

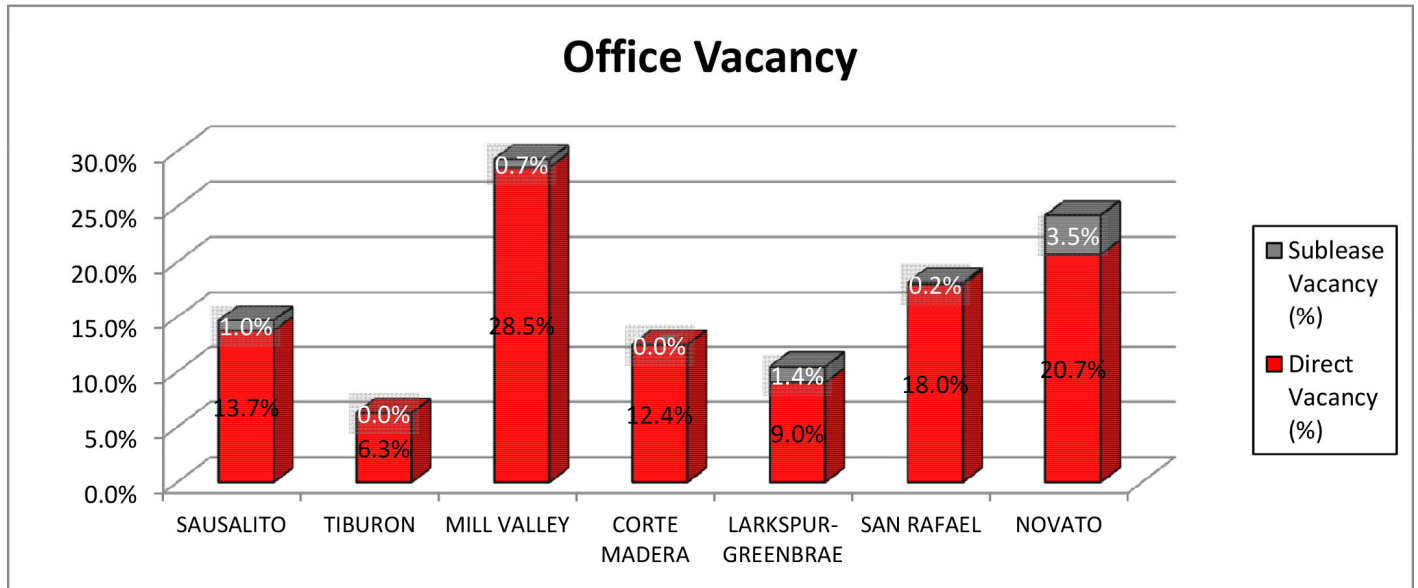


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES THIRD QUARTER, 2012 MARIN COUNTY

Cities	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	531,855	72,992	13.7%	5,065	1.0%	78,057	14.7%	0
TIBURON	17,715	1,109	6.3%	0	0.0%	1,109	6.3%	0
MILL VALLEY	343,594	97,994	28.5%	2,576	0.7%	100,570	29.3%	0
CORTE MADERA	366,529	45,564	12.4%	0	0.0%	45,564	12.4%	0
LARKSPUR- GREENBRAE	638,442	57,555	9.0%	9,158	1.4%	66,713	10.4%	0
SAN RAFAEL	3,023,293	542,702	18.0%	5,530	0.2%	548,232	18.1%	0
NOVATO	2,435,863	503,281	20.7%	86,413	3.5%	589,694	24.2%	0
TOTAL	7,357,291	1,321,197	18.0%	108,742	1.5%	1,429,939	19.4%	0



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