



NEWS RELEASE

NATIONAL REAL ESTATE DEVELOPMENT AND INVESTMENT SERVICES

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FOR IMMEDIATE RELEASE

McShane Development Company
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PALO VERDE HEMATOLOGY ONCOLOGY LEASES SUITE AT 101 MEDICAL OFFICE CENTER IN PHOENIX, ARIZONA

*(Specialized Medical Office Space Located
Within Premiere 80,000 S.F. State-of-the-Art Facility)*

(Phoenix, Arizona) – On behalf of the McShane Development Company / Buchanan Street Partners alliance, Sean D. Cummings, Senior Development Manager of McShane Development Company, is pleased to announce that Palo Verde Hematology Oncology has leased 8,920 square feet of premium ground floor space within the venture's 101 Medical Office Center in Phoenix, Arizona. This new four-story, 80,000 square foot state-of-the-art medical office building, located at 9250 W. Thomas Road, was completed by the McShane Development Company / Buchanan Street Partners development alliance earlier this year.

The new Class A medical office suite for Palo Verde Hematology Oncology, scheduled for a February 2010 occupancy, will contain waiting areas, physician offices, exam rooms, a chemical production area and infusion space to administer treatments. Palo Verde Hematology Oncology, a prestigious, nearly 30-year-old medical practice with nine board certified internists / oncologists, will relocate from Avondale, Arizona to accommodate the larger space requirement of its growing practice. The firm operates three additional offices in the Valley that offer the most advanced

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treatment for all types of cancer and blood disorders. Palo Verde Hematology Oncology focuses on personal patient care combined with effective treatment.

The building is located within the 138-acre Algodón Medical Office Park, a multi-phase, master-planned business and commerce park owned by John F. Long Properties LLLP, and is just steps from the Banner Estrella Medical Center, a five-story accredited acute-care hospital that opened in 2005. The Banner facility is a 214-bed non-profit community hospital offering an array of services, including heart care, general surgery, medical imaging, orthopedic surgery, emergency services and a comprehensive women and infants services program.

The Phoenix office of McShane Construction Company is providing the comprehensive construction services for the Palo Verde office suite, while Phoenix Design One is providing architectural services for the assignment. Contact exclusive marketing agents Julie Johnson at (480) 423-7933 or Bret Isbell at (480) 423-7906 of GPE Commercial for more information on additional leasing opportunities at the facility or visit the property's website at www.101MedicalOfficeCenter.com.

About McShane Development Company

McShane Development Company is the integrated real estate development and investment arm of The McShane Companies. The firm is headquartered in Chicago, Illinois with regional offices located in Phoenix, Austin, Houston 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.

About Buchanan Street Partners

Buchanan Street Partners is a real estate investment management firm that provides equity and debt to experienced real estate operators throughout the United States. The firm invests through its discretionary funds on behalf of many recognized institutional and private investors. Buchanan Street Partners is a subsidiary of The TCW Group, Inc. and operates from offices in Newport Beach (HQ), Atlanta, Chicago, Los Angeles and San Francisco. For more information, visit www.buchananstreet.com.