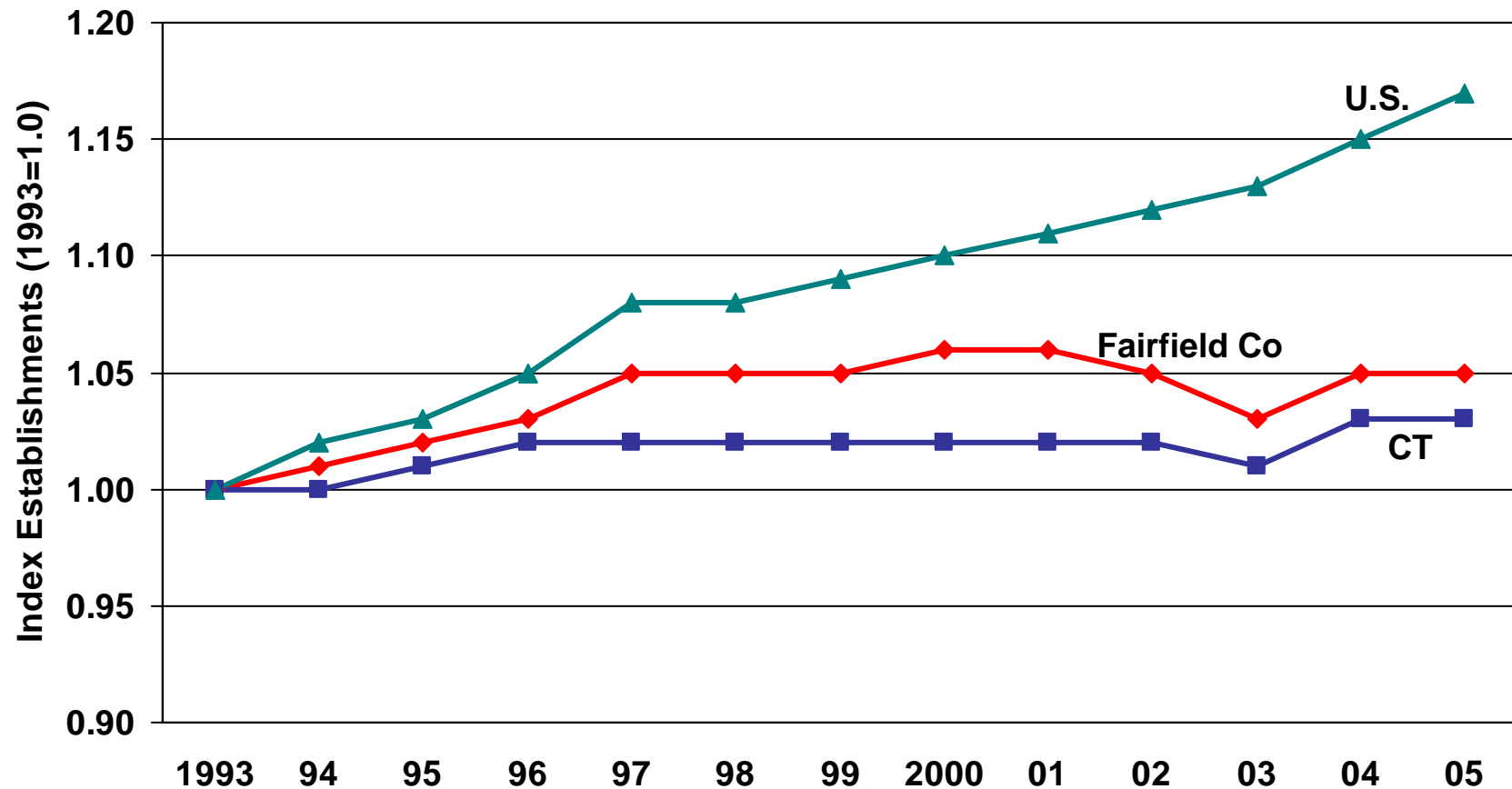


Business Profile and Commercial/Industrial Real Estate Overview

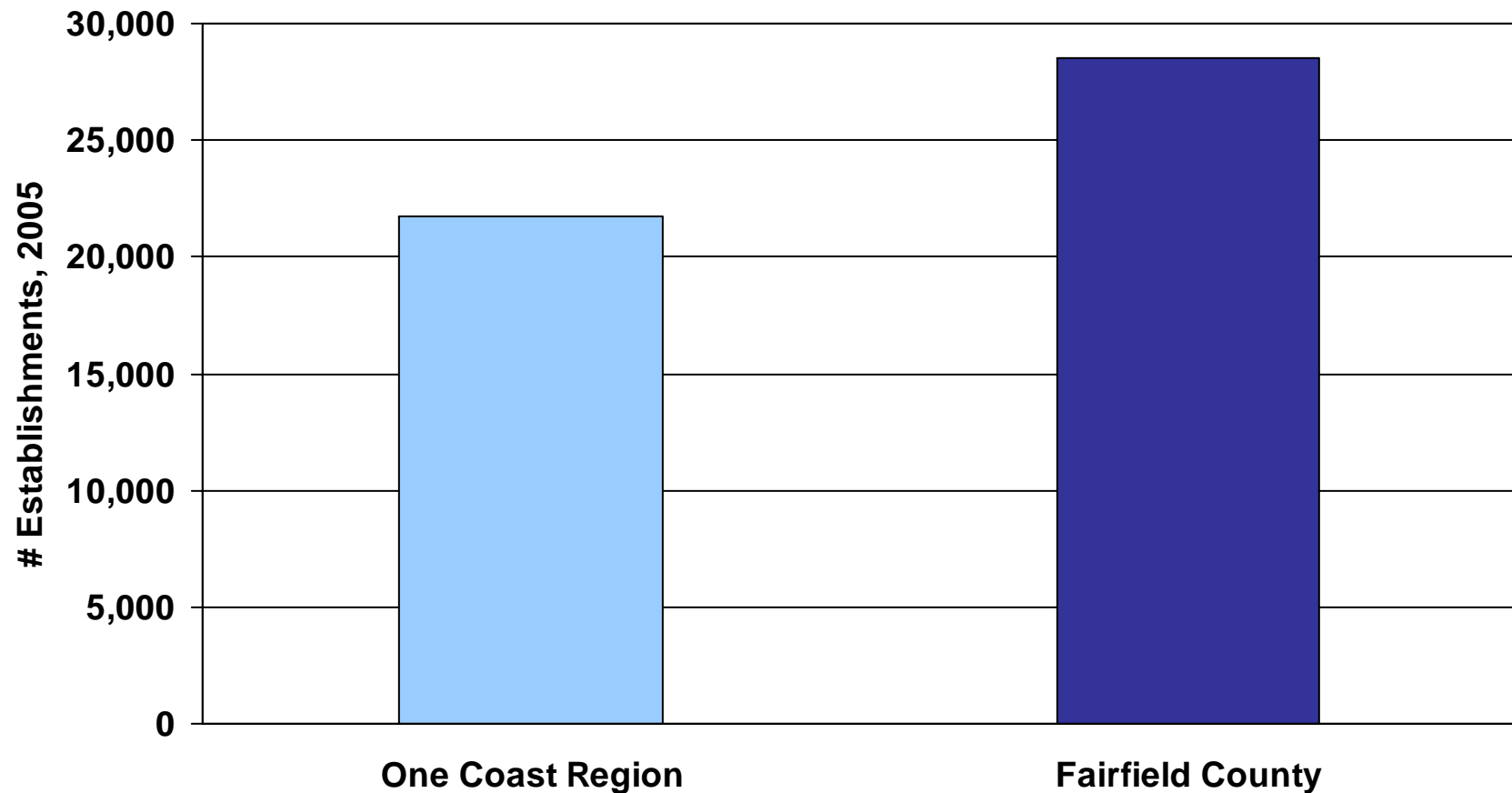
May 2008

Fairfield County had slight growth in its number of establishments since the mid-1990s, but the U.S. has seen consistent growth.



