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Commercial Real Estate Press Release

Cornish & Carey Commercial Partners with RiverRock Real Estate Group to Offer C&C RiverRock Property Management Services

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TRS Communications

Monday, December 07, 2009 - (Santa Clara, CA, December 7, 2009) Cornish & Carey Commercial/ONCOR International (C&C), the dominant real estate force in Northern California, together with RiverRock Real Estate Group, a leading west coast property management firm, today announced the establishment of a new property management offering that compliments C&C's industry recognized suite of commercial real estate services. C&C and RiverRock have entered into a joint venture agreement to deliver C&C RiverRock, a new C&C service offering. C&C RiverRock offers best-of-class property management services to clients throughout Northern California. RiverRock Real Estate Group will continue to provide its top-tier property management services to clients nationally.

"I am excited to introduce C&C RiverRock's property management services to building owners, their tenants and to the Northern Californian real estate market," said Chuck Seufferlein. "Partnering with RiverRock, who has both a phenomenal track record and reputation as a high quality property management company, means C&C RiverRock clients will benefit from an established infrastructure and proven service delivery methods."

The C&C RiverRock property management services leverage tailored asset and property management strategies for capital preservation and the maximization of asset cash flow. The comprehensive property management program includes:

- Tenant services (tenant relations, formal tenant retention programs, etc.)
- Building operations and maintenance
- Service contract management
- Lease administration
- Property accounting and financial reporting

Additionally, C&C RiverRock services include preparation of annual operating budgets, variance analysis, preventive maintenance, energy conservation programs, and fire-life-safety system development and maintenance. Rebecca Rogers, a 14-year property management veteran, will head C&C RiverRock's operations and will be based in C&C's Walnut Creek office.

"Cornish and Carey is a highly respected firm that exemplifies our client-centric philosophy," said RiverRock Principal John Combs. "Through informed real estate decisions based on decades of experience, C&C RiverRock will provide clients a greater value for their investment."

C&C RiverRock has already proven its appeal in the marketplace. The service was recently chosen for two properties - an office building in Walnut Creek totaling 140,000 square feet and an industrial project in Hayward totaling 115,000 square feet. C&C RiverRock plans to grow its Northern California portfolio to 10 Million square feet managed in 2 years.

Challenging economic conditions have created an environment in which property owners and banks contend with distressed assets regularly. C&C's Asset Advisors Group, a C&C business unit comprised of 17 senior sales professionals throughout the firm's 11 Northern California offices, specializes in advising clients regarding these troubled assets. The group assists clients, lenders and special servicers with their challenging assets in today's uncertain marketplace by providing advice and real-time, customized market information, as well as access to C&C's full service platform. By adding C&C RiverRock to its service offering, C&C Asset Advisors Group is uniquely positioned to further stabilize and provide solutions for these assets.

"This is a significant expansion for Cornish & Carey," said C&C CEO Chuck Seufferlein. "The goal of C&C's 250 real estate professionals has always been to provide the highest level of service to our clients by offering solutions that best meet their needs. We have a growing number of institutional clients including banks, who require a more comprehensive real estate solution in the current economy. Especially when addressing distressed assets, these clients prefer a single company who can support the full cycle of a property transaction: property management, marketing and repositioning, leasing, through the eventual execution of a sale. With the introduction of C&C RiverRock's property management services, C&C is now able to provide a seamless and complete delivery of all of these essential services through a single point of contact."

For more information, please visit ccareyriverrock.com.

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. More than 250 agents uphold C&C's core values of integrity and knowledge creating a powerful combination of people and services. With 11 strategically located offices - Santa Clara, Palo Alto, San Mateo, San Francisco, Oakland, Walnut Creek, Emeryville, Pleasanton, Hayward, 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, Central and South America; Europe; Africa; Asia and Australia. For more information, visit Cornish & Carey Commercial online at: <http://www.ccarey.com/>

About RiverRock Real Estate Group

RiverRock Real Estate Group, Inc. is a West Coast-based commercial real estate management and leasing firm specializing in commercial, industrial and retail management. Headquartered in Santa Ana, Calif., RiverRock's office locations include Walnut Creek, Woodland Hills, Irvine, Laguna Hills, Rancho Mirage, San Diego, and the Greater Desert Area. The firm currently manages a West Coast portfolio totaling more than 12 million square feet of space.

RiverRock Real Estate Group was founded in August 2003 by John Combs, a leading figure in the property management industry in California and nationally as the former head of Insignia ESG's property services division. RiverRock Real Estate Group established a breakthrough property management model based on innovative, client-focused standards for operational efficiency, customer service, fee structure, outsourcing, personnel and training that increases the ability of building managers to positively impact the value of a real estate asset. The branded service platform includes joint ventures operating as Wilson Johnson RiverRock and C&C RiverRock. www.riverrockreg.com

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