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**Birtcher Development & Investments and Cornerstone Real Estate Advisers
Acquire 21.6 Acre Land Parcel for Northgate Gonzalez Markets'
Southern California Distribution Hub**

Companies to develop build-to-suit warehouse/distribution center in Anaheim, Calif.

Irvine, CA – May 6, 2009 – A joint venture between Birtcher Development & Investments of Irvine, Calif. and Cornerstone Real Estate Advisers, LLC., has acquired a 21.6 acre site in Anaheim, Calif., to develop a build-to-suit warehouse and distribution center for Northgate Gonzalez Markets. The family-owned grocery store chain has signed a 15-year lease to occupy 100 percent of the future Northgate Gonzalez Market Support Center.

Located at 1201 North Magnolia Avenue, the new 375,000-square-foot, state-of-the-art warehouse and distribution center will be developed according to LEED standards and with Spanish-style architecture. Development is expected to begin in the fourth quarter of 2009 with estimated completion in 2010.

“Our ability to secure financing for the acquisition and development of a build-to-suit property in this economy speaks to the strength of our relationships, flexibility in transactions and reputation in the marketplace,” said Shannon Hondl, senior vice president of development/acquisitions of Birtcher Development & Investments. “After pursuing this exceptional site for six years and winning a rigorous bidding process that was supervised by the Bankruptcy Court, we’ve proven our ability to close a deal, even in the toughest market, when others couldn’t.”

Cornerstone, on behalf of one of its clients, provided the construction financing and the equity for the deal.

The center is strategically located at the Interstate 5 and 91 Freeway interchange, giving it prime access to major transportation routes. The City of Anaheim provides a central location within the Southern California market and offers business incentives, including discounted power rates.

Clyde Stauff, Bret Hardy and Pat Remolacio of Colliers International represented Birtcher/Cornerstone and the seller, Delphi Automotive, in the acquisition of property and brokered the lease on behalf of Birtcher/Cornerstone. Joe Tilton and Steve Pearson of DAUM Commercial Real Estate Services represented Northgate Gonzalez Markets in the lease.

About Birtcher Development & Investments

Since 1939, the Birtcher name has been synonymous with enduring design and creating unique business environments. Birtcher has developed more than 60 million square feet of office, industrial and retail projects throughout the Western U.S. and Southern California. Today, Birtcher Development & Investments is solely owned by Brandon Birtcher who carries on the family's four-generation development legacy.

Birtcher currently is focused on providing build-to-suits and sale lease back transactions throughout the Western United States for companies that require expansion, consolidation or liquidity. For more information, please visit www.birtcherdevelopment.com.

About Cornerstone Real Estate Advisers LLC

Cornerstone Real Estate Advisers was established in 1994 to provide private real estate equity investment management services for institutional real estate investors, including both tax-exempt and taxable institutions. Cornerstone has approximately \$10 billion under management, invested or committed to core and value-added real estate investment strategies. It executes its investment management activities through separate accounts and open and closed commingled funds and operates both in domestic private real estate markets and global, public real estate securities markets. For more information, please visit www.cornerstoneadvisers.com.

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