

EXHIBIT C

Luiz Claudio Valdetaro

From: Lloyd, Blake @ Ft Worth <Blake.Lloyd@cbre.com>
Sent: Wednesday, April 18, 2007 5:31 PM
To: David Braun
Cc: Luiz Claudio Valdetaro
Subject: Friday tour
Attachments: Tour for 4 20 07 Sublease .pdf

David,

Attached is the tour for Friday. We will meet at the 740 E. Campbell building. There are no floor plans for 740 E Campbell. It maybe a good idea to take 17060 N. Dallas Pky of the tour based upon the term.

Let me know your thoughts.

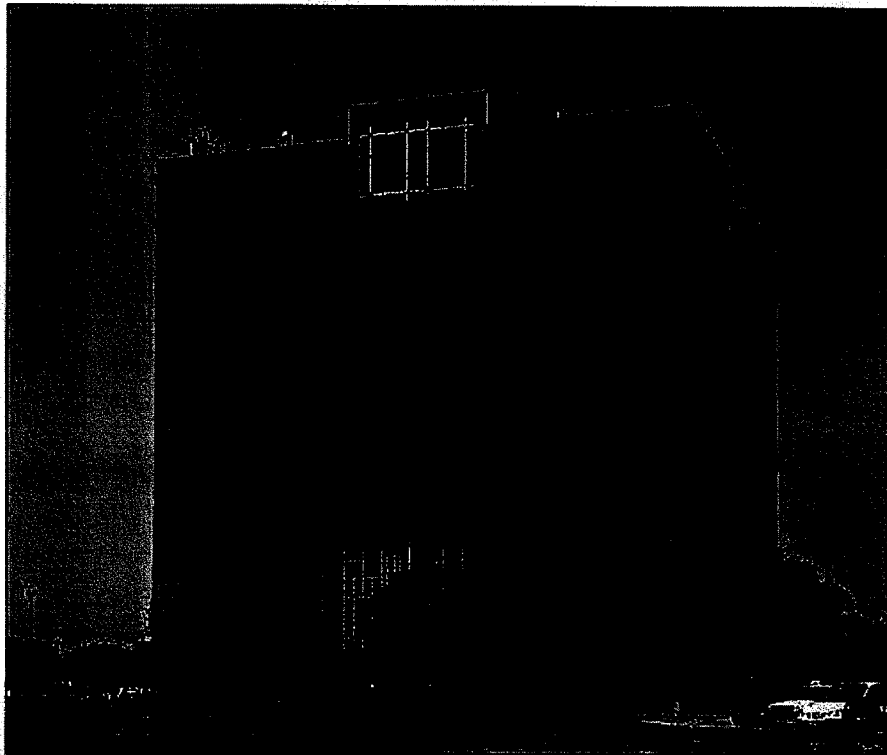
Blake Lloyd | Senior Associate
CB Richard Ellis | Brokerage Services
201 Main Street, Suite 1201 | Fort Worth, TX 76102
T 817 333 1112 | F 817 335 6001 | C 817 937 5633
blake.lloyd@cbre.com | www.cbre.com

Now Solutions Market Survey
David Braun
April 16, 2007



CB RICHARD ELLIS

Building Name and Address	Tour Time	Total SF Number of Floors Year Built	Available Space	Rental Rate/SF Operating Expense	Tenant Improvement/SF	Term	Parking	Comments
1 740 E Campbell Road Richardson, TX 75081	Barn	181,297 10 1986	Sublease 10th Floor - T.B.D.	Direct \$21.50 + Electric Sublease T.B.D.	Negotiable	Sublease November 2009	3/1000 Free Surface and Covered	Agilent Technologies Sublease
2 275 W. Campbell Road Richardson, TX 75080	9:30am	118,573 6 1982	Direct Suite 410 - 1,454 SF Sublease Suite 310 - 3,537 RSF (divisible to 2,300 RSF)	Direct \$14.50 + Electric Sublease \$10.50 + Electric	Negotiable	Direct 3 yrs Sublease August 31, 2008	4/1,000 Free Surface and Covered	No Furniture Will divide space to 2,300RSF
3 101 West Renner Road Richardson, TX 75082	10am	85,431 4 1982	Direct Suite 315 - 2,500 RSF Suite 330 - 1,520 RSF Sublease 3rd - 2,576 SF	Direct \$16.00 Full Service Sublease Negotiable	Negotiable	Direct 3 yrs Sublease February 28, 2009	4/1,000 Covered Parking \$55/mo per space	Furniture and Phone System Included
4 3400 Waterview Richardson, TX 75080	1030am	203,000 4 1998	Sublease Suite 101 - 2,957	Sublease \$16.50 + electric	Negotiable	Sublease October 31, 2009	4/1,000 Free Surface	Furniture Available
5 16200 Addison Road Addison, TX 75001	11am	80,596 2 1998	Sublease Suite 110 - 2,143	Direct \$17 - \$18 + Electric Sublease T.B.D.	Negotiable	Sublease April 30, 2010	4/1,000 Free Surface	No Furniture in space
6 17000 Dulles Pkwy Dallas, TX 75248	1130am	28,818 2 1980	Sublease Suite 215 - 1,887 SF (available immediately) Suite 214 - 3,274 SF (can be made available with 30 days notice)	Sublease \$10 Full Service	No Allowance	Sublease November 30, 2007	4/1,000 Free Surface	Very Short Term



Location: Ericsson Center
 Richardson/Plano Cluster
 Richardson Submarket
 Dallas County
 Richardson, TX 75081