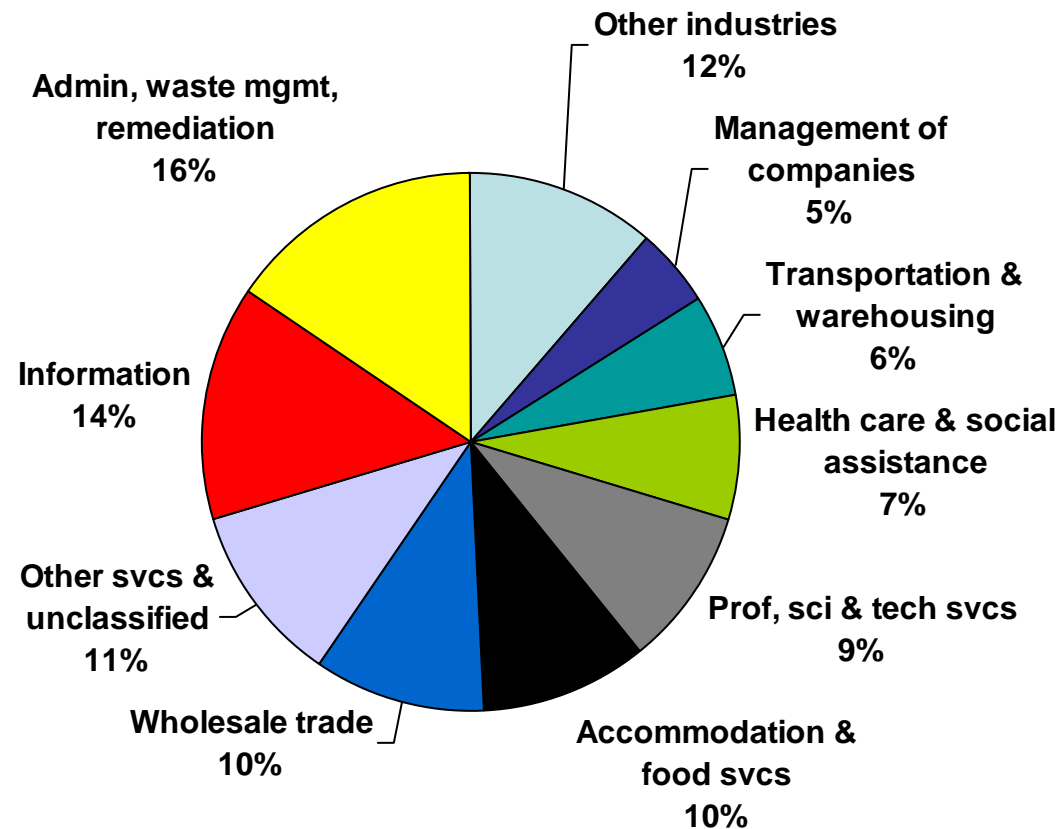
Source: U.S. Census, County Business Patterns

The One Coast Region accounted for more than 75 percent of the establishments in Fairfield County in 2005.



