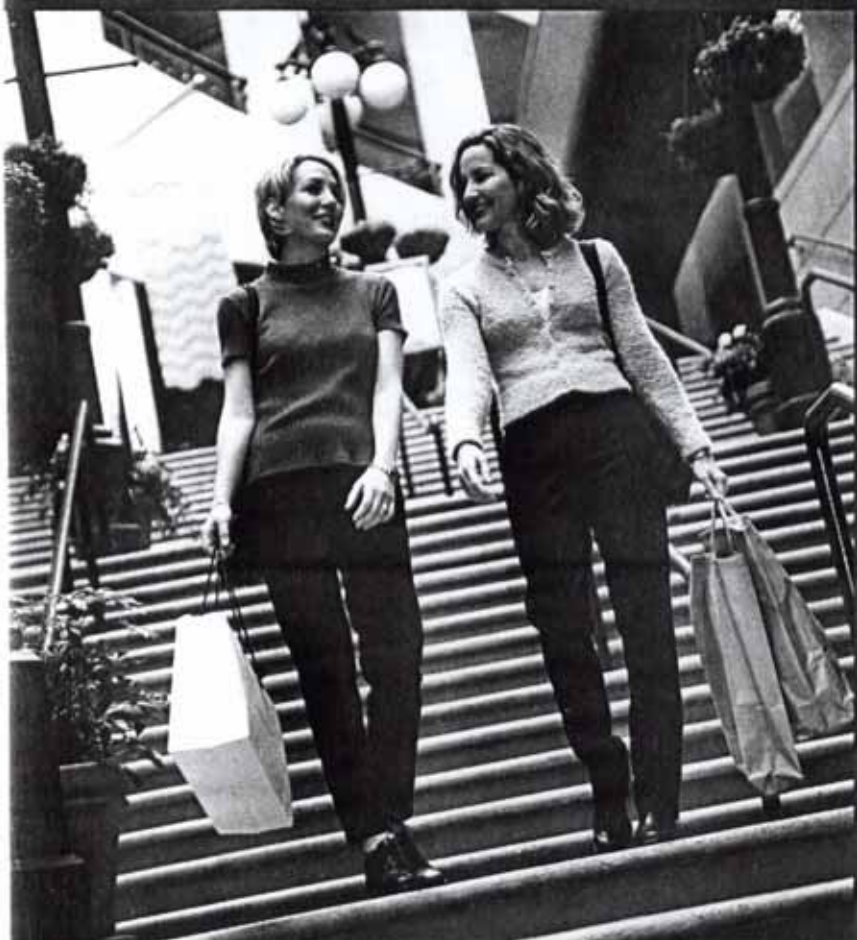


There are 57 condominiums on six diversely stepped levels. The street level features a gated two-story entry foyer, a recreation lounge and lush fragrant landscaping throughout.



Building Features

- Prominent downtown location
- Secured building
- Roof deck with:
 - Spa
 - Landscaping
 - Barbecue
 - Sun deck
- Sunlit plaza courtyard with lush planting, soothing fountain and soft evening lighting
- Secured parking garage with handicapped-accessible parking
- High-speed elevator with extra large cab accessing all levels
- Recreation lounge with kitchenette for entertainment
- Gracious secured two-story entry foyer with flowing stairway
- Quality architectural detailing
- Enhanced walkways at street and plaza levels
- Entry porch lighting for each home
- Convenient access from garage and entry foyer to mailboxes
- Walking distance to Ralphs, Horton Plaza, Harbor, Convention Center, Seaport Village and the Gaslamp
- Quality non-combustible construction
- Sprinklered building for added fire protection
- Contained trash area with self-cleaning chutes for each level

