

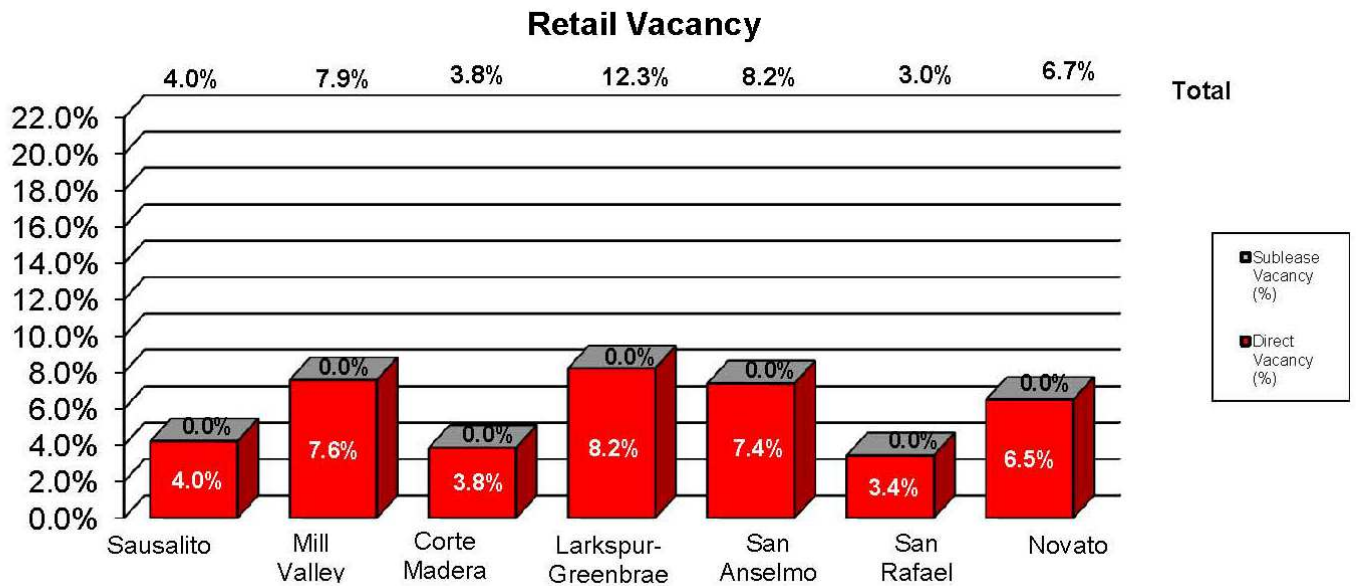


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES SECOND 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	27,558	4.2%	0	0.0%	27,558	4.2%	0
MILL VALLEY	309,000	23,387	7.6%	0	0.0%	23,387	7.6%	0
CORTE MADERA	848,301	32,649	3.8%	0	0.0%	32,649	3.8%	0
LARKSPUR - GREENBRAE	356,952	29,348	8.2%	0	0.0%	29,348	8.2%	0
SAN ANSELMO	261,500	19,322	7.4%	0	0.0%	19,322	7.4%	0
SAN RAFAEL	2,244,363	77,040	3.4%	0	0.0%	77,040	3.4%	0
NOVATO	1,615,877	104,888	6.5%	0	0.0%	104,888	6.5%	0
TOTAL	6,290,376	314,192	5.0%	0	0.0%	314,192	5.0%	0



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