

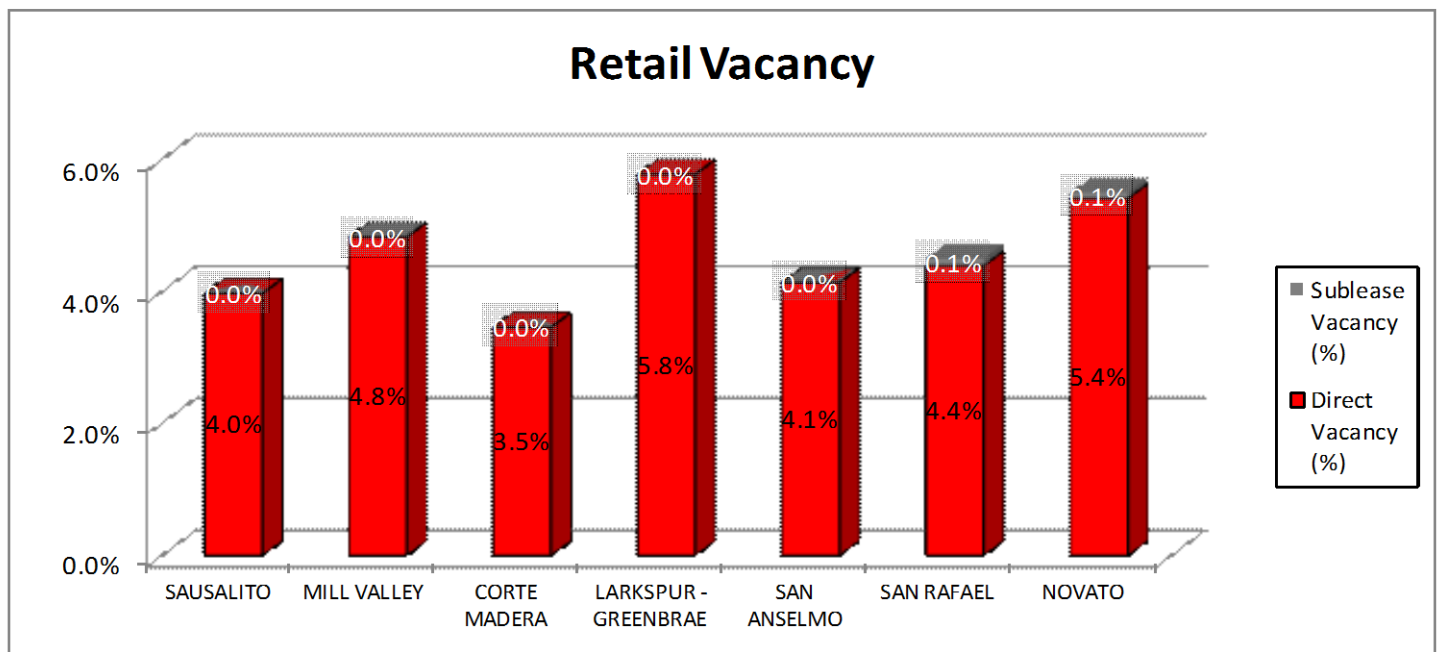


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES SECOND QUARTER, 2013 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	14,929	4.8%	0	0.0%	14,929	4.8%	0
CORTE MADERA	848,301	29,379	3.5%	0	0.0%	29,379	3.5%	0
LARKSPUR - GREENBRAE	356,952	20,643	5.8%	0	0.0%	20,643	5.8%	0
SAN ANSELMO	261,500	10,830	4.1%	0	0.0%	10,830	4.1%	0
SAN RAFAEL	2,244,363	98,742	4.4%	2,400	0.1%	101,142	4.5%	0
NOVATO	1,615,760	87,580	5.4%	1,400	0.1%	88,980	5.5%	0
TOTAL	6,290,259	288,132	4.6%	3,800	0.1%	291,932	4.6%	0



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