

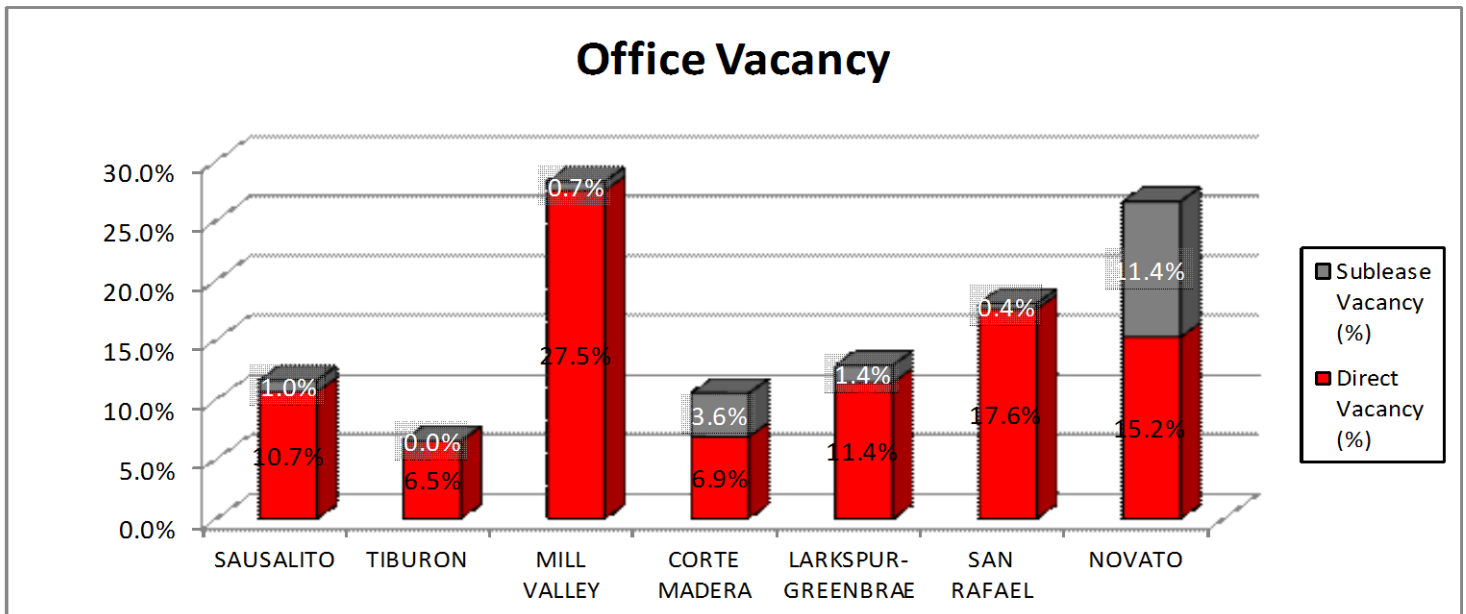


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING OFFICE VACANCY ESTIMATES SECOND 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	55,940	10.7%	5,065	1.0%	61,005	11.6%	0
TIBURON	17,715	1,155	6.5%	0	0.0%	1,155	6.5%	0
MILL VALLEY	343,594	94,594	27.5%	2,576	0.7%	97,170	28.3%	0
CORTEMADERA	411,168	28,290	6.9%	14,960	3.6%	43,250	10.5%	0
LARKSPUR-GREENBRAE	638,442	72,921	11.4%	9,158	1.4%	82,079	12.9%	0
SAN RAFAEL	3,075,325	540,802	17.6%	13,798	0.4%	554,600	18.0%	0
NOVATO	2,520,603	384,075	15.2%	286,469	11.4%	670,544	26.6%	0
TOTAL	7,532,041	1,177,777	15.6%	332,026	4.4%	1,509,803	20.0%	0



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