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**Wickes Furniture to Anchor Birtcher Development & Investments’
South Coast Home Furnishings Centre in Costa Mesa, CA**
Banner Mattress and La-Z-Boy Confirmed for \$90M Retail Project

Costa Mesa and Irvine, CA – September 14, 2005 — Set to be the largest collection of home furnishings retailers in Southern California, Birtcher Development & Investments announced today the future tenants of its \$90 million South Coast Home Furnishings Centre. Wickes Furniture is set to anchor the 8-building, 300,000-square-foot project. The site, located in Costa Mesa at 3333 Hyland Road at Sunflower, is strategically located with I-405 freeway frontage and less than a mile north of South Coast Plaza and a quarter of a mile from IKEA.

Slated for grand opening in early 2007, 55 percent of the project has been leased to date. The project has been enthusiastically received by the collection of national, regional, and strong local tenants, including Wickes, Banner Mattress, La-Z-Boy, Legends, Creative Leather, Salmo’s Furniture, Munro’s Furniture, Easylife Furniture, Interior Surroundings, The Great Steak and Potato Company, Samurai Sam’s, and Taco Time.

The center will also feature additional home furnishings stores offering products ranging from tile, home theater, fireplace & barbeque, flooring, lighting, plumbing, appliances and accessories. Amenities will include a food court, heavily landscaped promenade, and ample, centrally-located parking to create an attractive, destination shopping environment.

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"We are replacing the traditional "furniture row" with a one-stop, purpose-built home furnishings," commented Brandon Birtcher, president and sole owner of Birtcher Development & Investments. "By consolidating regional home furnishings showrooms in a high-traffic, high-visibility area, and installing appealing amenities, shoppers experience a more convenient method of evaluating products and prices. This also promotes cross-traffic between the centrally located retailers."

Jim Snyder, Ken Gould, Andy Walburger, and Mike Abel of Lee & Associates are managing leasing for the center. Other companies involved in development include Lee & Sakahara Architects, Fullmer Construction, and Hunsaker & Associates as the civil engineer. Several generations of the Birtcher family have been actively involved in developing design centers including the 1.3 million-square-foot Pacific Design Center in West Hollywood and the 220,000-square-foot Laguna Design Center in Laguna Niguel, CA.

About Birtcher Development & Investments

Since 1939, the Birtcher name has been synonymous with enduring design and creating unique business environments. Birtcher has developed more than 50 million square feet of office, industrial and retail projects throughout the Western US and Southern California. Today, Birtcher Development & Investments is solely owned by Brandon Birtcher who carries on the family's four-generation development legacy. A few of their current developments include Corona Crossroads, an eight-building, 850,000-square-foot, light industrial park in Corona, CA; Birtcher Business Center Vancouver, a 216-acre industrial park in Vancouver, WA; and Birtcher Commerce Center, a 594,000-square-foot state-of-the-art distribution center in Paramount, CA. For more information, please visit www.birtcherdevelopment.com or www.southcoasthomefurnishings.com.

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