

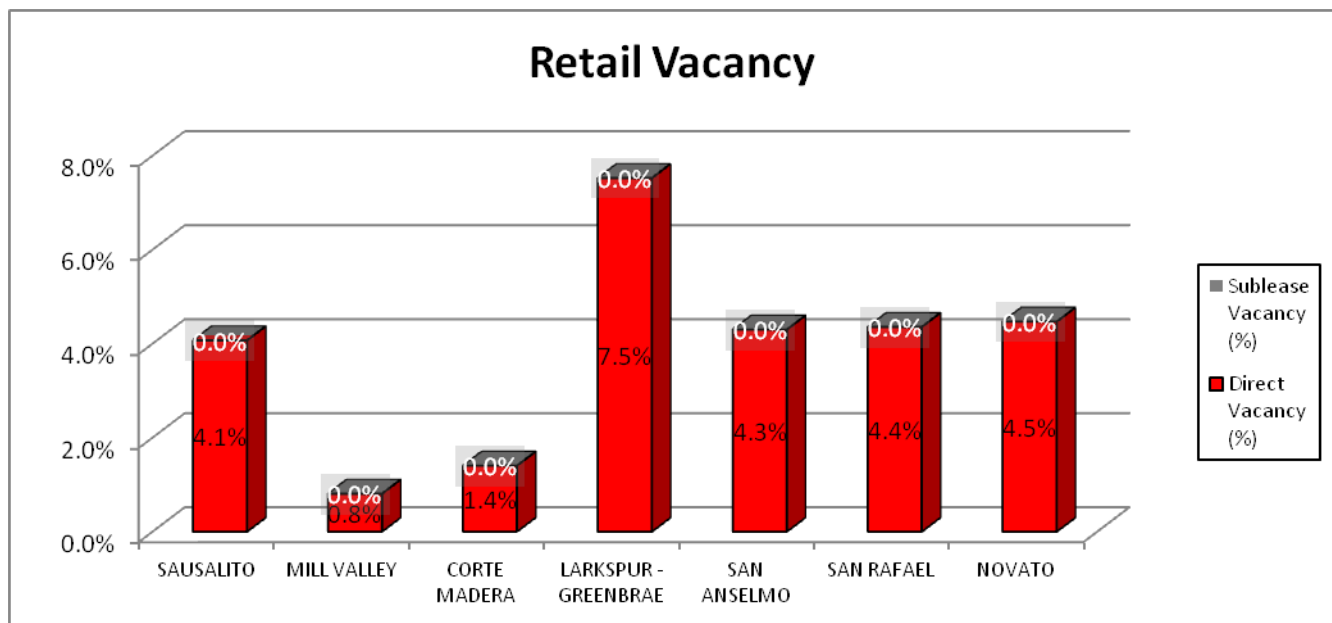


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES SECOND QUARTER, 2014 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	26,629	4.1%	0	0.0%	26,629	4.1%	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	97,754	4.4%	0	0.0%	97,754	4.4%	0
NOVATO	1,615,760	72,189	4.5%	0	0.0%	72,189	4.5%	0
TOTAL	6,301,735	249,553	4.0%	0	0.0%	249,553	4.0%	0



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