

Casey & Sayre, Inc.

11835 W. Olympic Blvd., Suite 1285
Los Angeles, California 90064

News

For: **LOWE ENTERPRISES**

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Contact: Karen Diehl
(310) 473-8090

CONSTRUCTION COMMENCES ON SECOND PHASE OF COUNTY OPERATIONS CENTER AND ANNEX REDEVELOPMENT

-- Sustainable office campus will consolidate key county services to one location and ease public access --

SAN DIEGO – Lowe Enterprises has begun construction of the second phase of the County Operations Center and Annex redevelopment in Kearny Mesa, which includes two 150,000-square-foot, four-story, steel-frame office buildings, a 15,000-square-foot conference center and a cafeteria. Lowe completed the \$188.5 million first phase of the project, consisting of two 150,000-square-foot office buildings and a seven-level, 1,800-space parking structure, in October 2010.

““We are proceeding ahead of schedule and under budget to deliver to the County expanded facilities that will allow it to further consolidate county operations from outdated facilities to this new campus,” said Mike McNerney, senior vice president, Lowe Enterprises Real Estate Group. Approximately 1,100 employees from nine County departments have already relocated to the new Phase I buildings.

The 38-acre County Operations Center, located on Overland Avenue, is being developed in three phases. In addition to the office buildings and parking structure, the first phase included the central plant that provides the mechanical systems to run the entire campus, utility infrastructure and offsite improvements to mitigate traffic impacts. The final phase of the development is planned to include two additional 150,000-square-foot, four-story, office buildings, identical to the buildings in the prior phases, and another parking structure.

When completed, the new campus is expected to include 900,000 square feet of modern, efficient office space, built to LEED Gold Certification standards, along with two multi-level parking structures.

The office buildings feature sustainable design incorporating a variety of energy efficient, green building technologies. Abundant windows will allow for natural light, while energy efficient

roofing and glazing systems will reduce heat gain. Landscaping features drought tolerant plants and an irrigation system designed to reduce water usage.

The project team also includes RJC Architects, ROEL Construction, Howard Wright Construction and Arciero Brothers Construction with Project Management Advisors and the County of San Diego Department of General Services overseeing the project on behalf of the County Board of Supervisors.

Lowe Enterprises is an experienced national developer with extensive experience with build-to-suit developments and public-private partnerships similar to the County Operations Center project. The firm has first-hand knowledge of the San Diego market, having acquired, operated and sold several industrial and office properties in the area. The company also completed the 75,000-square-foot Ocean Ridge, Class A office development in Carlsbad in 2006. Through affiliate, Lowe Hospitality Group, the firm operates several local hotel and resort properties including the Paradise Point Resort and Spa, the Estancia La Jolla Hotel and Spa, which the firm also developed, and the L'Auberge Del Mar, where the firm recently completed a \$24 million renovation .

About Lowe Enterprises

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 38 years, it has developed, acquired or managed more than \$16 billion of real estate assets nationwide. Lowe is currently responsible for more than \$5 billion of commercial, hospitality and residential assets. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Southern California, Northern California, Denver, and Washington, D.C. For further information on Lowe's activities, please visit: www.LoweEnterprises.com

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