

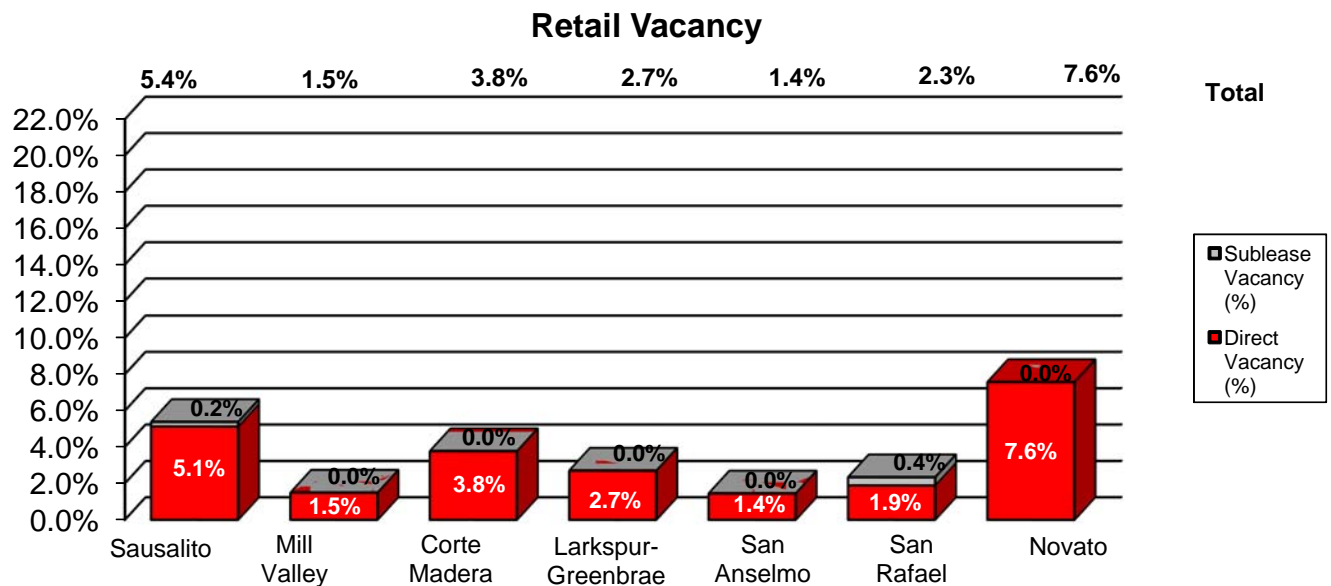


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FIRST QUARTER, 2008 MARIN COUNTY

	Total Base (Sq.Ft.)	Direct Vacancy (Sq.Ft.)	Direct Vacancy (%)	Sublease Vacancy (Sq.Ft.)	Sublease Vacancy (%)	Total Vacancy (Sq.Ft.)	Total Vacancy (%)	Building Planned (Sq.Ft.)
SAUSALITO	654,383	33,604	5.1%	1,600	0.2%	35,204	5.4%	0
MILL VALLEY	309,000	4,604	1.5%	0	0.0%	4,604	1.5%	0
CORTE MADERA	848,301	32,004	3.8%	0	0.0%	32,004	3.8%	0
LARKSPUR - GREENBRAE	356,952	9,646	2.7%	0	0.0%	9,646	2.7%	0
SAN ANSELMO	261,500	3,780	1.4%	0	0.0%	3,780	1.4%	0
SAN RAFAEL	2,275,363	43,083	1.9%	10,146	0.4%	53,229	2.3%	78,000
NOVATO	1,544,380	116,951	7.6%	0	0.0%	116,951	7.6%	170,525
TOTAL	6,249,879	243,672	3.9%	11,746	0.2%	255,418	4.1%	248,525



Information provided by Keegan & Coppin Company, Inc. - ONCOR International

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