

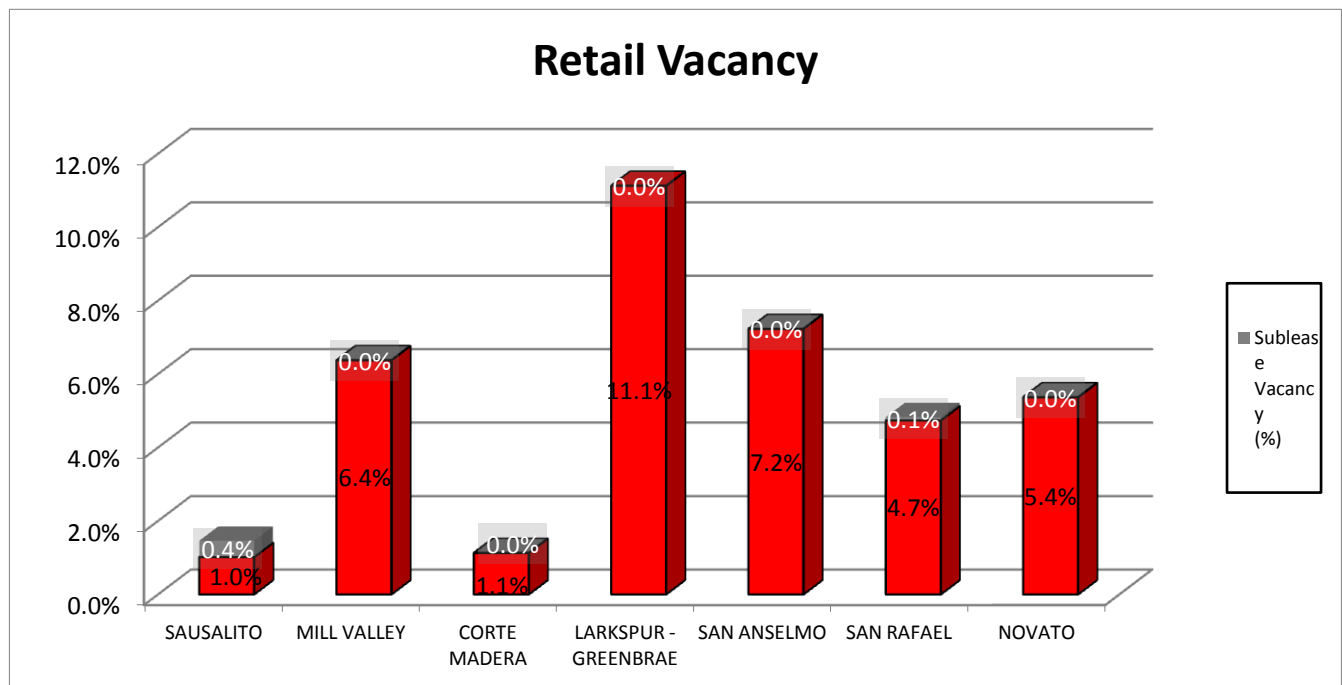


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES FIRST QUARTER, 2017 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	6,650	1.0%	2,900	0.4%	9,550	1.5%	0
MILL VALLEY	389,000	24,807	6.4%	0	0.0%	24,807	6.4%	0
CORTE MADERA	912,301	10,300	1.1%	0	0.0%	10,300	1.1%	0
LARKSPUR - GREENBRAE	356,952	39,715	11.1%	0	0.0%	39,715	11.1%	0
SAN ANSELMO	272,976	19,739	7.2%	0	0.0%	19,739	7.2%	0
SAN RAFAEL	2,244,363	106,337	4.7%	2,000	0.1%	108,337	4.8%	0
NOVATO	1,615,760	86,745	5.4%	0	0.0%	86,745	5.4%	0
TOTAL	6,445,735	294,293	4.6%	4,900	0.1%	299,193	4.6%	0



