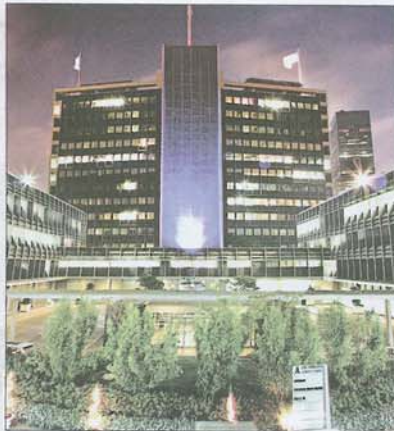
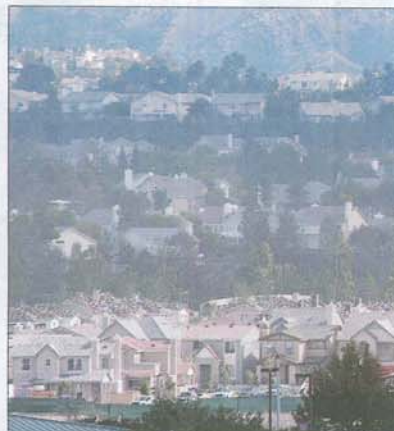


Los Angeles County Office Market, 2nd Quarter 2008

Market/Submarket	Total Inventory	Vacant Space (square ft.)	Vacancy Rate			Under Construction (square ft.)	Net Absorption (square ft.) ¹			Class A Asking Rent ²		
			2nd Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2007		2nd Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2007	2nd Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2007
Downtown L.A.	32,140,473	3,891,434	12.1%	12.2%	13.5%	0	(1,103)	47,701	147,648	\$3.24	\$3.14	\$2.90
Wilshire Center	8,203,459	667,433	8.1%	7.3%	5.3%	0	(72,430)	(24,765)	98,519	\$1.88	\$1.88	\$1.71
Miracle/Park Mile	5,880,612	463,840	7.9%	9.4%	9.9%	0	88,922	(6,400)	5,589	\$3.54	\$3.49	\$3.09
Wilshire Corridor	14,084,071	1,131,273	8.0%	8.1%	7.3%	0	16,492	(31,165)	104,108	\$2.84	\$2.81	\$2.52
San Gabriel Valley	13,809,651	988,383	7.2%	6.6%	6.6%	20,046	(64,470)	(31,206)	135,190	\$2.74	\$2.73	\$2.65
Burbank	5,356,562	272,857	5.1%	5.7%	4.0%	817,400	29,812	(98,103)	(54,522)	\$3.27	\$3.26	\$3.13
Glendale	6,155,911	908,917	14.8%	13.8%	13.4%	0	(57,267)	15,364	78,894	\$2.88	\$2.89	\$2.80
Pasadena	7,066,018	704,485	10.0%	12.0%	5.4%	0	141,575	(149,423)	(7,875)	\$3.64	\$3.50	\$3.54
Tri-Cities	18,578,491	1,886,259	10.2%	10.8%	7.6%	817,400	114,120	(232,162)	16,497	\$3.20	\$3.11	\$3.07
Hollywood/WeHo	3,726,034	207,035	5.6%	3.9%	5.4%	400,000	(60,211)	176,908	(16,937)	\$3.95	\$4.45	\$3.55
Beverly Hills	6,152,962	312,158	5.1%	4.2%	4.4%	0	(52,607)	(40,254)	57,209	\$4.52	\$4.46	\$3.87
Brentwood	3,520,978	235,004	6.7%	5.7%	3.3%	0	(32,681)	14,030	(16,168)	\$4.70	\$4.90	\$3.82
Century City	10,328,379	873,365	8.5%	8.1%	14.9%	0	(34,362)	142,286	(55,923)	\$5.21	\$5.08	\$3.68
Marina/Culver City	5,949,212	1,043,253	17.5%	15.5%	8.1%	459,917	(80,062)	(6,285)	411	\$3.68	\$3.79	\$3.40
Santa Monica	8,128,601	830,311	10.2%	11.2%	6.3%	131,242	81,983	(173,212)	10,696	\$6.02	\$6.11	\$5.76
West Los Angeles	5,864,543	417,166	7.1%	5.8%	8.6%	0	(76,436)	1,535	351	\$4.03	\$4.04	\$3.19
Westwood	3,112,243	264,251	8.5%	7.7%	9.5%	0	(24,703)	(21,148)	(43,304)	\$5.79	\$5.94	\$4.51
Westside	43,056,918	3,975,508	9.2%	8.6%	8.6%	591,159	(218,868)	(83,048)	(46,728)	\$4.93	\$4.93	\$3.96
Santa Clarita Valley	2,641,925	587,339	22.2%	16.3%	14.2%	199,000	(4,465)	(42,135)	73,703	\$2.87	\$2.90	\$2.77
Central Valley	7,920,619	652,502	8.2%	7.7%	5.0%	0	(39,642)	(24,771)	(66,148)	\$2.89	\$2.84	\$2.73
Conejo Valley*	7,187,498	844,626	11.8%	8.7%	5.7%	347,864	(217,457)	(25,045)	19,211	\$2.66	\$2.70	\$2.70
East Valley	2,936,213	220,721	7.5%	6.8%	2.5%	0	(22,556)	(11,965)	(3,435)	\$3.69	\$3.73	\$3.38
West Valley	9,741,187	1,682,318	17.3%	13.0%	8.3%	0	(12,281)	(212,170)	(32,762)	\$2.66	\$2.65	\$2.49
San Fernando Valley	27,785,517	3,400,167	12.2%	9.7%	6.0%	347,864	(291,936)	(273,951)	(83,134)	\$2.85	\$2.84	\$2.70
190th Street Corridor	3,321,852	385,814	11.6%	12.7%	18.2%	0	37,035	7,612	18,732	\$2.57	\$2.57	\$2.40
Carson	1,121,668	57,225	5.1%	5.4%	4.3%	0	3,114	(5,912)	23,148	\$1.89	\$1.95	\$1.90
El Seg./Beach Cities	10,809,678	1,314,986	12.2%	11.7%	11.7%	0	(41,608)	25,084	(151,405)	\$2.70	\$2.63	\$2.47
LAX/Century Blvd.	3,913,487	1,160,549	29.7%	26.7%	30.9%	0	(116,101)	(111,636)	43,418	\$1.60	\$1.61	\$1.55
Long Beach Downtown	4,067,138	490,707	12.1%	12.5%	9.4%	0	19,504	(82,247)	(37,422)	\$2.59	\$2.62	\$2.42
Long Beach Suburban	4,627,665	403,078	8.7%	8.1%	8.5%	0	(30,288)	(2,678)	(7,868)	\$2.67	\$2.64	\$2.60
Torrance Central	3,115,540	253,411	8.1%	6.5%	6.3%	0	(50,577)	11,940	(25,401)	\$2.57	\$2.45	\$2.37
South Bay	30,977,028	4,065,770	13.1%	12.5%	13.2%	0	(178,921)	(157,637)	(136,798)	\$2.46	\$2.42	\$2.28
L.A. County Total	186,800,108	20,133,168	10.8%	10.1%	9.6%	2,375,469	(689,362)	(626,895)	193,549	\$3.55	\$3.50	\$3.10



