

ROTUNDA BUILDING & ROTUNDA GARAGE FLOW CHART

ROTUNDA BUILDING (1)
 SEPTEMBER 1997
 REQUEST FOR PROPOSALS (RFP) FOR PURCHASE OF ROTUNDA BUILDING RECEIVED:
 1. KENNEDY-WILSON INT.
 2. MOBED SHAHI HOTEL GROUP
 3. NATIONWIDE CAPITAL SERVICES INC
 4. BELGRAVIA CAPITAL

ROTUNDA PARTNERS V/11 1999
 CHOSEN HAS DEVELOPER'S FOR ROTUNDA BUILDING FOR \$99 MILLIONS AND REPIDES \$12 MILLION DOLLAR DEFERRED LOAN FOR 20 YRS AT 3% DEFERRED INTEREST FOR 15 YRS

2002 RP II SIGNS NEW LOAN FOR \$20,000,000.00 WITH NATIONWIDE LIFE INSURANCE [PREVIOUS \$12,000,000 MILLION IS SUBORDINATED NATIONWIDE INSURANCE IS * [SENIOR LENDER]

NOTE: SENIOR LENDERS ARE USUALLY IN THE BEST POSITION BECAUSE THEY HAVE CLAIM TO UNSEIZED ASSETS

ROTUNDA GARAGE (4)
 2004 ROTUNDA GARAGE LP PURCHASE (3) GARAGE PARCELS FOR \$99 EACH AND LEASES PARCEL (4) FOR \$1 TOTALS \$99860 FROM CITY REDEVELOPMENT AGENCY

(5) ROTUNDA GARAGE LP CONVEYS PARCELS 2 AND 3 TO FUND SUELS IN 2006

(6) FUND SUELS CONVEYS PARCELS (2) TO ADDRESS BUILDING LLC

(9) COUNCIL RESOLUTION TO APPROVED \$4,000,000.00 GAP FUNDING 2012

(8) APRIL 2012 NATIONWIDE APPROVES SECONDARY FINANCING FROM CITY FOR \$8,000,000

(7) GARAGE PARCELS \$253 SOLD FOR \$15,650,000.00 TO SAN PABLO COMMERCIAL CENTER 2012