

WALNUT+MARENGO APARTMENTS

167 East Walnut Street, Pasadena, California
 PREPARED FOR: WALNUT MARENGO INVESTORS, LLC

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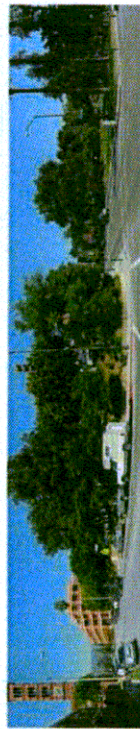
EXISTING SITE AND MTA TRACKS (FACING NORTH)



EXISTING SITE AND MTA TRACKS (FACING SOUTH)



CORNER OF N. MARENGO AVENUE & CEDRON STREET (FACING SOUTH)



CORNER OF N. MARENGO AVENUE & E. WALNUT STREET (FACING EAST)



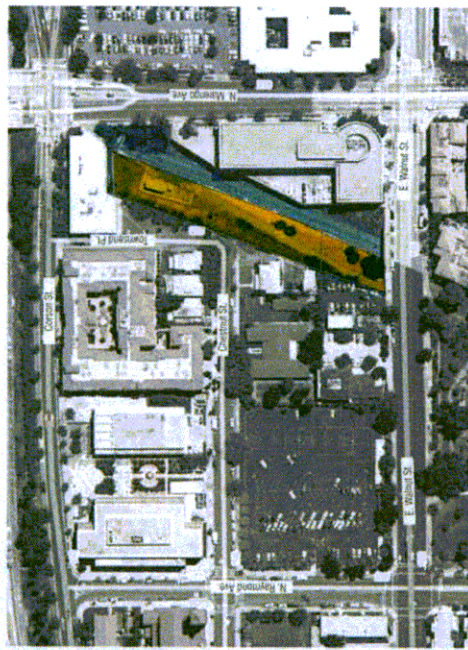
CEDRON STREET (FACING SOUTH)



N. MARENGO AVENUE (FACING WEST)



E. WALNUT STREET (FACING NORTH)



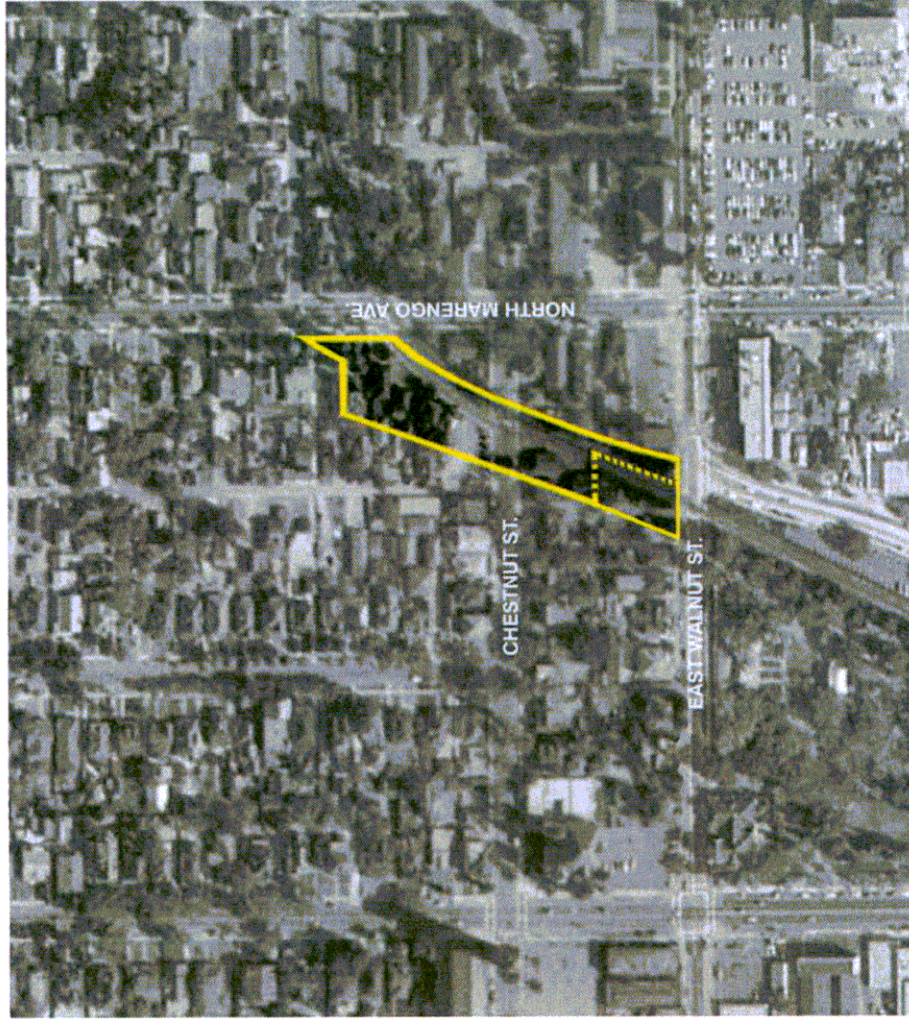
AERIAL MAP

EXISTING CONDITION PHOTOS

PREPARED FOR:
 WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 800
 SANTA MONICA, CA 90401

WALNUT+MARENGO
 PASADENA, CALIFORNIA

1111 S. BRENDALE ST. SUITE 100
 SANTA MONICA, CA 90404
 (310) 318-1111
 WWW.WALNUTMARENGO.COM
 NEW TRUSTEES: BARRON & SOUSEFERRI, PA
 WWW.BARRONANDSOUSEFERRI.COM



AERIAL PHOTO 1953



AERIAL PHOTO 1972

NOTE:
 THE RAILROAD TRACKS WERE EXCAVATED IN ORDER TO ALLOW
 THE RAIL LINE TO GO UNDER EAST WALNUT STREET, CURSON
 STREET, AND THE 210 FREEWAY. DIMENSIONS INDICATED ON THE
 SECTIONS ARE MEASURED FROM THE ORIGINAL GRADE.



