

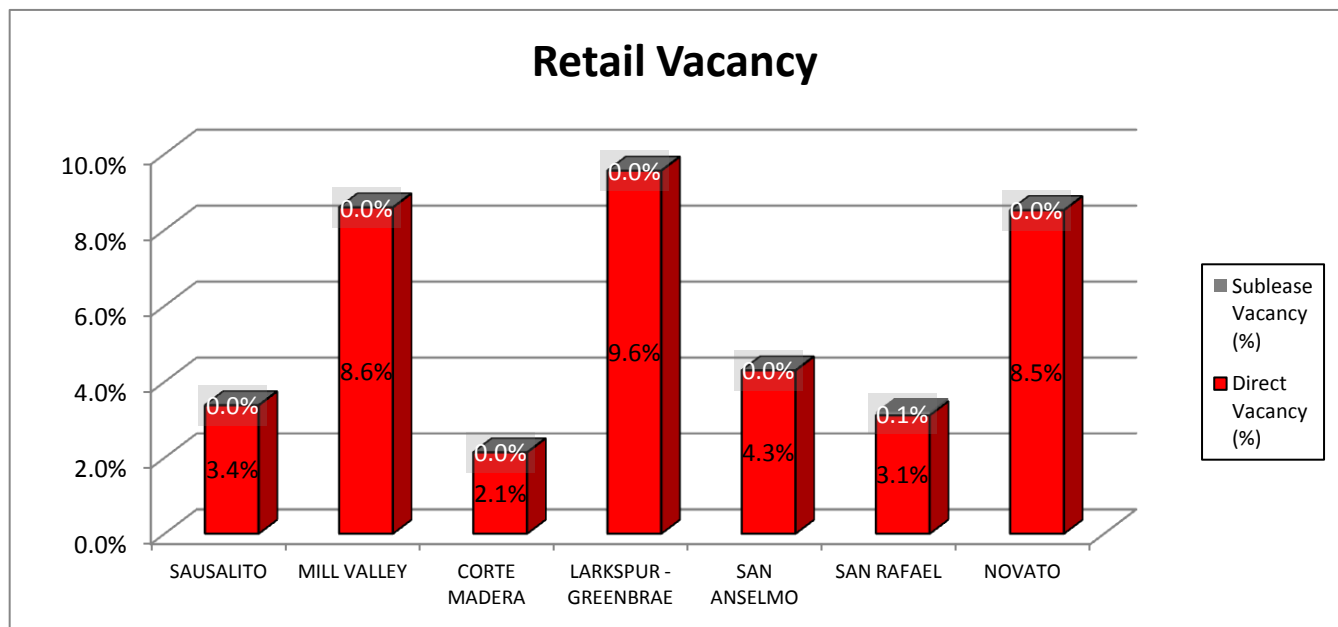


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FOURTH 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	22,129	3.4%	0	0.0%	22,129	3.4%	0
MILL VALLEY	309,000	26,553	8.6%	0	0.0%	26,553	8.6%	0
CORTE MADERA	848,301	18,160	2.1%	0	0.0%	18,160	2.1%	0
LARKSPUR - GREENBRAE	356,952	34,129	9.6%	0	0.0%	34,129	9.6%	0
SAN ANSELMO	272,976	11,737	4.3%	0	0.0%	11,737	4.3%	0
SAN RAFAEL	2,244,363	69,994	3.1%	2,000	0.1%	71,994	3.2%	0
NOVATO	1,615,760	137,666	8.5%	0	0.0%	137,666	8.5%	0
TOTAL	6,301,735	320,368	5.1%	2,000	0.0%	322,368	5.1%	0



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