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**HESLIN BECKER PROPERTIES CONTINUES RAPID GROWTH WITH
MERGER, NEW HIRES AND NEW OFFICES**

ORANGE COUNTY, Calif., (August 23, 2007) – Orange County, Calif.-based Heslin Holdings, Inc. and Retail Holdings, LLC of San Diego have merged to form Heslin Becker Properties, LLC. The new company will maintain the principal’s focus of acquiring and developing retail shopping centers throughout the Western United States. Over the past two years, the two firms have partnered together on transactions totaling more than \$100 million.

“With our dramatic increase in acquisition activity during the last two years, Heslin Holdings is excited to have merged with our long-time friend and business partner, Brad Becker of Retail Holdings. We expect this merger to significantly increase our capacity to acquire and develop new projects,” said Matt Heslin, principal of Heslin Becker Properties. “Our firm has worked together closely with Brad for years and we greatly respect his knowledge and experience in the development industry. His excellence in execution will be of great benefit in handling the increased transactional volume.”

“Our combined experience and our common vision for retail acquisition and development created the perfect environment for joining our forces,” explained Brad Becker, principal of Heslin Becker Properties.

Heslin Becker Merger Release

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The firm is off to an exciting start opening two new regional offices in San Diego, Calif. and Boise, Idaho. Additionally, the company has recently hired a new Director of Acquisitions, Andrea Nilson, Albertson's former Surplus Real Estate Manager.

Nilson will serve as the acquisitions team leader for all acquisitions throughout the Pacific Northwest, Nevada and Arizona. Before joining Heslin Becker Properties, Nilson was Surplus Real Estate Manager at Albertsons, Inc., where she was responsible for more than \$400 million in portfolio management and dispositions.

"Over the past two years, we have focused our energies primarily in Southern California. With these new regional offices we are better poised to expand our acquisition and development activities to all of the western states," added Becker.

The firm's new corporate headquarters is in Seal Beach, Calif., which provides quick access to Los Angeles, Orange County and the Inland Empire.

Heslin Becker Properties is a shopping center investment and development company specializing in acquiring and developing retail portfolios and properties, throughout the Western United States. The Seal Beach, California-based firm's principals are Matthew Heslin and Brad Becker. More information can be found at www.heslinbecker.com.

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