Exhibit 15

Prosecution Team Evidence List Exhibits for:

Rocklin Crossings

DONAHUE SCHRIBER

We Know Retail®

DONAHUE SCHRIBER SECURES $100 MILLION IN ADDITIONAL GROWTH CAPITAL

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(COSTA MESA, Calif. – March 5, 2013) - Donahue Schriber Chairman and CEO, Patrick S. Donahue, announced the Company's major investors, the New York State Teachers' Retirement System and J.P. Morgan Strategic Property Fund have approved an additional $100 million common equity investment for growth capital. The money will be utilized to help fund the Company's strategic growth plans over the next three to five years. Donahue Schriber celebrated a banner year in 2012 with solid property performance, the disposition of $250 million of non-strategic assets and the acquisition of four shopping centers valued at over $200 million, and ended the year with a strong balance sheet. The Company remains focused on expanding its holdings of grocery-anchored shopping centers in high barrier-to-entry, supply constrained markets on the West Coast.

When asked about the additional $100 million of growth capital, Donahue stated, "We are thrilled with the level of commitment and support we receive from the New York State Teachers' Retirement System and J.P. Morgan Strategic Property Fund. Our teams are in place, our balance sheet is stronger than ever, and we are well positioned to take advantage of new market opportunities."

Donahue Schriber is a private Real Estate Investment Trust (REIT) operating on the West Coast. The company owns and operates a portfolio of 76 neighborhood, community, and power shopping centers representing over 11 million square feet throughout California, Arizona, Nevada, Oregon, and Washington. For more information about the company, visit www.donahueschriber.com.

200 E. Baker Street, Suite 100, Costa Mesa, CA 92626
PH: 714.545.1400 Fax: 714.545.4222
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