

Western Conference of Teamsters Pension Plan
 Financial Transaction Schedule
 Form 5500 - Schedule G - Part I
 Schedule of Loans or Fixed Income Obligations in Default or Classified as Uncollectible
 December 31, 2012
 EIN: 91-6145047
 Plan Number: 001

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Identity and address of obligor	Original amount of loan	Amount received during reporting year Principal	Unpaid balance at end of year	Detailed description of loan	Principal	Interest	Amount overdue	
BankUnited Fin 255 Alhambra Circle Coral Gables, FL 33134-7407	\$ 11,248,670	\$ -	\$ 11,248,670	Terms: Cv 6.37%; 05/17/2012 Reg The Company filed Chapter 11 bankruptcy in May 22, 2009. This security is being marked by the brokers.	\$ 11,248,670	-	-	
Glininir Banki hf. 144A Soltun 26 IS-105 Reykjavik, Iceland	1,340,000	-	1,340,000	Terms: VAR RT; 06/15/2016; DD 06/15/06 On October 7, 2008, the Icelandic Financial Supervisory Authority took control of Glininir Banki.	1,340,000	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	5,840,000	589,656	5,250,344	Terms: 0.00%; 05/17/2013 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	5,250,344	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	3,955,000	395,350	3,559,650	Terms: 0.00%; 11/10/2049 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	3,559,650	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	1,890,000	187,977	1,702,023	Terms: 0.00%; 09/26/2014 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	1,702,023	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	1,155,000	116,619	1,038,381	Terms: 0.00%; 09/26/2014 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	1,038,381	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	1,465,000	148,431	1,316,569	Terms: 0.00%; 09/27/2027 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	1,316,569	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	370,000	37,358	332,642	Terms: 0.00%; 09/26/2014 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	332,642	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	245,000	24,491	220,509	Terms: 0.00%; 05/17/2013 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	220,509	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	360,000	35,805	324,195	Terms: 0.00%; 11/10/2049 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	324,195	-	-	
Lehman Brothers 745 7th Ave. New York, NY 10019	1,050,000	106,384	943,616	Terms: 0.00%; 09/27/2027 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	943,616	-	-	

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Lehman Brothers 745 7th Ave. New York, NY 10019	\$ 3,165,000	\$ 318,166	\$ 2,846,834	Terms: 0.00%; 04/04/2016 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	\$ 2,846,834	\$ -	\$ -	
Lehman Brothers 745 7th Ave. New York, NY 10019	3,470,000	342,388	3,470,000	Terms: 0.00%; 05/17/2013 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	3,470,000	-	-	
Lehman XS Trust 745 7th Ave. New York, NY 10019	5,000,000	8	4,999,992	Terms: LXS 07-2N; 02/25/2037 The Company filed Chapter 11 bankruptcy in September 2008. This security has been marked close to zero pending any future resolution and possible recovery from the bankruptcy court.	4,999,992	-	-	
College & University Facility Loan c/o US Bank One Federal Street Boston, MA 02105	5,000,000	192,141	1,568	Terms: 06/01/2018	-	25,380	1,568	
Tribune Company 435 North Michigan Avenue Chicago, IL 60611	20,789,264	-	20,789,264	Terms: CV Units 2.00%; 05/15/2029 The Company is in bankruptcy. The security is under litigation and is being marked by the brokers.	20,789,264	-	-	
	\$ 66,342,934	\$ 2,494,774	\$ 25,380		\$ 59,382,689	\$ -	\$ 1,568	