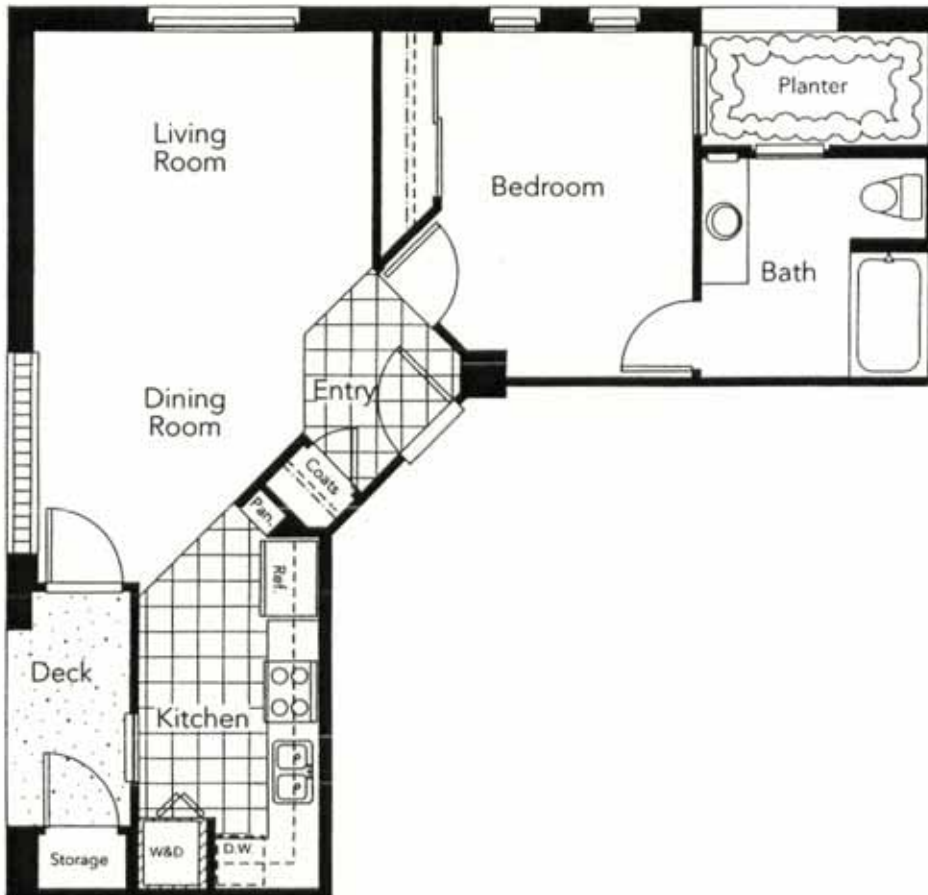


Unique floorplans varying between one and two bedrooms, with many featuring a den. All have upscale appointments and one or two private balconies with dual glazed doors.

Home Features

- Porches with dual glazed glass doors
- GE appliances in black or white:
 - Refrigerator
 - Washer/Dryer
 - Self-cleaning oven
 - Microwave with built-in exhaust hood
 - Multi-cycle dishwasher
- Dual compartment Kohler cast iron kitchen sink
- Built-in pantry for convenient storage space in most plans
- Entry: Hand rubbed bronze hardware
- Custom ceramic tile entry
- Plush carpeting throughout living areas
- Dramatic 9' ceiling in selected areas
- Rounded drywall corners
- Kohler cast iron tub with amenity shelf in bathrooms
- China lavs in master baths and secondary baths
- Designer selected Moen chrome faucets and plumbing trim with pressure setting valves
- Raised panel Colonist interior doors
- High-performance electrical and telecommunications wiring
- Dual glazed windows for temperature and sound insulation
- Architecturally-specified lighting in kitchens, dining rooms and bathrooms
- Abundant storage within each home





Floor Plan for Unit 101

*Plans and drawings are for illustrative purposes only.
Actual design and materials may change.*





Floor Plan for Unit 102

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Unit 105

*Plans and drawings are for illustrative purposes only.
Actual design and materials may change.*

