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**HANOVER REAL ESTATE PARTNERS ANNOUNCES IN-SHAPE HEALTH
CLUBS AS NEW ANCHOR TENANT AT 6 S. EL DORADO STREET**
In-Shape Signs Long-Term Lease, Re-Brands Building

Greenwich, CT and Stockton, CA – June 18, 2009 – Hanover Real Estate Partners today announced that In-Shape Health Clubs, Inc. has signed a 31,629 square foot, long-term lease at 6 South El Dorado Street in Stockton. In-Shape will be constructing a new, 16,815 square foot state-of-the-art health club facility on the ground floor of the building and will also be leasing and occupying approximately 14,814 square feet of office space on the top floor of the building as its new corporate headquarters. In-Shape expects to occupy both floors starting this December, but will offer special Founding Memberships to the new club starting July 1, 2009.

Today's announcement represents downtown Stockton's largest private-sector driven office lease in the last several years. The building will now be known as the "In-Shape Building" and will include top of building signage and several other features identifying In-Shape as the anchor tenant.

"We are excited to invest in downtown Stockton and bring a gorgeous new club to the area," said Paul Rothbard, In-Shape's Chief Executive Officer. "We're continuing our commitment to Stockton residents to provide top-of-the-line convenient and affordable facilities, both where they live and where they work."

"We are very pleased to have In-Shape as a tenant at 6 South El Dorado Street," said Bill Caulfield of Hanover Real Estate Partners. "Coupled with the significant upgrades we have made to the building, the addition of In-Shape solidifies the property as a class "A" office location. We are confident that the building will be a great fit for In-Shape, its customers and employees."

Both parties were represented by the commercial real estate firm CB Richard Ellis. Brian Peterson of CBRE stated, “The deal between Hanover and In-Shape is a positive step forward for the downtown Stockton community. The two are bringing a great amenity to new and existing tenants in the building, as well as to all who work or live in the downtown area.”

Hanover recently regained control of the property last October upon termination of a long-term full building lease. Since that time, Hanover has engaged a team of architects, project managers and contractors to implement a multi-million dollar renovation plan for the building. As a result of Hanover’s efforts, the building has recently secured several tenants. In addition to In-Shape Health Clubs, San Joaquin County Employees’ Retirement Association, San Joaquin County Recorder/County Clerk and a number of prestigious law firms have taken up occupancy in the building.

About In-Shape

In-Shape Health Clubs is ranked one of the top 20 health club companies in the U.S. and owns and operates 34 locations in California. Founded in 1981 with one club and a vision for helping people stay healthy and have fun, the company has experienced consistent success and growth throughout the state. In-Shape is currently headquartered at 1016 E. Bianchi Road and owns 5 clubs in the Stockton area – In-Shape Sport at 2303 W. March Lane, 1074 E. Bianchi Road, and 6545 Embarcadero Drive; and In-Shape City at 1 N. Sutter Street and 7920 Kelley Drive.

About Hanover Real Estate Partners

Hanover Real Estate Partners is owned by Reed Miller and Ken Boyle. Hanover is a national full service real estate investment company focused on owning, managing and operating its owned institutional grade commercial real estate. Its portfolio includes properties in the office, hospitality, residential and retail sectors located across the United States. For its own account Hanover acquires and repositions valuable but often under-performing real estate assets and specializes in lease restructurings to realize untapped potential. Founded in 1981 and based in Greenwich, CT, Hanover approaches each asset from an owner’s perspective, priding itself on its strong operating and management capabilities strictly applied to each of its investments. The company currently owns and manages an aggregate of 2.7 million square feet of office buildings and industrial/warehouse, 7 hotels, commercial real estate mortgages of \$200 million and land held for residential development with a total market value in excess \$650 million. Please go to www.hanover-partners.com for more information.

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a *Fortune* 500 and S&P 500 company headquartered in Los Angeles, is the world’s largest commercial real estate services firm (in terms of 2008 revenue). The Company has more than 30,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services;

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