

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
 www.jeffturek.com

South Bay Medical Office Building Leasing Survey
 End of 2nd Quarter 2012



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	CPI OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
---------	-----------------------	-------------	-----------------	-----------------	--------------------	-------------	-------------	-------------------	-----------------------------

1	3771 West 242nd Street Bldg. 3771 West 242nd Street, Torrance	10,345	0	TBD		Yes	0%	1992	TMMC Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		2	0.0%	TBD		Yes		5/1,000	
2	23332 Hawthorne Blvd. Bldg. 23332 Hawthorne Blvd, Torrance	20,087	1,300	\$2.85	1,300	Yes	15%	1983	TMMC Mixed-use building. Tenant pays electrical. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		3	6.5%	MG	1st Floor	Yes		5/1,000	
3	Harbor Cove 28924 South Western Avenue Rancho Palos Verdes	30,219	9,167	\$2.60	3,361	Yes	14%	1982	Non Hospital Campus Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		2	30.3%	FSG	1st Floor	Yes		4/1,000	
4	Harbor Cove 29000 South Western Avenue Rancho Palos Verdes	18,547	5,281	\$2.60	1,459	Yes	14%	1966	Non Hospital Campus Location Mixed-use building. REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		4	28.5%	FSG	2nd Floor	Yes		4/1,000	
25	19000 Hawthorne BI Bldg 19000 Hawthorne BI, Torrance	24,055	1,589	\$2.25	1,589	Yes	12%	1981	Non Hospital Campus location REMAX Commercial & Investment Realty Jeffery A. Turek (310) 802-2545
		3	6.6%	FSG	3rd Floor	Yes		5/1,000	
5	Skypark Professional Building 23560 Madison St, Torrance	40,580	5,673	\$3.15	2,319	Yes	15%	1977	TMMC
		2	14.0%	FSG	2nd	Yes		5.3/1,000	
6	Pacifica Palms Building 3500 Lomita BI, Torrance	35,348	7,167	\$3.05	3,008	Yes	15%	1981	TMMC
		4	20.3%	FSG	3rd Floor	Yes		5/1,000	
7	Tormed Medical Center 3440 Lomita BI, Torrance	71,250	2,396	\$3.10	1,517	Yes	19%	1974	TMMC
		4	3.4%	FSG	2nd Floor	Yes		6/1,000	
8	Tormed Medical Center 3400 Lomita BI, Torrance	59,900	5,236	\$3.20	5,236	Yes	19%	1970	TMMC
		6	8.7%	FSG	1st Floor	Yes		6/1,000	
9	Skypark Building #1 23530-23550 Hawthorne Blvd., Torrance	53,430	0	\$3.05		Yes	17%	1981	TMMC
		2	0.0%	FSG		Yes		5/1,000	

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
 www.jeffturek.com

South Bay Medical Office Building Leasing Survey
 End of 2nd Quarter 2012



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	CPI OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
10	Skypark Building #2 23440 Hawthorne Blvd, Torrance	35,735 2	3,903 10.9%	\$3.05 FSG	2,025 1st Floor	Yes Yes	17%	1974 6/1,000	TMMC
11	Skypark Building #3 23430 Hawthorne Bl., Torrance	46,183 3	4,581 9.9%	\$3.05 FSG	3,144 2nd Floor	Yes Yes	17%	1981 5/1,000	TMMC
12	Skypark Building #5 23456 Hawthorne Bl., Torrance	46,081 3	0 0.0%	\$3.15 FSG		Yes Yes	17%	1981 5/1,000	TMMC
13	Skypark Building #6 3701 Skypark, Torrance	32,467 2	0 0.0%	\$3.00 FSG		Yes Yes	17%	1981 5/1,000	TMMC
14	Skypark Building #7 23451 Madison St, Torrance	46,086 3	4,071 8.8%	\$3.25 FSG	2,395 1st Floor	Yes Yes	17%	1981 5/1,000	TMMC
15	Skypark Building #8 23441 Madison St, Torrance	46,138 3	9,206 20.0%	\$3.25 FSG	3,164 1st Floor	Yes Yes	17%	1981 5/1,000	TMMC
16	Skypark Building #10 23326 Hawthorne Bl., Torrance	61,947 3	0 0.0%	\$3.05 FSG		Yes Yes	17%	1981 5/1,000	TMMC
17	Torrance Medical Arts Center 3640 Lomita Bl, Torrance	38,816 3	12,128 31.2%	\$2.95 FSG	2,779 3rd Floor	Yes Yes	12%	1966 6/1,000	TMMC
18	Torrance Medical Plaza 3655 Lomita Bl, Torrance	65,855 4	8,309 12.6%	\$2.85 FSG	2,685 3rd Floor	Yes Yes	20.9%	1969 5/1,000	TMMC

