



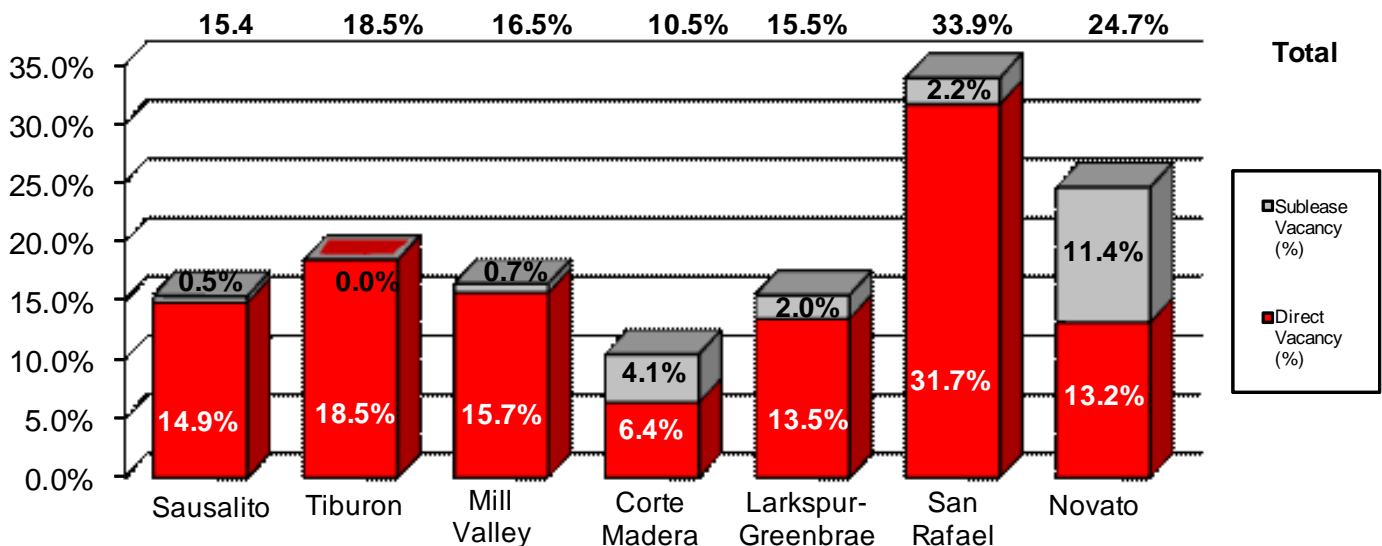
KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES FIRST QUARTER, 2011 MARIN COUNTY

	Total Base Vacancy (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	57,106	14.9%	2,051	0.5%	59,157	15.4%	0
TIBURON	17,715	3,276	18.5%	0	0.0%	3,276	18.5%	0
MILL VALLEY	343,594	54,009	15.7%	2,576	0.7%	56,585	16.5%	0
CORTE MADERA	366,529	23,451	6.4%	14,960	4.1%	38,411	10.5%	0
LARKSPUR-GREENBRAE	638,442	86,263	13.5%	12,607	2.0%	98,870	15.5%	0
SAN RAFAEL	3,018,657	957,415	31.7%	67,163	2.2%	1,024,578	33.9%	0
NOVATO	2,437,367	322,171	13.2%	278,855	11.4%	601,026	24.7%	0
TOTAL	7,206,159	1,503,691	20.9%	378,212	5.2%	1,881,903	26.1%	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

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