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**WESTRUST SIGNS FENTONS CREAMERY FOR NUT TREE VILLAGE RETAIL SPACE**  
**Historic Creamery to become tenant in the Market Pavilion**  
**at Nut Tree Village in Vacaville, CA**

**SAN FRANCISCO (November 6, 2006)**– Westrust announced today that Fentons Creamery, a historic California ice creamery and restaurant, has signed a 7,400 square foot, 20-year lease at Nut Tree Village in Vacaville, California. Fentons Creamery will occupy 24 percent of the Market Pavilion and plans to open in March 2007 directly adjacent to the Nut Tree Family Park.

Nut Tree Village is being developed by Westrust in joint venture with SnellCo and Rockwood Capital. Debt financing was provided by Wells Fargo Bank.

“The addition of Fentons Creamery to the Nut Tree Village tenant roster plays a significant part in our goal of assembling a mix of retailers that offer patrons a truly unique shopping, dining and entertainment experience reminiscent of a stop at the famous Nut Tree,” said Ricardo Capretta, Managing Partner of Westrust. “There is nothing that compares to Nut Tree Village existing or under development, and Fentons Creamery is representative of the caliber of tenants that we’ve gathered together to be part of this very nostalgic, though very forward-thinking project.”

Nut Tree Village, a new 332,000 square foot mixed use power/lifestyle/office center set on 30-acres, is a recreation of the famous Nut Tree, California’s legendary road stop. The center features a 7-anchor line up with Best Buy, Sport Chalet, Borders, Old Navy, PETsMART, HomeGoods and BevMo! as tenants; a major lifestyle village with a 2-acre central park features casual food tenants; the Nut Tree Market Pavilion (local food and artisan tenants); and second-floor office space. Westrust broke ground in September 2005 and space build-out construction is slated to begin in November 2006

with a grand opening planned for April 2007.

“At Fentons Creamery we field daily inquiries from investors and developers seeking a Fentons Creamery of their own in places from Dubai to Alaska,” said Scott Whidden, President of Fentons Creamery. “With Nut Tree Village, Westrust offered us the first project that really provided an expansion opportunity that made sense on a historical level and in terms of the integrity of the project.”

## **ABOUT WESTRUST**

Since its inception in 1992, Westrust has established itself as a leading developer, owner and operator of retail centers and mixed use projects throughout California. Headed by Ricardo Capretta in the Northern California region and Charles Smith in the Southern California region, the firm employs 28 people in offices in San Francisco, Los Angeles and Irvine. Over the past 15 years, it has acquired or developed 48 properties in five different states, including 28 retail centers encompassing 4.3 million square feet, 1.1 million square feet of office and industrial space, and over 1,200 residential units valued at more than \$1.09 billion. The firm’s business model focuses on the acquisition and management of two distinct product types: the neighborhood and community retail sector, typically grocery-anchored, and the power/lifestyle sector that mixes major national retailers with higher-end shopping opportunities including entertainment and restaurant venues.

In 2006, Westrust is developing six neighborhood, power/lifestyle and mixed-use projects encompassing a total of 1.8 million square feet, with costs totaling approximately \$462 million. Active development projects in California and Hawaii include: Nut Tree Village, 332,000 square feet in Vacaville; The Plant, 646,000 square feet in San Jose; The Orchard, 276,000 square feet in Lake Forest; Beverly Connection, 348,000 square feet in Los Angeles; Hemet Village, 88,000 square feet in Hemet; and Aloha Tower, 165,000 square feet in Honolulu.. For more information, visit [www.westrust.com](http://www.westrust.com).

## **ABOUT FENTONS CREAMERY**

Celebrating more than 112 years in business, Fentons Creamery was founded in 1894 by Elbridge Fenton at 41<sup>st</sup> & Howe in Oakland, CA. The fully operating dairy remained in the Fenton Family until the mid-50s when it was purchased by Foremost and moved to Piedmont Avenue in Oakland. Dairy operations ceased but Fentons Creamery continued to produce the sweet frozen confection for which it has become famous. Under private ownership since 1987, Fentons manufactures its handmade batches of ice cream and sauces every day and promises that its product is delivered from the cow to the customer in less than a week.

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