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
 www.jeffturek.com

South Bay Medical Office Building Leasing Survey
 End of 2nd Quarter 2012



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	CPI OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
19	Madison Park Medical 3445 Pacific Coast Hwy, Torrance	40,760	11,325	\$3.05	6,000	Yes	12%	1989	TMMC
		3	27.8%	MG	3rd Floor	Yes		5/1,000	
20	Crenshaw Medical Bldg. 23000 Crenshaw Bl, Torrance	16,488	1,870	\$2.50-\$2.75	1,012	Yes	10%	1989	Non Hospital campus location
		2	11.3%	FSG	1st Floor	Yes		5/1,000	
21	3661-3663 Torrance Bl Bldg 3661-3663 Torrance Bl, Torrance	19,690	2,000	\$2.75	2,000	Yes	15%	1961	Non Hospital campus location
		2	10.2%	FSG	1st Floor	Yes		4/1,000	
22	Medical Center 4201 Torrance Bl, Torrance	80,000	2,489	\$2.85	1,649	Yes	NA	1975	LCMH
		7	3.1%	FSG	7th Floor	No		5/1,000	
23	Watt Medical Plaza 20911 Earl St, Torrance	61,145	10,548	\$2.85	3,452	Yes	16%	1993	LCMH
		4	17.3%	FSG	3rd Floor	Yes		5/1,000	
24	Del Amo Medical Center 21320-50 Hawthorne Bl, Torrance	77,350	5,126	\$2.35	1,560	Yes	0%	1964	LCMH
		2	6.6%	FSG	2nd Floor	Yes		5/1,000	
26	510 N Prospect Av, Bldg 510 N Prospect, Redondo Bch	45,000	1,767	\$2.75	1,118	Yes	17.3%	1999	BEACH CITIES (Non Acute Hospital)
		3	3.9%	FSG	2nd Floor	Yes		5/1,000	
27	520 N Prospect Av, Bldg 520 N Prospect, Redondo Bch	52,203	7,226	\$2.75	3,746	Yes	15%	1989	BEACH CITIES (Non Acute Hospital)
		3	13.8%	MG	3rd Floor	Yes		5/1,000	

PREPARED BY:
 Jeffery A. Turek
 310-802-2545
 www.jeffturek.com

South Bay Medical Office Building Leasing Survey
 End of 2nd Quarter 2012



REF NUM	BUILDING NAME ADDRESS	SIZE FLOORS	VACANT VACANT %	BASE RATE LEASE	LARGEST CONTIGUOUS	CPI OP EXPS	LOAD FACTOR	YR. BUILT PARKING	NEAREST HOSPITAL & COMMENTS
---------	-----------------------	-------------	-----------------	-----------------	--------------------	-------------	-------------	-------------------	-----------------------------

28	Beach Cities Health Cntr 514 N Prospect, Redondo Bch	160,000 4	0 0.0%	\$.99-\$2.50 MG		Yes Yes	NA	1965 5.3/1,000	BEACH CITIES (Non Acute Hospital)
29	So Bay Professional Center 14650 Aviation Bl, Manhattan Bch	23,986 2	0 0.0%	\$2.50 MG		Yes Yes	NA	2001 5/1,000	Non Hospital Location Near Rosecrans Bl, Surgery Center grd floor -
30	Palos Verdes Medical 927 Deep Valley Dr, RHE	37,923 2	2,040 5.4%	\$1.60-\$2.15 FSG	1,300 1st Floor	Yes Yes	13%	1973 3.8/1,000	Non Hospital Campus location(Demo in 2008) 50% general office space
31	Peninsula Medical Plaza 827 Deep Valley Dr. RHE	19,383 3	0 0.0%	\$2.20 NNN		Yes Yes	NA	1972	Non Hospital Campus location MG, Tenant pays electrical
32	Bay Harbor Medical Office Bldg 1403 W Lomita Blvd, Harbor City	35,675 3	2,064 5.8%	\$1.25 MG	2,064 1st Floor	Yes Yes	NA	2001 6/1,000	Non Hospital Location MG, Tenant pays electrical
33	San Pedro Peninsula 1360 W 6th St, San Pedro	68,883 2	3,361 4.9%	\$2.45 MG	1,309 1st Floor	Yes Yes	17%	1965-79 7/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
34	San Pedro Medical Arts 1294 W 6th St., San Pedro	29,800 2	7,548 25.3%	\$2.35 MG	3,975 1st Floor	Yes Yes	15%	1981 3/1,000	SP/LCMH MG, Tenant pays electrical, janitorial
35	Worldport Medical & Prof. 1350 W 6th St, San Pedro	10,705 2	800 7.5%	\$2.20 MG	800 2nd Floor	Yes Yes	16%	1984 5/1,000	SP/LCMH MG, Tenant pays electrical, janitorial

TOTALS: 1,463,172 120,423 8.2%

Base Rent: Asking base rental rate per square foot per month on a rentable basis in accordance with building load factor; FSG=Full Service Gross; MG=Modified Gross Lease; CPI=Consumer Price Index, annual base rental escalation; Operating Expenses=Operating expense pass through to tenants following base year; Load Factor=Percentage difference between usable square footage and rentable square footage including common areas.