

Ref No.	Buyer/Contact	Date	Price	PricePSF	Year One Cap	Deposits	Contingency Period	Total Escrow Period	Conforming Offer	Buyer Information	Additional Comments
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Conforming Offers

1	SVN Equities <i>Burton Young</i> <i>www.svnequities.com</i>	4/14/2010	\$2,200,624,844	\$301	6.73%	None Proposed	30 Days From Opening of Escrow	105 Days Total	Yes	SVN Equities is a California based private investment and development company focused on office, industrial, retail and apartment properties throughout the United States.	501(c)3 structure with reversionary interest. Two options in their offer. First Option has a proposing reversionary value to the State of \$538,641,201 (at the end of the Estate of Years) bringing the total value of their Option A to \$2,739,266,045. Second Option was non-conforming asking for a 25-year lease term.
2	California First, LLC <i>Chandra Patel</i>	4/14/2010	\$2,169,500,000	\$297	6.83%	\$5,000,000	10 Days	40 Days Total	Yes	Members of the consortium include Black Equities Group, Steadfast Companies, CastlePines Corporation, ACRE, LLC, Belgravia Capital, Capital Pacific Holdings and The Linc Group.	Buyer has reviewed the leases that are in the transaction document center and agree to adhere to the terms and conditions in the document center and will adhere to the operating leases for the Properties. Has also reviewed and reconciled the Marx Okubo property condition reports, Year One Operating Budgets and building plans and specifications. Offer includes comments to the draft lease language.
3	Stockbridge Real Estate Funds <i>Terrence Fancher</i>	4/14/2010	\$2,150,000,000	\$294	6.89%	\$21,500,000	Due diligence period shall expire on June 30, 2010.	Closing shall occur on August 15, 2010.	Yes	Stockbridge is an investment adviser for real estate private equity funds and separate accounts capitalized by institutions and high-net-worth individuals. Stockbridge currently manages opportunistic and value-added strategies with over \$3.2 billion of assets under management. The firm invests in all major product types in a number of targeted markets in and around major U.S. cities. Stockbridge has 45 professionals, with offices in New York, Chicago, Los Angeles and its headquarters in San Francisco. In addition, Stockbridge is supported by an in-house development team of more than 40 individuals.	Indicated that their pricing has reconciled Marx Okubo property condition reports, building plans and specifications, Year One Operating Budgets and their own operating expenses and advertised Operating Leases. The purchase price shall be subject to receipt of debt financing at approximately 60% loan to value on customary terms and conditions.
4	National Financial Realty <i>Vincent Pellerito</i> <i>www.nationalfr.com</i>	4/14/2010	\$2,150,000,000	\$294	6.89%	To be determined by both the State and NFR	None Proposed	Anticipated closing would occur on or before July 31, 2010.	Yes	Based in Los Angeles, CA, National Financial Realty is a private real estate investment firm. Founded in 2006, NFR's first strategy focused on acquiring and operating corporate properties owned and occupied exclusively by regulated financial institutions. NFR acquired financial institutions mission critical corporate properties using both conventional, long-term sale leaseback structures and its proprietary investment partnership approved for national banks, Liquidity Partners.	A second option offered to the State is that National Financial Realty will form a 501 (c) (3) corporation. The State and NFR will enter into a 50 ground lease with NFR being the Lessor with the State leasing back the buildings under the terms and conditions of the advertised Operating Lease. At the conclusion of the Ground Lease Term, title to the Sites and Buildings will revert to the State. The Base Rent shall be subject to a 2% per annum increase for the duration of the Lease Term and any renewal(s). NFR, Realty, subject to verification during due diligence, has assumed property taxes and transfer taxes will be exempt based on the current structure. The present value (using the State's discount rate of 6.5%) of the savings is \$314,100,000 for the property tax and \$11,500,000 for the transfer tax.

