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Ground Broken And Construction Underway on North Pointe Business Park In Fresno; *CORPORATE EXPRESS DOCUMENT & PRINT MANAGEMENT Signed as FIRST TENANT IN 230 Acre Master-Planned Business And Industrial Complex*

FRESNO, Calif. (March 6, 2006) Grubb & Ellis Company|Pearson Commercial, the Central Valley's leading commercial real estate brokerage firm that has been serving developers, landlords, and tenants for over 85 years, today announced that ground has been broken and construction is underway on North Pointe Business Park, a 4 million-square-foot master-planned, mixed-use business and industrial complex in Fresno. The 230-acre project is being marketed by Ethan Smith, Ron Stoltenberg, and Ross Parnagian of Grubb & Ellis|Pearson Commercial's Fresno office.

North Pointe Business Park is strategically located within Fresno's Southwest Industrial Area, and benefits from excellent access to State Hwy 99 and State Hwy 41 from both North Avenue and Central Avenue. North Pointe will be built out in several phases, the first of which encompasses approximately 70 acres, comprising 1.1 million square feet of building area. Product is being offered to cater to a wide variety of industrial uses including warehouse, distribution, light manufacturing, sales-service and related uses. North Pointe is the only sizeable master-planned business park in Northern California to specifically serve the needs of a broad range of users and sizes. Floor plans will range from 1,500 square feet up to 500,000 square feet and larger.

The business park has already landed its first tenant, Corporate Express Document & Print Management, Inc. (CEDPM), an Omaha, Neb.-based provider of comprehensive printing, label and direct mail solutions. CEDPM has signed a lease for a build-to-suit that will initially total 110,500 square feet plus expansion area for an additional 50,000 square feet. The new CEDPM facility, which represents an expansion and relocation of its present Fresno facility, will be constructed simultaneously with North Pointe's initial speculative industrial building, a 49,000 square-foot, high-

NORTH POINTE BUSINESS PARK LANDS CORPORATE EXPRESS DOCUMENT & PRINT MANAGEMENT, INC.

image, sales-service building to be located at the southwest corner of North Avenue and North Pointe Drive.

North Pointe Business Park is being jointly developed by G3 Development and ExTerra Realty Partners, LLC. G3 Development, a diversified development company specializing in commercial and residential developments, is a wholly-owned subsidiary of Fresno-based Fowler Packing Company. Fowler Packing Company is a third-generation family-owned and operated farming and packing business with land holdings throughout the Central Valley.

Pleasanton, California-based ExTerra is a developer of industrial and office facilities, as well as raw land subdivisions, and provides a full range of commercial real estate services including speculative and build-to-suit development, construction management, financing, asset and land management, and marketing and leasing. The company is actively developing industrial facilities in California, Texas, Kentucky, Tennessee, and North Carolina on behalf of major corporate users.

Headquartered in Irvine, California, The San Ramon, California office of architects Ware Malcomb is designing this innovative project, which features maximum flexibility and a statement to quality that will maintain the project's status as a Class A business park for decades. Madera, California-based Target Constructors is serving as the general contractor.

More information about the North Pointe Business Park is available at <http://www.northpointebusinesspark.com> or by calling 559.447.6259.

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