



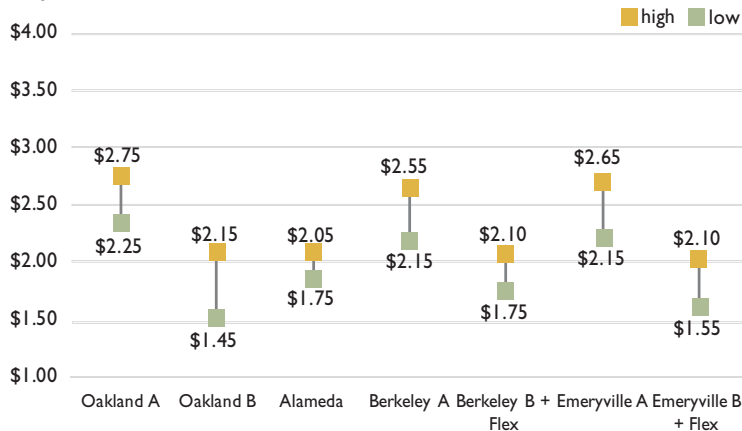
EASTBAY OVERVIEW

“A few significant transactions have led to positive absorption in the third quarter. However, 2009 is expected to end with a little change overall for the year.

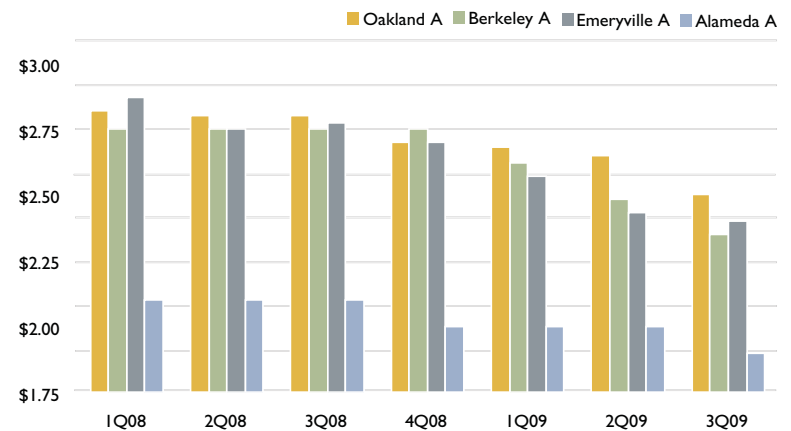
East Bay Office Market Report

3Q09

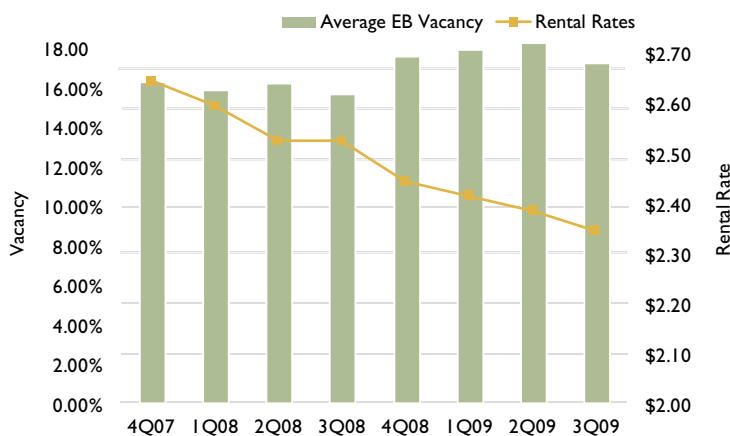
3Q09 Market Rates



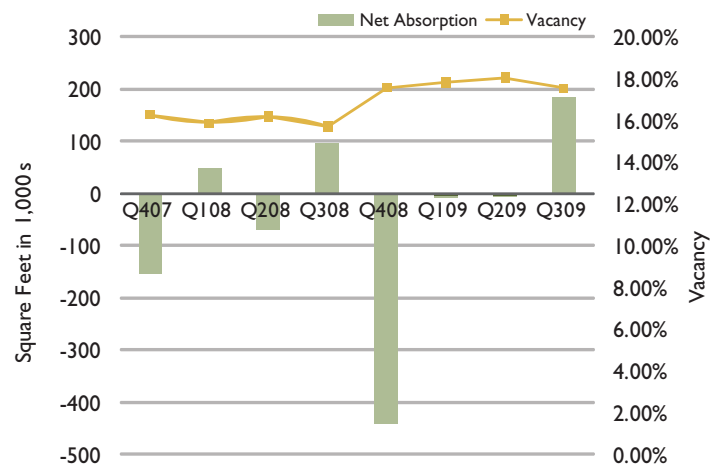
Historical Market Rates



Market Rates and Vacancy



Historical Absorption and Vacancy East Bay



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3Q Deal Profile



TENANT: Greenvolts
 LANDLORD: CARR Properties
 LOCATION: 46400 Fremont Blvd.
 Fremont, CA
 SQUARE FEET: 19,528 sqft
 TERM: 3 Years

Comments: Greenvolts worked with Aegis on their corporate headquarters relocation of 19,528 square feet. Greenvolts is an alternative energy firm that was looking to relocate from San Francisco to Femont to be closer to their workforce.