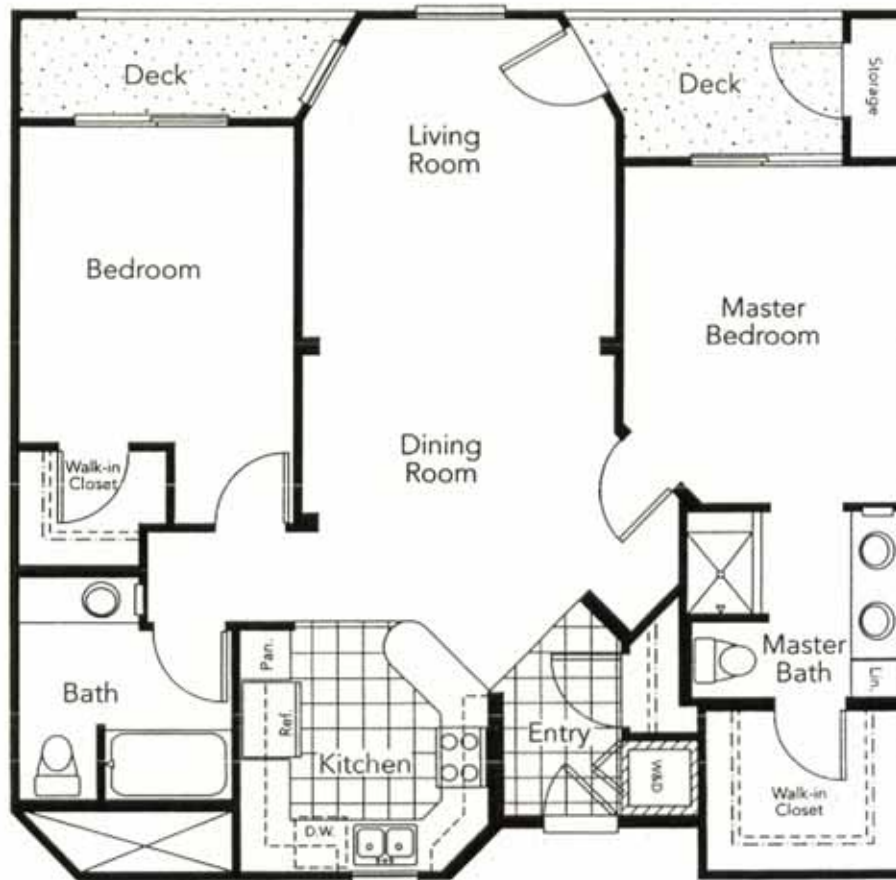




Floor Plan for Unit 106

*Plans and drawings are for illustrative purposes only.
Actual design and materials may change.*