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5	Golden State Asset Acquisition Group Scott Sollers	4/14/2010	\$2,100,000,000	\$287	7.06%	\$5,000,000	None Proposed	45 Days From Execution of PSA	Yes	Founded in 1981, AEW Capital Management, L.P. provides real estate investment management services to investors worldwide. Currently, AEW and its affiliates manage over \$42 billion of real estate assets and securities (as of December 31, 2009) on behalf of many of the world's leading institutional and private investors.	AEW (the asset manager of the properties on behalf of the Buyer) will be using tax-exempt California Municipal Finance Authority (CMFA) bonds and shall serve as the asset manager providing residual value to host cities under the umbrella of one special purpose entity. On April 7, 2010, the Board of Directors of CMFA adopted a resolution expressing its intent to issue the Bonds to acquire the Properties and appoint Stone & Youngberg, LLC to lead the underwriting of and sales efforts of the Bonds which would take 45-60 days to complete. Buyer will pay all closing costs associated with this transaction.
6	Bentley Forbes C. Frederick Wehba www.bentleyforbes.com	4/14/2010	\$2,017,782,055	\$276	7.35%	\$10,088,910 Increased to \$20,177,820	30 Days From Opening of Escrow	60 Days Total	Yes	Founded in 1993, BentleyForbes is a privately-held commercial real estate investment company. The Company is focused on the acquisition, ownership and management of trophy Class A office buildings, and select high-quality industrial and retail facilities in major markets throughout the US.	Purchaser shall have the right to extend the closing for up to thirty days if necessary to satisfy the conditions of closing. Buyer has also asked that the Cal EMA lease be NNN Absolute. Sources of capital: lenders with whom they have strong relationships. Deutsche Bank and Goldman Sachs have expressed interest in providing a mezz piece. Equity will be both their own, as well as that provided by high net worth individuals. They underwrote CalEMA using the lease set forth in the OM. Purchaser shall pay all closing costs.
7	Craig, Jarecki, Kray Investments David Kray www.cjkinvestments.com	4/14/2010	\$1,900,000,000	\$260	7.80%	\$20,000,000	30 Days From Opening of Escrow	90 Days Total	Yes	Craig Jarecki Kray Investments (CJK) is a privately held real estate investment management company specializing in the acquisition, ownership and management of investment real estate in venture with institutional, public and private investors. Founded by Steve Craig, Steve Jarecki, David Kray and Jan Tatala, CJK Investments has over 90 years of combined real estate experience in a diversity of institutional product types including office, retail, industrial, multifamily properties; and non performing loans in the US and Japan. CJK principals have successfully acquired, developed, operated and managed over \$10 Billion of commercial real estate investments over their respective careers.	Intends to engage J.P. Morgan Chase & Co. to provide CMBS financing and Deutsche Bank AG to act as an advisor.
8	Tamkin Development Corporation Jeffrey Tamkin www.tamkin.com	4/14/2014	\$1,815,172,432	\$248	8.16%	None Proposed	60 Days From Opening of Escrow	None Proposed	Yes	Tamkin Development Corporation is a national real estate development and investment firm that has developed or acquired over 200 projects in 96 cities in 36 states and Canada. Since 1969, Tamkin Development Corporation's acquisitions and developments have been diversified in nature covering industrial, office, retail, and multifamily, including student and senior housing. Within all of these sectors, Tamkin has a proven track record in developing ground-up projects, repositioning underperforming assets, as well as acquiring existing value-add and core projects.	Proposed five alternatives, with alternatives 2-5 non-conforming. In addition, Seller will pay the cost of part of some and all of other closing costs.

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9	The Haney Company (Taxable) Franklin Haney	4/14/2014	\$1,672,514,718	\$229	8.86%	None Proposed	None Proposed	7/30/2010	Yes		Meeting with their financial sources today and tomorrow; not able to say at this time if he will be able to get to \$2 Billion on a conforming offer; may have a better idea of his capabilities within the next few days. Sent memo outlining the three ways in which he thinks he will be able to enhance his proposal: 1) he would be able to increase his bid by \$110M-\$115M by entering into a residual value insurance contract; 2) if S&P were able to rate the "tail," or the time frame 5-10 years beyond the primary term of the lease, as at least BBB-, he would be able to pay \$1.9B-\$2B; 3) with respect to either of the foregoing alternatives, if counties did not reassess for property tax purposes and the State did not insist on a credit against its rent of an equivalent amount, the increase in NOI would allow for a commensurate increase in purchase price.
10	Divergent Financial Service Stefan Cap	4/14/2014	\$1,635,000,000	\$224	9.06%	\$100,000,000	10 Days From Opening of Escrow	60 Days Total	Yes		In addition, the Buyer will pay to the State a second payment of \$1,570,000,000 to be paid to the State on December 31, 2030.