A0a

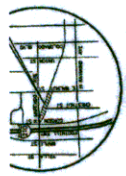
11/05/2010

11111 BUREAU STREET
 SUITE 200
 SANTA MONICA, CALIFORNIA 90404
 TEL: 310.316.1111
 WWW.MORGANSTANLEY.COM
 MORGAN STANLEY

WALNUT+MARENGO
 PASADENA, CALIFORNIA

HISTORIC PHOTOS

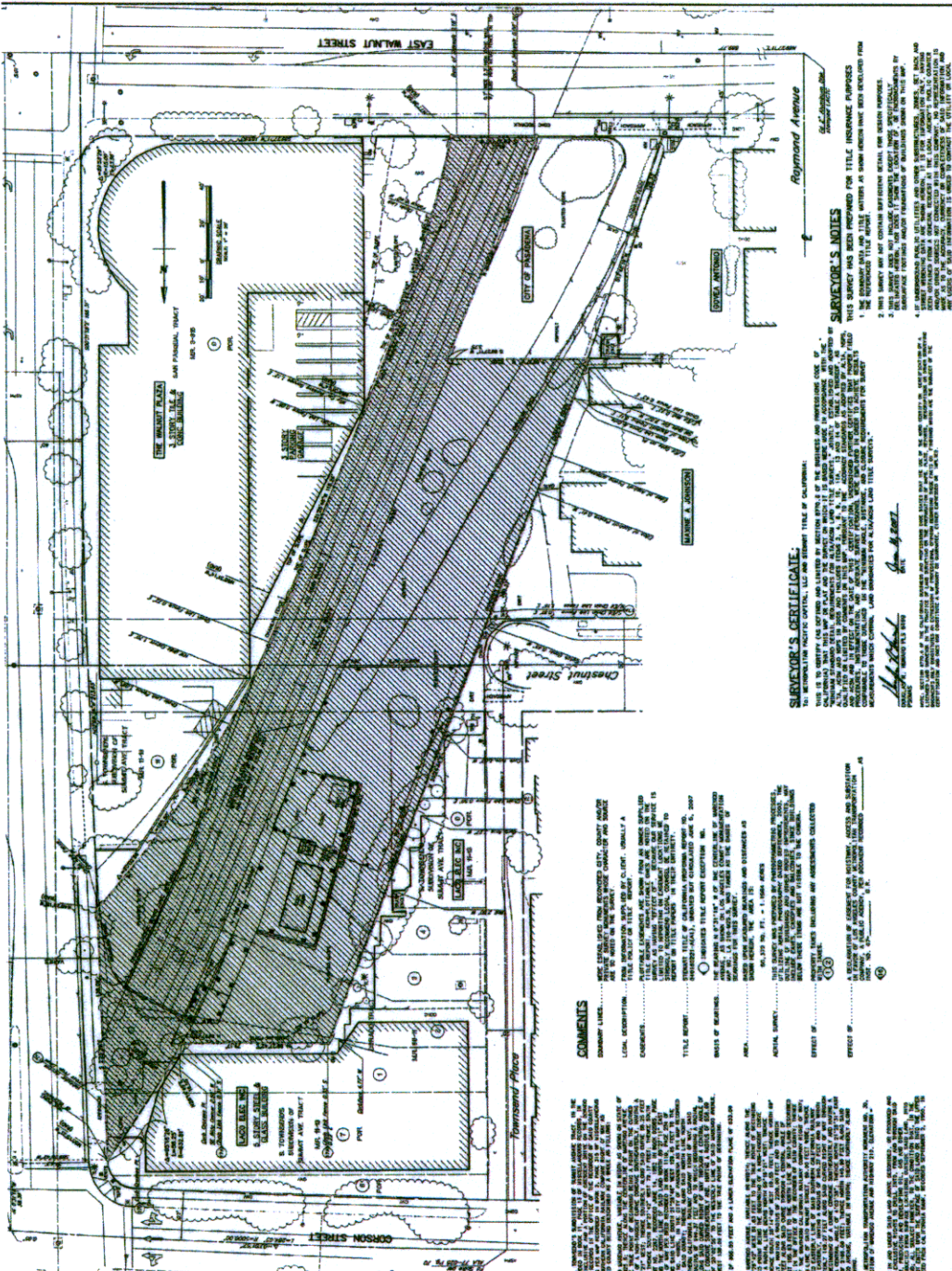
PREPARED FOR:
 WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 600
 SANTA MONICA, CA 90401



VICINITY MAP

MAP NO. 1004

LEGEND
PROPERTY TO BE SURVEYED
ADJACENT PROPERTY
STREET
RAILROAD
WATERWAY
UTILITY LINE
ELECTRICITY
GAS
TELEPHONE
SEWER
SANITARY SEWER
DRAINAGE
CITY OF PASADENA
CITY OF WALNUT



LEGAL DESCRIPTION
THE PROPERTY DESCRIBED IN THIS CERTIFICATE IS THE PROPERTY OF WALNUT MARENGO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND IS DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST WALNUT STREET AND CHESTNUT STREET, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED IN THE CERTIFICATE OF TITLE NO. 1004, DATED AND RECORDED AS ABOVE;
THENCE S89°15'00\"/>

COMMENTS
LOCAL DESCRIPTION: THIS PROPERTY IS LOCATED IN THE CITY OF WALNUT, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
ADJACENT PROPERTY: THE PROPERTY TO BE SURVEYED IS ADJACENT TO THE PROPERTY OWNED BY WALNUT MARENGO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND IS DESCRIBED AS FOLLOWS:
STREET: THE PROPERTY TO BE SURVEYED IS ADJACENT TO EAST WALNUT STREET, CHESTNUT STREET, AND RAYMOND AVENUE, ALL OF WHICH ARE PUBLIC STREETS IN THE CITY OF WALNUT, CALIFORNIA.

