

April 14, 2010

Mr. Kevin Shannon
Vice Chairman
CB Richard Ellis
990 W. 190th St.
Torrance, CA 90502

RE: Letter of Intent to Purchase CAL EMA

Dear Mr. Shannon,

We are pleased to write this letter of intent ("LOI") to deliver our intentions and interests regarding the proposed sale and purchase of **CAL EMA** in Rancho Cordova.

Following are the general terms and conditions upon which we would be willing to purchase the Property, including all improvements thereon, and all other rights and interests belonging to the Seller located on or used in conjunction with the property (collectively, the "Property")

The Property:

Property is CAL EMA at 3650 Schriever Avenue, Rancho Cordova, CA 95655

The Purchase Price:

The Purchase price for the property shall be **USD 26,800,000** (Twenty six million eight hundred thousand dollars). The offered Price is adjustable according to conditions mutually agreed upon.

Financial Contingency:

None

Terms of Purchase:

Cash at Closing

Due Diligence Period and Closing Date:

4 weeks from the official final selection of the buyer by the State of California.

Buyer Information:

Please refer to the attached company brochure

Legal:

This LOI (i) shall not be deemed to be an offer or an agreement and (ii) shall not create a binding obligation, fiduciary relationship, or joint venture between the Parties. The Project will be preceded by the completion of all legal, accounting, tax and business due to all the Parties, and the receipt of such approvals and consents (governmental and third Parties) as shall be necessary or desirable to allow the Project to be effected.

Confidentiality:

Each party hereto shall maintain the strict confidentiality of all information, including but not limited to financial, technical, and otherwise, receiving from the other party, unless the disclosure of such information is required by applicable laws or regulations.

Please return on executed copy of the Letter to us while keeping on copy for your records.

Signature:

Hanwha Investment Trust Management



Name: Sang Hoon Chung

Title: Senior Manager

Acknowledged:

CB Richard Ellis

Name:

Title: