

Western Conference of Teamsters Pension Plan
Financial Transactions Schedule
Form 5500 - Schedule G - Part II
Overdue Lease Explanation as of December 31, 2009
EIN: 91-6145047
Plan Number: 001

Property Name	Identity of lessor/lessee	Relationship to plan	Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs expenses, renewal options, date property was leased). What is being done to collect the amount in arrears	Original cost	Current value of the lease	Gross rental receipts during the plan year	Expenses paid during the plan year	Net receipts	Amount in arrears
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(i)
City Base Landing	Alamowing dba Buffalo Wild Wings	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant disputed prior year reconciliation and trash charges. Balance will be collected.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,040
City Base Landing	Best Buy	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed annual tax reimbursement which was collected in January 2010.	-	-	-	-	-	135,647
City Base Landing	Cato	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant short paid 2009 triple net expenses due to their interpretation of CAM cap language. Property management will resolve with tenant as part of reconciliation process in April 2010.	-	-	-	-	-	9,940
City Base Landing	City of San Antonio	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,658
City Base Landing	Danah Zapata	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed December charges and paid in January 2010.	-	-	-	-	-	3,189
City Base Landing	David L. Wynn & Paul H. Weir	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owes prior year trash and recon charges. Balance will be collected.	-	-	-	-	-	3,898

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(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
City Base Landing	Diabetes America	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant struggled since opening in 2008 and entered into a payment arrangement to pay off balance by April 2010.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,772
City Base Landing	Dos Gatos, LTD. dba El Taco Tote	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant vacated and a termination agreement has been executed. All termination fees have been paid. A replacement tenant lease for a portion of the space has been executed. Balance written off in 2010.	-	-	-	-	-	83,890
City Base Landing	Emergency Pet Center	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant is dark and non-responsive. Default notice recommended.	-	-	-	-	-	3,512
City Base Landing	Visionary Properties dba Eye Masters	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,703
City Base Landing	Family Christian	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	2,650
City Base Landing	Fernando Atreola dba Street Gear	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	2,955

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(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
City Base Landing	First American Title	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,318
City Base Landing	Hancock Fabrics	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant paid the wrong entity. Refund forthcoming.	-	-	-	-	-	1,101
City Base Landing	Laura Garcia dba Marble Slab	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant is struggling and pays slowly but balance is collectable.	-	-	-	-	-	3,825
City Base Landing	Sans Lites dba LA Weightloss	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant defaulted and vacated in 2008 however HPI needs Pru approval prior to writing off balance.	-	-	-	-	-	39,417
City Base Landing	LCM Ventures dba Buzz's Rental	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	2,381
City Base Landing	Lynn & Taylor	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Lease was assigned to new operator in 2008. Balance owed by prior operator who filed bankruptcy. Balance written off in 2010.	-	-	-	-	-	6,873

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City Base Landing	Sofia Aguilar dba Liberty Tax	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant is struggling and slow pays but balance is collectable.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,476
City Base Landing	United Fashions dba Melrose	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant short paid 2009 triple net expenses due to their interpretation of cam cap language. Property management will resolve with tenant as part of reconciliation process in April 2010.	-	-	-	-	-	5,548
City Base Landing	New Cingular Wireless dba AT&T	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,060
City Base Landing	Office Depot	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed annual tax reimbursement which was collected in January 2010.	-	-	-	-	-	68,903
City Base Landing	Pro Mattress dba Mattress Firm	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,783
City Base Landing	South Texas Blood and Tissue	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,295

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City Base Landing	Starbucks	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,275
City Base Landing	Superior Supplements	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant defaulted and vacated in 2009. Tenant filed bankruptcy and rejected lease so balance was written off in 2010.	-	-	-	-	-	8,379
City Base Landing	The Sherwin Williams Co.	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant disputed historical CAM charges and reconciliations. An audit of prior years proved that a credit is due to Tenant. An AR adjustment will be created which will correct balance.	-	-	-	-	-	26,810
City Base Landing	The Shoe Show	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,709
City Base Landing	JP Morgan Chase Bank (formerly WaMU)	Retail Tenant	Shopping Center located on SE Military in San Antonio, TX, purchased in March 2006. Rental terms are individually negotiated. Expenses are recovered through escrows from tenants on a pro-rata share basis for CAM, Tax, and Insurance. Tenant owed reconciliation charges and paid in January 2010.	-	-	-	-	-	1,752
Encinitas Marketplace	Albertsons	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Funds were collected in January.	-	-	322,320	400,036	-	125,492