MAJOR OFFICE LEASES COMPLETED

Tenant	Landlord/ Sub-landlord	Address	City	Square Feet
I Paradigms	American President Lines	1111 Broadway	Oakland	22,309
First Solar	American President Lines	1111 Broadway	Oakland	22,310
Donahue Gallagher Woods	Beacon Capital Properties	1999 Harrison	Oakland	24,000
Clif Bar	Ellis Partners	1400 65th Street	Emeryville	115,000
State Farm	Ellis Partners	1400 65th Street	Emeryville	42,000
Pandora Networks	CIM Group	2101 Webster Street	Oakland	16,000

SALE ACTIVITY

Property	City	Square Feet	Seller	Purchase Price	\$/ sq. ft.	Status	Use
1440 Broadway	Oakland	73,312	Sky Broadway	\$9,600,000	\$130.95	Available	Office
318 Harrison	Oakland	19,500	Terranomics	\$5,900,000	\$302.56	Available	Office
600-610 16th Street	Oakland	65,904	Ab Chestnut Inc.	\$5,000,000	\$75.87	Available	Office

3RD QUARTER SUMMARY - AEGIS Recent Transactions



Center for Independent Living leased 1,444 square feet located at 1904 Franklin Street in Berkeley.

AEGIS REALTY PARTNERS



Hopalong and Second Chance Animal Rescue leased 6,000 square feet located at 5749 Doyle Street in Emeryville.

AEGIS REALTY PARTNERS



Aegis Realty Partners leased 2,500 square feet on behalf of BRE Properties at 5801 Christie in Emeryville.

AEGIS REALTY PARTNERS



Aegis Realty Partners leased 13,500 square feet on behalf of Archstone Smith at 5710-5780 Hollis in Emeryville.

AEGIS REALTY PARTNERS

EAST BAY OFFICE SPACE SUMMARY

SUB-MARKETS	TOTAL BUILDINGS	SQUARE FEET	DIRECT AVAILABILITY	SUBLEASE AVAILABLE	TOTAL AVAILABLE	% VACANT
OAKLAND						
Class A	22	7,041,780	773,515	168,652	942,167	13.38%
Class B + Flex	102	5,299,089	900,089	44,149	942,238	17.78%
Sub-Total	124	12,340,869	1,673,604	210,801	1,884,405	15.27%
EMERYVILLE						
Class A	12	2,489,747	369,713	209,897	579,610	23.28%
Class B + Flex	39	1,685,877	228,424	7,044	235,468	13.97%
Sub-Total	51	4,175,624	598,137	216,941	815,078	19.52%
ALAMEDA						
Class A	--	--	--	--	--	--
Class B + Flex	74	3,167,773	753,618	21,450	775,068	24.47%
Sub-Total	74	3,167,773	753,618	21,450	775,068	24.47%
BERKELEY						
Class A	4	694,043	55,362	47,503	102,865	14.82%
Class B + Flex	80	2,362,689	385,864	32,376	418,270	17.70%
Sub-Total	84	3,056,732	441,256	79,879	521,135	17.05%
EAST BAY TOTALS	334	22,740,998	3,466,615	529,071	3,995,686	17.57%

LARGE BLOCKS OF AVAILABLE OFFICE SPACE

ADDRESS	CITY	SUB-MARKET	TYPICAL FLOOR SIZE/ SQ.FT.	SMALLEST DIVISIBLE	TOTAL AVAILABLE	\$/ SQ.FT.
1201 Harbor Bay Pkwy	Alameda	Harbor Bay	61,000	5,000	61,000	\$1.85 IG
1255 Harbor Bay Pkwy	Alameda	Harbor Bay	22,250	22,250	22,250	\$1.85 IG
1451 Harbor Bay Parkway	Alameda	Harbor Bay	43,233	20,700	63,727	\$1.90 FS
300 Wind River Way	Alameda	Marina Village	25,000	25,000	75,000	\$1.50 NNN
400 Wind River Way	Alameda	Marina Village	25,000	25,000	50,000	\$1.50 NNN
1608 4th Street	Berkeley	West Berkeley	44,900	4,000	81,000	\$2.85 FS
2100 Powell Street	Emeryville	Emeryville	23,222	2,250	94,828	\$2.35 FS
55 Harrison Street	Oakland	Jack London Sq.	25,000	24,500	73,500	\$2.85 FS
2100 Franklin Street	Oakland	Lake Merritt	23,000	11,456	137,823	\$2.85 FS
1999 Harrison Street	Oakland	Lake Merritt	20,500	1,270	166,100	\$2.75 FS
155 Grand Avenue	Oakland	Lake Merritt	20,000	1,517	62,208	\$2.50 FS
1111 Broadway	Oakland	City Center	22,173	4,139	105,486	\$2.75 FS
1333 Broadway	Oakland	City Center	23,839	2,461	51,042	\$2.00 FS
2955 Peralta Oaks Court	Oakland	1580 Corridor	13,461	13,461	53,844	\$2.35 FS