

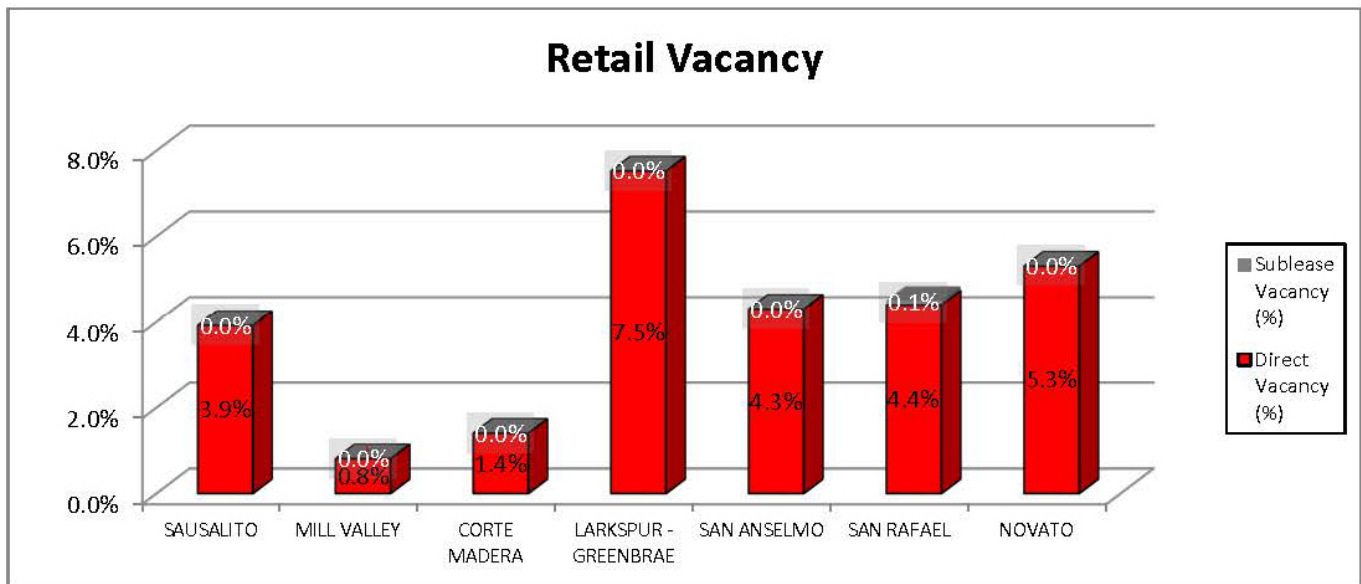


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FIRST QUARTER, 2014 MARIN COUNTY

	Total Base Vacancy (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	25,629	3.9%	0	0.0%	25,629	3.9%	0
MILL VALLEY	309,000	2,492	0.8%	0	0.0%	2,492	0.8%	0
CORTE MADERA	848,301	11,895	1.4%	0	0.0%	11,895	1.4%	0
LARKSPUR - GREENBRAE	356,952	26,857	7.5%	0	0.0%	26,857	7.5%	0
SAN ANSELMO	272,976	11,737	4.3%	0	0.0%	11,737	4.3%	0
SAN RAFAEL	2,244,363	98,754	4.4%	2,400	0.1%	101,154	4.5%	0
NOVATO	1,615,760	85,761	5.3%	0	0.0%	85,761	5.3%	0
TOTAL	6,301,735	263,125	4.2%	2,400	0.0%	265,525	4.2%	0



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