Floor Plan for Units 202, 302, 402, 502, 602

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 204, 304, 404, 504

*Plans and drawings are for illustrative purposes only.
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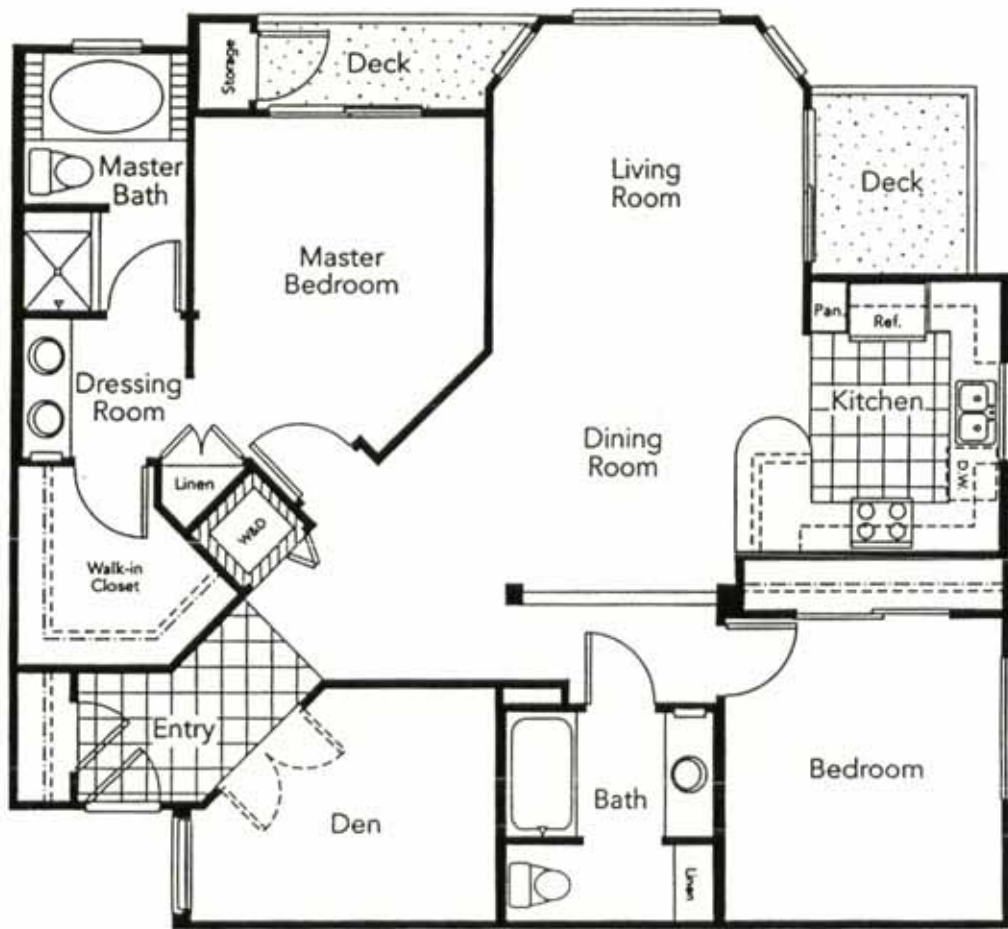




Floor Plan for Units 205, 305, 405, 505, 605

*Plans and drawings are for illustrative purposes only.
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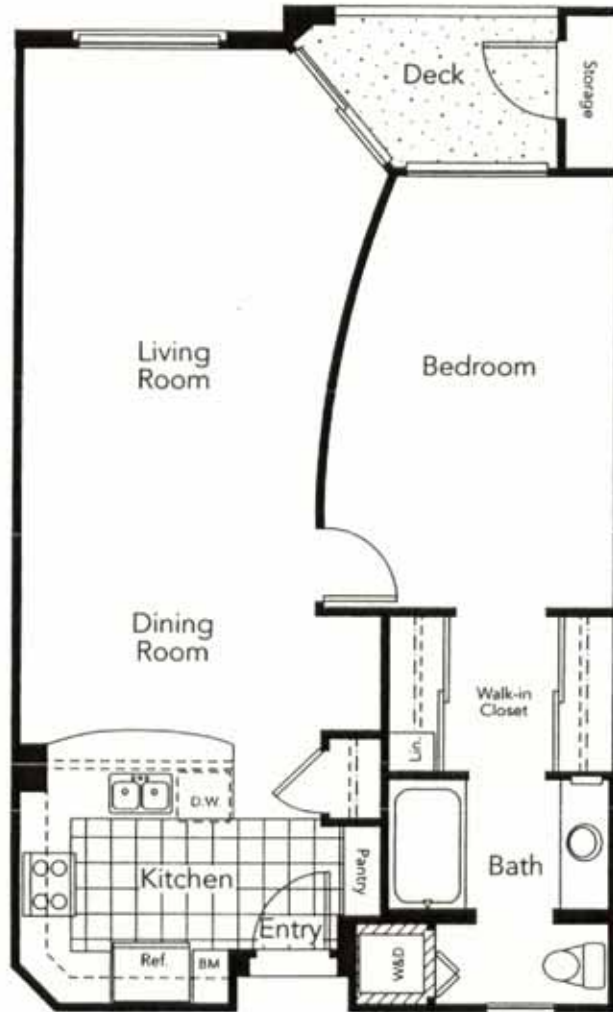




