



Press Release

Amies Communications

Danielle Tocco

949-863-1910 x24

Daniellet@amies.com

FOR IMMEDIATE RELEASE

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\$1.5 Million Planned Renovation Announced for Nut Tree Village's 16,000-Square-Foot Market Pavilion and Bocce Grove

VACAVILLE, Calif., (February 13, 2008) - The joint venture led by Westrust, one of California's leading retail and mixed-use developers, along with SnellCo and Rockwood Capital announced today that Nut Tree Villages' Market Pavilion and Bocce Grove will undergo an approximately \$1.5 million renovation to make the project more accessible to patrons and user-friendly for tenants. The renovation construction will begin upon city council approval and completion of permit process.

The 333,000-square-foot Nut Tree Village hybrid lifestyle/community center encompasses the site of the legendary Nut Tree road stop that draws millions of Californians traveling along the stretch of I-80 that connects the San Francisco Bay Area with Sacramento. Nut Tree Village features a 16,000-square-foot Market Pavilion that upon completion of the renovation will create two distinctive food offerings a food court and a candy court. The food court will be comprised of Villa Corona and other casual dining alternatives as well as Winter's Fruit Tree and Made in California while the candy court will feature tenants such as Jelly Belly, Fentons Creamery and Vintage Sweet Shop.

The Market Pavilion renovation plan calls for minor façade modifications that will allow tenants to have direct exterior store fronts along with highly visible entrances and outdoor seating areas creating an al fresco dining experience where patrons of the various restaurants other offerings can sit together.

"The Market Pavilion is approximately 16,000 square feet out of our 333,000-square-foot Nut Tree Village project. Although a small portion of the overall project, it is very important to us and has been a major focus for the past three years. The spirit of the renovation is to open up this portion of the project and make it more accessible to visitors while stimulating foot traffic for our tenants," said Sean Whiskeman, managing director of leasing and marketing for Westrust.

Bringing back elements of the original Nut Tree, the renovation of the Bocce Grove will include an outdoor fire pit for public gathering; a central Plaza featuring a stage for community activities and 12 benches designed for lingering. Two family-oriented playground areas featuring interactive animal-shaped climbing toys and other fun activities for children will be included in the overall renovation. The renovation plan will also maintain four of the eight Bocce courts within the Bocce Grove.

During the renovation, Westrust will continue to work closely with current Market Pavilion tenants Villa Corona, Winter's Fruit Tree, Made in California, Jelly Belly and Vintage Sweet Shop to ensure a successful transition and repositioning. The renovation plans will provide these tenants with improved visibility and convenience for patrons.

"Westrust will work closely with City Council and city staff on planning details and all necessary permits during the planning process," said Whiskeman.

About Westrust

Westrust was founded in 1992 and is in its 16th year of business. The Company is owned by two partners, Ricardo Capretta, who runs the Northern California region and Charles Smith, who runs the Southern California region. Westrust specializes in the development, redevelopment, acquisition, leasing and property management of neighborhood, community and lifestyle retail and mixed-use projects and has regional offices in San Francisco and Los Angeles. Since its inception, Westrust has acquired or developed 49 properties in five different states totaling over \$1.19 billion in value. The Company's experience includes the development and acquisition of 4.2 million square feet of retail, 1.1 million square feet of office and industrial space, and over 1,200 residential units. Westrust is currently developing five projects totaling \$492 million which makes it one of California's most active retail and mixed use developers.

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