

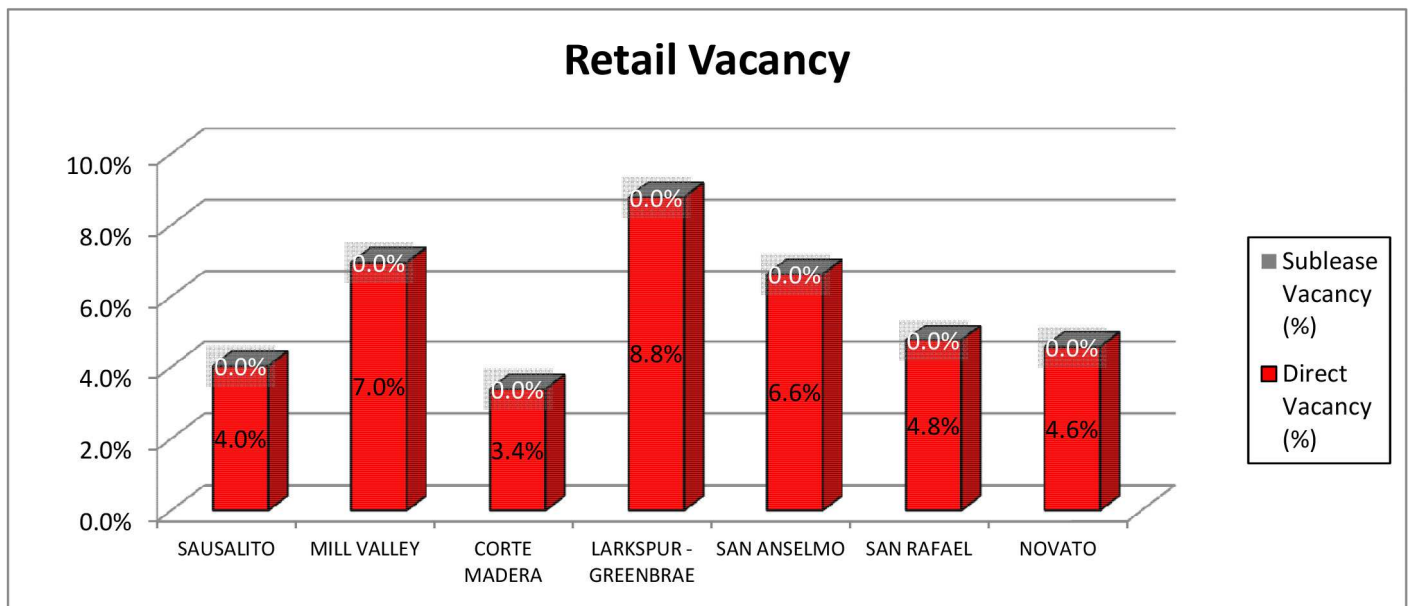


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES THIRD 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	26,342	4.0%	0	0.0%	26,342	4.0%	0
MILL VALLEY	309,000	21,490	7.0%	0	0.0%	21,490	7.0%	0
CORTE MADERA	848,301	28,688	3.4%	0	0.0%	28,688	3.4%	0
LARKSPUR - GREENBRAE	356,952	31,353	8.8%	0	0.0%	31,353	8.8%	0
SAN ANSELMO	261,500	17,322	6.6%	0	0.0%	17,322	6.6%	0
SAN RAFAEL	2,244,363	106,707	4.8%	0	0.0%	106,707	4.8%	0
NOVATO	1,615,877	73,666	4.6%	0	0.0%	73,666	4.6%	0
TOTAL	6,290,376	305,568	4.9%	0	0.0%	305,568	4.9%	0



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