

PRESS RELEASE

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**THE BUZZ OATES GROUP OF COMPANIES AND
QUAKER SALES AND DISTRIBUTION, INC.
SIGN 697,887 SF LEASE**

SACRAMENTO, CALIFORNIA - The Buzz Oates Group of Companies (BOGC) recently negotiated a lease with Quaker Sales and Distribution, Inc. for a 697,887 square foot distribution facility at 1566 North MacArthur in Tracy, California. Quaker Sales and Distribution, Inc., a division of PepsiCo., will use the space to distribute and store products such as Gatorade, Tropicana and PepsiCo beverages.

"This significant long-term lease represents our company's continued presence in Northern California's Central Valley markets," said Kevin Ramos, BOGC's Chief Investment Officer. "The lease deal is also expandable to 755,400 square feet," he said.

Bob Taylor, First Vice President with Buzz Oates Real Estate negotiated on behalf of Central Valley LLC. Tim O'Rourke, Mike Fowler and Tom McCarthy with The Staubach Company negotiated on behalf of the tenant.

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The Buzz Oates Group of Companies (BOGC) creates and manages facilities for today's commercial real estate users by designing and building retail centers, office/warehouse/distribution centers and state-of-the-art Class A office space. As a fully integrated commercial real estate development company, the BOGC offer a single point of contact for a full range of construction, real estate and property management services. The BOGC has constructed more than 60 million square feet of office and warehouse space. They lease approximately two to three million sf, and broker approximately \$100 million of commercial property each year. They manage a portfolio of more than 20 million square feet for over 100 venture partners and have built relationships with 600 tenants. From entitlements to construction and construction management, real estate marketing and finance/capital markets, property asset management and property maintenance – the BOGC are recognized as the preferred development company for today's commercial real estate users. Their reputation has been built on more than 50 years of experience, integrity and leadership.