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THE SAME IS THE PROPERTY OF WALNUT MARENGO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND IS DESCRIBED AS FOLLOWS:
SURVEYOR'S NOTES
THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE SAME IS THE PROPERTY OF WALNUT MARENGO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND IS DESCRIBED AS FOLLOWS:
1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE SAME IS THE PROPERTY OF WALNUT MARENGO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND IS DESCRIBED AS FOLLOWS:
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE SAME IS THE PROPERTY OF WALNUT MARENGO INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND IS DESCRIBED AS FOLLOWS:

PSOMAS
METROPOLITAN PACIFIC CAPITAL, LLC
WALNUT MARENGO MTA SITE
CITY OF LOS ANGELES
STATE OF CALIFORNIA
SCALE: 1" = 30'-0"
11/05/2010

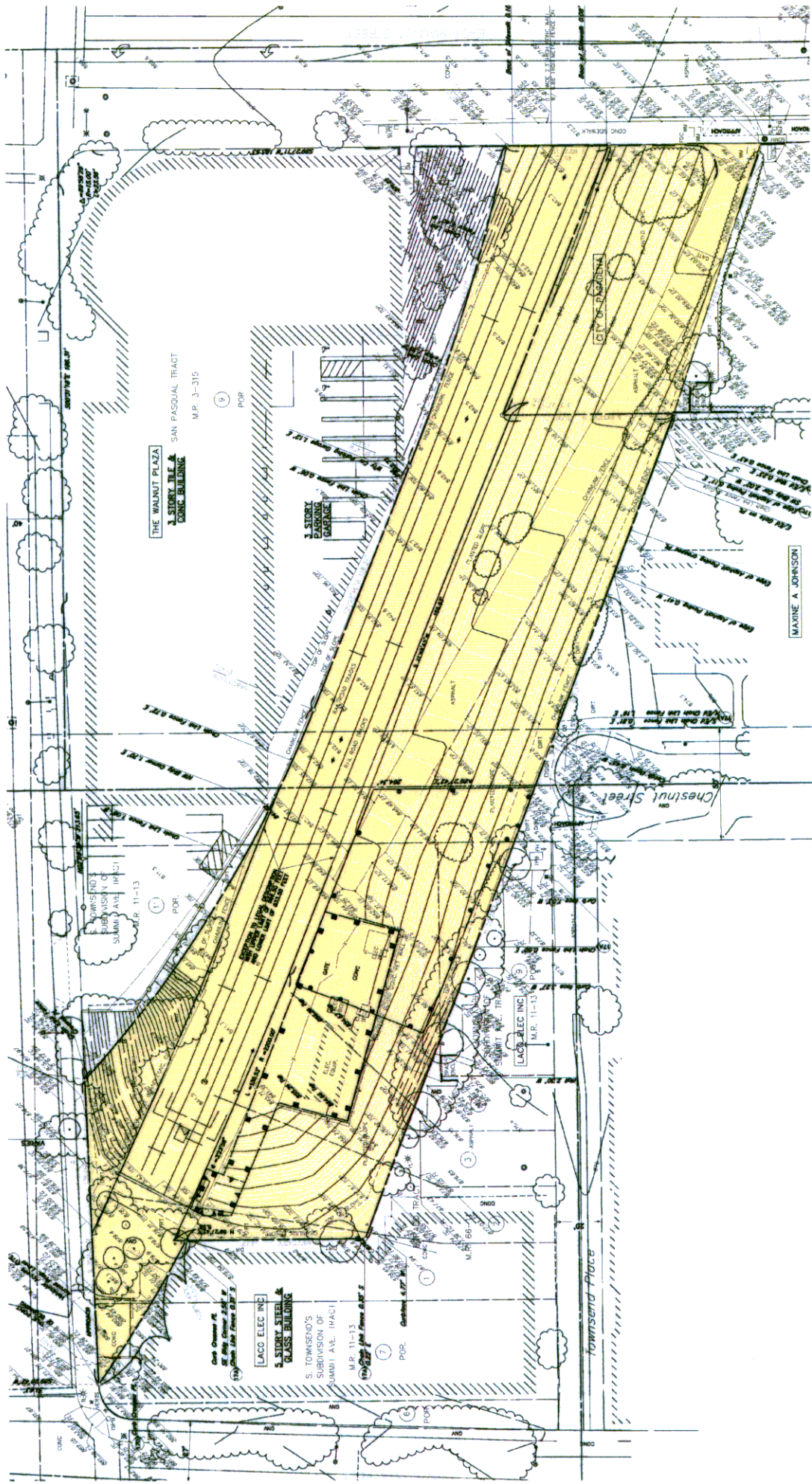
PROPERTY SURVEY

PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
201 SANTA MONICA BLVD., SUITE 600
SANTA MONICA, CA 90401

WALNUT+MARENGO
PASADENA, CALIFORNIA

ARCHITECTS: DANIEL, MANNING, JOHNSON & ASSOCIATES, INC.
1100 WEST 19TH AVENUE, SUITE 100
DENVER, COLORADO 80202
(303) 733-1100

