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**Cyburt Hall Partners and Wilshire Capital Partners LLC Sell
Motorola Diablo Campus for \$41 Million**

One of the Largest Suburban Office Sales in Arizona this Year

Los Angeles and Tempe, AZ – May 22, 2006 – Cyburt Hall Partners, LLC and Wilshire Capital Partners LLC (WCP) announced today the sale of the 29-acre, 400,000 square-foot, Motorola Diablo Campus located in Tempe, AZ in a transaction valued at \$41 million. As one of the largest suburban office sales in Ariz. this year, this transaction is Cyburt Hall Partners' second sale of acquired property since the firm's launch in 2003. This is WCP's first major sale in Arizona. The buyer, The Muller Company is headquartered in Laguna Hills, Calif. Cyburt Hall Partners and WCP were represented by Bill Palmer and Roman Benvenuti of The Palmer Team.

"Solidifying this deal is right in line with our strategy of providing high yielding opportunistic returns for our investors," said Phil Cyburt, co-founder and managing partner of Cyburt Hall Partners. "The greater Phoenix region continues to experience rapid growth in population and jobs which has lead to a significant spike in investors' interest in this market over the past year. We are continuing to invest in the Phoenix market and have over \$100 million of projects underway in various mixed-use and industrial related investments."

In addition, Brad Hall, co-founder and managing partner of Cyburt Hall Partners said, "The current market, driven by significant growth in quality jobs and population, is presenting some of the best investment opportunities in the country. We are currently expanding our investments in the Phoenix metropolitan area by an additional \$150 million."

The Motorola Diablo Campus, home to Motorola's Embedded Communications Computing Group, is located in an established business park of northwest Tempe, AZ at 2900 South Diablo Way. The property consists of five buildings totaling 380,239 rentable square feet and is located along Interstate 10 adjacent to Tempe Diablo Stadium, the spring training home of the Los Angeles Angels of Anaheim. The property is used for executive and general office space, research and development and light assembly. Amenities include a full-service cafeteria, lower-level parking garage, fitness center, large amounts of surface parking and

professional landscaping. The entire campus is monitored by a Simplex fire detection and alarm system and on-site security guards. The project also includes 4-acres of undeveloped land approved for future expansion.

Wilshire Capital Partners LLC (WCP) owned a 50 percent shared interest in the deal. Jon Dishell, president of Santa Monica, CA-based WCP was also a co-manager of the partnership with Cyburt Hall Partners.

“Our joint venture with Cyburt Hall has proven to be both profitable and enjoyable and I look forward to the prospect of investing with them again in the future,” commented Dishell.

Cyburt Hall Partners, LLC

Cyburt Hall Partners, LLC, located in Los Angeles, CA is a national real estate investment and development firm, founded in 2003 by Phil Cyburt and Brad Hall. Cyburt Hall Partners’ investment strategy targets 20 percent-plus returns through asset repositioning, recapitalization and development. Its current portfolio includes investments in Arizona, Nevada, Colorado, Illinois, and New York. The founding partners each have more than 20 years of national and international experience in the real estate industry. For additional information visit www.cyburthall.com.

Wilshire Capital Partners LLC

Wilshire Capital Partners LLC was launched in early 2004 by Jon Dishell and Keith Pomeroy to acquire commercial and multifamily properties in California and adjacent states that are in need of repositioning or recapitalization, as well as stabilized properties that can be acquired on appropriate risk adjusted returns. Primary emphasis is on those assets which have a current income component to service whatever value added activities are necessary to complete a given investment plan. Dishell, a former senior vice president with Los Angeles based Douglas Emmett Realty Advisors, has spent over 20 years in commercial real estate while Pomeroy has been a principal in the real estate investment business for over 35 years. WCP and its affiliated entities currently control a varied real estate portfolio comprising over 7.5 million square feet located in eleven states. For additional information visit www.wilshirecapital.com.

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