

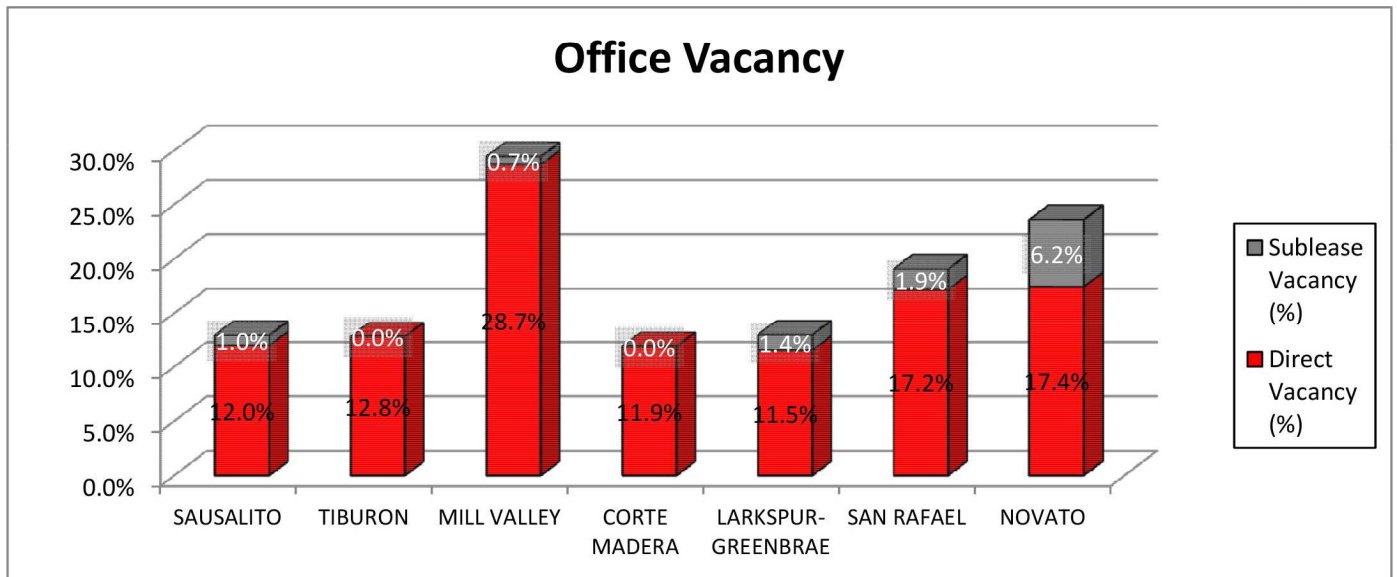


# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## TOTAL EXISTING OFFICE VACANCY ESTIMATES FOURTH 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	63,571	12.0%	5,065	1.0%	68,636	12.9%	0
TIBURON	17,715	2,264	12.8%	0	0.0%	2,264	12.8%	0
MILL VALLEY	343,594	98,492	28.7%	2,576	0.7%	101,068	29.4%	0
CORTE MADERA	366,529	43,438	11.9%	0	0.0%	43,438	11.9%	0
LARKSPUR-GREENBRAE	638,442	73,513	11.5%	9,158	1.4%	82,671	12.9%	0
SAN RAFAEL	3,026,789	520,034	17.2%	57,092	1.9%	577,126	19.1%	0
NOVATO	2,435,863	424,799	17.4%	150,144	6.2%	574,943	23.6%	0
<b>TOTAL</b>	<b>7,360,787</b>	<b>1,226,111</b>	<b>16.7%</b>	<b>224,035</b>	<b>3.0%</b>	<b>1,450,146</b>	<b>19.7%</b>	<b>0</b>



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