



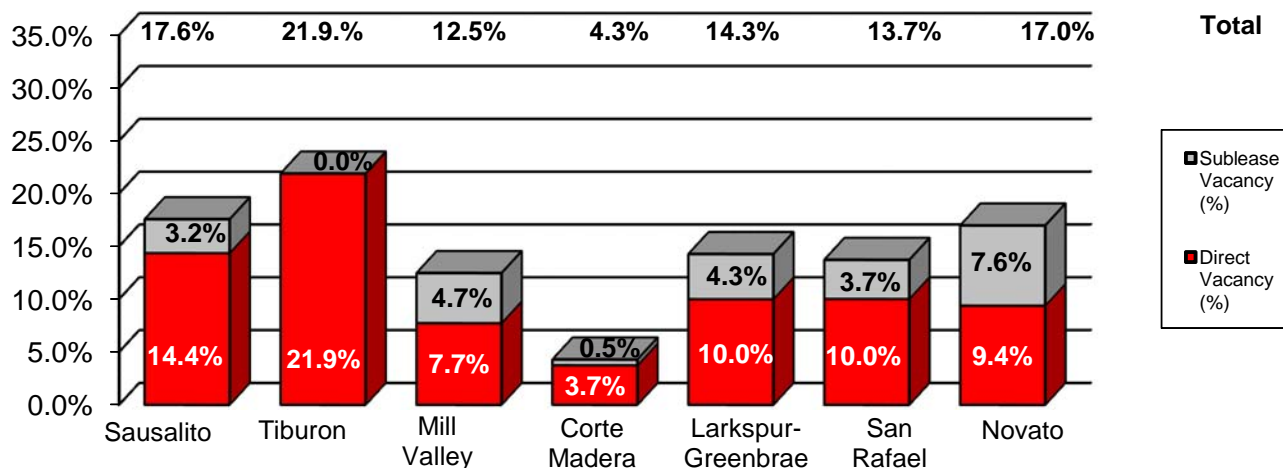
KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES FOURTH 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	383,855	55,143	14.4%	12,270	3.2%	67,413	17.6%	0
TIBURON	17,715	3,876	21.9%	0	0.0%	3,876	21.9%	0
MILL VALLEY	333,594	25,787	7.7%	15,787	4.7%	41,574	12.5%	0
CORTE MADERA	366,529	13,690	3.7%	2,000	0.5%	15,690	4.3%	0
LARKSPUR-GREENBRAE	610,232	61,028	10.0%	25,993	4.3%	87,021	14.3%	0
SAN RAFAEL	2,811,983	281,827	10.0%	103,760	3.7%	385,587	13.7%	0
NOVATO	2,129,427	199,900	9.4%	161,374	7.6%	361,593	17.0%	0
TOTAL	6,653,335	641,251	9.6%	321,184	4.8%	962,754	14.5%	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