

Exhibit 3: Recent Sales Comparables

Address	Use	SF	Acres	Buyer	Seller	Sale Date	Sale Price/ Price Per SF
727 Kennedy St. Oakland, CA	Warehouse	235,000	8.81	Westcore Properties	Hornstein Investment Co.	6/30/15	\$13,850,000/ \$58.94
810 81st Ave. Oakland, CA	Manufacturing	192,557	9.75	Arvus Equity LLC	Ellis Partners LLC	2/2/15	\$10,265,000/ \$53.31
580 Julie Ann Way Oakland, CA	Manufacturing	70,440	2.91	Julie Ann Way Bakery Associates LLC	Hackman Capital Partners	5/9/14	\$4,100,000/ \$58.21
425-427 Hester St. San Leandro, CA	Manufacturing	85,089	4.4	Mi Rancho	Lowenberg Corp.	4/24/14	\$5,100,000/ \$59.94