



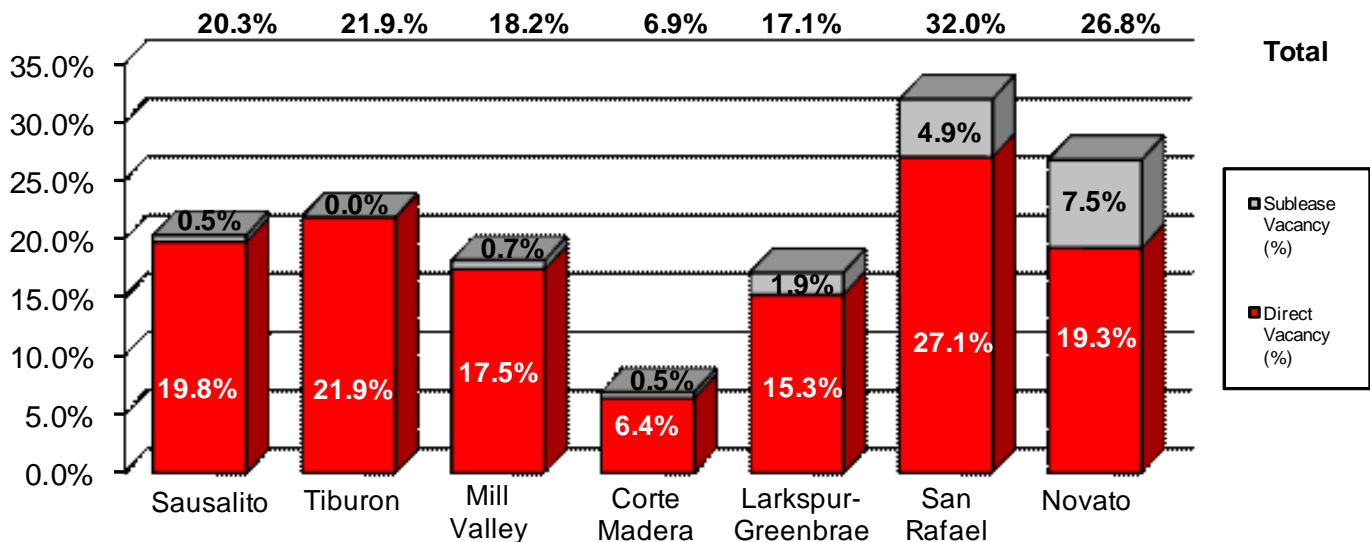
KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES FOURTH QUARTER, 2009 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	75,973	19.8%	2,064	0.5%	78,037	20.3%	0
TIBURON	17,715	3,876	21.9%	0	0.0%	3,876	21.9%	0
MILL VALLEY	343,594	59,961	17.5%	2,576	0.7%	62,537	18.2%	0
CORTE MADERA	366,529	23,493	6.4%	1,794	0.5%	25,287	6.9%	0
LARKSPUR-GREENBRAE	638,442	97,436	15.3%	11,882	1.9%	109,318	17.1%	0
SAN RAFAEL	3,016,849	816,187	27.1%	148,862	4.9%	965,049	32.0%	0
NOVATO	2,312,820	445,909	19.3%	173,839	7.5%	613,504	26.8%	0
TOTAL	7,079,804	1,522,835	21.5%	341,017	4.8%	1,857,608	26.3%	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

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.