

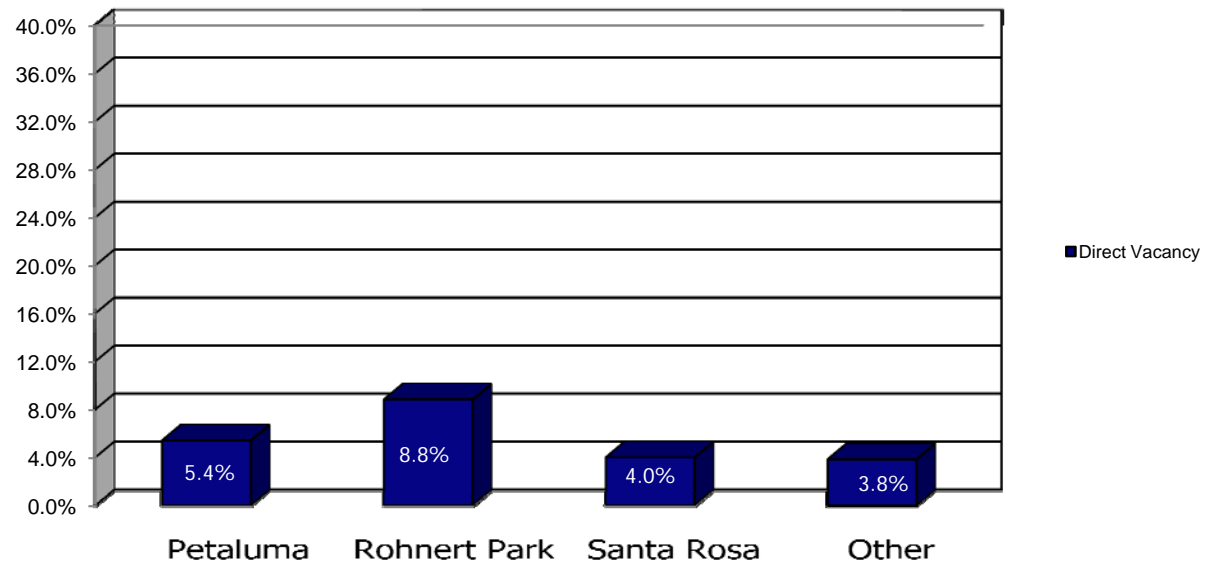


KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

TOTAL EXISTING RETAIL VACANCY ESTIMATES 2nd Quarter, 2013 Sonoma County

	Total Gross Leasable Area (Sq. Ft.)	Existing Vacancy Sq. Ft.	(%)	Buildings Planned (Sq. Ft.)
Petaluma	2,764,537	148,735	5.4%	741,345
Rohnert Park	3,356,391	295,199	8.8%	158,659
Santa Rosa	7,889,377	313,380	4.0%	293,000
Other	3,925,677	149,689	3.8%	46,400
Total	17,935,982	907,003	5.1%	1,239,404



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