A0b
N



AOC



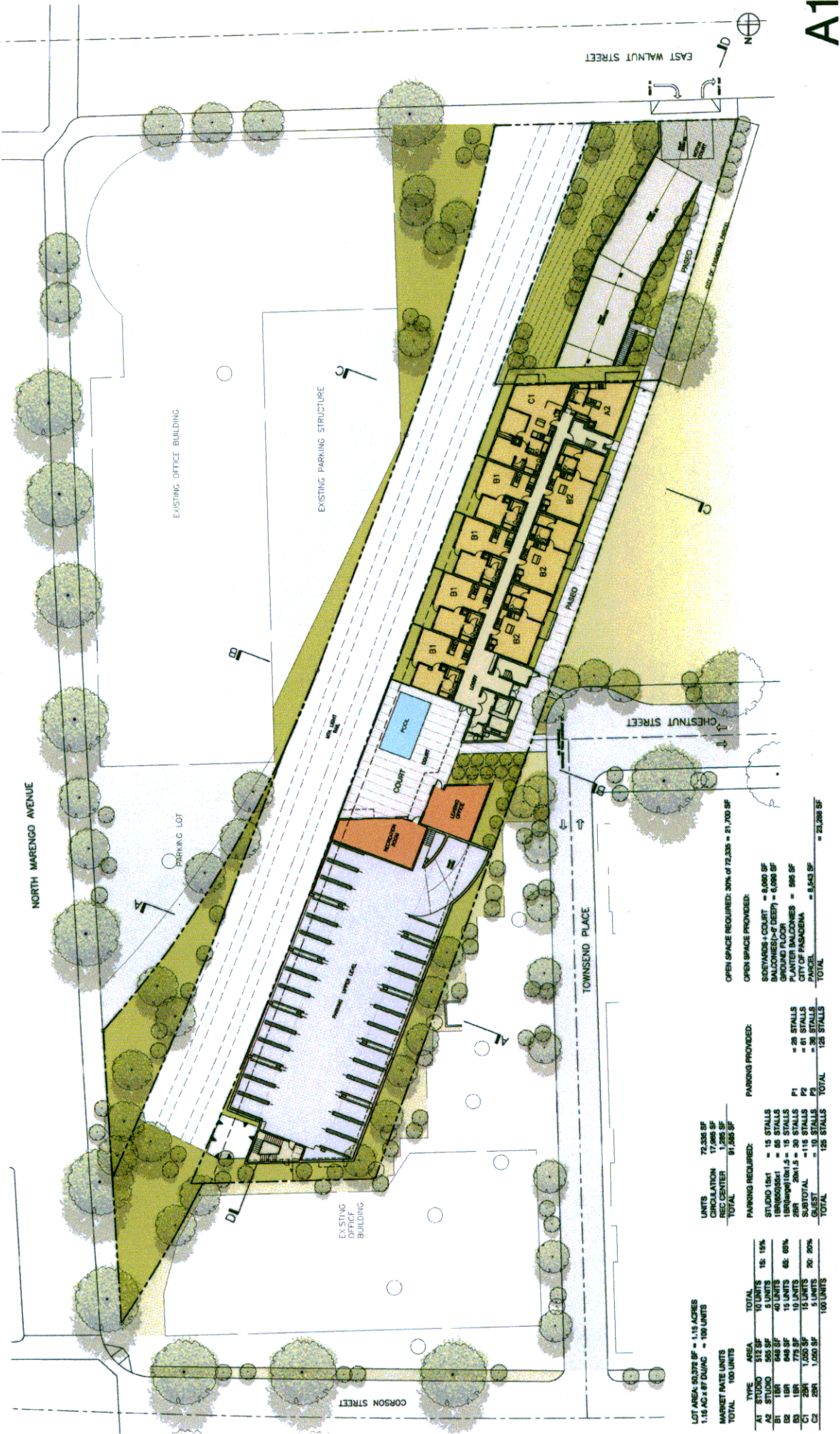
SCALE: 1" = 20'-0"
110502010

PREPARED FOR:
VAN TELEFUNG, BANWANG & SCORSEBEN, AIA
11051107018 - PASADENA - 11/14/14

PROPERTY TOPO MAP

WALNUT+MARENGO
PASADENA, CALIFORNIA

PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
201 SANTA MONICA BLVD., SUITE 600
SANTA MONICA, CA 90401



SCALE: 1" = 20'-0"
 11/09/2010
 STREET
 1/11/10 08:11:11
 L.A. COUNTY
 VAN TIEBING, BANWARD & SOEDERSBERG, AIA
 ARCHITECTS - PASADENA, CA 91101-1114

A1

LOT AREA 50,370 SF = 1.14 ACRES
 1.18 AC ± 87 DU/AC = 100 UNITS

MARKET RATE UNITS	AREA	TOTAL
100 UNITS	512 SF	10 UNITS
A1 STUDIO	512 SF	10 UNITS
A2 STUDIO	565 SF	5 UNITS
B1	948 SF	10 UNITS
B2	948 SF	10 UNITS
B3	775 SF	10 UNITS
C1	1,050 SF	5 UNITS
C2	1,050 SF	5 UNITS
TOTAL		100 UNITS

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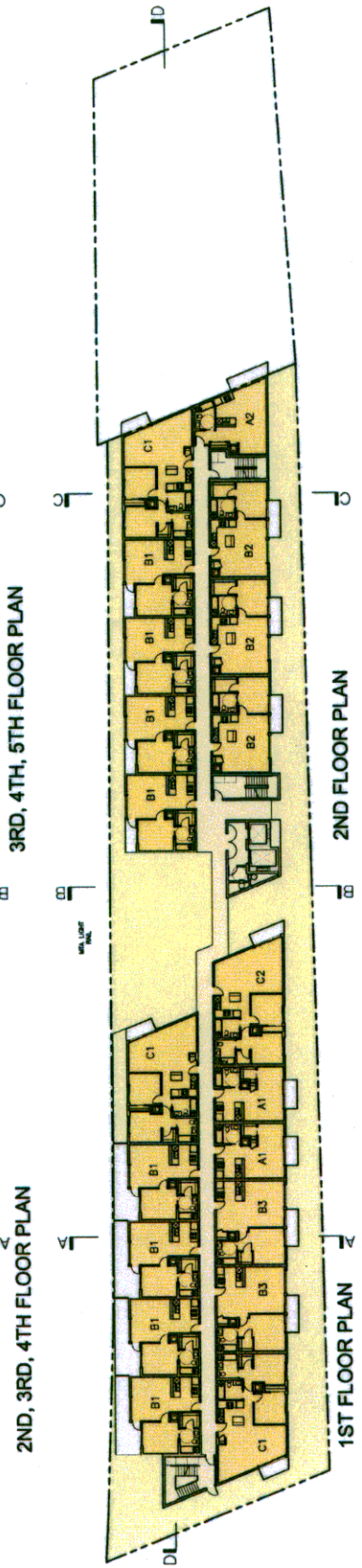
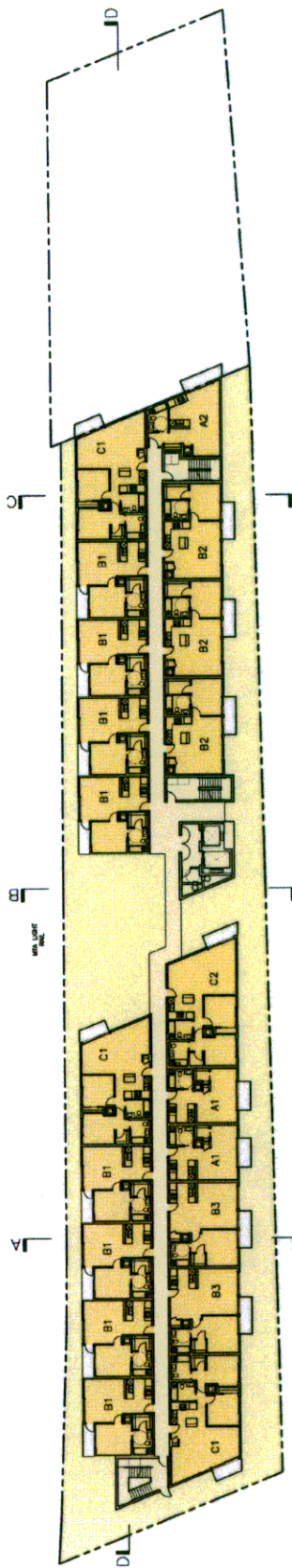
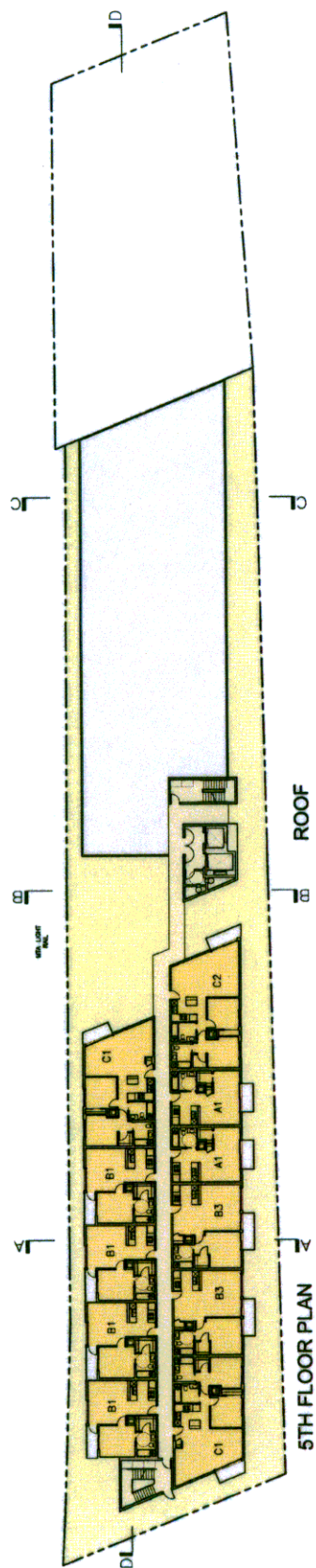
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C1	1,050 SF	5 UNITS
C2	1,050 SF	5 UNITS
TOTAL		100 UNITS

