

EXHIBIT A-1

Buildings 1 and 110 Land

[SEE ATTACHED]

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

PACIFIC GATEWAY PROJECT, SAN DIEGO, CA

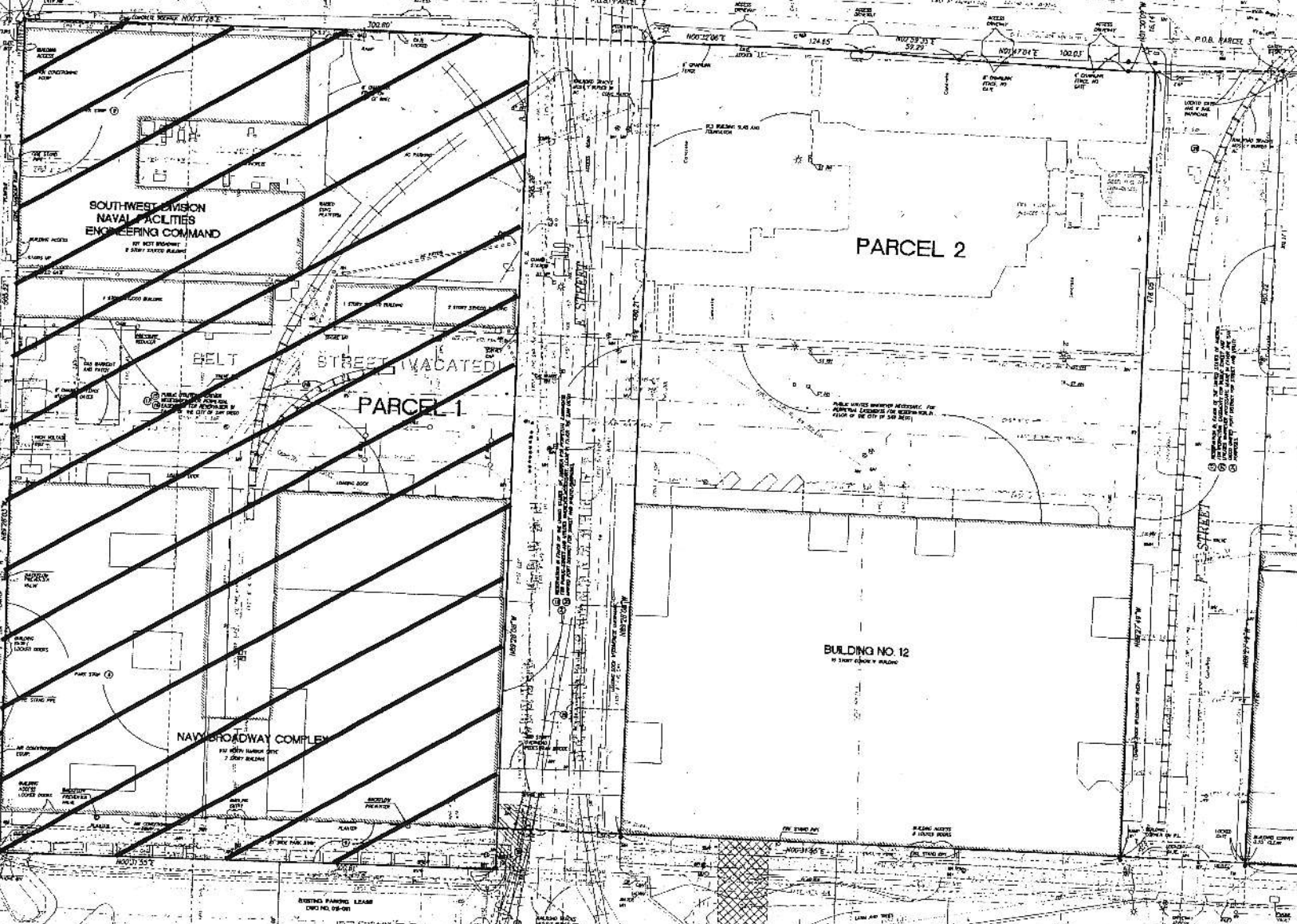


Exhibit A-1: Buildings 1 and 110 Land

PROJECT DESIGN CONSULTANTS
11111
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Exhibit A-1 (Buildings 1 and 110 Land)

LEGAL DESCRIPTION FOR BROADWAY COMPLEX, SAN DIEGO, CALIFORNIA, U. S. NAVY LANDS:

PARCEL 1:

THOSE PORTIONS OF THE TIDE SUBMERGED OR FILLED LANDS OF THE BAY OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THOSE LANDS CONVEYED TO THE CITY OF SAN DIEGO, BY THE STATE OF CALIFORNIA, UNDER THE PROVISIONS OF THAT CERTAIN ACT OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, APPROVED MAY 1, 1911 AS SUBSEQUENTLY AMENDED AND LYING WITHIN THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 15 PER SAID TRACT NO. 1 OF THE MUNICIPAL TIDELANDS SUBDIVISION (M. T. L. S.) AS MENTIONED IN DEED BETWEEN THE CITY OF SAN DIEGO, BEING THE GRANTOR AND THE UNITED STATES OF AMERICA, BEING THE GRANTEE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AT BOOK 1323, PAGE 118, ON JULY 17, 1940; ALSO BEING IDENTIFIED BY A LEAD, TACK AND TAG STAMPED LS 2412 MARKING THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF BROADWAY (125.00 FEET WIDE) WITH THE WEST BOUNDARY LINE OF THE PACIFIC HIGHWAY (FORMERLY ATLANTIC STREET) BEING 120.00 FEET WIDE, ALSO BEING THE WESTERLY LINE OF THAT CERTAIN 20.00 FOOT WIDE STRIP OF LAND DEDICATED TO THE CITY OF SAN DIEGO FOR ROAD AND PUBLIC STREET PURPOSES PER RESOLUTION NO. 108 OF THE HARBOR COMMISSION OF THE CITY OF SAN DIEGO, ADOPTED MAY 23, 1935;

1. THENCE ALONG SAID WEST BOUNDARY LINE OF THE PACIFIC HIGHWAY AS SHOWN ON SAID RECORD OF SURVEY NO. 11505 AND ALSO BEING THE EAST LINE OF THOSE LANDS AS ACQUIRED BY THE UNITED STATES OF AMERICA PER SAID DEED FILED IN BOOK 1323, PAGE 118, S 0°32'16" WEST, 300.82 FEET TO A 4" DIAMETER CONCRETE MONUMENT WITH A 2 1/2" BRASS CAP STAMPED LS 3997 MARKING THE INTERSECTION OF THE WEST BOUNDARY LINE OF PACIFIC HIGHWAY WITH THE NORTH BOUNDARY LINE OF "E" STREET AS SHOWN ON SAID RECORD OF SURVEY NO. 11505;

2. THENCE ALONG SAID NORTH BOUNDARY LINE OF "E" STREET, AS SHOWN ON SAID RECORD OF SURVEY NO. 11505, N 89°27'34" WEST, 505.20 FEET TO THE SOUTHWEST CORNER OF BLOCK 14 OF SAID MUNICIPAL

TIDELANDS SUBDIVISION, TRACT NO.1 AS DESCRIBED IN DEED FROM THE CITY OF SAN DIEGO TO THE UNITED STATES OF AMERICA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AT BOOK 227, PAGE 278 ON JULY 14, 1933, INCLUSIVE OF THE 25.00 FOOT WIDE PARK STRIP IN SAID BLOCK 14, ALSO BEING IDENTIFIED BY A LEAD TACK AND TAG STAMPED LS 3997 ON A ONE-FOOT OFFSET EASTERLY PER SAID RECORD OF SURVEY NO. 11505;

3. THENCE ALONG THE EAST BOUNDARY LINE OF HARBOR DRIVE, AS SHOWN ON SAID RECORD OF SURVEY NO. 11505 AND SAID BLOCK 14, N 0°32' 16" E, 300.82 FEET TO 4" DIAMETER CONCRETE MONUMENT WITH A 2 1/2" BRASS CAP STAMPED LS 3997 MARKING THE NORTHWEST CORNER OF SAID BLOCK 14 AND THE INTERSECTION OF THE EAST BOUNDARY LINE OF HARBOR DRIVE (175.00 FEET WIDE) WITH THE SOUTH BOUNDARY LINE OF BROADWAY;

4. THENCE ALONG SAID SOUTH BOUNDARY LINE OF BROADWAY, AS SHOWN ON SAID RECORD OF SURVEY NO. 11505, S 89°27'34" E, 505.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING TO THE STATE OF CALIFORNIA, ALL DEPOSITS OF MINERALS, INCLUDING OIL AND GAS, IN SAID LANDS, AND TO THE STATE OF CALIFORNIA, OR PERSONS AUTHORIZED BY THE STATE OF CALIFORNIA, THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS FROM SAID LANDS AS SET OUT IN THE SAN DIEGO UNIFIED PORT DISTRICT ACT, STATUTE 1962 CHAPTER 67 AS AMENDED.

SAID PARCEL 1 CONTAINS 3.489 ACRES, MORE OR LESS, AS SHOWN ON SAID RECORD OF SURVEY NO. 11505.