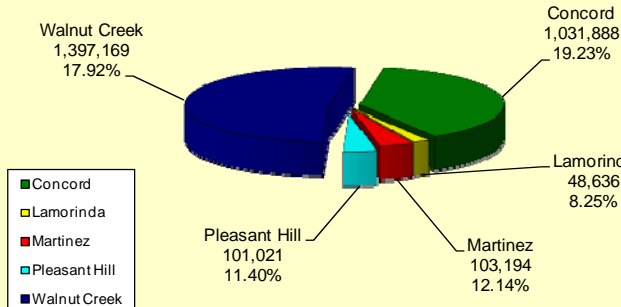


North I-680 1st Quarter 2009 Office Market Report

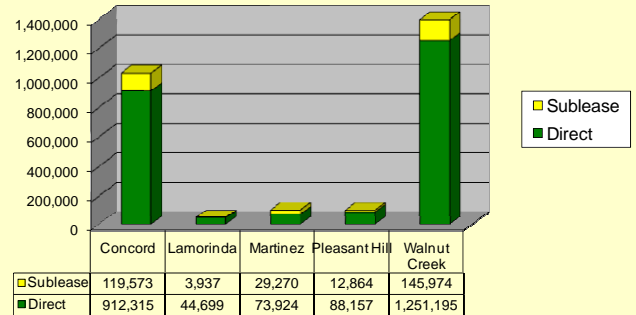


Where Challenges Meet Solutions

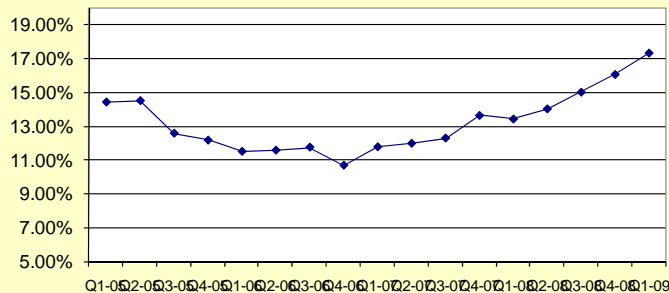
Total Available Square Feet and Vacancy Rates (%)



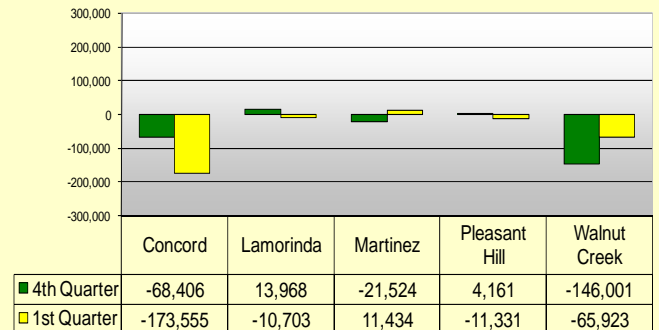
Available Square Feet by Submarket
1st Quarter 2009



Vacancy Rate - North I-680 Corridor



Net Absorption by Submarket



		Tenant	Address	City	Size (SF)
North I-680 Q1 2009 Lease/Sublease Transactions		Contra Costa County Hazardous Materials	4585 Pacheco Boulevard	Martinez	15,500
		Wood, Smith, Henning & Breman	1401 Willow Pass Road	Concord	12,400
		Brady, Vorwerck, Rider & Caspino	1855 Gateway Boulevard	Concord	8,400
		HDR Engineering	2121 N California Boulevard	Walnut Creek	24,250
		Wachovia Securities (Renewal)	2033 N Main Street (Renewal)	Walnut Creek	14,200
		Stantec Consulting Inc (Renewal)	390 North Wiget Lane (Renewal)	Walnut Creek	10,600
		Global Energy Partners	500 Ygnacio Valley Road	Walnut Creek	10,400
		RBF Consulting	500 Ygnacio Valley Road (Renewal)	Walnut Creek	10,400
		Erin Engineering	2001 North Main Street	Walnut Creek	7,300
		Thomson Financial Group	2999 Oak Road	Walnut Creek	7,000
		Buyer	Seller	City	Size (SF)
Q1 2009 Sale Transactions		La Clinica De La Raza Inc.	Christian Witness Theological	Concord	2,250,000
		Edificio, LLC	Hill/Girard - Shadelands LLC	Walnut Creek	4,200,000

