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HANOVER REAL ESTATE PARTNERS APPOINTS CUSHMAN & WAKEFIELD EXCLUSIVE LEASING AGENT FOR 250,000-SQ.-FT. OFFICE BUILDING *Extensive Renovations Planned for 4-Story Rosemead Building*

GREENWICH, CT. May 11, 2009 – Cushman & Wakefield, the world's largest privately-held commercial real estate services firm, has been named exclusive leasing agent for 1515 Walnut Grove Boulevard, a 4-story, 250,000-square-foot office building in Rosemead, CA. A combination of the Downtown Los Angeles and Inland Empire/Diamond Bar offices of Cushman & Wakefield has been retained for the project. Steven Marcussen, Ron Heim and Sean Kern are spearheading the marketing of this property, which is owned by a partnership under the control of Hanover Real Estate Partners. Cushman & Wakefield will also serve as property and facilities manager for the building.

“1515 Walnut Grove has always been an efficient, flexible, institutional-quality building. The planned renovations and upgrades at the building will only enhance its appeal for large floor-plate tenants looking for economical, efficient 24/7 facilities,” said Steve Marcussen, Executive Director of Cushman & Wakefield. “The building offers up to 90,000 rentable square feet of space on one floor with 18-inch raised floor and up to 15 feet slab to slab clearance. With abundant parking, food service, employee retail amenities and fitness center, the property is a self contained corporate campus. Coupled with its convenient location next to the 60 Pomona Freeway and municipal and regional rapid transit services, 1515 Walnut Grove is a cost effective solution for large scale businesses.”

“We are pleased to work with Cushman & Wakefield at 1515 Walnut Grove,” said Ken Boyle, managing partner for Hanover Real Estate Partners. “They are the right team to help us reposition this building for the future. Our planned enhancements, which include major mechanical systems upgrades and green initiatives such as installing solar panels to generate electricity, make this building extremely marketable. With an excellent central location and our building’s many amenities, we’re confident that we’ll be able to appeal to high quality tenants for the space.”

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 Cushman & Wakefield

Cushman & Wakefield is the world's largest privately-held commercial real estate services firm. Founded in 1917, it has 230 offices in 58 countries and 15,000 employees. The firm has 10 Southern California full service offices. C&W represents a diverse customer base ranging from small businesses to Fortune 500 companies. It offers a complete range of services within four primary disciplines: Transaction Services, including tenant and landlord representation in office, industrial and retail real estate; Capital Markets, including property sales, investment management, valuation services, investment banking, debt and equity financing; Client Solutions, including integrated real estate strategies for large corporations and property owners, and Consulting Services, including business and real estate consulting. A recognized leader in global real estate research, the firm publishes a broad array of proprietary reports available on its online Knowledge Center at www.cushmanwakefield.com.