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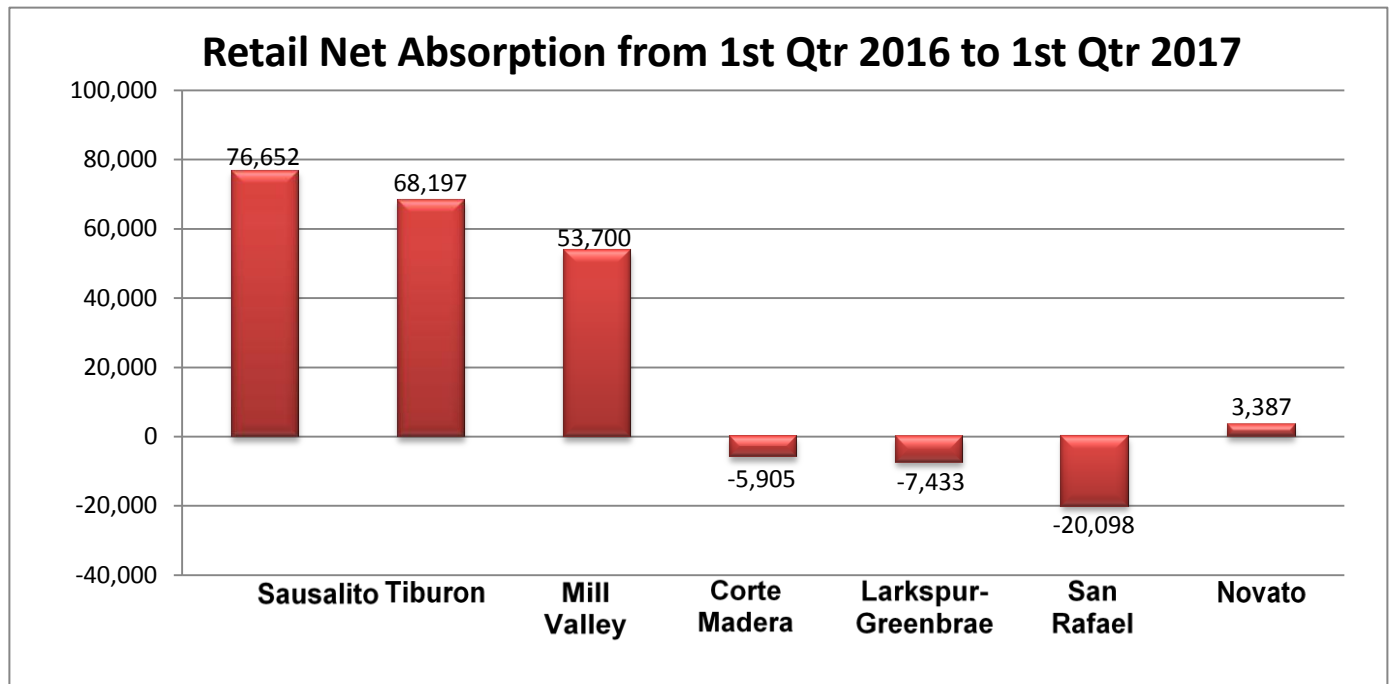


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ONCOR INTERNATIONAL

NET ABSORPTION RETAIL SPACE FIRST QUARTER, 2016 to FIRST QUARTER, 2017 MARIN COUNTY

	Total Inventory 1st Qtr. 2016 (Sq.Ft.)	Vacant Space 1st Qtr. 2016 (Sq.Ft.)	Occupied Space 1st Qtr. 2016 (Sq.Ft.)	Total Inventory 1st Qtr. 2017 (Sq.Ft.)	Vacant Space 1st Qtr. 2017 (Sq.Ft.)	Occupied Space 1st Qtr. 2017 (Sq.Ft.)	Net Absorption (Sq.Ft.)
Sausalito	654,383	86,202	568,181	654,383	9,550	644,833	76,652
Mill Valley	309,000	13,004	295,996	389,000	24,807	364,193	68,197
Corte Madera	848,301	0	848,301	912,301	10,300	902,001	53,700
Larkspur-Greenbrae	356,952	33,810	323,142	356,952	39,715	317,237	-5,905
San Anselmo	272,976	12,306	260,670	272,976	19,739	253,237	-7,433
San Rafael	2,244,363	88,239	2,156,124	2,244,363	108,337	2,136,026	-20,098
Novato	1,615,760	90,132	1,525,628	1,615,760	86,745	1,529,015	3,387
Total	6,301,735	323,693	5,978,042	6,445,735	299,193	6,146,542	168,500



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