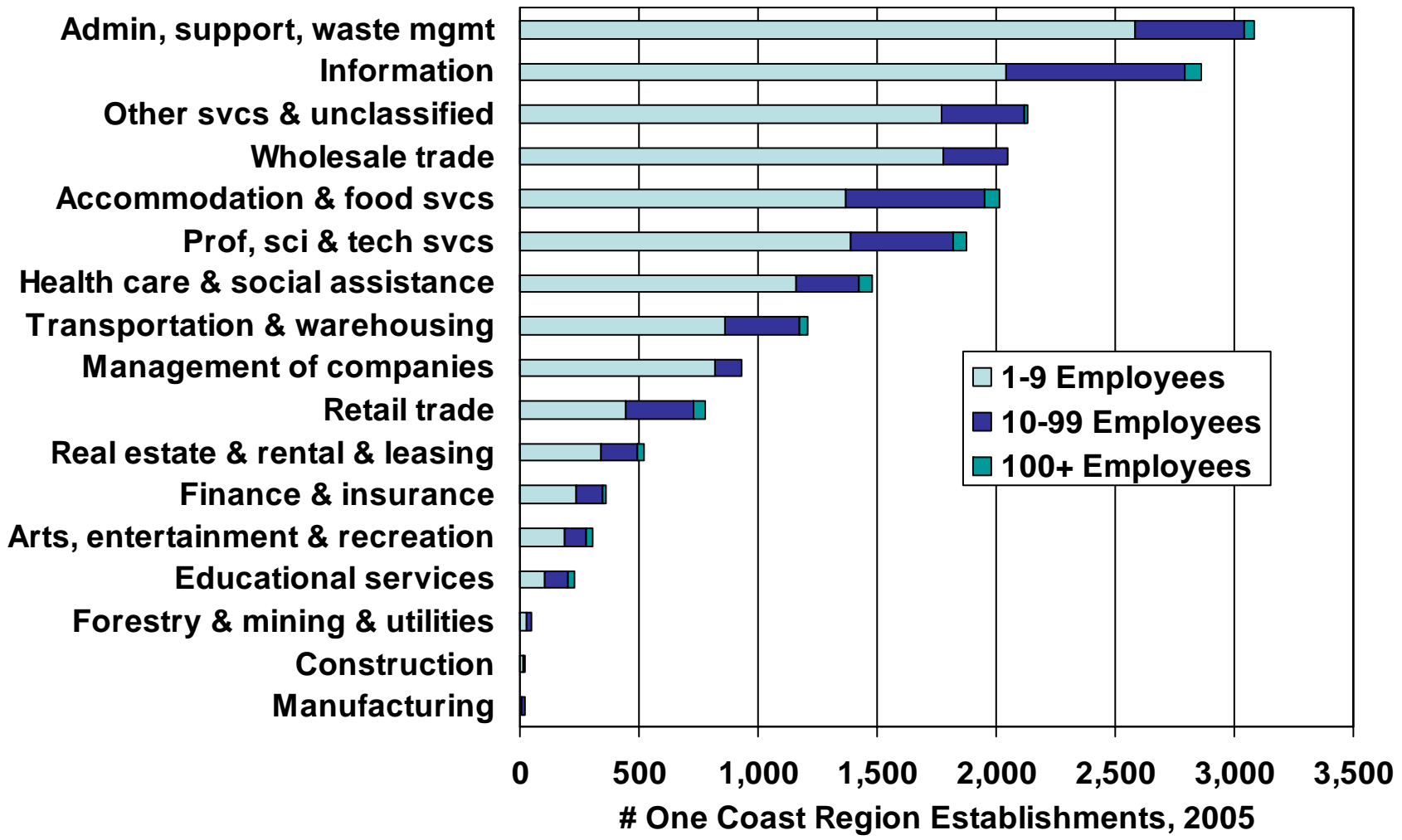
Sources: U.S. Census, County and Zip Code Business Patterns

Sixteen percent of the almost 22,000 establishments in the One Coast Region are involved in Administration, Support, and Waste Management.



Source: U.S. Census, Zip Code Business Patterns

Administration has the largest total number of establishments in the One Coast Region. Information has the most large (100+ employees) establishments.



Source: U.S. Census, Zip Code Business Patterns

Recently announced startups and expansions are primarily in Stamford.

Startup/ Expansion Date	Company	One Coast Town	Product	# Workers Involved	Comments
2009	Swiss Army Brands	Monroe	Knives	20-25	New company headquarters will lead to increase in employment
2008	Walgreens	Stamford	Drugstore	35	New store will be built at site of Suburban Cadillac-Pontiac
2008	Royal Bank of Scotland	Stamford	Global Finance	800	New jobs when new building is completed
2008	Design2Launch Inc.	Stamford	Software	30	Company will expand after acquisition by Eastman Kodak
February-08	Big Y	Stratford	Supermarket	200	New stores have opened
2008	NBC Universal	Stamford	Filmmaking & digital media	75	Tax credit will allow for expansion
Fall 2008	Fairfield County Bank	Stamford	Banking Services	12	Bank will open a branch on East Main Street