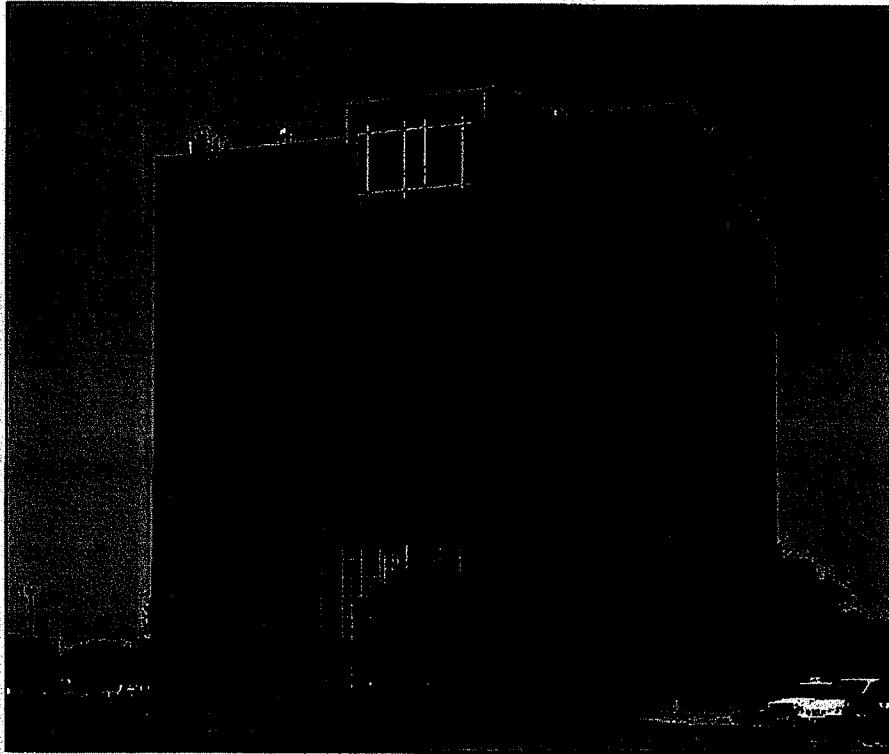
Building Type: Class A Office
Status: Built Jun 1986

Stories: 10
RBA: 181,297 SF
Typical Floor: 18,000 SF
Total Avail: 30,484 SF
% Leased: 85.0%

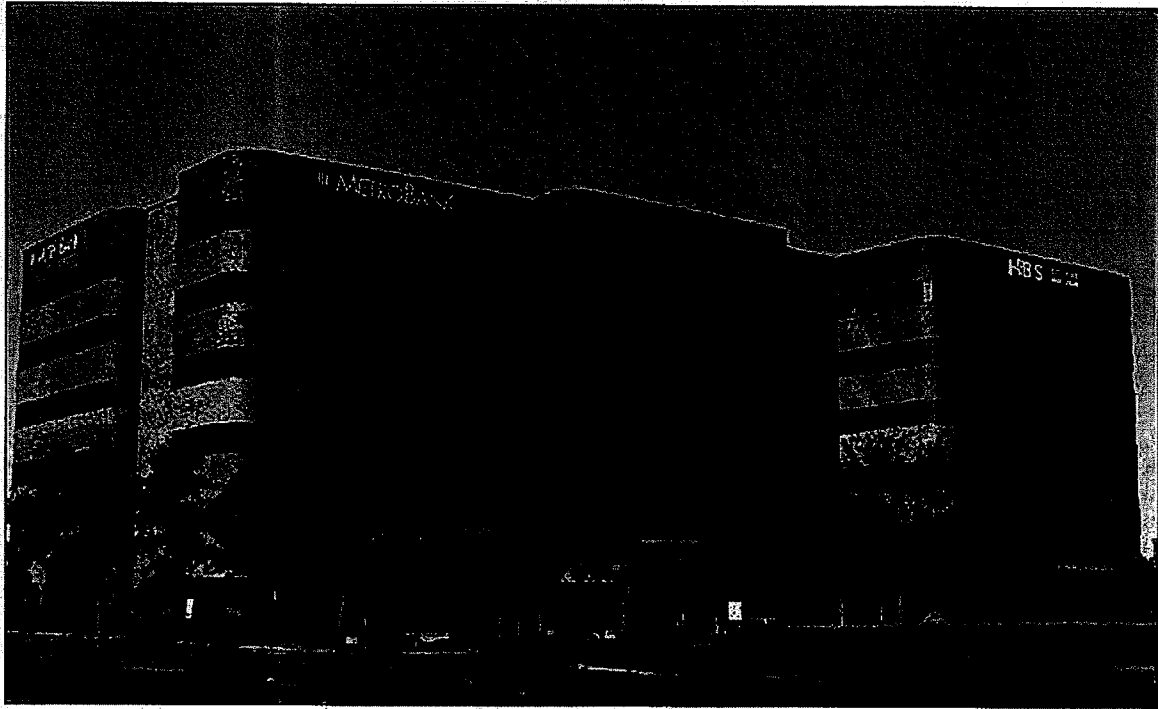
Landlord Rep: Fobare Commercial LP
Developer: -
Management: Fobare Commercial LP
Recorded Owner: Skyrise Properties LLC

Parcel Number: 420415000A0020100
Parking: Free Covered Spaces; Ratio of 3.00/1,000 SF
Amenities: Corner Lot, Courtyard, Property Manager on Site, Security System

Floor	SFAVAIL	Floor Count	DEVELOPER	Rent/Spec/Lease	Occupancy	Term	Type
P 1st / Suite 120	3,169	3,169	3,169	\$21.50/+elec	Vacant	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							
P 1st / Suite 102	2,269	2,269	2,269	\$21.50/+elec	Vacant	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							
P 2nd	15,208	15,208	15,208	\$21.50/+elec	Vacant	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							
P 3rd / Suite 370	1,278	1,278	1,278	\$21.50/+elec	30 Days	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							
P 4th / Suite 460	1,883	1,883	1,883	\$21.50/+elec	Vacant	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							
P 6th / Suite 610	2,594	2,594	2,594	\$21.50/+elec	Vacant	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							



Room	SP/AV/CI	RF/CC/In	TR/Pre/In	Rent/Fin/Lease	Occupancy	Term	Type
P 6th / Suite 605	2,133	2,133	2,133	\$21.50/+elec	Vacant	Negotiable	Direct
Fobare Commercial LP / Chris Doggett (972) 458-7585 / Scott Aronson (972) 458-7585							
P 9th	150 - 390	390	390	Negotiable	Vacant	Negotiable	Sublet
Atrium Executive Business Centers / Brenda Hesse (469) 948-4800							
P 9th	150 - 390	390	390	Negotiable	Vacant	Negotiable	Sublet
Atrium Executive Business Centers / Brenda Hesse (469) 948-4800							
P 9th	150 - 390	390	390	Negotiable	Vacant	Negotiable	Sublet
Atrium Executive Business Centers / Brenda Hesse (469) 948-4800							
P 9th	150 - 390	390	390	Negotiable	Vacant	Negotiable	Sublet
Atrium Executive Business Centers / Brenda Hesse (469) 948-4800							



