

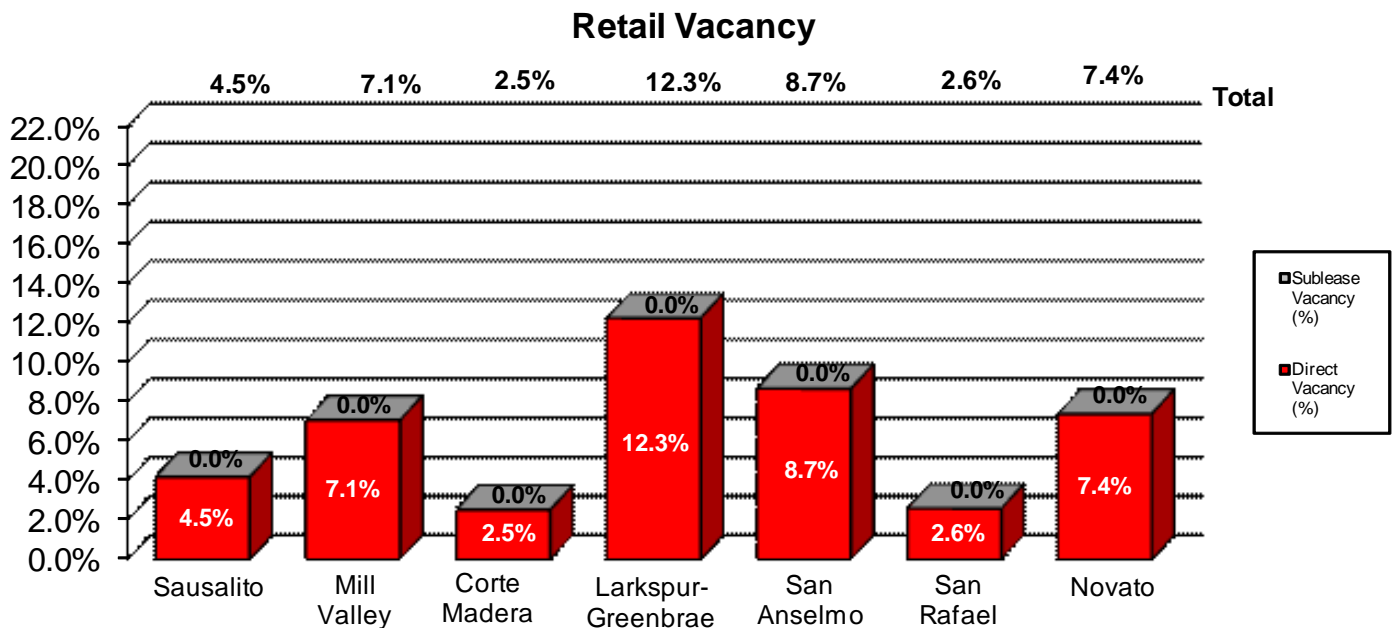


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FOURTH 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	29,638	4.2%	0	0.0%	29,638	4.5%	0
MILL VALLEY	309,000	21,887	7.1%	0	0.0%	21,887	7.1%	0
CORTEMADERA	848,301	21,549	2.5%	0	0.0%	21,549	2.5%	0
LARKSPUR - GREENBRAE	356,952	43,929	12.3%	0	0.0%	43,929	12.3%	0
SAN ANSELMO	261,500	22,776	8.7%	0	0.0%	22,776	8.7%	0
SAN RAFAEL	2,244,363	58,373	2.6%	0	0.0%	58,373	2.6%	0
NOVATO	1,615,877	119,883	7.4%	0	0.0%	119,883	7.4%	0
TOTAL	6,290,376	318,035	5.1%	0	0.0%	318,035	5.1%	0



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

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