Floor Plan for Units 206, 306, 406, 506, 606

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 207, 307, 407

*Plans and drawings are for illustrative purposes only.
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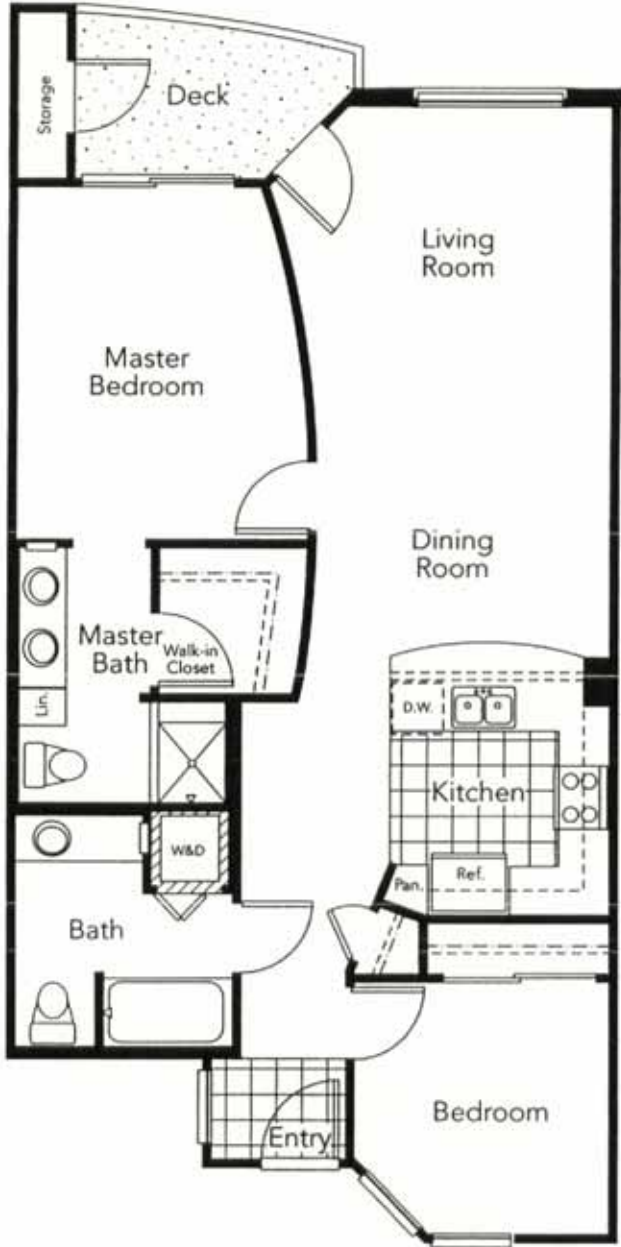




Floor Plan for Units 208, 308

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 209, 309, 409, 509, 609

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 210, 310, 410, 510, 610

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 211, 311

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 212, 312, 412

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 303, 403, 503

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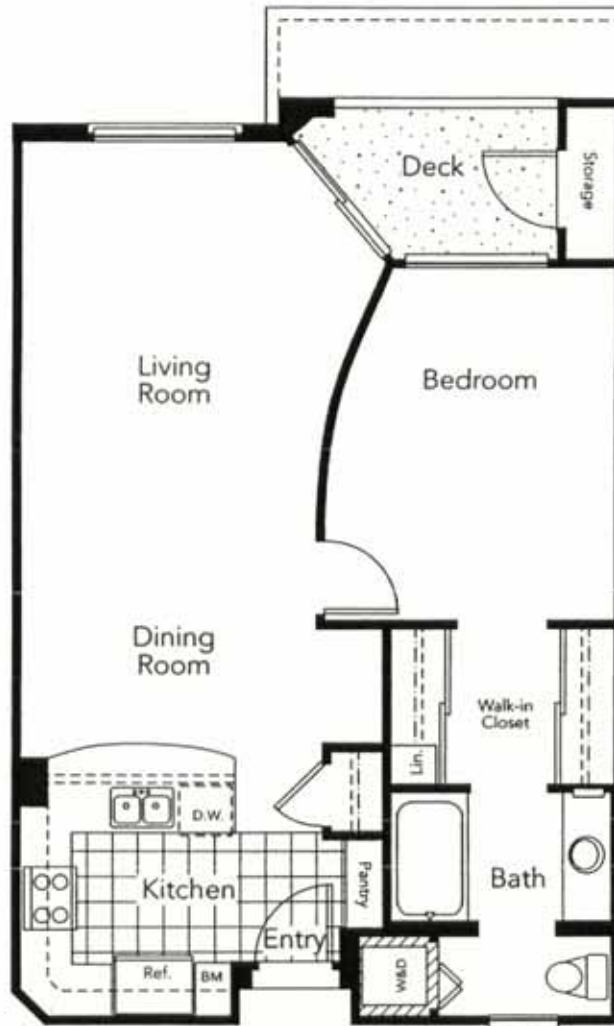