Location: University Plaza
Richardson/Plano Cluster
Richardson Submarket
Dallas County
Richardson, TX 75080

Building Type: Class B Office
Status: Built Oct 1982

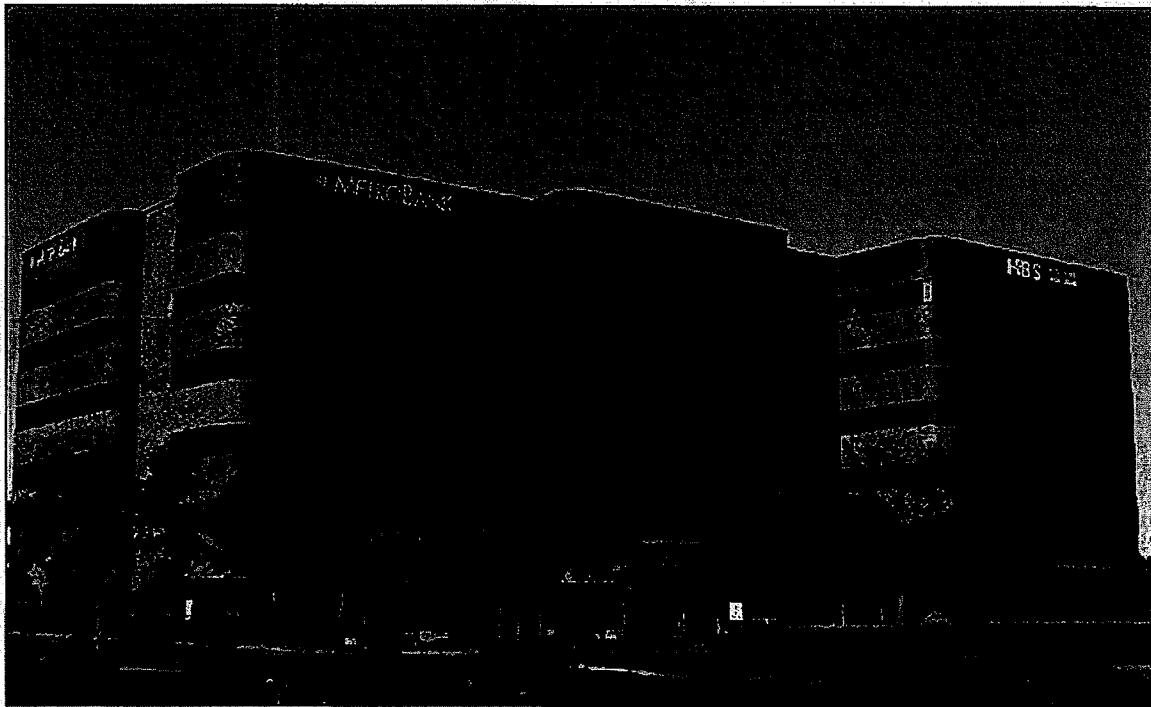
Stories: 6
RBA: 118,573 SF
Typical Floor: 20,000 SF
Total Avail: 39,279 SF
% Leased: 69.9%

Landlord Rep: Beltway Commercial Real Estate
Developer: -
Management: Beltway Commercial Real Estate
Recorded Owner: 275 Campbell Partners, Ltd.

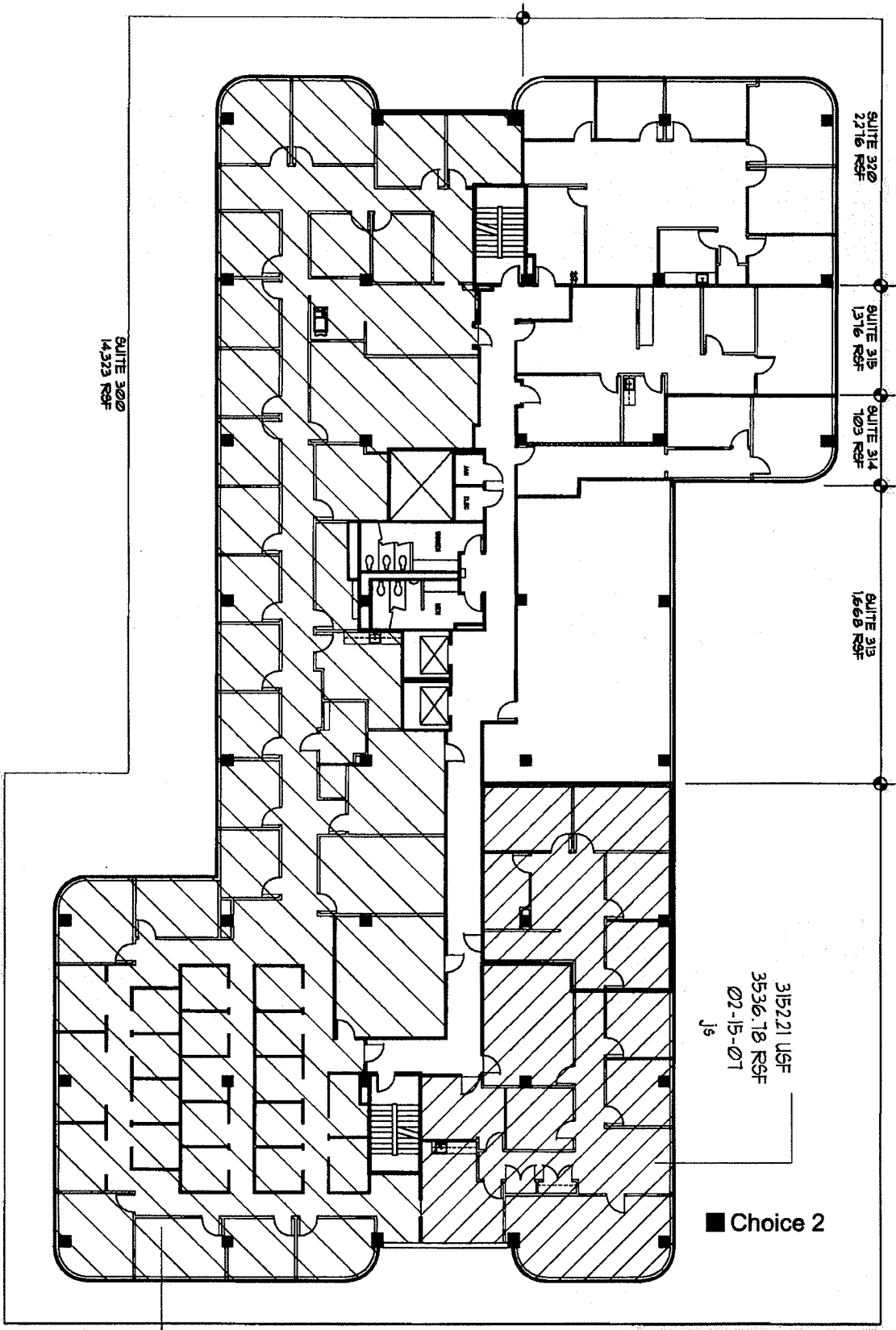
Expenses: 2004 Combined Tax/Ops @ \$6.79/sf; 1999 Est Ops @ \$5.53/sf
Parcel Number: 42244610010030000

