

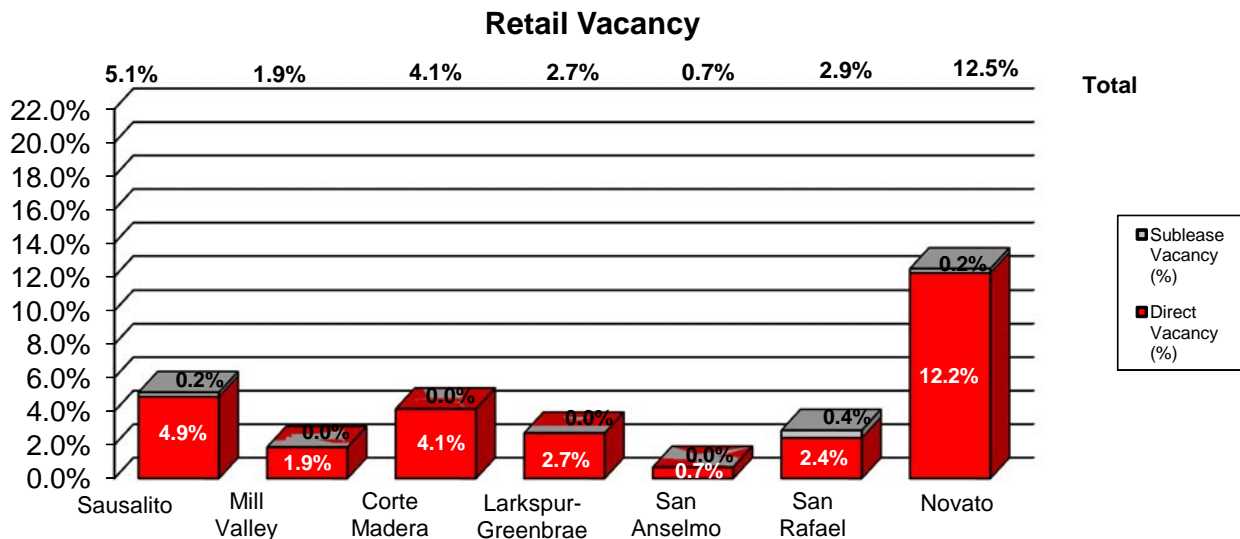


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES THIRD 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	31,981	4.9%	1,600	0.2%	33,581	5.1%	0
MILL VALLEY	309,000	5,743	1.9%	0	0.0%	5,743	1.9%	0
CORTE MADERA	848,301	35,157	4.1%	0	0.0%	35,157	4.1%	0
LARKSPUR - GREENBRAE	356,952	9,646	2.7%	0	0.0%	9,646	2.7%	0
SAN ANSELMO	261,500	1,750	0.7%	0	0.0%	1,750	0.7%	0
SAN RAFAEL	2,275,363	55,174	2.4%	10,146	0.4%	65,320	2.9%	0
NOVATO	1,665,242	203,681	12.2%	4,100	0.2%	207,781	12.5%	100,000
TOTAL	6,370,741	343,132	5.4%	15,846	0.2%	358,978	5.6%	100,000



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