

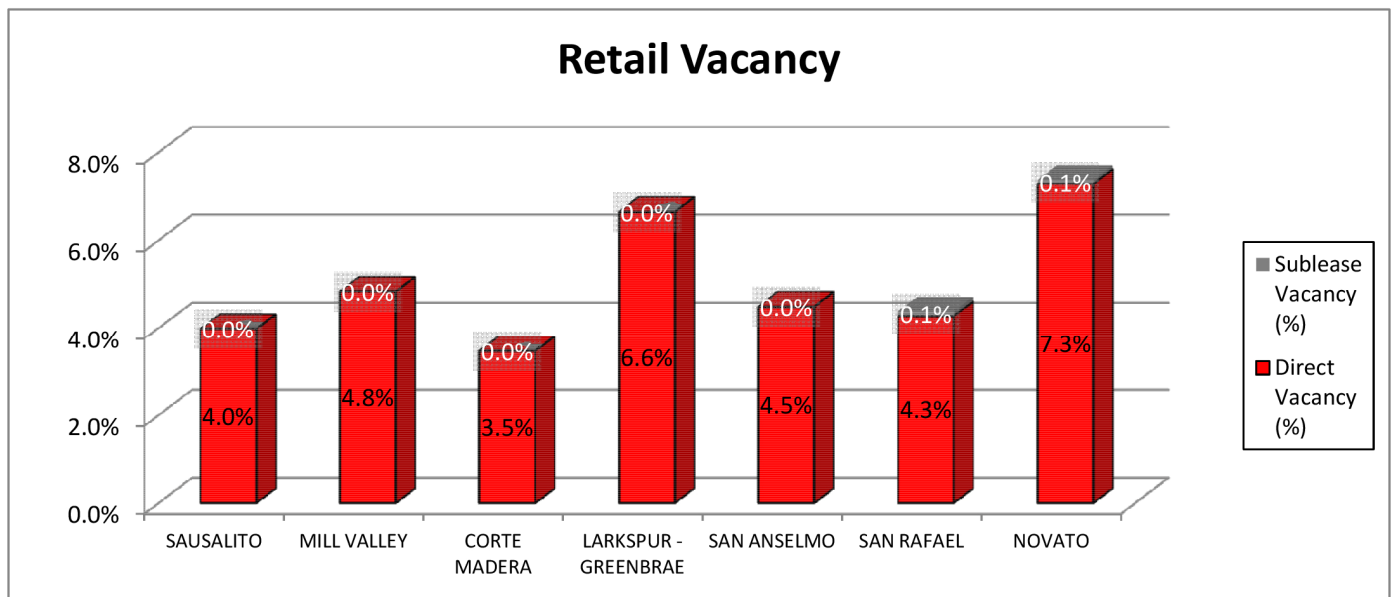


# KEEGAN & COPPIN COMPANY, INC.

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.)
<b>SAUSALITO</b>	654,383	26,029	4.0%	0	0.0%	26,029	4.0%	0
<b>MILL VALLEY</b>	309,000	14,929	4.8%	0	0.0%	14,929	4.8%	0
<b>CORTE MADERA</b>	848,301	29,379	3.5%	0	0.0%	29,379	3.5%	0
<b>LARKSPUR - GREENBRAE</b>	356,952	23,723	6.6%	0	0.0%	23,723	6.6%	0
<b>SAN ANSELMO</b>	261,500	11,737	4.5%	0	0.0%	11,737	4.5%	0
<b>SAN RAFAEL</b>	2,244,363	95,932	4.3%	2,400	0.1%	98,332	4.4%	0
<b>NOVATO</b>	1,615,760	117,635	7.3%	1,400	0.1%	119,035	7.4%	0
<b>TOTAL</b>	6,290,259	319,364	5.1%	3,800	0.1%	323,164	5.1%	0



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