Parking: 474 free Surface Spaces are available; 118 free Covered Spaces are available; Ratio of 4.00/1,000 SF
Amenities: Banking

Floor	SF Avail	Rnd/Cont'd	Bldg Cont'd	Rent/SF	Occupancy	Term	Type
P 1st / Suite 117	853	853	853	\$14.50/+elec	Vacant	Negotiable	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 2nd // Suite 203	3,457	8,679	8,679	\$14.50/+elec	Vacant	3-5 yrs	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 2nd / Suite 215	5,222	8,679	8,679	\$14.50/+elec	Vacant	Negotiable	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 2nd // Suite 219	5,237	9,634	9,634	\$14.50/+elec	Vacant	3-5 yrs	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 2nd / Suite 240	4,397	9,634	9,634	\$14.50/+elec	Vacant	Negotiable	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 3rd // Suite 310	3,537	3,537	3,537	\$10.50/+elec	Vacant	Thru Aug 2008	Sublet
Grubb & Ellis / Cameron D. Tepley (972) 450-3237 // Brett Sudderth (972) 450-3266							
P 3rd / Suite 320	2,276	2,276	2,276	\$14.50/+elec	Vacant	Negotiable	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							



Room	Area	Occupancy	Area Code	Rent/PSF/yr	Occupancy	Term	Use
P/3rd//Suite 314	703	703	703	\$14.50+elec	Vacant	3-5 yrs	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 4th	1,454	1,454	1,454	\$14.50+elec	Vacant	3-5 yrs	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P/4th	2,136	2,136	2,136	\$14.50+elec	Vacant	3-5 yrs	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P 4th	1,000 - 7,915	7,915	7,915	\$14.50+elec	Vacant	Negotiable	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							
P/6th//Suite 621	2,092	2,092	2,092	\$14.50+elec	Vacant	Negotiable	Direct
Beltway Commercial Real Estate / Deborah Borum (972) 231-6693							



SUITE 320
2716 RSF

SUITE 315
1376 RSF

SUITE 314
1093 RSF

SUITE 313
1560 RSF

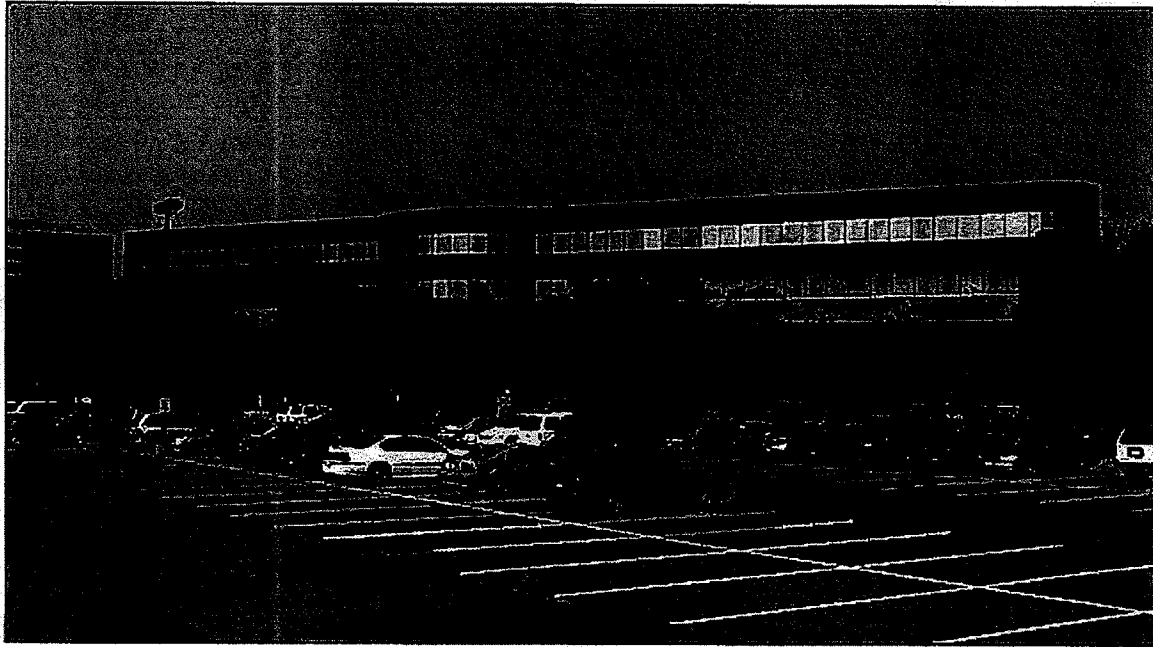
SUITE 300
14323 RSF

315221 USF
3536.78 RSF
02-15-07
Js

■ Choice 2

3536.78 RSF
10786.54 RSF
TOTAL = 14323.32

96136.1 USF
10786.54 RSF
02-15-07
Js



Location: Woodcreek Plaza
Richardson/Plano Cluster
Richardson Submarket
Collin County
Richardson, TX 75082

Building Type: Class B Office
Status: Built 1982

Landlord Rep: John Bowles Company
Developer: Randy Heady & Company Realtors
Management: RREEF
Recorded Owner: RREEF