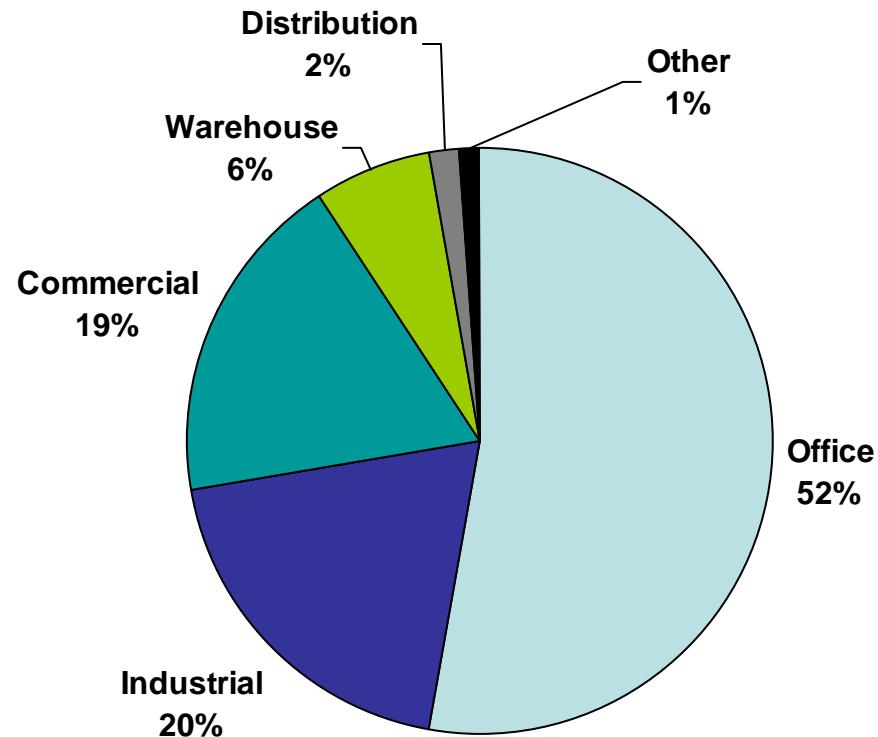
Source: CT DOL, Business and Employment Changes Announced in the News Media, February and April 2008

The most recently announced layoffs or reductions are primarily in the three One Coast cities.

Layoff/ Reduction Date	Company	One Coast Town	Product	# Workers Involved	Comments
SUMMER 2008	People's United	Bridgeport	Financial	170	Bank will close 20 branches in an effort to cut costs
June-08	City of Bridgeport	Bridgeport	Municipality	90	Budget deficit
SPRING 2009	Gibbs School	Norwalk	College	35	Private two-year school is closing
2008	Ross & Roberts Inc.	Stratford	Vinyl coverings	60	High price of electricity is forcing plant to close
January-08	Norden Systems	Norwalk	Military radar systems	48	Lack of demand
WINTER 2008	Bear Naked Inc.	Stamford, Norwalk	Granola and cereal	100	Operations are ceasing due to being purchased by Kellogg Co.
WINTER 2010	Clairol	Stamford	Hair-coloring products	235	Plant is closing as operations are being shifted to Mexico

Source: CT DOL, Business and Employment Changes Announced in the News Media, February and April 2008

More than half of the 393 buildings for lease or sale in the One Coast Region are designed as office space.



Source: CERC SiteFinder, May 2008

According to CERC SiteFinder, almost 8 million square feet is available for either lease or sale in the One Coast Region.

	Square Feet Available			
	Both	Lease	Sale	Total
Stamford	4,600	2,092,334	140,975	2,237,909
Bridgeport	650,228	728,232	235,818	1,614,278
Fairfield	19,731	1,268,183	21,717	1,309,631
Norwalk	68,454	933,107	8,014	1,009,575
Stratford	22,831	498,121	156,918	677,870
Trumbull		311,806	27,690	339,496
Westport	33,285	198,612	15,725	247,622
Greenwich		215,263		215,263
Wilton		137,212		137,212
Monroe		66,707		66,707
Darien		54,888	1,114	56,002
New Canaan		13,455	11,473	24,928
One Coast Region	799,129	6,517,920	619,444	7,936,493

Source: CERC SiteFinder, May 2008 (Note: Easton and Weston had no data)