GROUND FLOOR PLAN / SITE PLAN / P-1

PREPARED FOR:
 WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 500
 SANTA MONICA, CA 90401

WALNUT+MARENGO
 PASADENA, CALIFORNIA



SCALE: 1" = 20'-0"

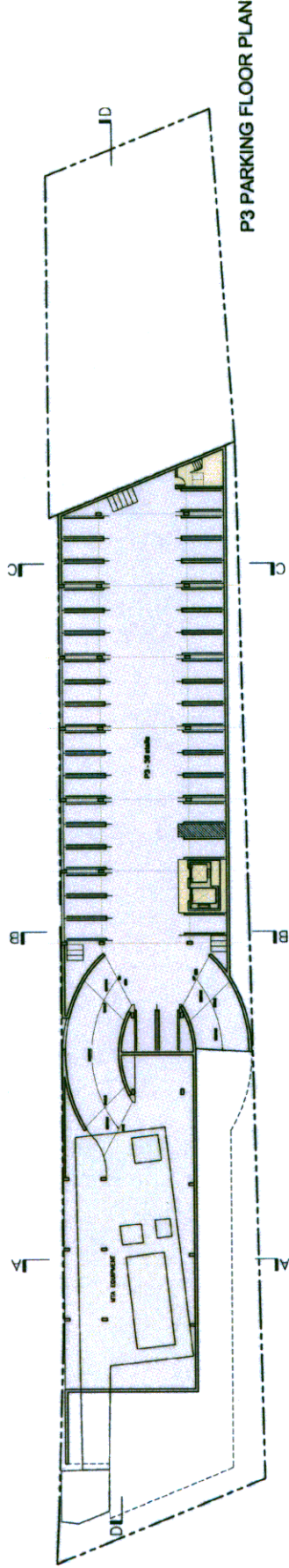
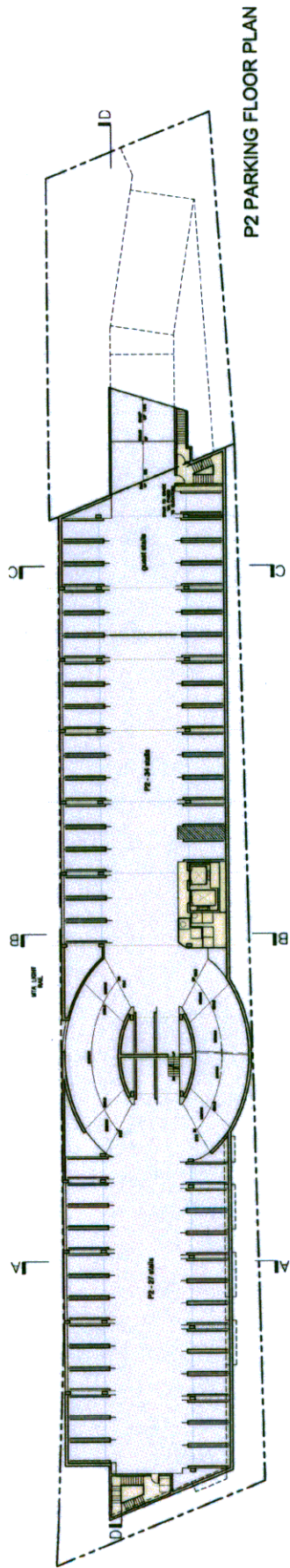
11/05/2010

11111 ARCADE ST. STREET
 11111 ARCADE ST. PASADENA
 91106-0000
 626-799-1111
 WWW.11111.COM
 11111 ARCADE ST. PASADENA, CA 91106

FLOOR PLANS

PREPARED FOR:
 WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 820
 SANTA MONICA, CA 90401