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Encinitas Marketplace	Golden Baked Hams	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. After tenant was sent to Legal Collections, they paid \$26K of the arrears on January, and the balance on subsequent payments.	\$ -	\$ -	\$ 57,637	\$ 13,254	\$ -	\$ 30,688
Encinitas Marketplace	Tweeter	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. The balance will be written-off as the tenant declared bankruptcy. Landlord is pursuing full collection through court, but the chances of a positive outcome are remote.	-	-	-	-	-	19,370
Encinitas Marketplace	Baja Fresh	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Landlord is pursuing full collection through court.	-	-	51,052	8,059	-	10,384
Encinitas Marketplace	Sylvan Learning Center	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant paid its balance in 2010.	-	-	78,391	23,154	-	4,596
Encinitas Marketplace	Santa Fe Cafe	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant paid its balance in 2010.	-	-	62,109	15,738	-	4,492
Encinitas Marketplace	Ritz Camera	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Landlord is pursuing collection through court.	-	-	12,161	1,879	-	2,913

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(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Encinitas Marketplace	Juice 'n Java	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant is on a payment plan; the balance decreased to \$629 in 2010.	\$ -	\$ -	\$ 27,715	\$ 7,653	\$ -	\$ 2,706
Encinitas Marketplace	Frontier Cleaners	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant came current in 2010.	-	-	56,382	13,487	-	2,355
Encinitas Marketplace	Total Woman Gym and Atmosphere	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant came current in 2010.	-	-	97,500	35,208	-	868
Encinitas Marketplace	Daphne's Greek Cafe	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant declared bankruptcy in January of this year. Landlord is pursuing collections through court.	-	-	47,510	18,195	-	508
Encinitas Marketplace	Kaito Restaurant	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant came current in 2010.	-	-	37,192	7,502	-	113
Encinitas Marketplace	Coastal Empire Mortgage	Retail Tenant	Shopping Center in San Diego, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant paid balance in 2010.	-	-	13,162	-	-	9
Fairmont Shopping Center	Video Factory	Retail Tenant	Shopping Center in Pacifica, CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Account became current in 2010.	-	-	85,764	20,945	-	8,831

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Fairmont Shopping Center	Makani Chiropractic Center	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Balance through 12/31/09 was paid off.	\$ -	\$ -	\$ 29,340	\$ 9,001	\$ -	\$ 6,430
Fairmont Shopping Center	Fairmont Business & Mail Ctr.	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant is in a payment plan to pay its arrears.	-	-	29,888	7,801	-	6,289
Fairmont Shopping Center	Fairmont	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant paid this balance in 2010.	-	-	-	-	-	4,050
Fairmont Shopping Center	Fairmont Cleaners	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant paid this balance in 2010.	-	-	69,180	18,080	-	1,211
Fairmont Shopping Center	Dollar Tree	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Balance has been paid.	-	-	146,160	61,999	-	111
Fairmont Shopping Center	NSC Service Corporation	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Balance was paid.	-	-	-	228	-	19
Canyon Square Plaza	Albertsons	Retail Tenant	Shopping Center in Pacifica. CA purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Account became current in 2010.	-	-	336,000	178,679	-	84,452

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Blossom Valley Plaza	Dechina I Buffet, Inc.	Retail Tenant	Shopping Center in Turlock, California purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Common Area Maintenance fee amounts are being audited and will be collected when the audit is finalized.	\$ -	\$ -	\$ 147,807	\$ 83,052	\$ -	\$ 26,173
Blossom Valley Plaza	Harrison Jewelers	Retail Tenant	Shopping Center in Turlock, California purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Common Area Maintenance fee amounts are being audited and will be collected when the audit is finalized.	-	-	59,755	5,610	-	23,751
Blossom Valley Plaza	Bella Nails	Retail Tenant	Shopping Center in Turlock, California purchased on 10/30/06. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Common Area Maintenance fee amounts are being audited and will be collected when the audit is finalized.	-	-	31,216	9,354	-	7,682
Caughlin Ranch	Godfather's Pizza	Retail Tenant	Shopping Center in Reno, Nevada purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant declared bankruptcy. Although Landlord is pursuing collection through court, a positive outcome is remote. The balance will be written-off.	-	-	-	-	-	41,040
Caughlin Ranch	Francis' Asian Bistro	Retail Tenant	Shopping Center in Reno, Nevada purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Account handled by Landlord's Legal collections group, which negotiated a payment plan on the arrears.	-	-	68,566	29,827	-	13,315

