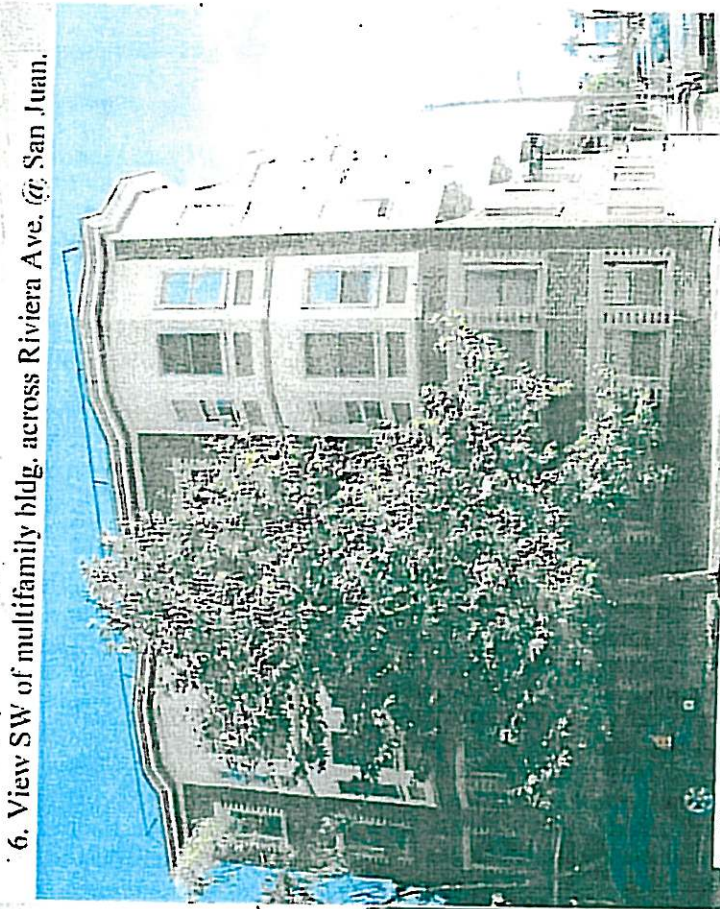
3. View NE of mixed-use bldg. N/o subj. pty. on Westminster Ave.



4. View west of Westminster Ave. Elementary School facing subj. pty.



5. View SW of multifamily bldg. across Riviera Ave. @ Westminster.



6. View SW of multifamily bldg. across Riviera Ave. @ San Juan.



7. View S of multifamily bldgs. @ SW corner of San Juan & Riviera.



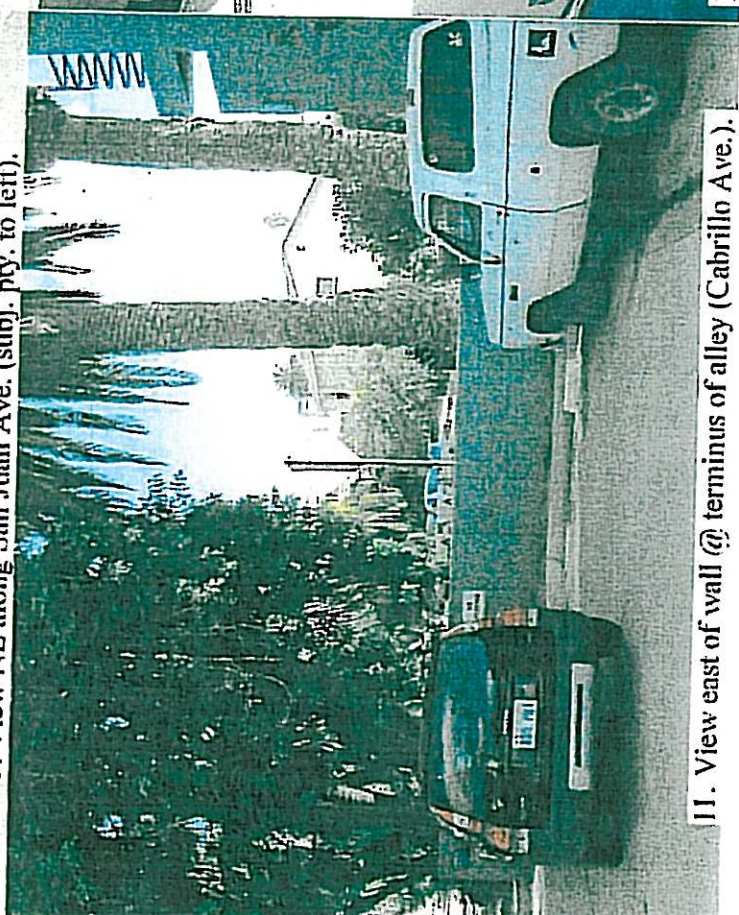
8. View SE of 4-story multifamily bldg. across San Juan @ Riviern.



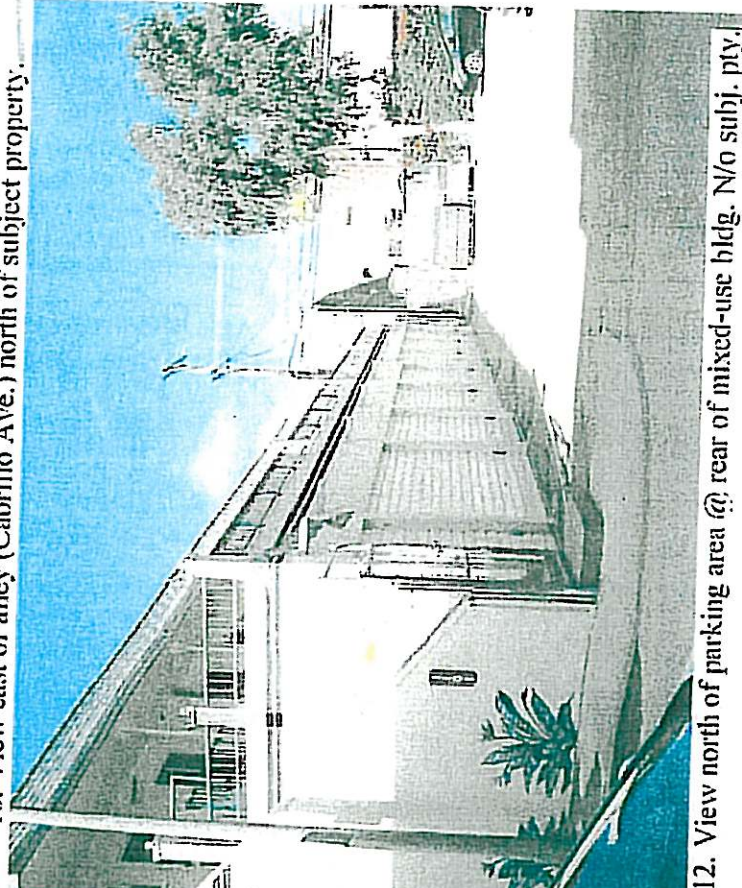
9. View NE along San Juan Ave. (subj. pty. to left).



10. View east of alley (Cabrillo Ave.) north of subject property.



11. View east of wall @ terminus of alley (Cabrillo Ave.).



12. View north of parking area @ rear of mixed-use bldg. N/o subj. pty.