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EXCLUSIVE TO GLOBE STREET

McShane Development Company
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**McSHANE DEVELOPMENT ANNOUNCES 820,000 S.F. B-T-S
DEVELOPMENT ASSIGNMENT FOR GRAINGER IN PATTERSON, CALIFORNIA**

*(46-Acre Site in Northern California's Central Valley Region to House New
Distribution Center for Leading Supplier of Facilities Maintenance Products in North America)*

(Patterson, California) – On behalf of the McShane Development Company / MetLife Real Estate Investments industrial development alliance, McShane's Senior Vice President, John A. Dobrott, is pleased to announce the sale of a 46-acre land parcel at the co-developer's KeyStone West Business Park in Patterson, California for the development of the new 820,000 square foot distribution center for Grainger (NYSE: WWG). The City of Patterson is situated within the Central Valley region of Northern California conveniently located near the Interstate 5 Freeway in a strategic position to serve the San Francisco Bay area and the western regions of the United States.

McShane Development Company will provide comprehensive development services for the 820,000 square foot, LEED™-registered facility and McShane Construction Company is the design/build contractor. The 32' clear height facility provides an additional 180,000 square feet for future expansion and will incorporate over 40,000 square feet of office space configured in a two-story format. Generous vehicle parking will accommodate 410 cars while parking stalls for 87 trailers will also be provided.

Dobrott states, "Following a comprehensive site search and cost comparison analysis, the KeyStone West Business Park offered the most advantageous solution to satisfy the advanced distribution

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requirements of Grainger. The integrated development, design and construction services provided by the McShane team offered a streamlined process that will accommodate the scheduling and tenant occupancy requirements of this premier maintenance supplies company.” The 820,000 square foot build-to-suit transaction has been recognized as one of the largest real estate developments of 2009.

McShane Construction design/build construction services team for this LEED™-registered project includes architect Ware Malcomb, civil engineer Kier & Wright Civil Engineers & Surveyors, Inc. and LEED specialist, GAIA Development. The project will break ground in September 2009 with operations to commence in Spring 2011.

The CB Richard Ellis Industrial Properties Solutions team represented McShane/MetLife and Stephen Salomon, Tyson Vallenari and Douglas Norton with the San Francisco office of CB Richard Ellis represented Grainger.

Grainger is the leading broad-line supplier of facilities maintenance and related products in the United States. Grainger operates more than 425 branches in all 50 states plus two branches in Puerto Rico. Branches are located within 20 minutes of the majority of U.S. businesses and government facilities and carry inventory tailored to support the product needs of local customers.

KeyStone West Business Park is a 122-acre development that can accommodate additional industrial requirements from 100,000 to 750,000 square feet. For additional information regarding leasing or build-to-suit opportunities at KeyStone West Business Park, contact exclusive marketing agents, Kevin Dal Porto and Blake Rasmussen of the CB Richard Ellis Bay Area and Central Valley Industrial Properties Solutions team at (209) 476-2999.

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About Grainger

W.W. Grainger, Inc. (NYSE: GWW), with 2008 sales of \$6.9 billion, is a leading broad line supplier of facilities maintenance products serving businesses and institutions in the United States, Canada, Mexico, China and Panama. Through a highly integrated network including more than 600 branches, 18 distribution centers and multiple Web sites, Grainger's employees help customers get the job done.

About MetLife

MetLife is a subsidiary of MetLife, Inc. (NYSE: MET), a leading provider of insurance and financial services with operations throughout the United States and the Latin America, Europe and Asia Pacific regions. Through its domestic and international subsidiaries and affiliates, MetLife, Inc. reaches more than 70 million customers around the world and MetLife is the largest life insurer in the United States (based on life insurance in-force). The MetLife companies offer life insurance, annuities, auto and home insurance, retail banking and other financial services to individuals, as well as group insurance, reinsurance and retirement & savings products and services to corporations and other institutions. For more information, please visit www.metlife.com.

About McShane Development Company

McShane Development Company is the integrated real estate development and investment arm of The McShane Companies headquartered in Chicago, Illinois with regional offices located in Austin, Houston, Phoenix and Irvine. McShane Development Company is active on a local, regional and national basis in the development of master-planned industrial and office parks, medical office development, speculative industrial and office developments, build-to-suit properties for lease or purchase and real estate investment opportunities. For more information on The McShane Companies and its entities, visit the firm's web site at www.mcshane.com.