

<b>PROPOSAL TO LEASE SPACE</b> <small>(For use with TI SFO and/or National Broker Contract)</small>	IN RESPONSE TO SOLICITATION NUMBER →	<b>GS-09B-02196</b>	DATED	<b>Best &amp; Final 1/15/10</b>
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**SECTION I - DESCRIPTION OF PREMISES**

1a. BUILDING NAME <b>FEDERAL BUREAU OF INVESTIGATION</b>		1b. BUILDING ADDRESS <b>SEC 7<sup>th</sup> Street &amp; Deer Valley Road</b>		
1c. CITY <b>Phoenix</b>		1d. STATE <b>AZ</b>	1e. 9-DIGIT ZIP CODE <b>85024</b>	1f. CONGRESSIONAL DISTRICT <b>3</b>
2a. FLOORS OFFERED  <small>(for Office Space)</small>  <b>5 Floors – 124,800 RSF 3 Floors – 54,616 RSF</b>	2b. TOTAL NUMBER OF FLOORS IN BUILDING  <b>5 Floors – 124,800 RSF 3 Floors – 54,616 RSF</b>	3. TOTAL RENTABLE SPACE IN OFFERED BUILDING		
		a. GENERAL PURPOSE (Office) <b>179,416 sq. ft.</b>	b. WAREHOUSE <b>0 sq. ft.</b>	c. OTHER <b>29,874 sq. ft. (Annex) 912 sq. ft. (VSF)</b>
4. LIVE FLOOR LOAD  <b>100 lbs. / sq. ft.</b>	5. MEASUREMENT METHOD  ANSI/BOMA <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	6. YEAR OF LAST MAJOR RENOVATION (if applicable)  <b>N/A</b>	7. BUILDING AGE  <b>New Build to Suit</b>	8. SITE SIZE  <b>535,657 sq. ft. 12.297 acres</b>

**SECTION II - SPACE OFFERED AND RATES**

9. ANSI/BOMA OFFICE AREA SQUARE FEET (ABOA) <b>191,093</b>	10. RENTABLE SQUARE FEET (RSF) <b>210,202</b>	11. COMMON AREA FACTOR (CAF) <b>10%</b>
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"Tenant Improvements" are all alterations for the Government-demised area above the building shell buildout, excluding costs identified as tenant improvements in the Security Unit Price List. Building-Specific Security is the sum of costs identified as such in the Security Unit Price List. Neither the Tenant Improvements as stated in Block 12, nor the Building-Specific Security as stated in Block 13, are to be included in the shell rent. It is expected that the tenant buildout will be fully amortized at the end of the firm term, and the rent will be reduced accordingly. Any desired rent increases or decreases beyond the firm term of the lease should be reflected in the shell rate and fully explained as part of this written proposal. If Tenant Improvements or Building-Specific Security improvements are to be amortized beyond the firm term, those calculations must be itemized as part of this written proposal. The Offeror may attach additional pages as necessary.

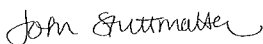
	a. BUILD-OUT COSTS PER CATEGORY	b. AMORTIZATION TERM	c. AMORTIZATION (%)	d. AMORTIZED COST PER RSF	e. AMORTIZED COST PER ABOA SF	f. NO. YEARS RATE IS EFFECTIVE
12. TENANT IMPROVEMENTS (per SFO requirements)	\$ [REDACTED]	20 Years	[REDACTED] %	\$ 4.02	\$ 4.42	20
13. BUILDING-SPECIFIC SECURITY (per SFO requirements detailed on Security Unit Price List)	\$ [REDACTED]	20 Years	[REDACTED] %	\$ 3.46	\$ 3.81	20
14. SHELL BUILD-OUT (per SFO requirements)	\$ [REDACTED]					
15. TOTAL BUILD-OUT COSTS	\$ [REDACTED]					
16. SHELL RENT (Including current real estate taxes. Refer to Line 28 on GSA Form 1217)				\$ 22.27	\$ 24.49	20
17. OPERATING COSTS (Refer to Line 27 on GSA Form 1217)				\$ 7.00	\$ 7.70	20
18. TOTAL ANNUAL RATE				\$ 36.75	\$ 40.42	20
19. TOTAL ANNUAL RENT				\$ 7,724,924	\$ 7,724,924	20
	PER ANNUM RENT	FOR YEARS	PER ANNUM RENT	FOR YEARS	PER ANNUM RENT	FOR YEARS
TOTAL ANNUAL STEP RENTS	\$ _____ RSF \$ _____ ABOA	_____ Thru _____	\$ _____ RSF \$ _____ ABOA	_____ Thru _____	\$ _____ RSF \$ _____ ABOA	_____ Thru _____

20.	<p>a. Number of parking spaces for the entire building/ facility, which are under the control of the Offeror: 60 surface 345 structured</p> <p>b. Number of parking spaces required by local code: 617 surface 0 structured</p> <p>c. Number of parking spaces for Employee/Visitor Use (per SFO): 30 surface 0 structured</p> <p>d. Number of parking spaces for Official Government Vehicles (per SFO): 30 surface 345 structured</p> <p>e. Does the rental rate offered above include SFO-required parking costs?</p> <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If NO, complete the following: Annual cost per space: \$ _____ surface \$ _____ structured</p>
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### SECTION III - LEASE TERMS AND CONDITIONS

