



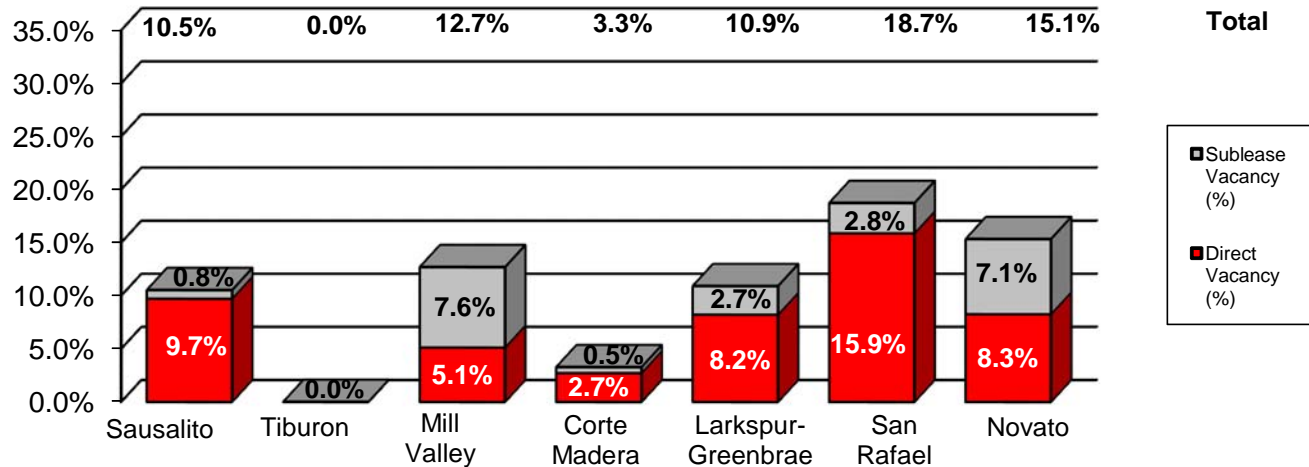
KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES SECOND 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	360,355	35,046	9.7%	2,896	0.8%	37,942	10.5%	0
TIBURON	17,715	0	0.0%	0	0.0%	0	0.0%	0
MILL VALLEY	333,594	17,115	5.1%	25,219	7.6%	42,334	12.7%	0
CORTE MADERA	366,529	9,994	2.7%	2,000	0.5%	11,994	3.3%	0
LARKSPUR-GREENBRAE	610,232	50,162	8.2%	16,378	2.7%	66,540	10.9%	0
SAN RAFAEL	2,725,722	432,935	15.9%	77,608	2.8%	510,543	18.7%	0
NOVATO	2,129,427	176,039	8.3%	150,406	7.1%	320,918	15.1%	0
TOTAL	6,543,574	721,291	11.0%	274,507	4.2%	990,271	15.1%	0

Office Vacancy



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

ONCOR INTERNATIONAL

Offices in 220 Cities: UNITED STATES, CANADA, DENMARK, FRANCE, GERMANY, INDIA, AUSTRIA, RUSSIA, CHINA, AUSTRALIA, UNITED KINGDOM, THE NETHERLANDS, MEXICO, JAPAN, ITALY, SPAIN, SWITZERLAND, CZECH REPUBLIC, BELGIUM, POLAND, NORWAY, UKRAINE, SWEDEN, FINLAND, HUNGARY, BRAZIL, CHILE, ARGENTINA, IRELAND

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