



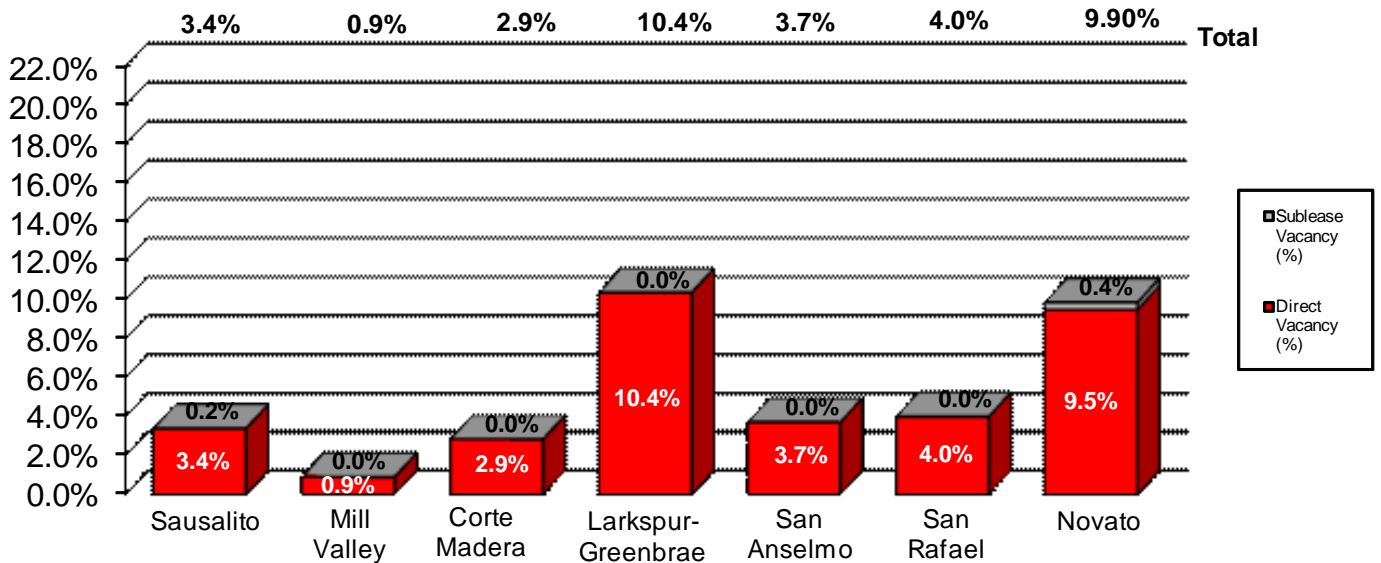
# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## TOTAL EXISTING RETAIL VACANCY ESTIMATES FOURTH 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	22,555	3.4%	0	0.0%	22,555	3.4%	0
MILL VALLEY	309,000	2,819	0.9%	0	0.0%	2,819	0.9%	0
CORTEMADERA	848,301	24,200	2.9%	0	0.0%	24,200	2.9%	0
LARKSPUR - GREENBRAE	356,952	37,139	10.4%	0	0.0%	37,139	10.4%	0
SAN ANSELMO	261,500	9,738	3.7%	0	0.0%	9,738	3.7%	0
SAN RAFAEL	2,244,363	90,103	4.0%	0	0.0%	90,103	4.0%	0
NOVATO	1,581,589	150,765	9.5%	5,730	0.4%	156,495	9.9%	100,000
<b>TOTAL</b>	<b>6,256,088</b>	<b>337,319</b>	<b>5.4%</b>	<b>5,730</b>	<b>0.1%</b>	<b>343,049</b>	<b>5.5%</b>	<b>100,000</b>

Retail Vacancy



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

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