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31-Dec-12
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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	
Havengate Center	Aaron McGovern	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. Tenant has A/R issue. Collected \$6,463.80 from 1/13 - 3/13.					\$ 6,696	
Havengate Center	Aetna	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. This balance was paid in January, 2013.					\$ 15	
Havengate Center	Duckett Financial	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. This balance was paid in March, 2013.					\$ 3,748	
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. This balance was collected in January, 2013.					\$ 26,657	
Havengate Center	EBI, LLC	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. This balance was collected in January, 2013.					\$ 3,053	
Havengate Center	GHS Compliance & Investigation	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. This balance was collected in January, 2013.					\$ 40	
Havengate Center	R.E. Chaix Assoc	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. This balance was collected in January, 2013.					\$ 92	
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. This balance was collected in January, 2013.					\$ 10,175	
Centrelake Plaza	Argosy Education Group	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. Per lease, tenant pays 1 month in arrears. This balance was collected in January, 2013.					\$ 60	

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Centrelake Plaza	Best Buy Insurance Services	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. Per lease, tenant pays 1 month in arrears. Tenant has AR issues and has paid \$23,558 from 1/13 - 3/13.					\$ 9,387	
Centrelake Plaza	Blue Shield of CA	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. Per lease, tenant pays 1 month in arrears. This balance was collected in January, 2013.					\$ 552	
Centrelake Plaza	NCS Pearson, 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. Per lease, tenant pays 1 month in arrears. This balance was collected in January, 2013.					\$ 280	
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. Per lease, tenant pays 1 month in arrears. This balance was collected in February, 2013.					\$ 16,589	
685 Market Street	Air Brokers International	Office Tenant	Commercial office purchased 2000. Tenant went out of business. No opportunity to collect.					\$ 12,510	
Glenbrook Commons	Grand House Capital, Inc	Retail Tenant	Shopping Center, Clermont, FL purchased 7-10-2009. Retail Lease 5 year term, triple net, two five year options to extend. Tenant defaulted on lease, forwarded to attorney, tenant vacated 12-31-12. Security deposit of \$3,000 applied to arrears. Guarantors signed Stipulation Agreement for \$16,951.29 on 1-22-13 paying \$500 a month beginning 2-1-13.					\$ 16,951	
Glenbrook Commons	CC & J Food # 2, Inc	Retail Tenant	Shopping Center, Clermont, FL purchased 7-10-2009. Retail Lease, tenant never opened, defaulted, lease terminated 11-30-2009. A stipulation Agreement for \$26,734.80 was signed. Arrears as of 12-31-12 is last payment of Stipulation due.					\$ 670	
Glenbrook Commons	JIP Nail Spa, LLC	Retail Tenant	Shopping Center, Clermont, FL purchased 7-10-2009. Retail Lease, tenant never opened, defaulted. Lease terminated 11-30-12. Arrears as of 12-31-12 is \$21,033.29. \$2,900 security deposit applied 1-13, current arrears \$18,133.29. Our attorney is pursuing.					\$ 21,033	

