



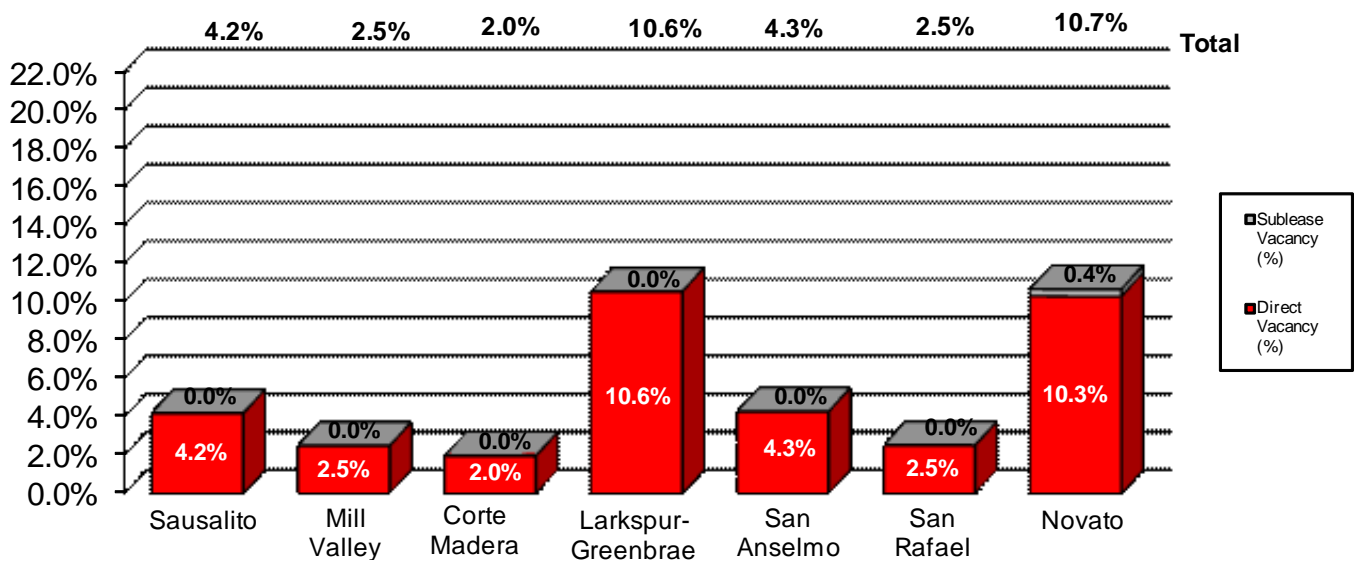
KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FIRST QUARTER, 2011 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	27,225	4.2%	0	0.0%	27,225	4.2%	0
MILL VALLEY	309,000	7,784	2.5%	0	0.0%	7,784	2.5%	0
CORTE MADERA	848,301	16,800	2.0%	0	0.0%	16,800	2.0%	0
LARKSPUR - GREENBRAE	356,952	37,719	10.6%	0	0.0%	37,719	10.6%	0
SAN ANSELMO	261,500	11,228	4.3%	0	0.0%	11,228	4.3%	0
SAN RAFAEL	2,244,363	56,658	2.5%	0	0.0%	56,658	2.5%	0
NOVATO	1,581,589	163,320	10.3%	5,730	0.4%	169,050	10.7%	100,000
TOTAL	6,256,088	320,734	5.1%	5,730	0.1%	326,464	5.2%	100,000

Retail Vacancy



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

ONCOR INTERNATIONAL

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