



PRESS RELEASE

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CB Richard Ellis Negotiates \$88.5 Million Sale of Le*Nature's New Production Facility in Phoenix, Ariz.

-- Record Price for Valley Industrial/Flex Building --

Feb. 16, 2006 (PHOENIX) --

CB Richard Ellis (CBRE) has negotiated the \$88.5 million sale Le*Nature's Inc.'s western region production facility, located at 615 N. 48th St. in Phoenix, Ariz.

John Glassmoyer and Mark Krison of CBRE's Phoenix office, along with Jeffrey Thomas of the company's Seattle, Wash., office and Robert Brennan and Andrew Sandquist of the company's Oak Brook, Ill., office represented the seller, First Industrial Trust of Chicago, Ill. The buyer was CBRE Investors of Los Angeles, Calif. Financing for this transaction was arranged by Bruce Francis of CBRE | Melody's office in Phoenix.

Le*Nature's was founded in 1989 in Latrobe, Pa., and produces a variety of flavored bottled waters, lemonades, fruit drinks and teas. The company built the 500,000-square-foot Phoenix facility in 2005 on the site formerly occupied by East High School, where it operates its administrative operations, research and development, production and distribution.

About CB Richard Ellis

CB Richard Ellis (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's leading commercial real estate services firm. The company serves real estate owners, investors and occupiers around the world through more than 300 offices (including partners and affiliates) in over 50 countries. CB Richard Ellis delivers to clients superior strategic advice and execution for property leasing and sales; property, facilities and project management; corporate services; debt and equity financing; investment management; valuation and appraisal; research and investment strategy; and consulting. Founded in 1906, CB Richard Ellis marks a century of excellence in client service this year. Please visit our Web site at www.cbre.com.