

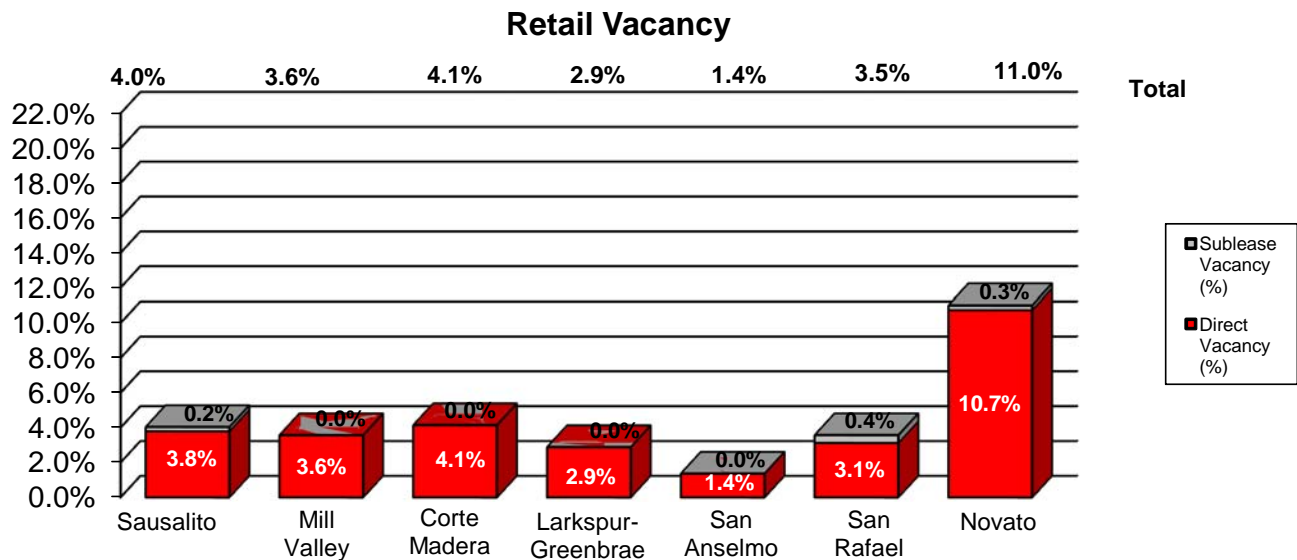


# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## TOTAL EXISTING RETAIL 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.)
<b>SAUSALITO</b>	654,383	24,825	3.8%	1,600	0.2%	26,425	4.0%	0
<b>MILL VALLEY</b>	309,000	11,022	3.6%	0	0.0%	11,022	3.6%	0
<b>CORTE MADERA</b>	848,301	35,157	4.1%	0	0.0%	35,157	4.1%	0
<b>LARKSPUR - GREENBRAE</b>	356,952	10,282	2.9%	0	0.0%	10,282	2.9%	0
<b>SAN ANSELMO</b>	261,500	3,566	1.4%	0	0.0%	3,566	1.4%	0
<b>SAN RAFAEL</b>	2,275,363	71,156	3.1%	10,146	0.4%	81,302	3.6%	0
<b>NOVATO</b>	1,575,391	169,274	10.7%	4,100	0.3%	173,374	11.0%	100,000
<b>TOTAL</b>	6,280,890	325,282	5.2%	15,846	0.2%	341,128	5.4%	100,000



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

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