Stories: 4
RBA: 85,431 SF
Typical Floor: 21,325 SF
Total Avail: 21,843 SF
% Leased: 77.5%

Expenses: 2004 Est Ops @ \$8.24/sf
Parcel Number: R1511242

Parking: 350 Surface Spaces are available; Covered Spaces @ \$35.00/mo; Ratio of 4.00/1,000 SF

Floor	SF Avail	RBA (Cont)	Typ (Cont)	Rent (\$/sq ft)	Occupancy	TCM	MP
P 1st / Suite 160	1,134	1,134	1,134	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 1st / Suite 100	2,665	2,665	2,665	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 2nd / Suite 270	1,112	1,112	1,112	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 2nd / Suite 200	4,774	4,774	4,774	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 3rd	2,576	2,576	2,576	Negotiable	Vacant	Thru Feb 2009	Sublet
CRESA Partners Dallas / Eddie L. Tillman (214) 559-3900 / Bret Hefton (214) 559-3900							
P 3rd / Suite 315	2,500	2,500	2,500	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 3rd / Suite 360	1,520	1,520	1,520	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 4th / Suite 410	2,648	5,562	5,562	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							
P 4th / Suite 420	2,914	5,562	5,562	\$16.00/fs	Vacant	Negotiable	Direct
John Bowles Company / Michael Huge (972) 692-6222 / Michael Bowles (972) 692-6215							



CresaPartners

CORPORATE REAL ESTATE SERVICE ADVISORS

SUBLEASE

101 W Renner Rd
Woodcreek Plaza
Richardson, TX 75082

For more information contact:
Eddie Tillman 214.559.3900
etillman@cresapartners.com

Bret Hefton 214.559.3900
bhefton@cresapartners.com



Premises	3rd Floor - 2,576 sf
Rental Rate	Negotiable
Term Expires	February 28, 2009
Parking	4 per 1000
Availability	Vacant
Features	Nice finishes Private office layout "Plug and Play" – Furniture and Internet Phone System Available.

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals

SUBLEASE

**101 W Renner Rd
Woodcreek Plaza
Richardson, TX 75082**

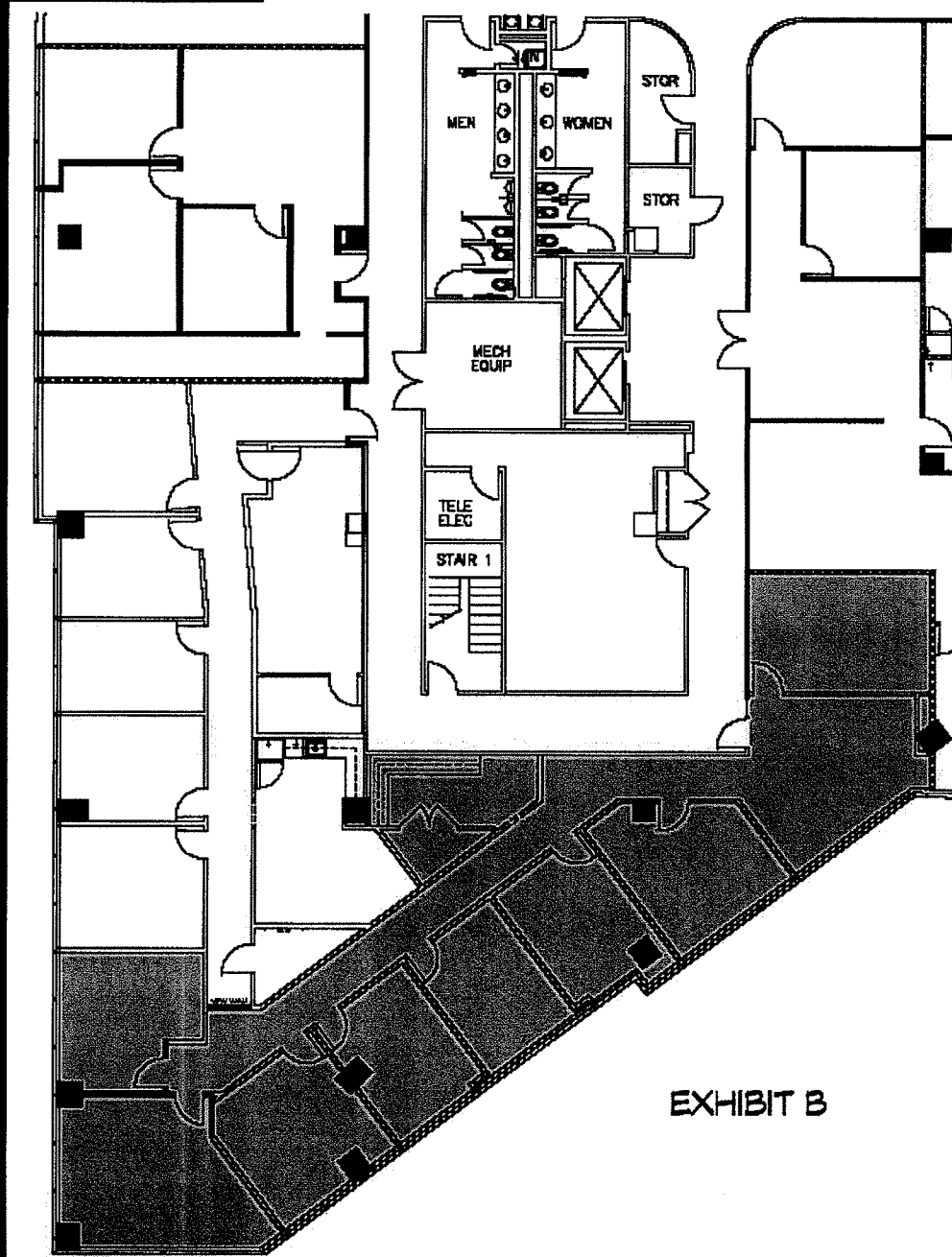


EXHIBIT B

For more information contact:
Eddie Tillman 214.559.3900
etillman@cresapartners.com

Bret Hefton 214.559.3900
bhefton@cresapartners.com

CresaPartners

5910 N Central Expy, Suite 800
Dallas, Texas 75206
Tel 214.559.3900 Fax 214.559.0004
www.cresapartners.com
www.dillonserv.com

