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FOR IMMEDIATE RELEASE

C&C Capital Financed the Acquisition of Four Seasons Resort Aviara

(San Francisco, CA, February 7, 2007) C&C Capital, a Cornish & Carey Commercial/ONCOR International affiliate, financed the acquisition of the Four Seasons Resort Aviara in north San Diego in the first week of February. The acquisition financing totaled more than \$186.5 million. C&C Capital's Brad Zampa and Mathew Gum managed the financing.

Four Seasons Resort Aviara is a luxury hotel with 329 guest rooms including 44 suites. The 205-acre property includes the hotel, restaurants, spa, fitness facilities, tennis courts and the 18-hole Arnold Palmer award winning golf course and clubhouse.

C&C Capital closed over 32 separate transactions for \$850,000,000 in 2006. The company's current pipeline includes \$600,000,000 in financing scheduled to close in the first quarter of 2007. Recent west coast office/R&D closings include a \$42,675,000 bridge loan to finance the acquisition of Aurora Marketplace Towers and Courtyard in Aurora, Colorado, the acquisition of Menlo Oaks Corporate Center in Menlo Park, California with a \$130,000,000 bridge loan, and the acquisition of Lake Marriott Business Park in Santa Clara, California with a \$54,000,000 fixed rate loan. In addition, C&C Capital recently closed several million square feet of unstabilized R&D product in Fremont, Milpitas, Sunnyvale, Campbell and Edenvale, California for approximately \$80,000,000 with both structured debt and mezzanine financing.

About C&C Capital

C&C Capital, a Cornish & Carey Commercial affiliate, works with clients and agents in all areas of commercial real estate financing - including permanent, bridge, mezzanine, construction, and sale/leaseback debt - and joint venture equity for all types of real estate. We leverage our relationships with life insurance companies, pension funds, investment and merchant banks, Fannie Mae/Freddie Mac, opportunity funds, and other private sources.

About Cornish & Carey Commercial

A dominant regional real estate force since 1935, Cornish & Carey Commercial/ONCOR International provides a full range of services for both property owners and companies occupying buildings throughout Northern California. With more than 200 agents in nine

strategically located offices - Santa Clara, Palo Alto, San Mateo, San Francisco, Walnut Creek, Emeryville, Pleasanton, Roseville and Sacramento - Cornish & Carey Commercial is one of the largest privately held commercial real estate service providers in the world. Our services have expanded throughout the United States and to major markets internationally in conjunction with the company's affiliation with ONCOR International, an organization of leading brokerage firms in North America, Europe and Latin America. For more information, visit Cornish & Carey Commercial online at: <http://www.ccarey.com/>