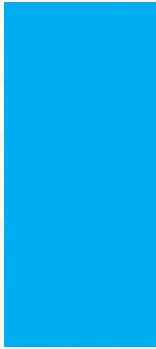


OFFICE VACANCY LISTINGS

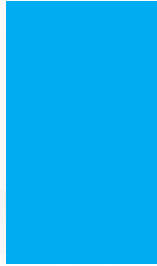
TOTAL % VACANCY BY CLASS TYPE

18.0%



Class A

14.3%



Class B

4.1%



Class C



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



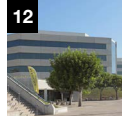
9 MOLINA CENTER 2
300 OCEANGATE
WEST GATEWAY



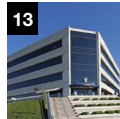
10 CATALINA LANDING
310 GOLDEN SHORE
WEST GATEWAY



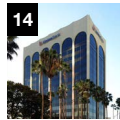
11 CATALINA LANDING
320 GOLDEN SHORE
WEST GATEWAY



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



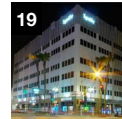
16 THE LOFT BUILDING
130 PINE AVE
PINE AVENUE



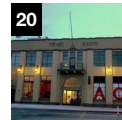
17 SEVILLA/DESIGN SCIENCE
136-140 PINE AVE
PINE AVENUE



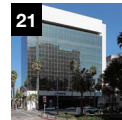
18 BANK OF AMERICA
150 LONG BEACH BLVD
EAST VILLAGE



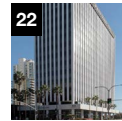
19 IGNIFY BUILDING
200 PINE AVE
PINE AVENUE



20 THE ARTS BUILDING
236 E 3RD ST
PINE AVENUE



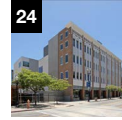
21 401 E OCEAN BLVD
401 E OCEAN BLVD
EAST VILLAGE



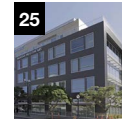
22 444 W OCEAN BUILDING
444 W OCEAN BLVD
WATERFRONT



23 "555"
555 E OCEAN BLVD
EAST VILLAGE



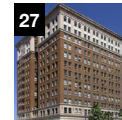
24 PRESS TELEGRAM BUILDING
604 PINE AVE
NORTH PINE



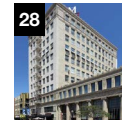
25 MEEKER-BAKER BUILDING
650 PINE AVE
NORTH PINE



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	Direct Available Space	Sublet Available Space	Percent Leased	Year Built	Year Renovated
Class A								
One World Trade Center	A	\$2.46	574,981	227,026	600	65.6%	1989	
Landmark Square	A	\$2.84	464,406	68,890	14,930	95.1%	1990	
Shoreline Square Tower	A	\$3.21	396,927	81,797	0	84.2%	1988	
TOTAL / AVERAGE		\$2.84	1,436,314	377,713	15,530	81.6%		
Class B								
Molina Center 1	B	-	230,632	-	-	100.0%	1983	
Molina Center 2	B	-	230,631	-	-	100.0%	1983	
The Hubb	B	\$2.29	209,882	62,075	0	70.0%	1986	1996
Salvation Army	B	\$1.85	200,028	4,252	0	97.9%	1981	
Downtown Plaza	B	Withheld	105,313	45,173	0	60.4%	1982	2000
International City Bank	B	\$1.85	109,316	11,398	0	96.7%	1981	1992
Catalina Landing	B	-	60,131	-	-	100.0%	1985	
Catalina Landing	B	\$2.25	71,678	6,287	0	94.6%	1985	
Catalina Landing	B	\$2.06	102,148	28,928	0	75.3%	1985	
Catalina Landing	B	\$1.95	68,940	18,743	3,704	84.6%	1985	
Union Bank Building	B	\$1.86	157,683	14,517	3,167	91.4%	1976	1990
Legacy Oceangate Tower	B	\$2.23	229,007	21,394	25,246	93.1%	1971	
Bank of America	B	\$1.97	48,033	15,926	0	66.8%	1981	
Ignify Bldg	B	\$2.10	65,909	7,973	0	87.9%	1968	2009
401 E Ocean Blvd	B	\$1.85	129,606	66,618	0	51.6%	1983	1996
444 W Ocean Building	B	\$2.12	186,439	47,319	7,354	79.8%	1968	
"555"	B	\$1.80	138,592	38,712	0	76.0%	1968	2002
Press Telegram Building	B	-	70,110	-	-	100.0%	N/P	2013
Meeker-Baker Bldg	B	-	120,000	-	-	100.0%	2014	
TOTAL / AVERAGE		\$2.01	2,534,078	389,315	39,471	85.6%		
Class C								
The Loft Bldg	C	\$1.75	29,000	3,733	0	87.1%	1923	2000
Sevilla/Design Science	C	\$2.25	24,000	2,635	0	89.0%	1995	
The Arts Bldg	C	-	30,000	-	-	100.0%	1930	2012
Clock Tower Bldg	C	\$1.67	66,540	8,067	0	95.5%	1906	1989
Pacific Tower	C	-	104,754	-	-	100.0%	1923	2002
F&M Tower	C	-	54,000	-	-	100.0%	1923	1988
Sea Spray Gardens	C	Withheld	33,000	0	160	100.0%	1983	
TOTAL / AVERAGE		\$1.89	341,294	14,435	160	95.9%		
GRAND TOTAL		\$1.76	4,311,686	781,463	55,161	85.0%		