3400 Waterview Pky - The Points at Waterview



Location: The Points at Waterview
 Richardson/Plano Cluster
 Richardson Submarket
 Collin County
 Richardson, TX 75080

Building Type: Class A Office
Status: Built Dec 1998

Stories: 4
RBA: 203,000 SF
Typical Floor: 50,750 SF
Total Avail: 16,585 SF
% Leased: 100%

Landlord Rep: Cousins Properties Incorporated
Developer: -
Management: Cousins Properties Inc
Recorded Owner: Cousins Properties Incorporated

Parcel Number: R2057900

Parking: 110 Covered Spaces are available; 802 Surface Spaces are available; Ratio of 4.25/1,000 SF

Amenities: Mail Room, On Site Management

Floor	SF Avail	Leased/Comm	Build Comm	Rent/Sec/Net Bk	Compl. Day	Term	Type
P 1st / Suite 107	2,628	2,628	2,628	\$16.50/+elec	30 Days	Thru Mar 2008	Sublet
The Staubach Company / Doug Carignan (972) 361-5248							
P 1st / Suite 10	2,957	2,957	2,957	\$16.50/+elec	Vacant	Thru Mar 2008	Sublet
The Staubach Company // Doug Carignan (972) 361-5248							
P 3rd	4,500 - 11,000	11,000	11,000	\$18.50/+elec	Vacant	Thru Feb 2013	Sublet
The Staubach Company / Doug Carignan (972) 361-5248 / Kelley Kackley (972) 361-5201							

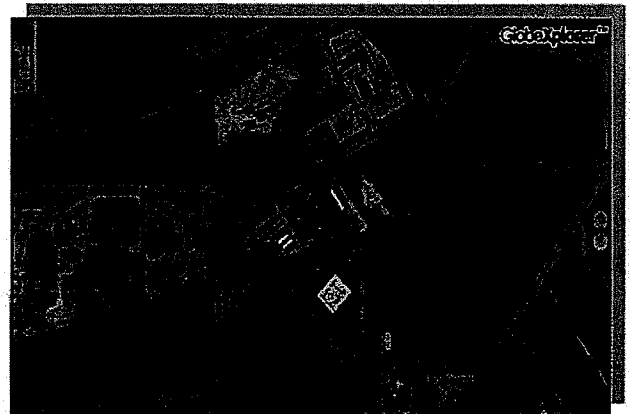
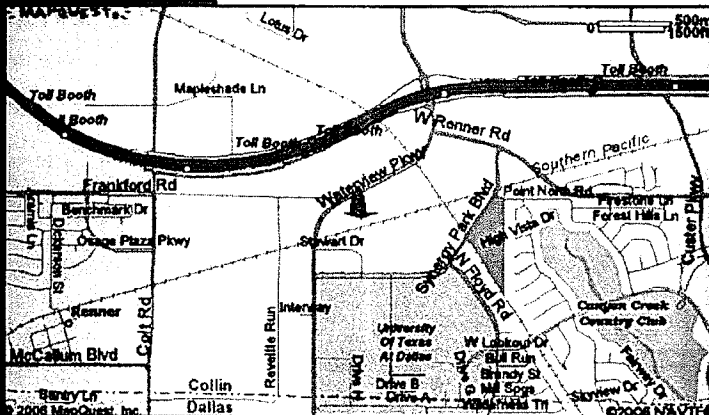
Staubach

SUBLEASE AVAILABLE

**3400 WATERVIEW - SUITE 101
THE POINTS AT WATERVIEW
RICHARDSON, TEXAS 75080**



- Asking Rate: \$16.50 PSF + Electric
- 2,957 SF
- Available Immediately
- Open Plan with 18 Workstations
- Expires: October 31, 2009
- 2 Private Offices
- Deli On-Site



For Additional Information Contact:

Doug Carignan at 972.361.5248 doug.carignan@staubach.com

For Staubach Listings:

www.staubachdallas.com

STAUBACH
A World of Real Estate Knowledge

The Staubach Company
15601 Dallas Parkway Suite 400
Addison, Texas 75001
972.361.5000
www.staubach.com



Location: Addison Plaza
 Far North Dallas Cluster
 Quorum/Bent Tree Submarket
 Dallas County
 Addison, TX 75001

Building Type: Class B Office
 Status: Built Dec 1998

Stories: 2
 RBA: 80,596 SF
 Typical Floor: 40,298 SF
 Total Avail: 10,484 SF
 % Leased: 89.7%

Landlord Rep: TIG Real Estate Services
 TIG Management

Developer: -

Management: TIG Real Estate Services

Recorded Owner: Perth United Limited Partnership

Expenses: 2006 Combined Tax/Ops @ \$9.82/sf

Parcel Number: 1000054000000000

Parking: Ratio of 4.00/1,000 SF

Floor	EF/Avail	Floor Count	Bldg Count	IR (US\$/sq ft/yr)	Occupancy	Term	Notes
P 1st / Suite 180	3,137	3,137	3,137	\$17.00-\$18.00+elec	Vacant	3-5 yrs	Direct
TIG Management / Bobbye Russell (469) 828-0280							
TIG Real Estate Services / Tom Smolik (972) 663-3739							
P 1st / Suite 110	2,143	2,143	2,143	Negotiable	Vacant	Thru Apr 2010	Sublet
Swearingen Realty Group, L.L.C. // Bruce Hecht (214) 365-2742							
P 2nd / Suite 247	5,204	5,204	5,204	\$17.00-\$18.00+elec	Vacant	3-5 yrs	Direct
TIG Management / Bobbye Russell (469) 828-0280							
TIG Real Estate Services / Tom Smolik (972) 663-3739							

