

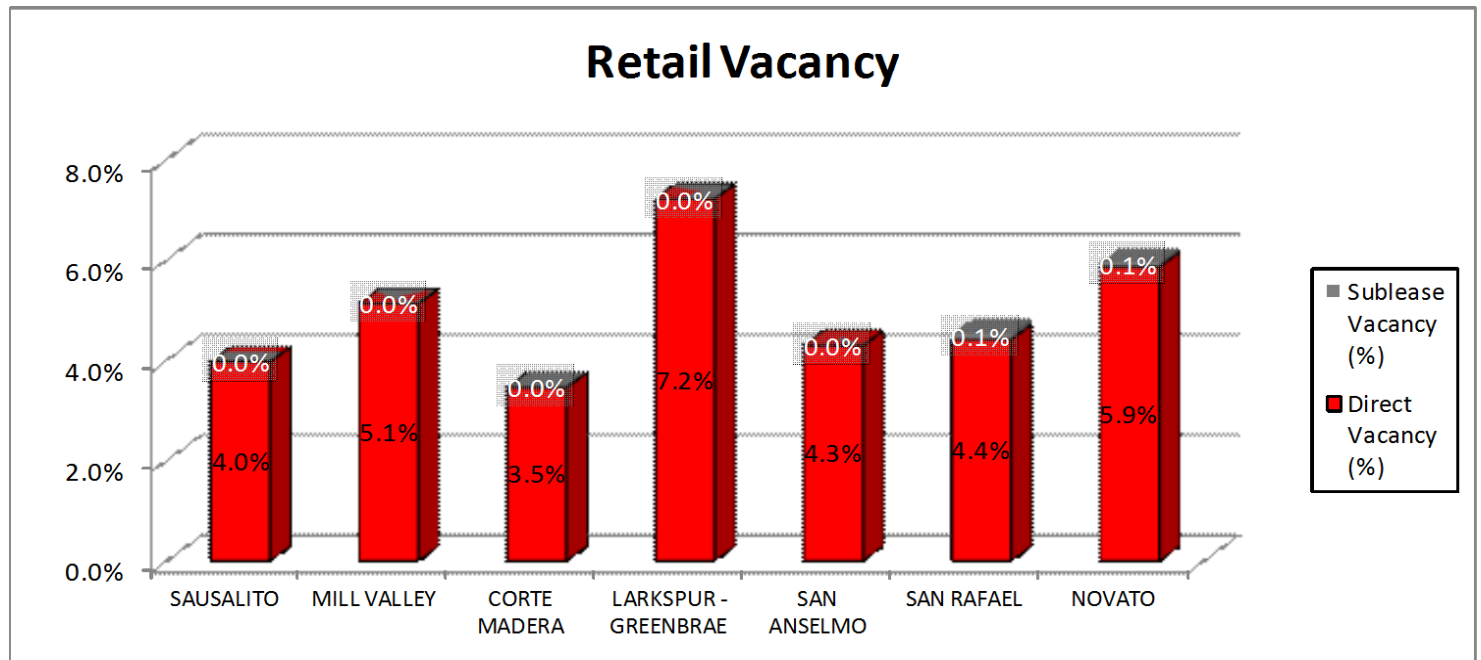


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES THIRD 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	15,865	5.1%	0	0.0%	15,865	5.1%	0
CORTEMADERA	848,301	29,379	3.5%	0	0.0%	29,379	3.5%	0
LARKSPUR - GREENBRAE	356,952	25,793	7.2%	0	0.0%	25,793	7.2%	0
SAN ANSELMO	272,976	11,737	4.3%	0	0.0%	11,737	4.3%	0
SAN RAFAEL	2,244,363	99,315	4.4%	2,400	0.1%	101,715	4.5%	0
NOVATO	1,615,760	94,871	5.9%	1,400	0.1%	96,271	6.0%	0
TOTAL	6,301,735	302,989	4.8%	3,800	0.1%	306,789	4.9%	0



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