

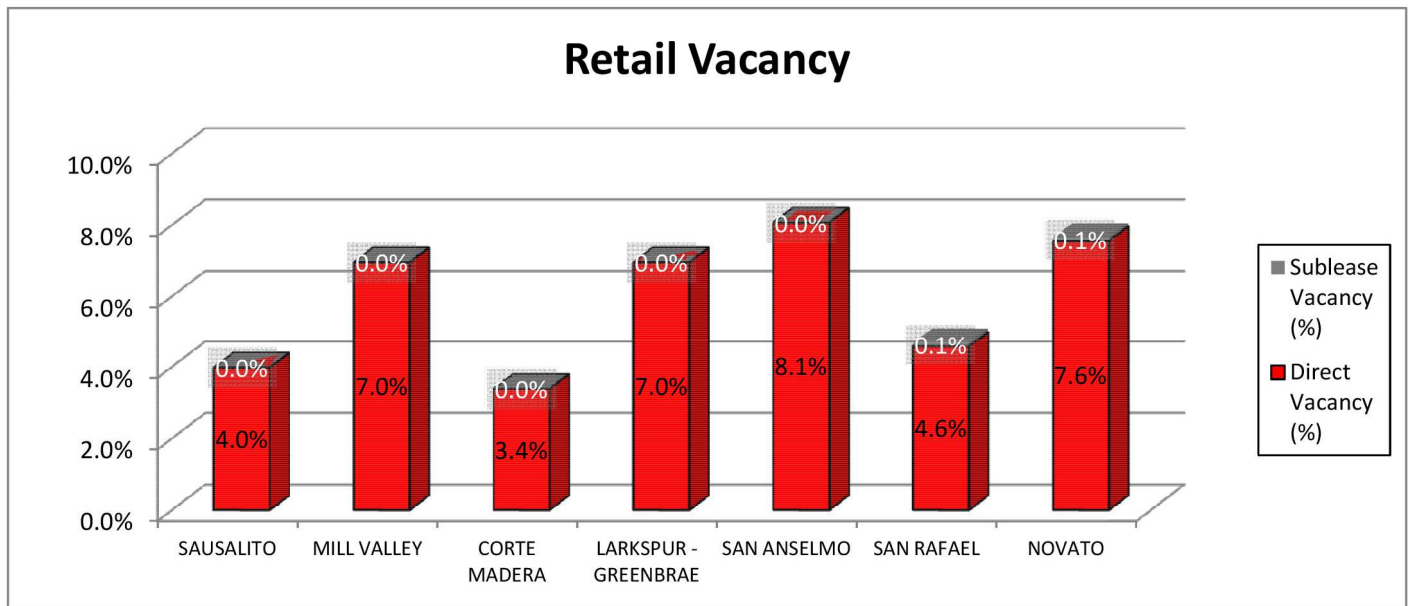


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FOURTH 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	26,029	4.0%	0	0.0%	26,029	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	24,824	7.0%	0	0.0%	24,824	7.0%	0
SAN ANSELMO	261,500	21,092	8.1%	0	0.0%	21,092	8.1%	0
SAN RAFAEL	2,244,363	102,857	4.6%	2,400	0.1%	105,257	4.7%	0
NOVATO	1,615,760	122,059	7.6%	1,400	0.1%	123,459	7.6%	0
TOTAL	6,290,259	347,039	5.5%	3,800	0.1%	350,839	5.6%	0



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