



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Total Existing Office Vacancy Estimates First Quarter, 2008 Sonoma County

	Total Base (Sq. Ft.)	Direct Vacancy Sq. Ft.	(%)	Sublease Vacancy Sq. Ft.	(%)	Total Vacancy Sq. Ft.	(%)	Buildings Planned (Sq. Ft.)
Petaluma	2,980,789	677,606	22.7%	183,118	6.1%	860,724	28.9%	68,434
Rohnert Park	1,784,072	448,054	25.1%	13,793	0.8%	461,847	25.9%	0
Santa Rosa	6,826,182	880,613	12.9%	107,441	1.6%	995,254	14.6%	125,387
North Corridor (Airport Area, Windsor, Healdsburg)	2,063,788	212,749	10.3%	70,721	3.4%	283,470	13.7%	436,162
Total	13,654,831	2,219,022	16.3%	375,073	2.7%	2,601,295	19.1%	629,983