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Caughlin Ranch	Z Pizza	Retail Tenant	Shopping Center in Reno, Nevada purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant vacated. Landlord's Legal collections group is pursuing payment of arrears.	\$ -	\$ -	\$ 22,416	\$ 10,301	\$ -	\$ 12,041
Sunset Mall	Safeway	Retail Tenant	Shopping Center in Portland, Oregon purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Balance was paid with the exception of \$1K, which it's being reviewed.	-	-	219,780	204,424	-	58,971
Sunset Mall	Wan Q	Retail Tenant	Shopping Center in Portland, Oregon purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Tenant is on a payment plan.	-	-	141,021	39,833	-	12,282
Sunset Mall	Shari's	Retail Tenant	Shopping Center in Portland, Oregon purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Account became current in 2010.	-	-	102,547	25,025	-	11,301
Tacoma Central	Top Foods	Retail Tenant	Shopping Center in Tacoma, WA purchased on 10/30/06. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on a pro-rata basis. Renewal options are individually negotiated. Account became current in 2010.	-	-	-	109,054	-	19,748
Havengate Center	State of CA, Dept of General Svc	Office Tenant	Office building in Rancho Cucamonga, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. Per lease, tenant pays 1 month in arrears. This balance was paid in January 2010.	-	-	319,644	-	-	29,822

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Financial Transactions Schedule
Form 5500 - Schedule G - Part II
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EIN: 91-6145047
Plan Number: 001**

Property Name	Identity of lessor/lessee	Relationship to plan	Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs expenses, renewal options, date property was leased). What is being done to collect the amount in arrears	Original cost of the lease	Current value of the lease	Gross rental receipts during the plan year	Expenses paid during the plan year	Net receipts	Amount in arrears
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Havengate Center	State of CA, Dept of Corrections	Office Tenant	Office building in Rancho Cucamonga, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. Per lease, tenant pays 1 month in arrears. This balance was paid in January 2010.	\$ -	\$ -	\$ 119,040	\$ -	\$ -	\$ 10,049
Havengate Center	State of CA, Personnel Board	Office Tenant	Office building in Rancho Cucamonga, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. New tenant in October, this balance (October - December) was paid in January 2010.	-	-	11,816	-	-	11,816
Centrelake Plaza	CA Plastic Surgery Institute	Office Tenant	Office building in Ontario, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. Tenant vacated without paying final 2 months of lease term. Legal collection being pursued against Personal Guarantor in 2010.	-	-	70,225	8,875	-	22,653
Centrelake Plaza	TSA	Office Tenant	Office building in Ontario, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. December rent (\$33k) paid in arrears, per lease. Balance (\$66k) is after-hours HVAC charges. Collection efforts continue in 2010, with continually changing Government representatives.	-	-	399,973	-	-	99,466
Centrelake Plaza	Sun Microsystems, Inc.	Office Tenant	Office building in Ontario, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. Tenant paid in March 2010.	-	-	-	-	-	3,079

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Centrelake Plaza	Dept of Fed Transportation	Office Tenant	Office building in Ontario, CA purchased February 2008. Rental leases vary from 2 to 5 years, expenses are charged back to the tenant over a Base Year pro rata basis. Renewal options are individually negotiated. December rent (\$18k) paid in arrears, per lease. September - December 2008 charges paid to previous ownership (\$76k) finally re-issued in May 2010. Balance (\$34k) are operating expenses and after-hours HVAC charges. Collection efforts continue in 2010, with continually changing Government representatives.	\$ -	\$ -	\$ 209,739	\$ 17,121	\$ -	\$ 128,080
Florin Towne Centre	Clean Up Nice	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	42,994	44,974	-	5,887
Florin Towne Centre	Tops Mens Fashions	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	46,494	21,429	-	24,956
Florin Towne Centre	The Vault	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	106,587	7,875	-	25,871
Florin Towne Centre	Trend Shoes	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	90,299	33,709	-	26,423
Florin Towne Centre	Impulse	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	279,362	97,358	-	45,470

