

2008 ACQUISITIONS



LEGACY HAMILTON PLAZA
Campbell, CA

Acquisition Date: February

Square Feet: 353,462

Property Type: Class A mid-rise suburban office

Description: A two building office complex built in 1990 with an architecturally unique design and premier West Valley location. The property appeals to the area's most prestigious tenants who enjoy an attractive central fountain courtyard setting, generous window lines with panoramic views, an executive fitness center, and subterranean parking. The property's prime location also affords tenants exceptional convenience to numerous retailers, executive housing, a Light Rail station and San Jose International Airport.



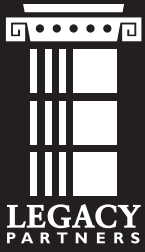
LEGACY YGNACIO CENTER
Walnut Creek, CA

Acquisition Date: March

Square Feet: 514,458

Property Type: Class A mid-rise suburban office

Description: Situated in a premier downtown Walnut Creek location, Legacy Ygnacio Center consists of three Class-A office towers ideally located across the street from the Walnut Creek BART station and near the junction of Interstate 680 and Highway 24, offering immediate access throughout the Bay Area via private and public transportation. The project features high quality common area finishes and tenant build-outs, sweeping views of Mt. Diablo, desirable on-site and nearby amenities, abundant parking, and an attractive park-like setting.



2008 ACQUISITIONS



70 SOUTH LAKE
Pasadena, CA

Acquisition Date: March

Square Feet: 104,466

Property Type: Class A mid-rise suburban office

Description: Located in Pasadena's CBD, 70 S Lake enjoys convenient access to the 110,134 and 210 freeways and Gold Line Rail Station, and is within walking distance of numerous shops, restaurants and other services. The project features 16,500 sf floor plates, a 3/1,000 sf ratio in a five-level parking structure, and amenities that include an on-site bank and ATM, 24-hour life and safety systems, three passenger elevators and a dedicated freight elevator.