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Non-Conforming Offers

11	QueensFort Capital Arthur Halleran Jr.	4/14/2010	\$3,000,000,000	\$410	4.94%	None Proposed	None Proposed	None Proposed	No	QueensFort Capital Corporation is an investment concern that structures sale-leaseback transactions and invests in commercial, residential, resort and restaurant real estate projects throughout the United States.	Purchase offer totals \$3.25 Billion payable \$3 Billion at closing with the remaining \$250 million paid to the State of California within three years of closing. State will execute a modified gross lease on all properties with modified gross rent payments equivalent to 7.15% on the cumulative sale proceeds, with increases almost every year to a total of 23.7% in year 17. In addition, offer contemplates a 17 year lease term with three (3), ten year options to extend at the greater of fair market rental value or an annual net rent not less than 12% of Buyer's total capital investment in the portfolio. Represented by Frank Kawalkowski at Cassidy Turley.
12	Euromart Realty Group Bruno Arnold	4/14/2010	\$2,285,000,000	\$313	6.49%	\$20,000,000 Increased to \$50,000,000	30 Days From Opening of Escrow	60 Days Total	No	Euromart was founded in 1962. The company specializes in sourcing foreign capital for investment in existing high quality properties and for the development of new real estate opportunities in both Canada and the United States. The Euromart Group of Companies includes several subsidiary companies, which specialize in all aspects of planning, acquisition, development and management of real estate assets. Euromart advises pension funds on infrastructure projects throughout North America.	Wants to change the rent to have the State pay \$148,207,477 annually (\$20.27 PSF) NNN with 1.5% per annum compounded increases with five (5), five year options to extend. Upon close of escrow, the State of California shall pay a consulting fee to Euromart Realty Group and McKinley Infocapital of \$10,000,000.
13	USCA, LLC Rex Cousins	4/14/2010	\$2,115,000,000	\$289	7.01%	\$1,000,000	30 Days From Opening of Escrow	90 Days Total	No		State to lease back the entire portfolio for \$1.70 PSF per month on a NNN basis with 2% annual rental increases.
14	The Herrick Company Norton Herrick www.theherrickcompany.com	4/14/2010	\$2,100,000,000	\$287	7.06%	None Proposed	45 Business Days From Opening of Escrow	90 Days Total	No	The Herrick Company is one of the nation's largest and most successful real estate investment firms. Since 1960, they have purchased, owned and sold income properties valued in excess of \$3 billion. Today, its acquisition emphasis includes an array of investment quality net lease transactions. The Herrick Company acts strictly as a principal.	Price is based on a 10 Year Treasury rate of 3.86% and a 30 Year Treasury rate of 4.19% and may be adjusted based on movements in Treasury rates. Option A at \$2.1 Billion. Option B at \$1.9 Billion. 2% annual increases for rent and parking revenue. State to be responsible for any special assessments levied against the properties. State to be responsible for all transaction costs accept for Purchase's attorney's fees. Option A, the State shall have the option to extend the term of the lease for three, ten year terms at fair market rent. Under Option B, the State shall have the option to extend the term of the lease for two (2) additional terms of 10 years. The first renewal term will be at fair market rent and the second renewal term will be at \$70 million NNN rent per year. State must indemnify Landlord for all past, present and future environmental conditions.

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15	Sedgwick Funding Michael Ryan www.sedgwickfunding.com	4/14/2010	\$1,926,000,000	\$263	7.70%	None Proposed	45 Days	14 Day after the later of: (a) the Contract Date, or (b) the date on which pre-conditions to Closing (if any) are satisfied.	No	Sedgwick Funding was formed in 2006 to pursue the Real Estate Net Lease Investment strategy implemented at Pitney Bowes Real Estate Finance Corp (PREFCO). PREFCO, created in 1987 by the undersigned, completed transactions valued in excess of \$2.5 billion dollars throughout the United States. Please see www.sedgwickfunding.com for further information.	NOI is slightly different and the six (6), five (5) year options are at Fair Market Value. Seller shall be responsible for all closing costs except for Purchaser's due diligence costs, costs associated with its advisors, and its attorney's fees.
16	Ameritex Investments LLC Jon Foulger	4/14/2010	\$1,818,496,650	\$249	8.15%	\$250,000	60 Days From Opening of Escrow	90 Days Total	No		Requires capital lease (absolute net) 30 years terms, option to purchase using tax exempt COPs. This is the only way that they can do this deal. Pricing can be pushed closed to a 7% Cap rate.

Year 1 NOI: \$148,207,477
Square Feet: 7,311,158