

The Muller Company Adds Two Commercial Real Estate Industry Veterans to Expand its Corporate Ranks

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Lori Ann Haigh Named Director of Business Development and Susan G. Rosenblatt Named Director of Asset Management

Laguna Hills, California – February 23, 2010 – The Muller Company, specializing in managing, investing and developing commercial real estate in the western United States, announces today that the firm has added two commercial real estate industry veterans to its corporate ranks. Lori Ann Haigh, former Vice President of National Sales at First American Title, will serve as The Muller Company’s Director of Business Development; and Susan G. Rosenblatt, former Senior Vice President at Wells Fargo Bank, has been named Director of Asset Management. These additions will assist The Muller Company in expanding its business platform and growing its current portfolio of nearly 11 million square feet under management in California and the Phoenix markets.

As the new Director of Business Development, Haigh will be responsible for maintaining communications and relations with key industry contacts in order to provide The Muller Company with new partnership opportunities and fee management contracts. Haigh comes to The Muller Company with 15 years experience in the commercial title insurance industry where she advanced to the position of Vice President of National Sales at both Land America Commercial Services as well as First American Title Insurance. Haigh received a Bachelor Degree in Public Relations from the University of Southern California. A resident of Tustin, Haigh is a third-generation native Californian with a family history in serving the real estate community.

“My decision to work for The Muller Company was actually quite easy,” said Haigh. “It’s one thing to know the track record of a company; however, having worked with The Muller Company as a longstanding customer of mine while I was in the title business, I know the owners of The Muller Company; I know their character, their integrity, and their entrepreneurial spirit and passion for excellence. I consider it a privilege to have been chosen to expand their third-party management division.”

Rosenblatt, as the Director of Asset Management, will be responsible for all aspects of debt capital management, including managing The Muller Company’s existing project financings and strategic lender and partner relationships as well as sourcing new debt and equity for future expansion. Rosenblatt has nearly 20 years of hands-on experience in commercial real estate finance from Wells Fargo Bank. She led all syndication activities for 20 real estate production groups and marketed to top national and middle market developers to win syndicated transactions as the Agent Bank. She received a Bachelor of Business Administration in Finance and Management from The College of William and Mary and a Masters of Business Administration from San Diego State University. She is a Licensed Real Estate Broker and currently lives in Newport Beach.

“I am delighted to take the role of Director of Asset Management for The Muller Company based on the company’s outstanding reputation and track record in the real estate industry. The company has an

extremely cohesive and dynamic management team with a strong base of talented employees with impressive tenure. The company's linear and nimble organizational structure, combined with the vision of the two key principals, will position it for significant growth in the future," says Rosenblatt.

Both women are highly involved in their industry and are members of National Association of Industrial and Office Properties (NAIOP), Commercial Real Estate Women (CREW) and International Association of Shopping Centers (ICSC). Rosenblatt is additionally involved in Real Estate Lenders Association (RELA) and Haigh spends time participating with Women in Leadership, Society of Industrial and Office Realtors (SIOR) and the National Charity League.

According to Stephen J. Muller, Principal, The Muller Company sees Haigh and Rosenblatt as tremendous assets and believes they will help spearhead the firm's 2010 goals of refinancing, finding new institutional partners and growing the fee management side of the business. Haigh and Rosenblatt will report to Muller and also company Principal, Jon M. Muller.

In addition to the two new hires, The Muller Company attracts and retains many other highly talented individuals such as Christina DuCote', CPM, RPA, who was recently nominated by readers and editors of the *San Diego Daily Transcript* as their "Top Influential," based upon her actions and opinions strongly influencing San Diego's real estate and business community. She is the Senior Property Manager at Torrey Pines Court in La Jolla, Calif., a 200,000-square-foot office park, which was purchased by The Muller Company in a joint venture with Rockwood Capital in July 2005. When purchased, the project was 56 percent leased and had severe functional challenges. With a construction cost of approximately \$26 million, The Muller Company renovated three of the existing buildings down to the raw structure, redeveloping it to a first class research and development facility. After completion, Torrey Pines Court was awarded Energy Star status and became a recipient of BOMA 2008 Building of the Year award and recently reached 100 percent occupancy with major tenants such as NOAA, Orexigen and Wireless Health.

About The Muller Company

The Muller Company has over 30 years of experience in developing, acquiring and managing a diverse portfolio of over 20 million square feet of office, industrial and retail real estate throughout the western United States, with nearly 11 million square feet under management in the California and Phoenix markets. Over the years, The Muller Company has partnered with institutional owners such as GE Capital, Capmark, Rockwood Capital, Blackrock, ING Realty and Metlife. Empowered by an entrepreneurial spirit and guided by an owner's perspective, The Muller Company excels at mining the long-term value from every asset that it manages by adding value, either through leasing, capital improvements, refinancing, operational audits and repositioning. For more information, contact the Director of Business Development, Lori Ann Haigh at 949.460.5380 or visit www.themullercompany.com.