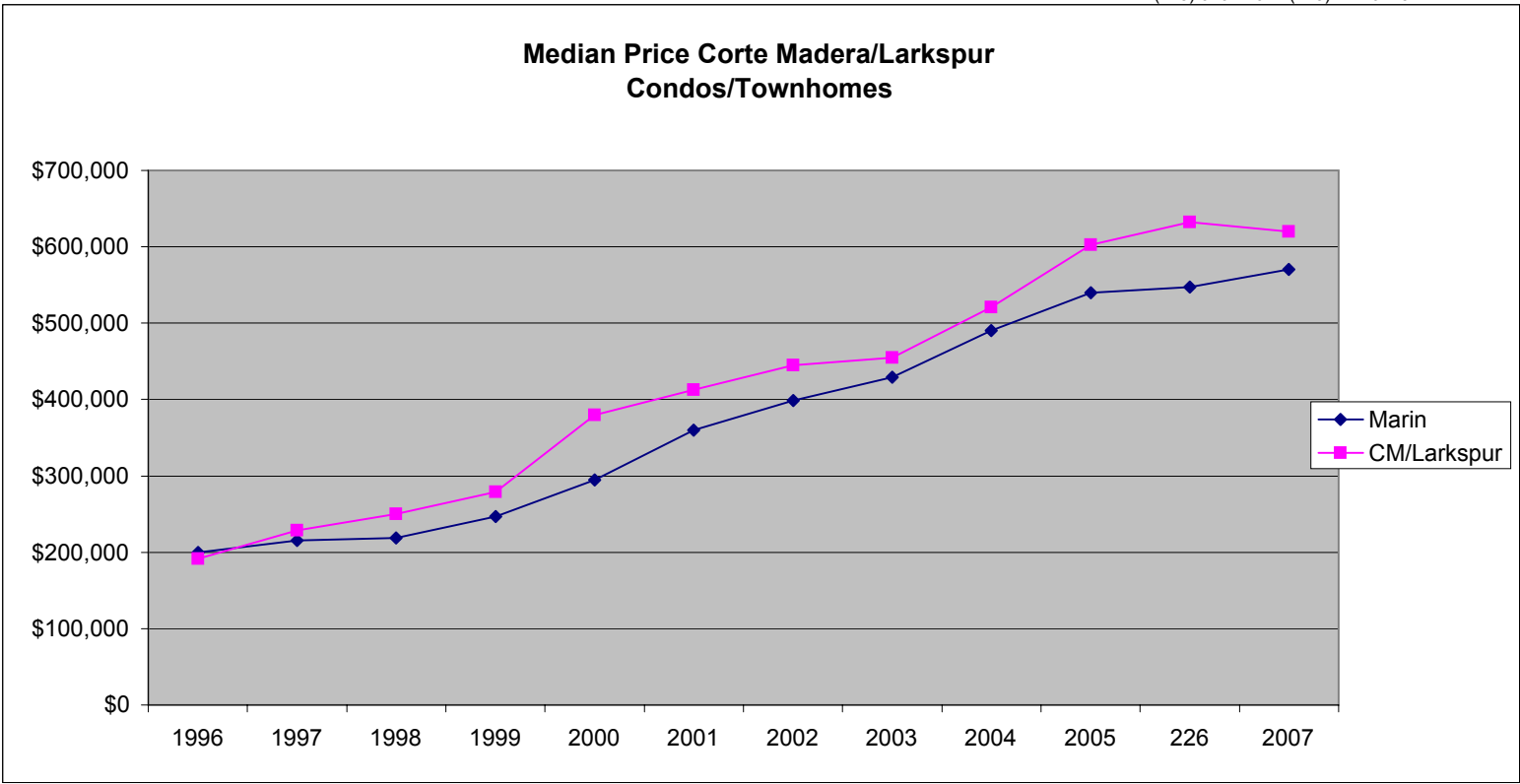


Loretta Ferraro & Peter Nielsen

Volkin Management Group

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	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	226	2007
Marin	\$200,000	\$215,500	\$219,000	\$247,000	\$295,000	\$360,000	\$399,000	\$429,000	\$490,000	\$540,000	\$547,250	\$570,000
CM/Larkspur	\$191,500	\$229,000	\$250,000	\$279,000	\$380,000	\$413,000	\$445,000	\$455,000	\$521,000	\$603,000	\$632,500	\$620,000
Appreciation		20%	9%	12%	36%	9%	8%	2%	15%	16%	5%	-2%
Average appreciation =		12%										