

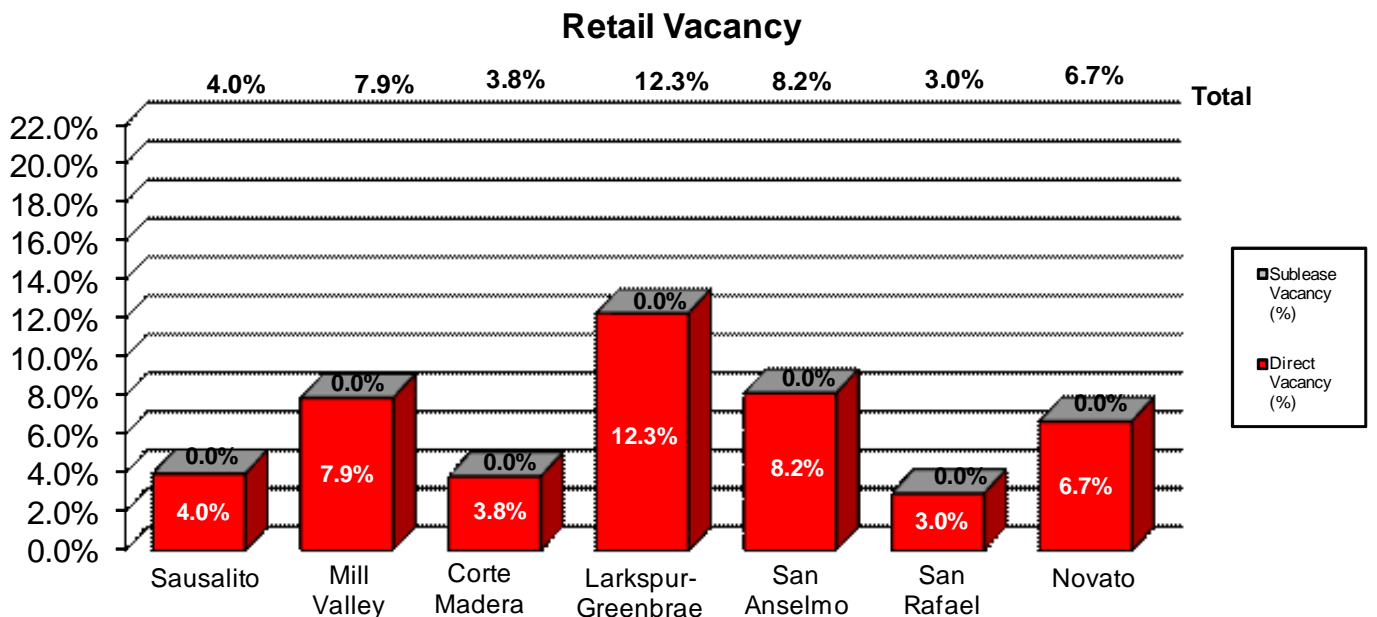


# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## TOTAL EXISTING RETAIL VACANCY ESTIMATES FIRST QUARTER, 2012 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	26,093	4.0%	0	0.0%	26,093	4.0%	0
MILL VALLEY	309,000	24,437	7.9%	0	0.0%	24,437	7.9%	0
CORTE MADERA	848,301	32,649	3.8%	0	0.0%	32,649	3.8%	0
LARKSPUR - GREENBRAE	356,952	43,929	12.3%	0	0.0%	43,929	12.3%	0
SAN ANSELMO	261,500	21,359	8.2%	0	0.0%	21,359	8.2%	0
SAN RAFAEL	2,244,363	66,373	3.0%	0	0.0%	66,373	3.0%	0
NOVATO	1,615,877	108,249	6.7%	0	0.0%	108,249	6.7%	0
<b>TOTAL</b>	<b>6,290,376</b>	<b>323,089</b>	<b>5.1%</b>	<b>0</b>	<b>0.0%</b>	<b>323,089</b>	<b>5.1%</b>	<b>0</b>



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