WALNUT+MARENGO
 PASADENA, CALIFORNIA



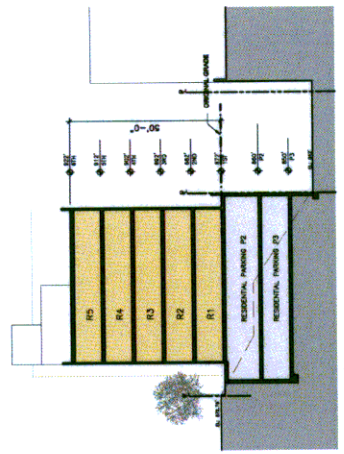
11/05/2010
 SCALE: 1" = 20'-0"
 A3

PROJECT
 WALNUT + MARENGO
 PASADENA, CALIFORNIA
 VAN TILBURG, BANWALD & SOBERENI, INC.
 ARCHITECTS

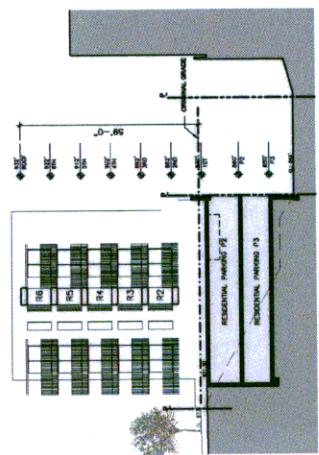
FLOOR PLANS

WALNUT + MARENGO
 PASADENA, CALIFORNIA

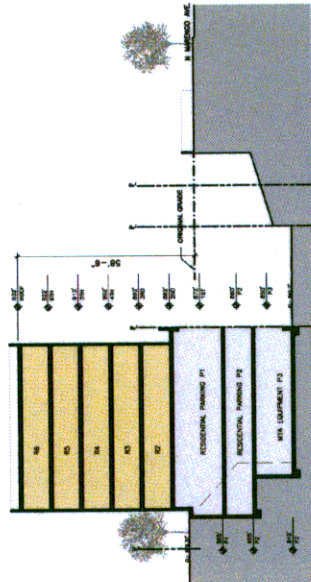
PREPARED FOR:
 WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 600
 SANTA MONICA, CA 90401



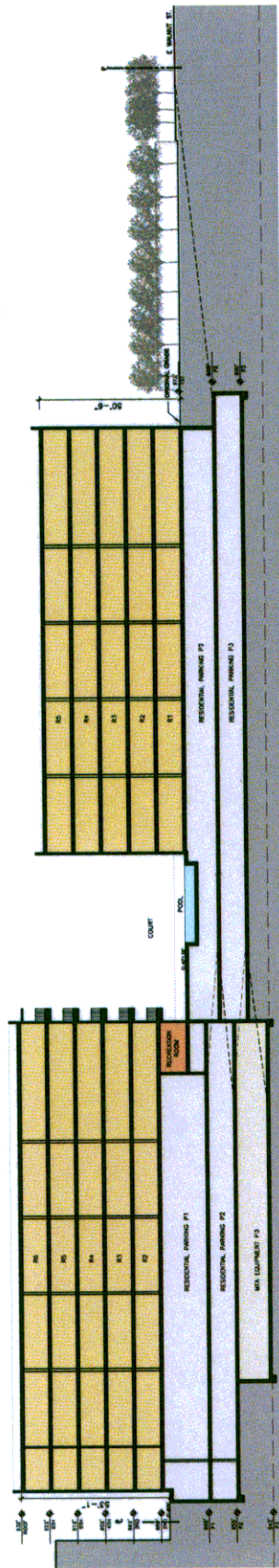
SECTION C-C



SECTION B-B



SECTION A-A



SECTION D-D

SCALE: 1" = 20'-0"

11/05/2010

PROJECT: WALNUT + MARENGO
 201 SANTA MONICA BLVD., SUITE 620
 SANTA MONICA, CALIFORNIA 90401

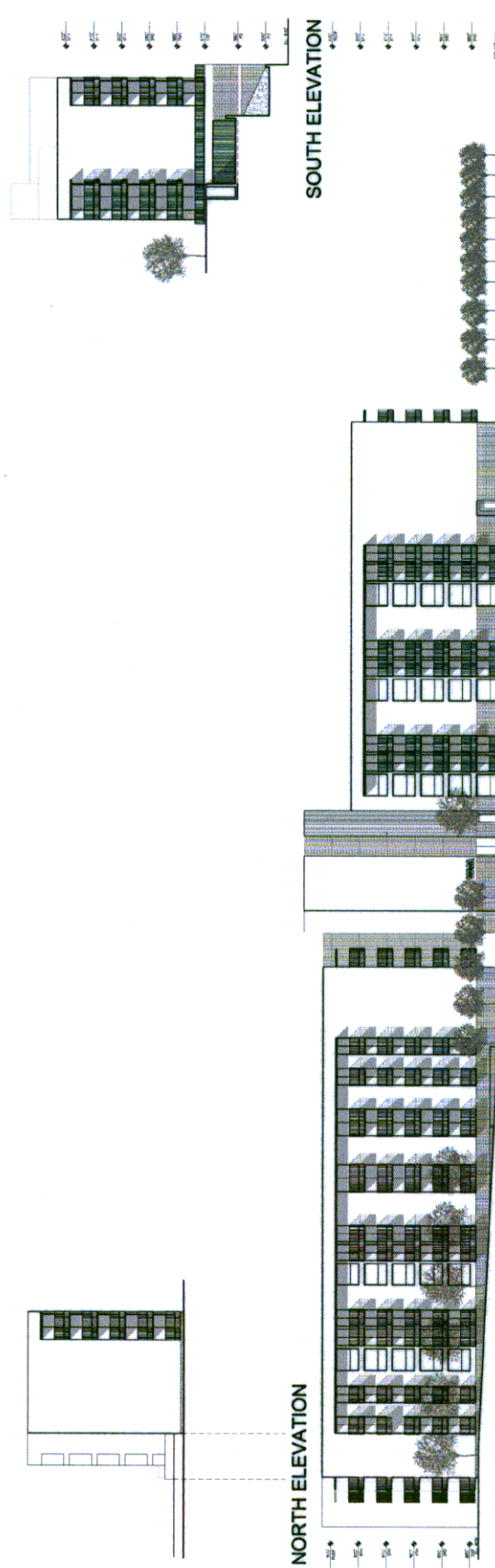
DESIGNED BY: BANYARD & SCORBERG, AIA
 ARCHITECTS - PASADENA, CALIFORNIA

SECTIONS

PREPARED FOR:
 WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 620
 SANTA MONICA, CA 90401

WALNUT + MARENGO
 PASADENA, CALIFORNIA

A4



NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

ELEVATIONS

PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 820
 SANTA MONICA, CA 90401

WALNUT+MARENGO
 PASADENA, CALIFORNIA

A5

SCALE: 1" = 20'-0"
 110629210

11111 BURNLEY ST. PASADENA, CA 91104
 621 N. GARDEN ST. PASADENA, CA 91104
 VAN TIEBING, BAWARD & SOBERBERG, AIA
 ARCHITECTS - PRACTICE - 3111111111