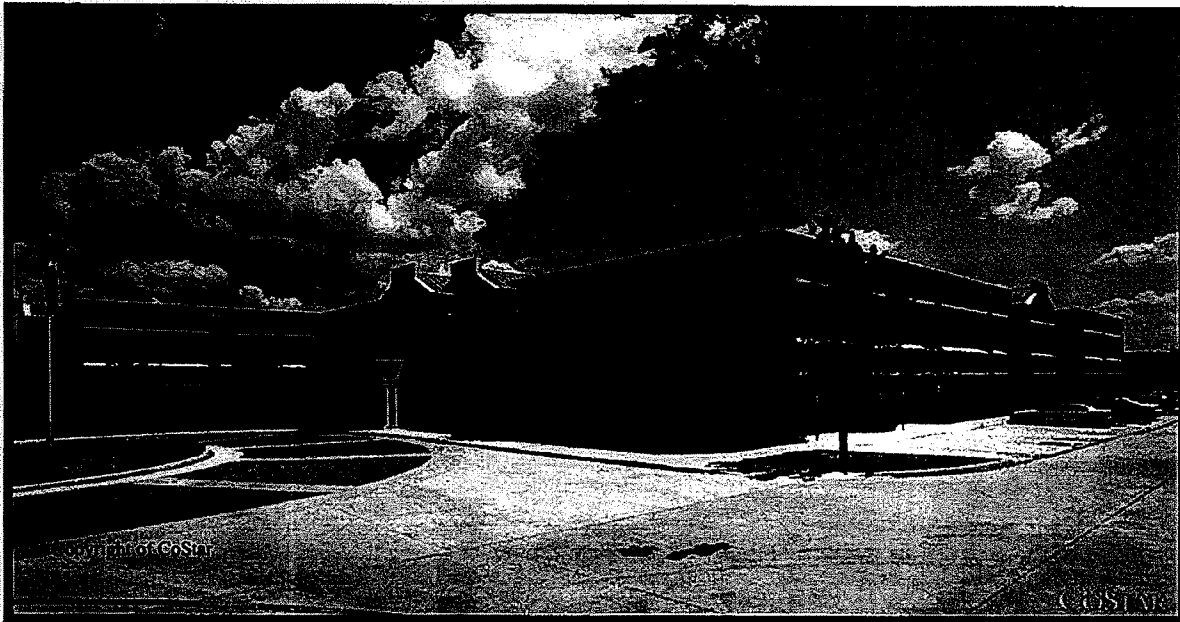
Swearingen

www.swearingen.com

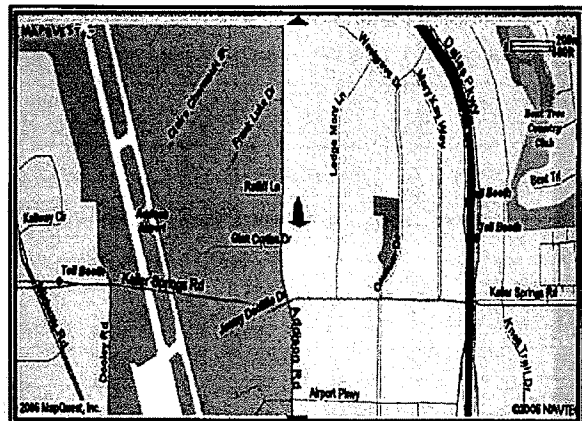
SUBLEASE OPPORTUNITY

Approx. 2,143 RSF AT ADDISON PLAZA, SUITE 110

16200 Addison Road, Addison, TX



- First Floor
- Executive Finishes
- Term through 4/30/2010
- Rate is below market/negotiable

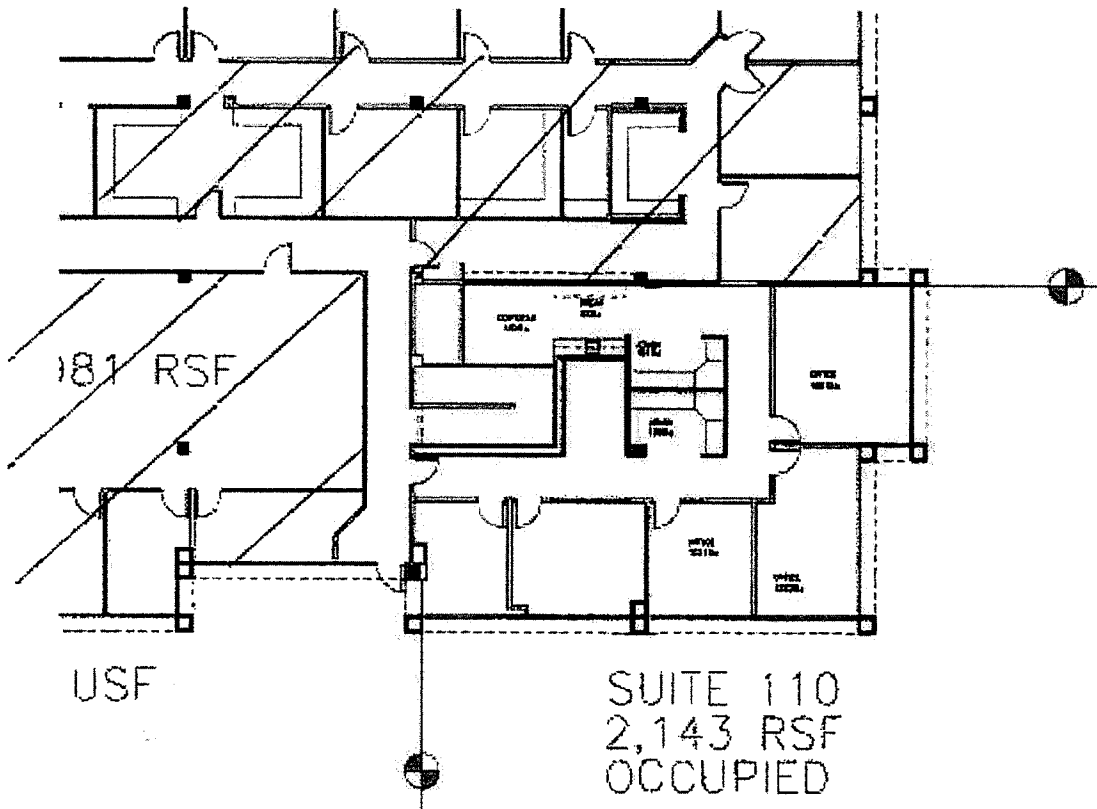


For more information, contact:
Bruce Hecht, SIOR at 214/365-2712

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Swearingen Realty Group, L.L.C. • 5950 Berkshire Lane, Suite 700 • Dallas, TX 75225 • (214) 365-2700 • srg@swearingen.com

