

Alexander Gilbert Baraona
599 West Viento Street, Mountain House, California 95391

**GBRE Golden State Portfolio Letter of Intention to purchase the Golden State Portfolio
properties.**

14 April, 2010

Michael Moore | First Vice President

CB Richard Ellis Capital Markets
990 W 190th Street, Suite 100
Torrance, CA 90502

Attention: Kevin Shannon

Subject: Letter of Intention to purchase 11 Buildings, Golden State
Portfolio, terms and conditions.

Dear Sir or Madam:

Please accept this letter of Intention in our bid to buy the Properties known
as the Golden State Portfolio.

The due diligence timing, timing to close, initial deposit and any other general
term and conditions are as follows:

1. Due diligence and inspections 30 days from acceptance per property.
2. Timing to close 45 days from acceptance per property.
3. Initial deposit of 10% 30 days from acceptance per property.
4. Other general terms and conditions are the confirmation of the lease
agreements and actual space leased in each building, the property tax incentives
on each building and any repairs required per building.

Thank you for your consideration,

Sincerely,



Alexander Gilbert Baraona,
Private Investor
DRE License # 01181693

CC: John Arthur Baraona, Broker license # 00760424