

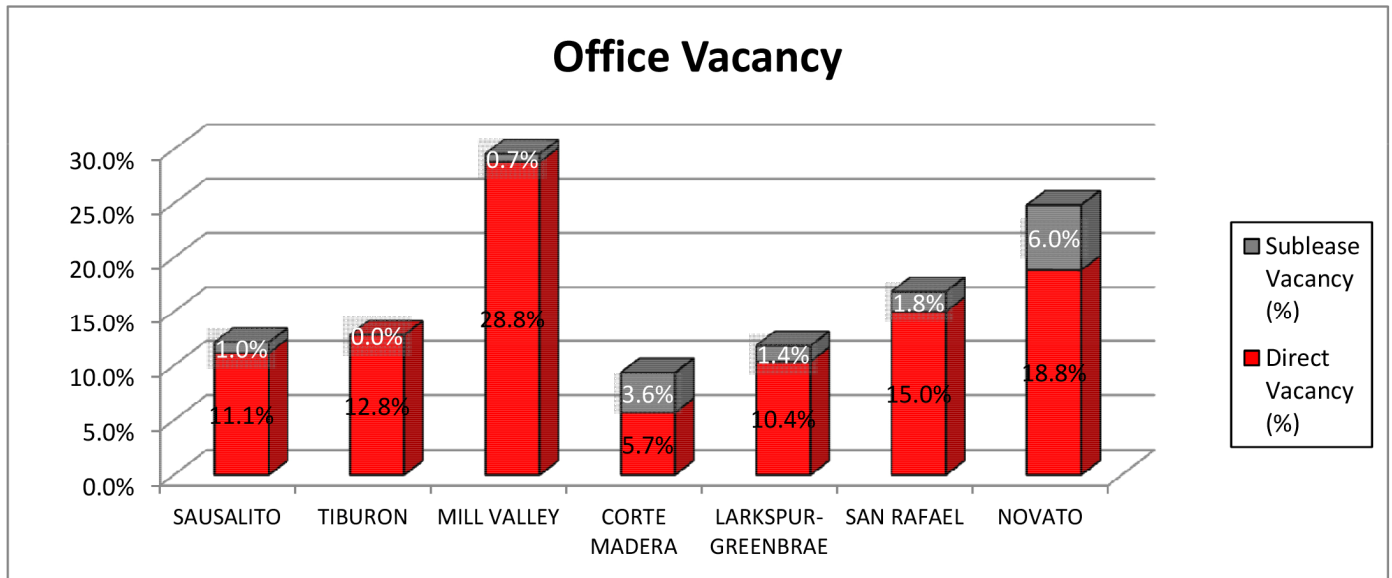


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES FIRST QUARTER, 2013 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	525,194	58,509	11.1%	5,065	1.0%	63,574	12.1%	0
TIBURON	17,715	2,264	12.8%	0	0.0%	2,264	12.8%	0
MILL VALLEY	343,594	98,990	28.8%	2,576	0.7%	101,566	29.6%	0
CORTE MADERA	411,168	23,408	5.7%	14,960	3.6%	38,368	9.3%	0
LARKSPUR-GREENBRAE	638,442	66,149	10.4%	9,158	1.4%	75,307	11.8%	0
SAN RAFAEL	3,075,325	462,080	15.0%	56,176	1.8%	518,256	16.9%	0
NOVATO	2,520,603	475,012	18.8%	151,051	6.0%	626,063	24.8%	0
TOTAL	7,532,041	1,186,412	15.8%	238,986	3.2%	1,425,398	18.9%	0



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