Floor Plan for Unit 408

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 507, 607

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Units 508, 608

*Plans and drawings are for illustrative purposes only.
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Floor Plan for Unit 512

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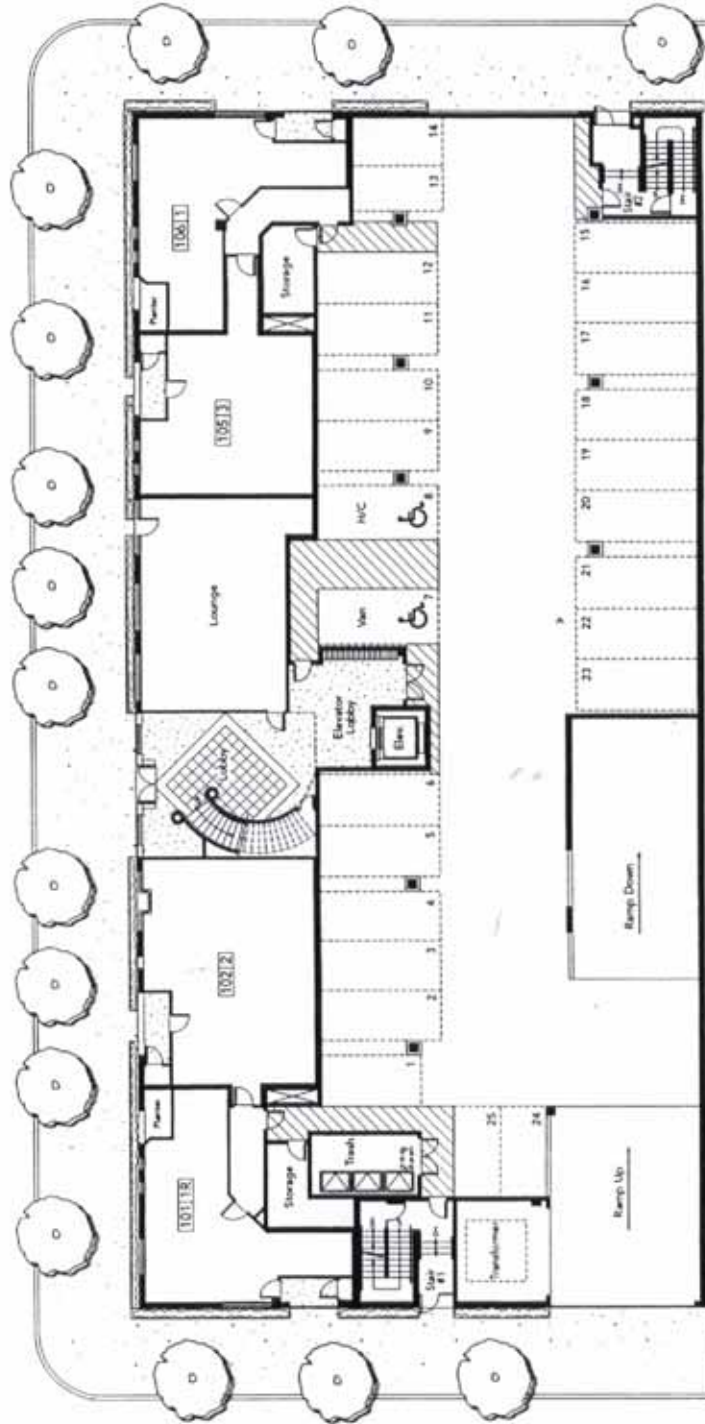