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

North I-680 1st Quarter 2009 Office Market Report



Where Challenges Meet Solutions

CM Realty Index – North I-680

	# of Bldgs	Inventory	Total SF Avail		Direct Available		Sublease Available		Vacancy Rate		1st Qtr Absorption	
			4th Qtr '08	1st Qtr '09	4th Qtr '08	1st Qtr '09	4th Qtr '08	1st Qtr '09	4th Qtr '08	1st Qtr '09	Gross	Net
Concord												
Office Class A	11	2,250,006	469,968	522,530	397,888	419,796	72,080	102,734	20.89%	23.22%	61,260	-52,562
Office Class B	20	818,764	128,750	131,064	121,911	124,225	6,839	6,839	15.72%	16.01%	1,616	-2,314
Office Class C	31	488,044	115,339	124,679	115,339	120,679	0	4,000	23.63%	25.55%	6,491	-9,340
Office/Flex	33	902,566	92,286	124,474	92,286	124,474	0	0	10.22%	13.79%	4,000	-32,188
Totals	95	4,459,380	806,343	902,747	727,424	789,174	78,919	113,573	18.08%	20.24%	73,367	-96,404
North Concord												
Office Class A	3	142,782	14032	44032	8032	38032	6000	6000	9.83%	30.84%	0	-30,000
Office Class B	4	102,893	0	0	0	0	0	0	0.00%	0.00%	0	0
Office/Flex	23	662,127	37,958	85,109	37,958	85,109	1,990	0	5.73%	12.85%	4,508	-47,151
Totals	30	907,802	51,990	129,141	45,990	123,141	7,990	6,000	5.73%	14.23%	4,508	-77,151
Totals Concord	125	5,367,182	858,333	1,031,888	773,414	912,315	86,909	119,573	15.99%	19.23%	77,875	-173,555
Lafayette												
Office Class A	1	48,000	0	0	0	0	0	0	0.00%	0.00%	0	0
Office Class B	11	323,718	33,418	44,847	31,048	42,477	2,370	2,370	10.32%	13.85%	7,767	-11,429
Office Class C	6	67,957	1,492	2,222	1,492	2,222	0	0	2.20%	3.27%	325	-730
Totals	18	439,675	34,910	47,069	32,540	44,699	2,370	2,370	7.94%	10.71%	8,092	-12,159
Martinez												
Office Class A	4	299,286	0	0	0	0	0	0	0.00%	0.00%	0	0
Office Class B	14	349,531	29,057	17,425	29,057	17,425	0	0	8.31%	4.99%	15,958	11,632
Office Class C	2	49,956	1,955	2,153	1,955	2,153	0	0	3.91%	4.31%	385	-198
Office/Flex	3	151,304	83,616	83,616	54,346	54,346	29,270	29,270	55.26%	55.26%	0	0
Totals	23	850,077	114,628	103,194	85,358	73,924	29,270	29,270	13.48%	12.14%	16,343	11,434
Orinda												
Office Class A	7	149,655	3,023	1,567	3,023	0	0	1,567	2.02%	1.05%	3,023	1,456
Totals	7	149,655	3,023	1,567	3,023	0	0	1,567	2.02%	1.05%	3,023	1,456
Pleasant Hill												
Office Class A	1	130,000	3,592	3,592	0	0	3,592	3,592	2.76%	2.76%	0	0
Office Class B	17	639,459	82,308	90,335	71,314	81,063	10,994	9,272	12.87%	14.13%	8,871	-8,027
Office Class C	6	73,079	3,790	7,094	3,790	7,094	0	0	5.19%	9.71%	0	-3,304
Office/Flex	3	43,926	0	0	0	0	0	0	0.00%	0.00%	0	0
Totals	27	886,464	89,690	101,021	75,104	88,157	14,586	12,864	10.12%	11.40%	8,871	-11,331
Walnut Creek (Downtown)												
Office Class A	21	2,766,702	432,006	467,472	356,553	386,140	75,453	81,332	15.61%	16.90%	92,344	-35,466
Office Class B	36	1,026,356	149,775	156,338	133,126	133,839	16,649	22,499	14.59%	15.23%	23,658	-6,563
Office Class C	19	459,876	53,007	57,287	51,422	55,702	1,585	1,585	11.53%	12.46%	9,169	-4,280
Office/Flex	2	26,225	0	0	0	0	0	0	0.00%	0.00%	0	0
Totals	78	4,279,159	634,788	681,097	541,101	575,681	93,687	105,416	14.83%	15.92%	125,171	-46,309
Walnut Creek (Pleasant Hill BART)												
Office Class A	8	1,293,173	353,959	353,861	323,171	333,383	30,788	20,478	27.37%	27.36%	12,041	98
Office Class B	3	128,850	17,937	13,170	17,937	13,170	0	0	13.92%	10.22%	4,767	4,767
Office Class C	1	17,500	1,952	1,952	0	0	0	0	11.15%	0.00%	1,952	1,952
Totals	12	1,439,523	373,848	367,031	343,060	346,553	30,788	20,478	25.97%	25.50%	18,760	6,817
Walnut Creek (Shadelands)												
Office Class A	2	171,218	36,729	56,672	29,951	56,672	6,778	0	21.45%	33.10%	1,619	-19,943
Office Class B	35	1,396,885	277,884	279,426	261,346	262,888	16,538	16,538	19.89%	20.00%	10,253	-1,542
Office Class C	8	182,803	7,997	12,943	6,855	9,401	1,142	3,542	4.37%	7.08%	0	-4,946
Office/Flex	1	325,028	0	0	0	0	0	0	0.00%	0.00%	0	0
Totals	46	2,075,934	322,610	349,041	298,152	328,961	24,458	20,080	15.54%	16.81%	11,872	-26,431
Totals Walnut Creek	136	7,794,616	1,331,246	1,397,169	1,182,313	1,251,195	148,933	145,974	17.08%	17.92%	155,803	-65,923

CM Realty publishes two sets of numbers for the Tri-Valley. One set of numbers reflects the total inventory of square footage of office and office/flex buildings in the market including owner/user occupied buildings. We call that index the Tri-Valley Office/Office Flex Inventory Including Owner/Users. This index is important because of the 6,789,927 square feet of owner/occupied office buildings in the Tri-Valley. The other index is the CM Realty Index ("CM Realty Index"). The only difference between these two indexes is Owner/Users are not included in the CM Realty Index. The indexes:

- Include all of the office and office/flex buildings in the market over 5,000 square feet that are not government buildings or medical buildings;
- Include all buildings that have at least 3 parking spaces per 1,000 rentable square feet;
- Determine Building Class (A, B, C) by BOMA standards;
- Are exclusively office and office/flex buildings. Although we do track light industrial, industrial and warehouse buildings in the market, we do not count them in either index.
- Consider office buildings to be under construction until glass is installed in the building and until that time they are not counted in the indexes; and
- Account for all available space offered to the market, direct and sublease, whether or not it is occupied.