

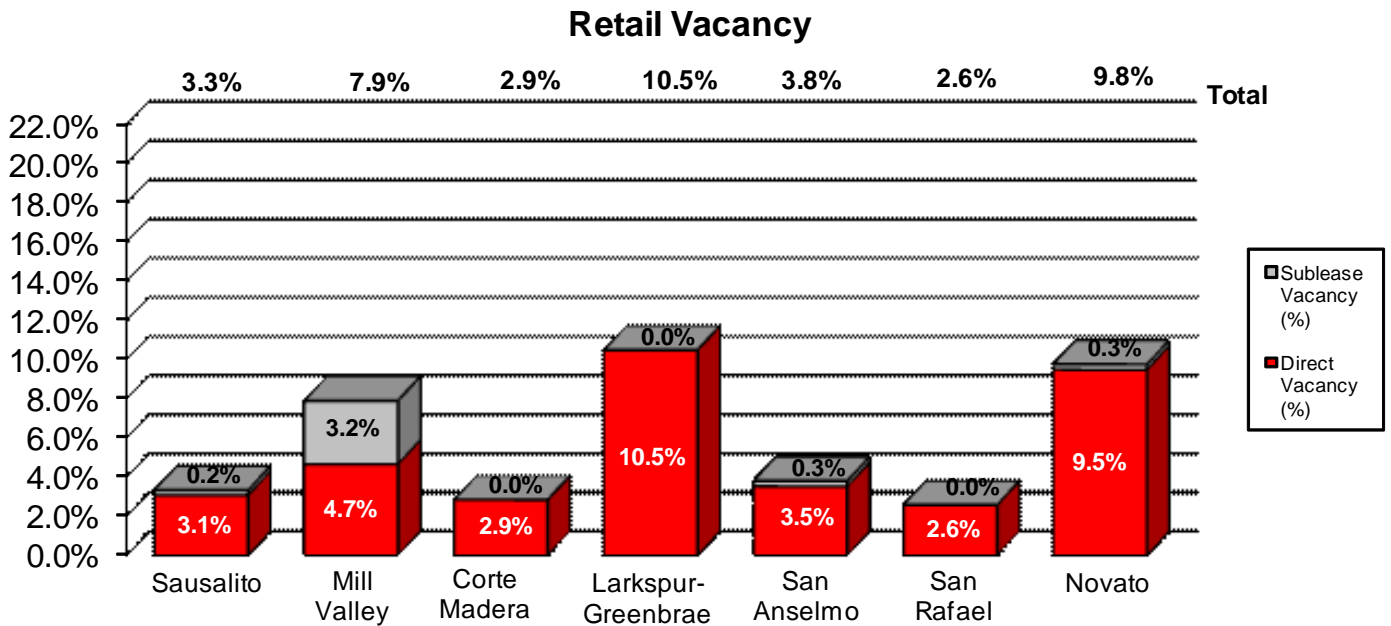


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES SECOND 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	20,272	3.1%	1,600	0.2%	21,872	3.3%	0
MILL VALLEY	309,000	14,483	4.7%	10,000	3.2%	24,483	7.9%	0
CORTE MADERA	848,301	24,200	2.9%	0	0.0%	24,200	2.9%	0
LARKSPUR - GREENBRAE	356,952	37,540	10.5%	0	0.0%	37,540	10.5%	0
SAN ANSELMO	261,500	9,276	3.5%	700	0.3%	9,976	3.8%	0
SAN RAFAEL	2,244,363	57,952	2.6%	0	0.0%	57,952	2.6%	0
NOVATO	1,581,589	150,518	9.5%	4,100	0.3%	154,618	9.8%	100,000
TOTAL	6,256,088	314,241	5.0%	16,400	0.3%	330,641	5.3%	100,000



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

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