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Property Profile



OVERVIEW	MARKETING PROCESS	INVESTMENT HIGHLIGHTS	LOCATION MAP	PORTFOLIO DETAILS	INVESTMENT CONTACTS
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MARKETING PROCESS

2/26/10 to 4/14/10	Offering Period
2/26/10 - 10:00 AM	Initial Flyer/Brochure release and Website Launch
3/2/10 to 4/14/10	Potential buyers that sign the registration agreement will: <ul style="list-style-type: none"> a) Obtain access to the electronic marketplace for the buyer selected property or properties to review the offering memorandum(s), BOMA studies, preliminary title report(s), 3rd party leases and ALTA survey(s) for the applicable property or properties; and b) Be invited to property tours that will be conducted on announced dates.
3/30/10 to 4/1/10	The 1st week of property tours will be conducted between the hours of 9:00 AM and 4:00 PM on Tuesday through Thursday, March 30th through April 1st. Parties that have executed a registration agreement will receive contact information to schedule property tours.
4/6/10 to 4/8/10	The 2nd week of property tours will be conducted between the hours of 9:00 AM and 4:00 PM on Tuesday through Thursday, April 6th through April 8th. Parties that have executed a registration agreement will receive contact information to schedule property tours.
4/14/10	The deadline for potential buyers' initial offer submittal
4/19/10 to 4/23/10	State evaluation of all initial offers*
4/23/10 to 5/6/10	At the State's discretion, potential buyers within the competitive range will be invited to participate in additional offer rounds.
4/23/10 to 5/20/10	Potential buyers within the competitive range will be invited to participate in a Best and Final round. During the Best and Final round, invited potential buyers will be provided a copy of the respective draft purchase and sale agreement for review and comment, proposed draft lease agreement(s) and confidential due diligence information which includes 3rd party property condition reports and building plans and specifications. The State may conduct buyer qualification interviews. Comments on the purchase and sale agreement must be provided with the offer.
5/24/10 to 5/28/10	State evaluation of all best and final offers*
5/28/10	Anticipated date of the selection of the buyer(s) Buyer(s) selection will be based on the following criteria: <ul style="list-style-type: none"> a) Offered Price; b) Buyer's Financial Capabilities including potential need for debt as a condition of close; c) Buyer Due Diligence and Closing Timing; d) Buyer's Terms and Conditions; e) Buyer's past performance; and f) Aggregate Proceeds Analysis (Individual Sales, Partial Portfolio, Portfolio) <p>*Buyers that tender offers on multiple assets are required to specify their pricing for each asset or the offer will be rejected. Any property complex that consists of more than one building, e.g. the Capitol Area East End Complex, the Franchise Tax Board Complex, the San Francisco Civic Center, and the California Emergency Management Agency shall be considered a single asset for the purposes of this paragraph.</p>

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