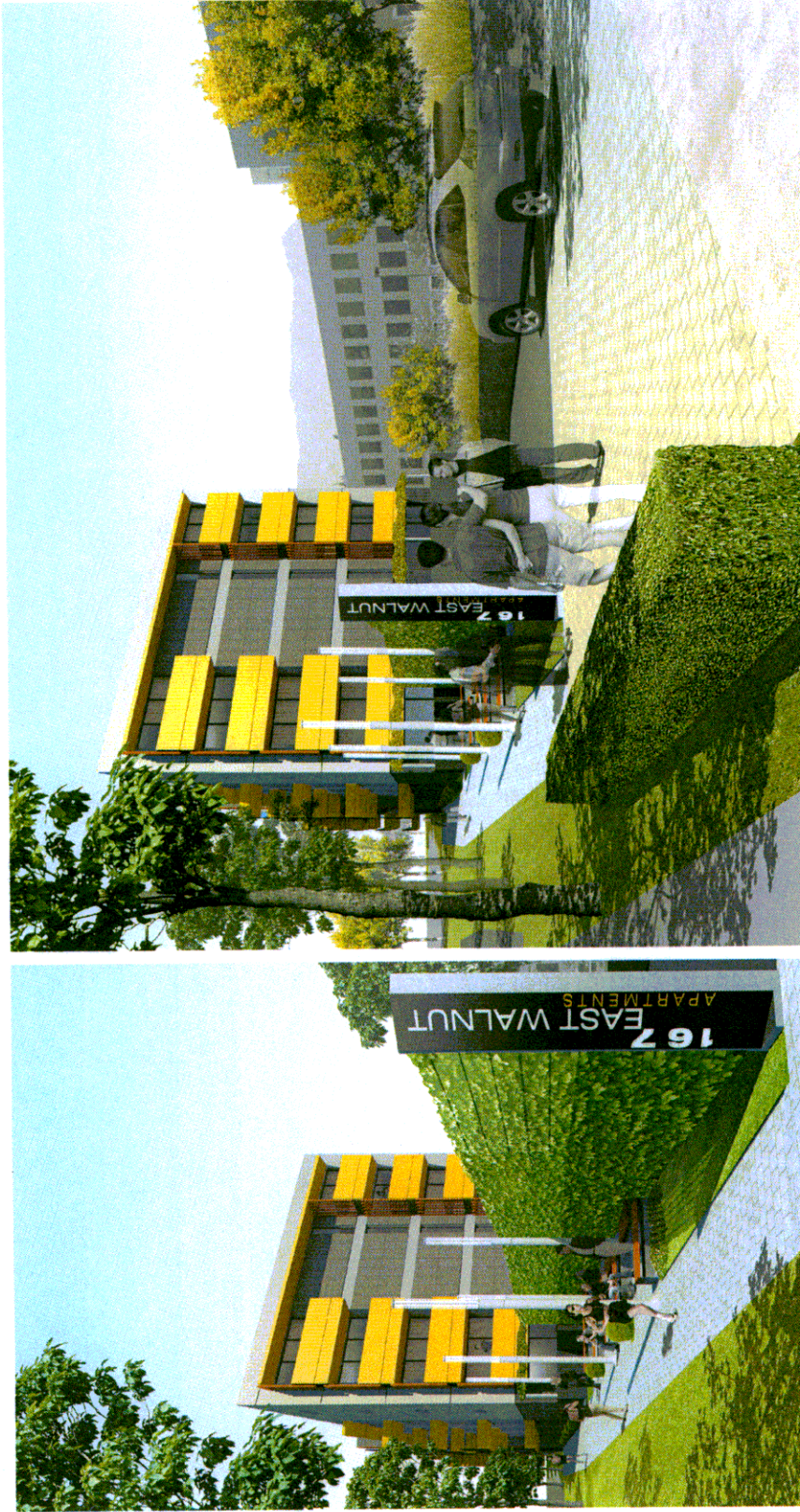


PERSPECTIVES

PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 620
 SANTA MONICA, CA 90401

WALNUT+MARENGO
 PASADENA, CALIFORNIA

A5a
 11/06/2010
 SCALE: 1" = 20'-0"
 U.S.A. ARCHITECTURE, STREET
 1000 AVENUE OF THE STARS
 SUITE 1000, WASHINGTON, DC 20004
 WWW.U.S.A.ARCHITECTURE.COM
 ARCHITECTS: **WALNUT+MARENGO**
 ARCHITECTS, PASADENA, CALIFORNIA