Basement Level

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235 ON MARKET

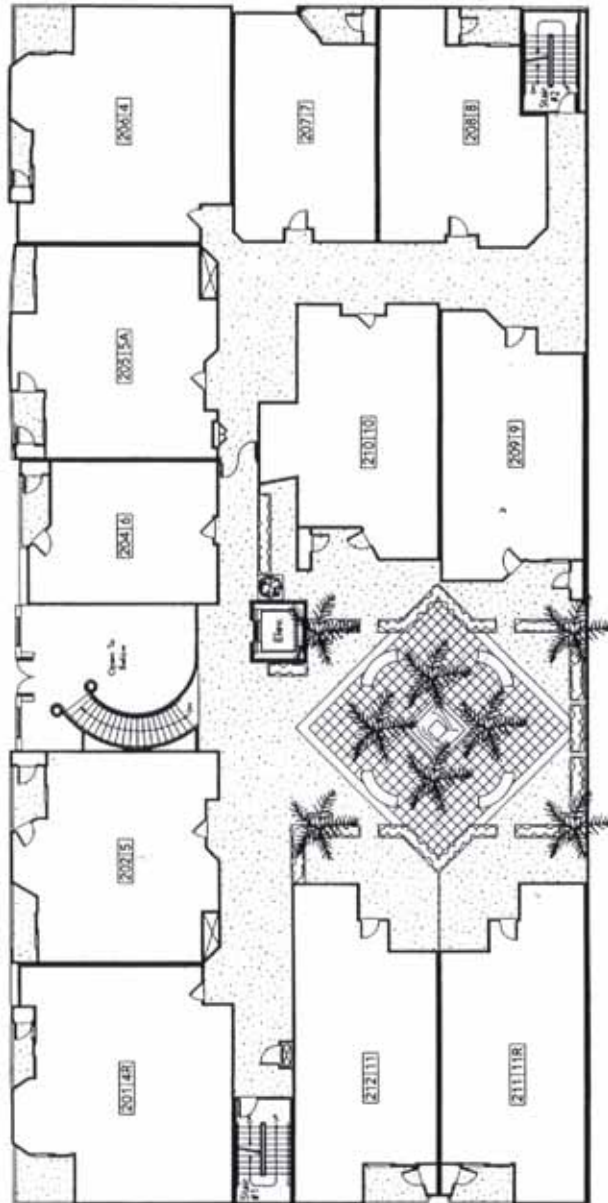


Level 1

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The developer reserves the right to make modifications or changes without notice to plans, specifications, and prices should they be necessary to maintain the high standards of this development.