SUBLEASE
APPROXIMATELY 2,143 RSF
16200 Addison Road





Location: Megan Bldg
Far North Dallas Cluster
Quorum/Bent Tree Submarket
Dallas County
Dallas, TX 75248

Building Type: Class B Office
Status: Built Jan 1980

Stories: 2
RBA: 28,818 SF
Typical Floor: 13,580 SF
Total Avail: 14,933 SF
% Leased: 54.7%

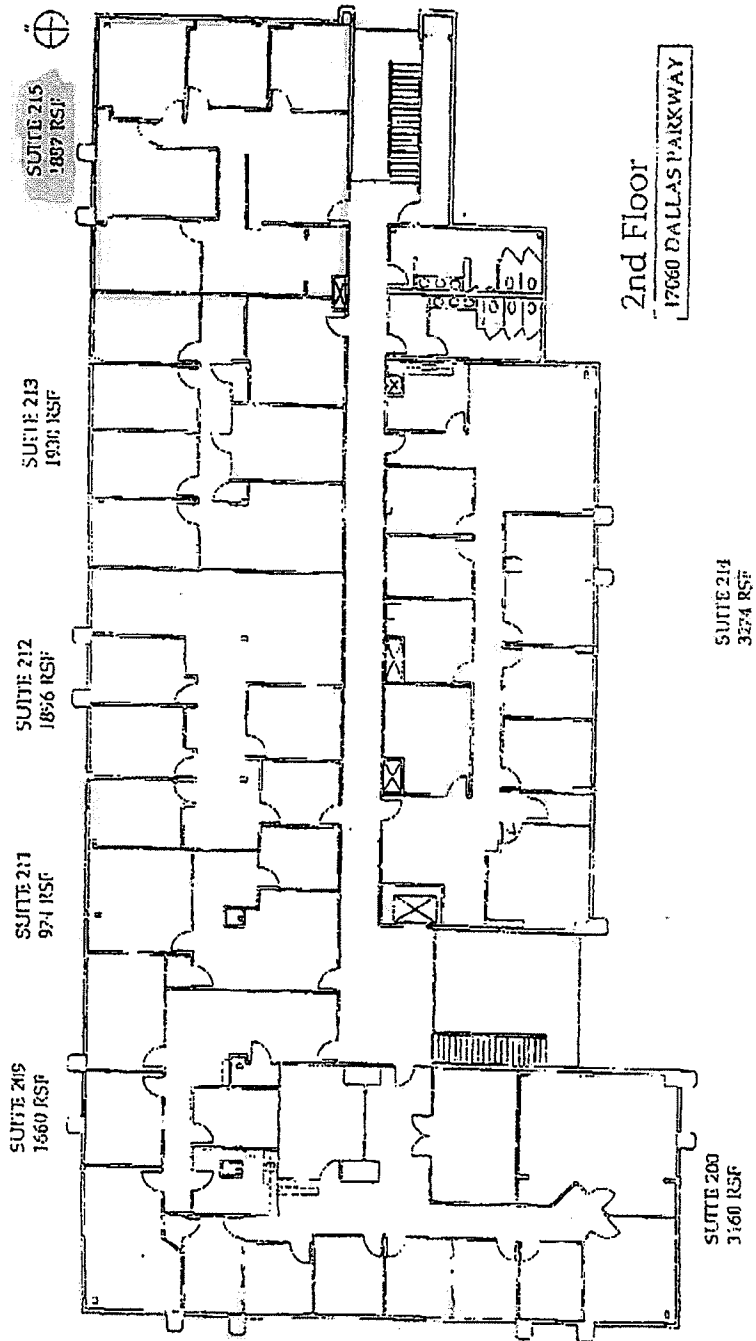
Landlord Rep: John Bowles Company
Developer: -
Management: -
Recorded Owner: -

Expenses: 1997 Tax @ \$0.78/sf; 1999 Est Ops @ \$4.37/sf
Parcel Number: 00000799935640000
Parking: Ratio of 4.19/1,000 SF

Floor	SF (Avail)	Floor Count	Blk Count	Rent (\$/SF/yr)	Occupancy	Term	Type
P 1st / Suite 105	7,022	7,022	7,022	\$15.00+elec	Vacant	Negotiable	Direct
John Bowles Company / Michael Cagle (972) 267-7000							
P 1st / Suite 112	1,888	3,120	3,120	\$15.00+elec	Vacant	Negotiable	Direct
John Bowles Company / Michael Cagle (972) 267-7000							
P 1st / Suite 114	1,252	3,120	3,120	\$15.00+elec	Vacant	Negotiable	Direct
John Bowles Company / Michael Cagle (972) 267-7000							
P 2nd // Suite 215	1,887	1,887	1,887	\$10.00/yr	Vacant	Thru Nov 2007	Sublet
Stream Realty Partners, L.P. // Bob Hagewood (214) 267-0471							
P 2nd / Suite 213	1,930	1,930	1,930	\$15.00+elec	Vacant	TBD	Direct
John Bowles Company / Michael Cagle (972) 267-7000							
P 2nd // Suite 211	974	974	974	\$15.00+elec	Vacant	Negotiable	Direct
John Bowles Company / Michael Cagle (972) 267-7000							

EXHIBIT "A"

SITE PLAN



Availability and Vacancy Building List

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
16200 Addison Rd	80,596	8,341	10.3%	10,484	13.0%	10,484	8,341	2,143	5,204	\$17.50/+elec
740 E Campbell Rd	181,297	27,256	15.0%	29,206	16.1%	30,484	28,534	1,950	15,208	\$16.20/+elec
275 W Campbell Rd	118,573	35,742	30.1%	39,279	33.1%	39,279	35,742	3,537	9,634	\$14.14/+elec
17060 N Dallas Pky	28,818	13,046	45.3%	14,933	51.8%	14,933	13,046	1,887	7,022	\$15.00/+elec
101 W Renner Rd	85,431	21,767	25.5%	24,343	28.5%	21,843	19,267	2,576	5,562	\$16.00/fs
3400 Waterview Pky	203,000	0	0.0%	13,957	6.9%	16,585	0	16,585	11,000	\$17.87/+elec
Grand Totals (6 Bldgs)	697,715	106,152	15.2%	132,202	18.9%	133,608	104,930	28,678	15,208	\$16.85/fs