

PACTRUST REALTY, INC.

WHEREAS, PacTrust Realty, Inc. ("Corporation") is the General Partner of Pacific Realty Associates, L.P., a limited partnership organized under the laws of the State of Delaware (the "Partnership");

WHEREAS, pursuant to Section 7 of the Third Amended and Restated Limited Partnership Agreement of the Partnership dated as of August 5, 1988 (the "Partnership Agreement"), the General Partner of the Partnership has the sole responsibility and authority for the conduct of the Partnership business;

WHEREAS, it is in the best interests of the Partnership and of this Corporation as the General Partner of the Partnership to authorize the officers of this Corporation to perform the actions and to execute the documents which enable this Corporation to perform its duties as the General Partner of the Partnership;

NOW THEREFORE BE IT RESOLVED, that the officers of this Corporation be, and each of them hereby is, authorized and directed to take any and all actions and to execute any and all documents necessary or desirable to enable this Corporation to fulfill its rights, obligations and duties under the Partnership Agreement, including without limitation, the rights, obligations and duties set forth in Sections 6, 7 and 11 of the Partnership Agreement;

RESOLVED FURTHER, that any action previously taken or any document previously executed by any officer of this Corporation on behalf of this Corporation as the General Partner of the Partnership to enable this Corporation to fulfill its rights, obligations and duties under the Partnership Agreement, including without limitation, the rights, obligations and duties set forth in Sections 6, 7 and 11 of the Partnership Agreement be, and the same hereby are, authorized, ratified and approved.

Certificate

I, Terry L. O'Toole, Secretary of PacTrust Realty, Inc., a Delaware corporation, hereby CERTIFY that (1) the foregoing is a true and correct copy of resolutions approved and adopted by the Board of Directors of said Corporation by unanimous written consent without a meeting on December 26, 1989 and that (2) said resolutions are in full force and effect on the date hereof and have not been amended or rescinded.

Dated: April 25, 2012



Terry L. O'Toole, Secretary

PACTRUST REALTY, INC.

Incumbency Certificate


The undersigned, Terry L. O'Toole, certifies that she is the duly elected and qualified Secretary of PacTrust Realty, Inc., a Delaware corporation ("Company"), and that, as such, she is authorized to execute this Certificate on behalf of the Company, which is the General Partner of Pacific Realty Associates, L.P., and she further certifies that the persons named below are duly elected, qualified and acting officers of the Company, holding on the date hereof the respective office set forth opposite his/her name:

Peter F. Bechen
David W. Ramus

John C. Hart
Scott D. Hodson
Andrew R. Jones

President & Chief Executive Officer
Vice President, Chief Operating Officer,
Assistant Secretary & Treasurer
Chief Financial Officer
Vice President
VicePresident

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 25th day of April 2012.



Terry L. O'Toole
Secretary