Downtown: Warnaco Swimwear Group signed a seven-year lease for 38,000 square feet at Los Angeles Center Studios, 450 Bixel St. The Class A deal starts at \$3 per square foot per month.



Valencia: LandSource Communities Development LLC, parent of Valencia developer Newhall Land & Farming Co., filed for bankruptcy. Commercial tenants may wait on new deals until the dust settles.



Playa Vista: Fox Interactive Media inked a 421,000-square-foot lease at the Horizon at Playa Vista project, currently under construction. The deal is said to be for 12 years and worth \$350 million.

Los Angeles County Industrial Market, 2nd Quarter 2008

Market	Total Inventory (square ft.)	Vacant Space (square ft.)	Vacancy Rate			Under Construction (square ft.)	Sold & Leased (square ft.)			Asking Rent ³		
			2nd Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2007		2nd Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2007	2nd Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2007
Central L.A.	302,700,435	3,720,326	1.2%	1.2%	1.0%	374,581	2,516,531	2,042,916	1,798,702	\$0.55	\$0.50	\$0.54
Mid-Cities	106,607,920	1,370,580	1.3%	1.4%	2.4%	67,360	1,245,766	1,213,239	1,063,263	\$0.57	\$0.60	\$0.57
North Los Angeles**	184,095,168	4,539,037	2.5%	2.8%	2.3%	644,436	1,229,326	1,883,214	1,570,615	\$0.65	\$0.68	\$0.67
San Gabriel Valley	172,694,680	2,720,174	1.6%	1.2%	1.6%	423,025	1,073,885	1,802,778	2,707,542	\$0.57	\$0.60	\$0.57
South Bay	219,363,800	5,433,755	2.5%	1.7%	2.1%	1,309,934	3,357,505	2,657,659	3,479,023	\$0.68	\$0.68	\$0.63
Los Angeles Total	985,462,003	17,783,872	1.8%	1.6%	1.8%	2,819,336	9,423,013	9,599,806	10,619,145	\$0.60	\$0.59	\$0.60

¹ Net Absorption is the change in occupied space for a given period of time, excluding sublet space and renewals.

² Average monthly, per-square-foot rents.

³ Average monthly, triple-net rents.

Due to the transfer of owner/occupied space to competitively leasable space and/or the delivery of new construction in the market, discrepancies may occur in the relation between vacancy rates and net absorption.

* Portions are in Ventura County