

EXHIBIT B: MARKET RATE INFORMATION

MARKET SOURCE		INDUSTRIAL/WAREHOUSE MARKET	
DTZ 4th Quarter 2014		Fourth quarter Oakland average asking rate was \$0.45 NNN psf/mo.	
Cushman & Wakefield 4th Quarter 2014		Fourth quarter Oakland average asking rate was \$0.54 NNN psf/mo.	
Colliers International 4th Quarter 2014		Fourth quarter asking rate for Oakland's warehouse market is \$0.50 NNN psf/mo. Fourth quarter asking rate for Oakland's industrial market is \$0.53 NNN psf/mo.	
Indicated Market Rate =		\$0.45 - \$0.54 NNN psf/mo	

MARKET SOURCE		OFFICE MARKET	
DTZ 4th Quarter 2014		Class A in Jack London Square average asking rate is \$2.70 psf/full service Class A in Oakland- Downtown average asking rate is \$3.08 psf/full service	
Cushman & Wakefield 4th Quarter 2014		Class A in Jack London Square average asking rate is \$1.83 psf/full service Class A in Oakland- Downtown average asking rate is \$2.74 psf/full service	
Colliers International 4th Quarter 2014		Class A in Jack London Square average asking rate is \$2.35 psf/full service Class A in Oakland- Downtown average asking rate is \$2.85 psf/full service	
Indicated Market Rate (Class A) =		\$1.83 - \$3.08 psf/mo full service	

MARKET SOURCE		CURRENT PORT TARIFF RATES			
Port of Oakland, Tariff No. 2-A		UNPAVED	ROCKED		PAVED
Land		\$.117	Without Lighting or Fencing	With Lighting or Fencing	Without Lighting or Fencing
			\$.145	\$.165	With Lighting or Fencing \$.215
Warehouse Space		First floor Level \$.34			
Office Space N.O.S.		Non-Air Conditioned		Air Conditioned	
		\$1.13		\$1.29	

MARKET SOURCE		CPI INCREASE CALCULATION	
Bureau of Labor Statistics		CPI Increase OCT 2013 to OCT 2014 - 3.20%	