Level 2

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Level 4

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Level 5

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Sales Center (619) 702-2354

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Level 6

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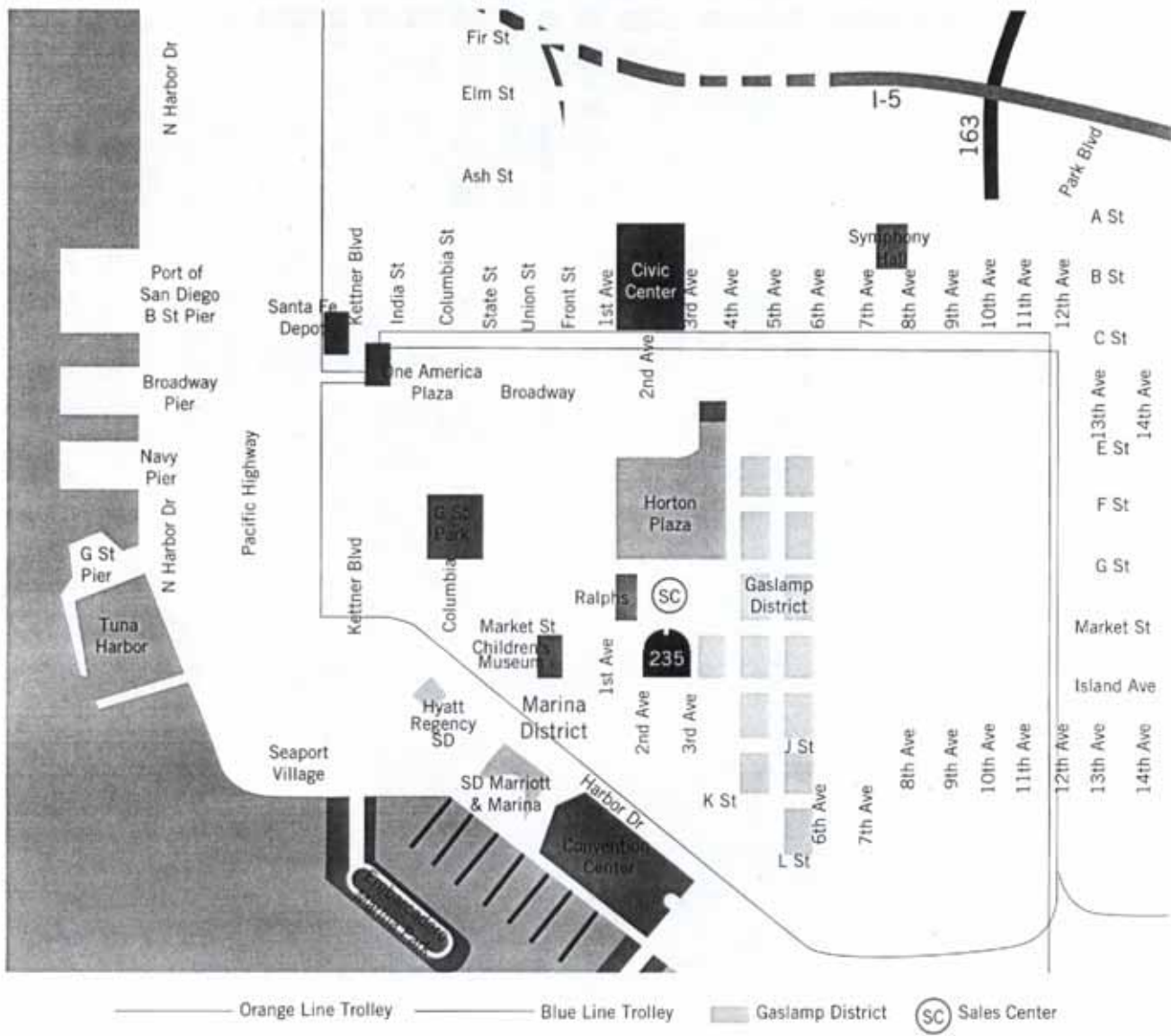
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Unit 3

805 Square Feet

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235 ON MARKET

Sales Center

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e-mail: 235onmkt@gte.net

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General Information November 9, 1999

| <i><u>Unit #</u></i> | <i><u>Unit Type</u></i> | <i><u>Approx. Price Range</u></i> |
|----------------------|-------------------------|-----------------------------------|
| 101 | 1 Bedroom | \$215,900 |
| 105 | 1 Bedroom | \$205,900 |
| 204 | 1 Bedroom | \$209,900 |
| 212 | 2 Bedroom | \$334,900 |
| 301 | 2 Bedroom + Den | \$415,900 |
| 303 | 1 Bedroom | \$224,900 |
| 307 | 1 Bedroom | \$245,900 |
| 506 | 2 Bedroom + Den | \$455,900 |

** Approximate Price Ranges subject to change at the sole discretion of 235 on Market.

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