PERSPECTIVES

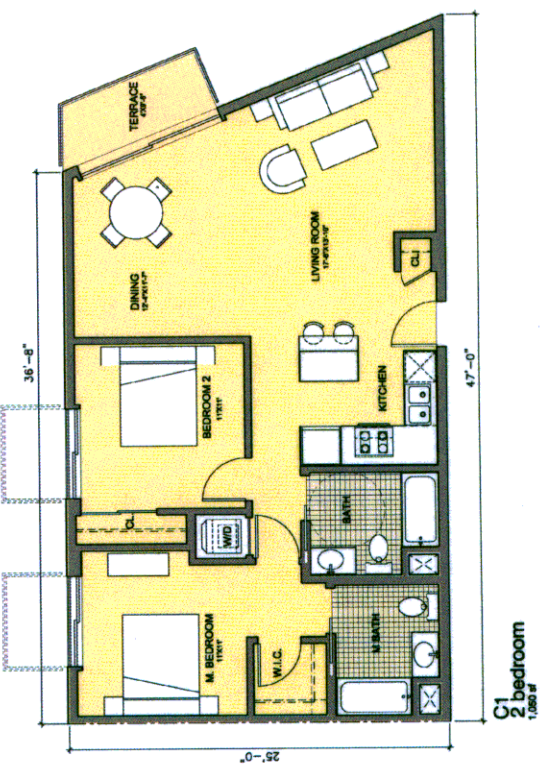
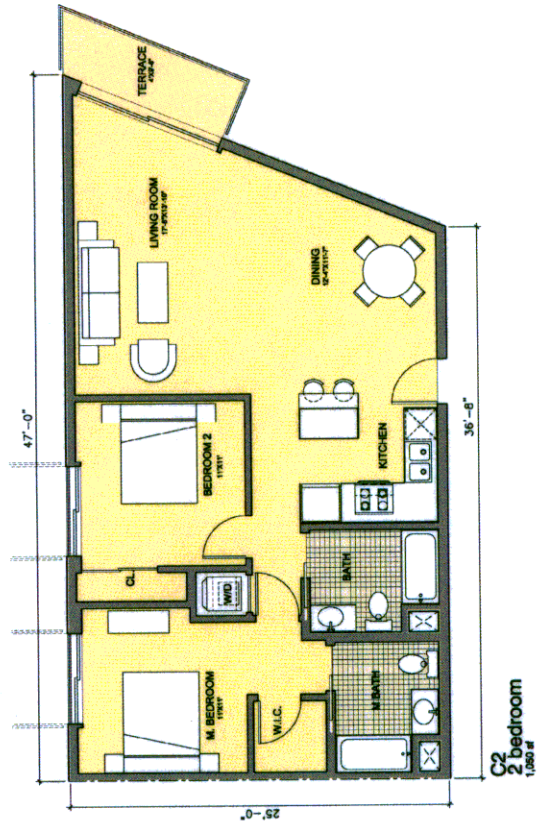
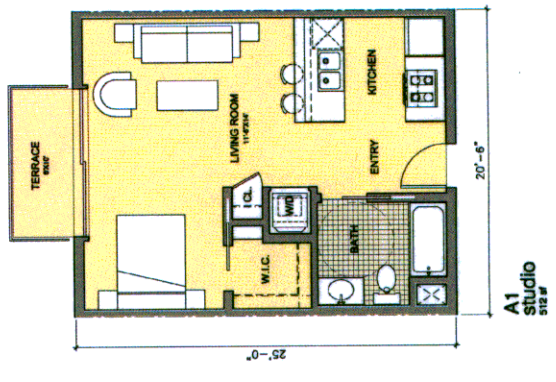
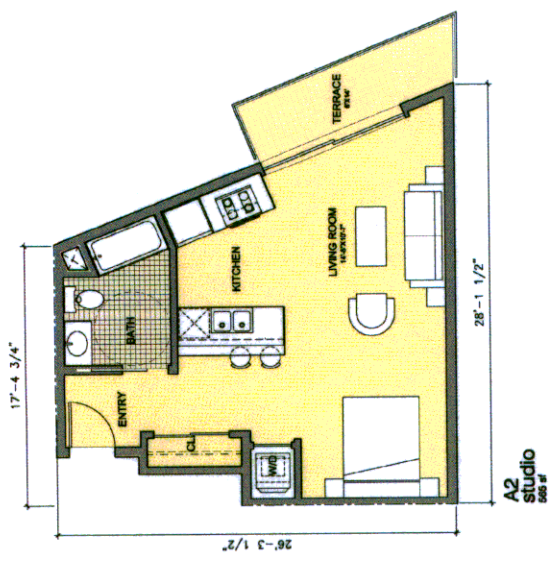
PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
 201 SANTA MONICA BLVD., SUITE 620
 SANTA MONICA, CA 90401

WALNUT+MARENGO
 PASADENA, CALIFORNIA

A5b

SCALE: 1" = 20'-0"
 11/06/2010

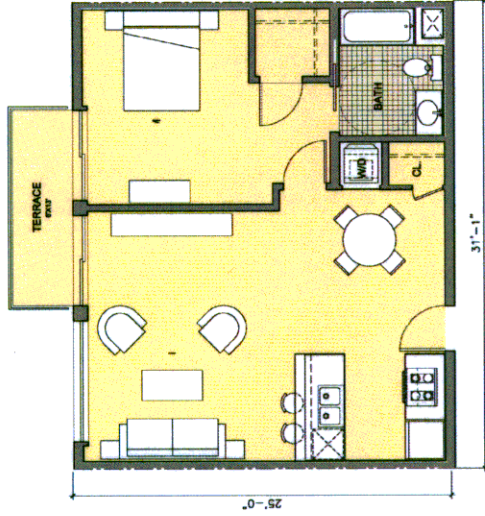
11119 BERNICELY, SUITE 100
 SAN FRANCISCO, CA 94122
 (415) 774-1100
 WWW.VANTRUBS.COM
VAN TRUBS, BANWARD & SOBERSHCH, ANA
 ARCHITECTURAL - PLANNING - INTERIORS



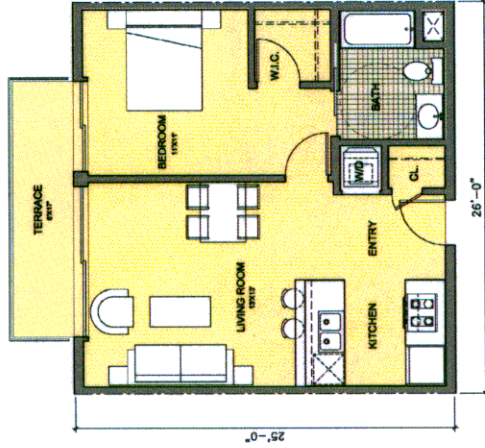
A6a
11/05/2010
SCALE: 1/4" = 1'-0"
VAN TILBURG, BANWARD & SODERBERG, AIA
ARCHITECTS - PLANNERS - INTERIORS - DESIGN

WALNUT+MARENGO
PASADENA, CALIFORNIA

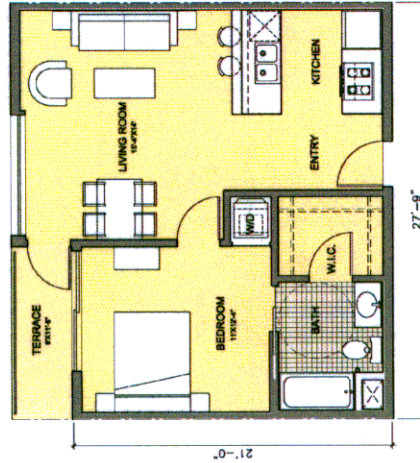
UNIT PLANS
PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
201 SANTA MONICA BLVD., SUITE 600
SANTA MONICA, CA 90401



B3
1 bedroom
782 sf



B2
1 bedroom
648 sf



B1
1 bedroom
648 sf

A6b

SCALE: 1/4" = 1'-0"
11/05/2010

J.A. BERKELEY, ARCHITECT
12121 WILSON BLVD., SUITE 100
SAN FRANCISCO, CALIFORNIA 94122
VAN TILBURG, BANVARD & SCODERBERGH, AM
ARCHITECTURE - PLANNING - DESIGN

UNIT PLANS

PREPARED FOR:
WALNUT MARENGO INVESTORS, LLC
201 SANTA MONICA BLVD., SUITE 800
SANTA MONICA, CA 90401

WALNUT+MARENGO
PASADENA, CALIFORNIA