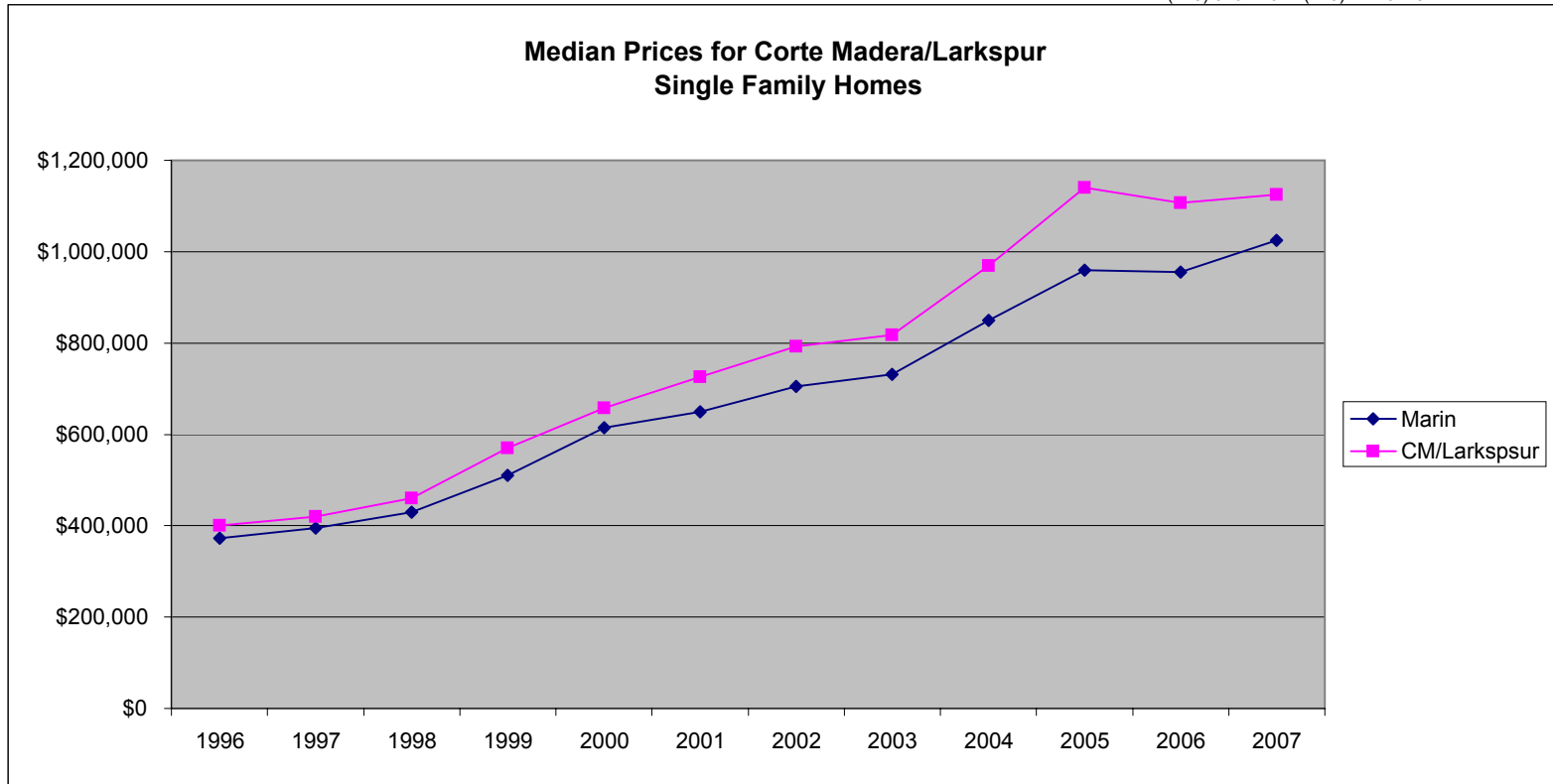


Loretta Ferraro & Peter Nielsen

Volkin Management Group

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	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Marin	\$372,495	\$395,000	\$429,000	\$510,000	\$615,000	\$650,000	\$705,000	\$732,000	\$849,000	\$960,000	\$955,000	\$1,025,000
CM/Larkspur	\$400,000	\$419,750	\$460,000	\$569,500	\$657,500	\$725,500	\$792,500	\$818,000	\$969,000	\$1,140,000	\$1,107,500	\$1,125,000
Appreciation		5%	10%	24%	15%	10%	9%	3%	18%	18%	-3%	2%
Average appreciation =		10%										