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Florin Towne Centre	Eatza Pizza	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	\$ -	\$ -	\$ 203,703	\$ 137,050	\$ -	\$ 22,500
Florin Towne Centre	Sassy	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	211,162	106,081	-	47,257
Florin Towne Centre	Ashley Stewart	Retail Tenant	Shopping Center in Sacramento, CA purchased in June 2009. This has become a challenging market from a leasing perspective. Rental leases vary from 5 to 10 year leases, expenses, are fully charged back to tenants on a pro-rata basis. Working with tenant on a rent deferment / re-payment plan.	-	-	627,479	82,729	-	6,606
685 Market Street	Air Brokers International	Commercial Tenant	Commercial Office Tenant - Tenant moved in 2002. Currently in second five year term expiring 7/31/2012. Tenant has been short paying rent by 40% since August 2009. Tenant currently owes \$19,890.08 in back rent. Tenant has expressed intention to pay back rent. Given economic conditions full payment may be unlikely. Tenant has moved into smaller space and will amortize past due rent over term of new lease.	-	-	84,842	-	64,952	19,890
North Hills Square	North Hills Cleaners & Laundry, Inc.	Retail Tenant	Shopping Center in Coral Springs, FL purchased on 08/30/07. Rental leases vary from 3 to 5 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on an anchor-short-fall basis. Renewal options are individually negotiated. Tenant and landlord currently negotiating a A/R repayment plan.	-	-	-	-	-	11,029
North Hills Square	Kim's Nail & Hair, Inc.	Retail Tenant	Shopping Center in Coral Springs, FL purchased on 08/30/07. Rental leases vary from 3 to 5 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on an anchor-short-fall basis. Renewal options are individually negotiated. Tenant and landlord currently negotiating a A/R repayment plan.	-	-	-	-	-	14,437

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(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(i)
North Hills Square	Postal World	Retail Tenant - Vacated	Tenant vacated on 2/28/09 prior to their lease expiration of 6/30/09. Landlord attorney currently seeking damages from tenant and guarantor.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,478
North Hills Square	Meric Homes LLC d/b/a Vocelli Pizza	Retail Tenant	Shopping Center in Coral Springs, FL, purchased on 08/30/07. Rental leases vary from 3 to 5 year leases, expenses, i.e. taxes, ins., repairs, etc are fully charged back to tenants on an anchor-short-fall basis. Renewal options are individually negotiated. Tenant and landlord currently negotiating an A/R repayment plan.	-	-	-	-	-	16,406
Glenbrook Commons	CC&J Food d/b/a Taco Maker	Retail Tenant	Tenant signed 5 year lease but never opened for business. Stipulation for Settlement and Lease termination agreement signed on 11/30/09 providing for repayment of \$23,724 payable in 36 monthly installments of \$659.	-	-	-	-	-	12,888
Glenbrook Commons	Venetian Nail and Spa	Retail Tenant	Tenant signed 5 year lease in April 2008 but never opened for business when store was completed in June 2009. Landlord attorney currently seeking damages from tenant and guarantor.	-	-	-	-	-	14,019
Thompson & Benjamin	Absolute Courier & Trucking	Office Tenant	Office flex space in Tampa, FL, purchased on 9/28/07. Tenant is out of business and the space has been taken back in order to get it on the market. There are no assets to speak of, thus no further legal action taken. Security deposit was retained.	-	-	-	-	-	26,445
Thompson & Benjamin	Construction Contractor Services	Office Tenant	Office flex space in Tampa, FL, purchased on 9/28/07. Vacated premises without advising us. Sent a letter terminating the lease. Space was leased a couple of months after tenant vacated.	-	-	-	-	-	1,722
Thompson & Benjamin	Tyler & Morgan	Office Tenant	Office flex space in Tampa, FL, purchased on 9/28/07. Tenant walked away from the lease. Lawsuit pending to collect funds. Lessor has a personal guaranty.	-	-	-	-	-	37,575
Thompson & Benjamin	eSuites Hotels, LLC	Office Tenant	Office flex space in Tampa, FL, purchased on 9/28/07. Tenant is still in the suite and has paid some rent. Waiting until May 15th before taking any further action because on that day the owner indicated that he will be closing a loan and he will pay all past due rents.	-	-	-	-	-	9,354

TOTAL \$ - \$ - \$ 6,166,719 \$ 2,299,284 \$ 64,952 \$ 1,889,534