21. INITIAL LEASE TERM (Full Term)			22. RENEWAL OPTIONS			
a. Number of years	b. Years firm	c. Number of days notice for Government to terminate lease:	a. Shell rate / RSF / Yr	b. Years each	c. Number of options	d. Number of days NOTICE to exercise renewal option:
Twenty (20)	Twenty (20)	0	N/A	N/A	None	N/A
23. OFFER GOOD UNTIL AWARD (In accordance with Federal Acquisition Regulations 15.208)			24. Space will be altered and delivered in accordance with the Government's specifications and requirements in accordance with the Solicitation for Offers and any additional attachments.			
25. COMMISSIONS--IF APPLICABLE, ATTACH COMMISSION AGREEMENT						
a. Tenant Representative Commission:		b. Owner's Representative Commission:		c. Schedule of Commission payments:		
2.33 % Average Over Initial 20 Year Term		0 %		50 % at lease award and 50 % at lease occupancy		
26. OFFEROR'S TENANT IMPROVEMENT FEE SCHEDULE			27. ADDITIONAL FINANCIAL ASPECTS OF THE OFFER			
a. General Conditions will be _____ percent of (choose one): <input checked="" type="checkbox"/> 1. Total Subcontractors Costs estimated to be \$ _____ <input type="checkbox"/> 2. Other (state basis) \$ _____			Adjustment for Vacant Premises: \$ n/a per ABOA sf HVAC Overtime Rate: \$225.00 per hour per floor Areas requiring 24 hour HVAC (LAN, etc.) \$0.00 * (* included in Line 27 of GSA Form 1217, Lessor's Annual Cost Statement) NOTE: THE COST TO PROVIDE 24 HOUR HVAC SERVICE IS REIMBURSED SEPARATELY FROM RENT. THE COST FOR THESE OVERTIME UTILITIES MUST NOT BE INCLUDED IN THE OFFERED RENTAL RATE OR BASE OPERATING COSTS.			
b. General Contractor's fee will be _____ percent of (choose one): <input checked="" type="checkbox"/> 1. Total Subcontractors Costs estimated to be \$ _____ <input type="checkbox"/> 2. Other (state basis) \$ _____			Building's Normal Hours of HVAC Operation: Mon-- Fri 7:00 AM to 6:00 PM; Saturday _____ AM to _____ PM; Sunday _____ AM to _____ PM			
c. Architectural/Engineering fees will be (choose one): <input type="checkbox"/> 1. \$ _____ per usable square foot <input checked="" type="checkbox"/> 2. _____ % of (state basis) \$ _____ <input type="checkbox"/> 3. \$ _____ flat fee			Percent of Government Occupancy: 100 % Current Year Taxes (after full assessment): estimated at _____ (APN# 213-05-918)			
d. Lessor's Project Management fees will be zero percent of (choose one): <input type="checkbox"/> 1. Total Subcontractors Costs estimated to be \$ _____ <input type="checkbox"/> 2. Total Subcontractors Costs plus (add basis): \$ _____			Based on fully assessed value? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is the offered space part of multiple tax bills? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If so, provide tax ID numbers and square footage for each. Attach the legal description of the offered property.			
e. If other fees are applicable, state what they are in terms of a per usable square foot amount, or if using a percentage, what is the basis for determining the fee.  The Government will add the cost of the proposed fees to the net present value of the offered rental rate as described in the SFO's Price Evaluation paragraph. This schedule will be applicable for Tenant Improvements, Building-Specific Security, and change orders during initial construction arising under any resulting lease contract.			If a site is offered, state the total land costs: \$8,972,260			
28. LIST OF ATTACHMENTS SUBMITTED WITH THIS OFFER (See Solicitation requirements) Unit Price List; Security Unit Price List; GSA Form 1217; GSA Form 3518; Offeror Statement; VETS-100 Form; Subcontracting Plan; Evidence of Existence of Offering Entity; Evidence of Financial Capability of Offeror; Statement of Daily Delay Rate; Estimate of Building Construction Cost in CSI Format; LEED-NC Checklist; Identity of USGBC LEED Accredited Professionals; Project Management Plan; Security Clearance Information;						
29. ADDITIONAL REMARKS OR CONDITIONS WITH RESPECT TO THIS OFFER See Attachment A, Attachment B and Attachment C						

### SECTION IV - OWNER IDENTIFICATION AND CERTIFICATION

30. RECORDED OWNER (Name and address including ZIP code)			
NAME	Ryan Companies US, Inc.		
STREET	One North Central Avenue, Suite 1300		
CITY, ST ZIP	Phoenix, AZ 85004-4418		
31. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY THE HEREIN SPECIFIED DATE, TO LEASE TO THE UNITED STATES OF AMERICA, THE PREMISES DESCRIBED, UPON THE TERMS AND CONDITIONS AS SPECIFIED HEREIN, IN FULL COMPLIANCE WITH AND ACCEPTANCE OF THE AFOREMENTIONED SOLICITATION FOR OFFERS, WITH ATTACHMENTS.			
32. OFFEROR'S INTEREST IN PROPERTY	OWNER	AGENT	OTHER (Specify):
	[ ]	[ ]	Developer / Design Builder / Manager
33. OFFEROR			
NAME	John Strittmatter		b. E-MAIL ADDRESS:
TITLE	Vice President		_____
STREET	One North Central Avenue, Suite 1300		c. TELEPHONE NUMBER (Including area code)
CITY, ST ZIP	Phoenix, AZ 85004-4418		_____
d. SIGNATURE			e. DATE SIGNED
			January 15, 2010