



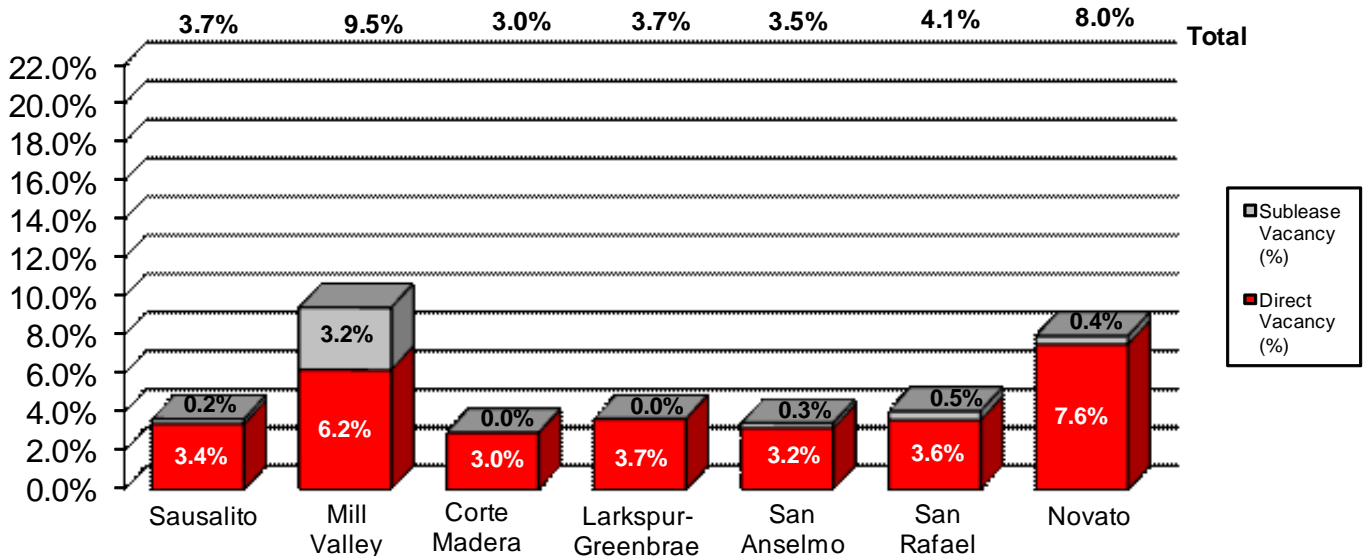
KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FIRST QUARTER, 2010 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 | 22,377 | 3.4% | 1,600 | 0.2% | 23,977 | 3.7% | 0 |
| MILL VALLEY | 309,000 | 19,243 | 6.2% | 10,000 | 3.2% | 29,243 | 9.5% | 0 |
| CORTE MADERA | 848,301 | 25,053 | 3.0% | 0 | 0.0% | 25,053 | 3.0% | 0 |
| LARKSPUR - GREENBRAE | 356,952 | 13,123 | 3.7% | 0 | 0.0% | 13,123 | 3.7% | 0 |
| SAN ANSELMO | 261,500 | 8,361 | 3.2% | 700 | 0.3% | 9,061 | 3.5% | 0 |
| SAN RAFAEL | 2,244,363 | 81,244 | 3.6% | 10,146 | 0.5% | 91,390 | 4.1% | 0 |
| NOVATO | 990,387 | 74,881 | 7.6% | 4,100 | 0.4% | 78,981 | 8.0% | 100,000 |
| TOTAL | 5,664,886 | 244,282 | 4.3% | 26,546 | 0.5% | 270,828 | 4.8% | 100,000 |

Retail Vacancy



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

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