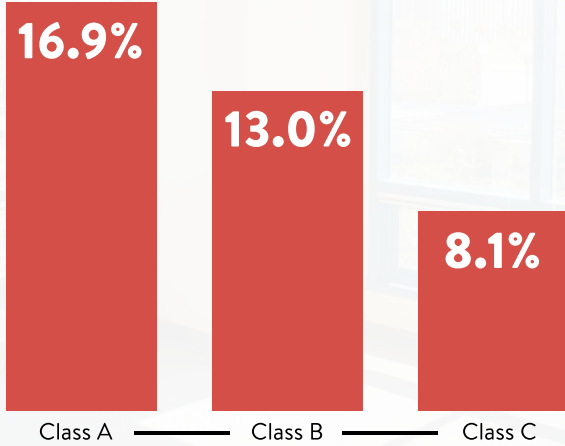


OFFICE VACANCY LISTINGS

TOTAL % VACANCY BY CLASS TYPE



1 ONE WOLD TRADE CENTER
1 WORLD TRADE CTR
WEST GATEWAY

2 LANDMARK SQUARE
111 W OCEAN BLVD
PINE AVENUE

3 SHORELINE SQUARE TOWER
301 E OCEAN BLVD
EAST VILLAGE

4 THE HUBB
100 W BROADWAY
PINE AVENUE

5 SALVATION ARMY
180 E OCEAN BLVD
WATERFRONT

6 MOLINA CENTER 1
200 OCEANGATE
WEST GATEWAY

7 DOWNTOWN PLAZA
211 E OCEAN BLVD
PINE AVENUE

8 INTERNATIONAL CITY BANK
249 E OCEAN BLVD
PINE AVENUE

9 MOLINA CENTER 2
300 OCEANGATE
WEST GATEWAY

10 CATALINA LANDING
310 GOLDEN SHORE
WEST GATEWAY

11 CATALINA LANDING
320 GOLDEN SHORE
WEST GATEWAY

12 CATALINA LANDING
330 GOLDEN SHORE
WEST GATEWAY

13 CATALINA LANDING
340 GOLDEN SHORE
WEST GATEWAY

14 UNION BANK BUILDING
400 OCEANGATE
WEST GATEWAY

15 LEGACY OCEANGATE TOWER
100 OCEANGATE ST
WEST GATEWAY

16 THE LOFT BUILDING
130 PINE AVE
PINE AVENUE

17 SEVILLA/DESIGN SCIENCE
136-140 PINE AVE
PINE AVENUE

18 BANK OF AMERICA
150 LONG BEACH BLVD
EAST VILLAGE

19 IGNIFY BUILDING
200 PINE AVE
PINE AVENUE

20 THE ARTS BUILDING
236 E 3RD ST
PINE AVENUE

21 401 E OCEAN BUILDING
401 E OCEAN BLVD
EAST VILLAGE

22 444 W OCEAN BUILDING
444 W OCEAN BLVD
WATERFRONT

23 "555"
555 E OCEAN BLVD
EAST VILLAGE

24 PRESS TELEGRAM BUILDING
604 PINE AVE
NORTH PINE

25 MEEKER-BAKER BUILDING
650 PINE AVE
NORTH PINE

26 CLOCK TOWER BUILDING
115 PINE AVE
PINE AVENUE

27 PACIFIC TOWER
235-247 E BROADWAY
PINE AVENUE

28 F&M BANK BUILDING
320 PINE AVE
NORTH PINE

29 SEA SPRAY GARDENS
333 W BROADWAY
WEST GATEWAY

OFFICE BUILDING MARKET SURVEY

Building Name	Building Class	Average Weighted Rent	Rentable Building Area	Total Occupied	Percent Occupied	Direct Available Space	Sublet Available Space	Year Built	Year Renovated
CLASS A									
One World Trade Center	A	\$2.62	574,981	465,258	80.9%	245,001	13,800	1989	
Landmark Square	A	\$2.85	464,406	415,119	89.4%	81,592	22,977	1990	
Shoreline Square Tower	A	\$4.75	396,927	317,444	80.0%	61,361	0	1988	
TOTAL / AVERAGE		\$3.41	1,436,314	1,197,821	83.4%	387,954	36,777		
CLASS B									
Molina Center 1	B	-	230,632	230,632	100.0%	0	-	1983	
Molina Center 2	B	-	230,631	230,631	100.0%	0	-	1983	
The Hubb	B	\$2.69	209,882	182,505	87.0%	29,950	7,371	1986	2016
Salvation Army	B	-	200,028	200,028	100.0%	0	0	1981	
Downtown Plaza / 211 E Ocean	B	Withheld	105,313	77,387	73.5%	34,110	0	1982	2016
International City Bank	B	\$2.03	109,316	98,338	90.0%	10,978	0	1981	1992
Catalina Landing	B	\$2.39	60,131	48,203	80.2%	13,568	1,176	1985	2016
Catalina Landing	B	\$2.45	71,678	68,450	95.5%	4,280	0	1985	2016
Catalina Landing	B	\$2.50	102,148	72,554	71.0%	35,390	0	1985	2016
Catalina Landing	B	\$2.45	68,940	58,602	85.0%	11,594	0	1985	2016
Union Bank Building	B	\$1.88	157,683	154,815	98.2%	4,375	0	1976	1990
Legacy Oceangate Tower	B	\$2.40	228,484	202,815	88.8%	33,972	0	1971	2005
Bank of America	B	\$1.99	49,436	37,146	75.1%	12,290	0	1981	
Ignify Bldg	B	\$2.10	65,909	64,613	98.0%	1,296	0	1968	2009
401 E Ocean Blvd	B	\$1.85	129,606	66,851	51.6%	66,618	0	1983	1996
444 W Ocean Building	B	\$2.33	186,439	156,139	83.7%	36,293	1,597	1968	2014
"555"	B	\$1.80	138,592	105,427	76.1%	37,713	611	1968	2002
Press Telegram Building	B	-	70,110	70,110	100.0%	0	-	N/P	2013
Meeker-Baker Bldg	B	-	120,000	120,000	100.0%	0	-	2014	
TOTAL / AVERAGE		\$2.22	2,534,958	2,245,246	87.0%	332,427	10,755		
CLASS C									
The Loft Bldg	C	\$1.33	28,368	26,968	95.1%	1,400	7,500	1923	2000
Sevilla/Design Science	C	\$2.15	24,000	19,238	80.2%	4,762	0	1995	
The Arts Bldg	C	-	30,000	30,000	100.0%	0	-	1930	2012
Clock Tower Bldg	C	\$1.72	66,540	52,665	79.1%	13,875	0	1906	1989
Pacific Tower	C	\$1.25	104,754	104,295	99.6%	459	0	1923	2002
F&M Tower	C	\$1.82	52,000	46,430	89.3%	5,570	0	1923	1988
Sea Spray Gardens	C	-	33,000	33,000	100.0%	0	-	1983	
TOTAL / AVERAGE		\$1.65	338,662	312,596	91.9%	26,066	7,500		
GRAND TOTAL		\$1.89	4,309,934	3,755,663	87.1%	746,447	55,032		