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Glenbrook Commons	Venetian Nail & Spa, LLC	Retail Tenant	Shopping Center, Clermont, FL purchased 7-10-2009. Retail Lease, tenant never opened, defaulted, Lease terminated 1-31-10 with arrears of \$18,831.24, security deposit of \$4,752.57 applied, balance \$814,078.67. A stipulation Agreement for \$4,000 signed with payments of \$500 a month starting 6-1-12. Our attorney is seeking to collect damages from additional guarantors.					\$ 10,579	
Hill Country Plaza	Hau Trung Lee dba Lee Nails	Retail Tenant	116,947 Retail Center, San Antonio, Texas. Phase I development completed in 2008. 2,400 sf NNN Retail lease - 5 years; 6/1/2008 - 5/31/2013. \$23/sf annual base rent. Tenant struggled from inception and was granted rent relief in effort to help tenant. Landlord defaulted tenant and locked out of space in October 2012 due to lack of cooperation by tenant and non-payment of outstanding balance. Asset search determined monies were not collectible - entire outstanding balance was reserved to bad debt at year end per Prudential accounting policies. Space was re-leased in Q4 2012.					\$ 110,518	
Hill Country Plaza	Rogers Title Company	Office Tenant	116,947 Retail Center, San Antonio, Texas. Phase I development completed in 2008. 3,000 sf NNN lease - 3 years; 12/1/2009 - 12/31/2012. \$18.67/sf annual base rent. Office use in retail center. Lease was amended in December 2011 to defer \$12K past due balance to 2013 and extend lease to 12/31/2015. Landlord locked tenant out of space in October 2012. Formal default letter was sent March 2013. Collection efforts will continue. \$10,517.51 of balance was reserved to bad debt at year end per Prudential accounting policies.					\$ 50,169	
WCOT Thompson & Benjamin, LLC	General Cargo Delivery, Inc.	Industrial Tenant	Office flex space in Tampa, FL purchased in 12/2007. Tenant having financial difficulties and will be declaring bankruptcy. Tenant was evicted and this amount will likely not be recovered.					\$ 35,797	
WCOT Thompson & Benjamin, LLC	Florana	Industrial Tenant	Office flex space in Tampa, FL purchased in 12/2007. Tenant has been evicted and this amount will not be recovered.					\$ 2,949	
WCOT Thompson & Benjamin, LLC	Karbon Arms	Industrial Tenant	Office flex space in Tampa, FL purchased in 12/2007. Tenant is having financial difficulties and was on a payment plan but has not kept current with payments. Tenant is currently unresponsive to collection attempts and as of 4/1 tenant's lease is expired. The lease will not be renewed and eviction process has commenced.					\$ 22,866	
Florin Towne Centre	FAMSA	Retail Tenant	Retail Building, Sacramento, CA, purchased 2008. Lease expires 1/31/24. Balance includes late fees and interest through 12/31/12 (posted in 2013). Legal suit pending.					\$ 161,306	
Florin Towne Centre	Trend Shoes	Retail Tenant	Retail Building, Sacramento, CA, purchased 2008. Lease expires 1/31/14. Tenant died and the balance of \$57,953.47 was written off as bad debt in December 2012.					\$ 147,398	

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Florin Towne Centre	Clean Up Nice	Retail Tenant	Retail Building, Sacramento, CA, purchased 2008. Lease expires 2/28/14. Tenant still in possession but the past due balance of \$22,944.39 was written-off as bad debt in December 2012.					\$ 62,488	
Florin Towne Centre	Sassy	Retail Tenant	Retail Building, Sacramento, CA, purchased 2008. Lease expires 1/31/14. Tenant still in possession, but the past-due balance was written-off as bad debt in December 2012.					\$ 110,030	
SCAP1454/ - Fairmont S.C.	Pepi's Pizza & Pasta	Retail Tenant	Retail, Pacifica, CA purchased 10/31/06. Retail Lease 5 year term. Assignment completed & renewal option is deleted with Assignment. Tenant fell behind on rent, & was sent to Legal Collections. Tenant now may have potential buyer. Assignment package sent to the Tenant. Current estimation is a 30% chance of collection.					\$ 44,656	
SCAP1454/ - Fairmont S.C.	Juan De La Cruz Asian Cuisine	Retail Tenant	Retail, Pacifica, CA purchased 10/31/06. Retail Lease 5 year 6 month term. 1 Option to extend 5 years. Tenant has abandoned the space. Tenant sent to Legal Collections & a notice of Belief of abandoned has been sent.					\$ 37,597	
SNVR1500/ - Caughlin Ranch	Park Place Cleaners	Retail Tenant	Retail, Reno NV purchased 10/31/06. Retail Lease. Tenant was sent to Legal for unpaid rent & has since vacated the space. Will file Lawsuit against Tenant if they have assets.					\$ 47,299	
SNVR1500/ - Caughlin Ranch	China Star	Retail Tenant	Retail, Reno NV purchased 10/31/06. Retail Lease term 5 years 7 months, 1-5 year option. Tenant stopped paying rent & has now filed Bankruptcy.					\$ 34,238	
TOTAL									
- - - - - \$ 1,006,378									

