



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES Fourth Quarter, 2008 Sonoma County

	Total Gross Leasable Area (Sq. Ft.)	Existing Vacancy Sq. Ft.	(%)	Buildings Planned (Sq. Ft.)
Petaluma	2,467,092	168,977	6.8%	895,000
Rohnert Park	3,375,037	320,078	9.5%	95,000
Santa Rosa	7,915,337	523,178	6.6%	345,700
Other	3,289,053	90,849	2.8%	78,293
Total	17,046,519	1,103,082	6.5%	1,413,993

