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***The Swig Company Purchases a Second Office Building
in Mountain View, Calif.***

San Francisco, CA (October 1, 2007) – The Swig Company, LLC, a private real estate investment firm and operator of commercial buildings nationwide, today announced it has completed the purchase of 399 El Camino Real, a 24,865 square foot office building in Mountain View, Calif., from San Mateo-based Prometheus Real Estate Group.

Terms of the purchase were not disclosed. Erik Doyle, Kristen Grado, Matt Wersel and Jeffrey Henderson of CB Richard Ellis’ San Jose office represented the seller.

Prometheus built the three story office property in 2004 as part of a \$20 million mixed-use development which included 21 townhome condominiums. The office building, which sits atop a subterranean parking garage with spaces for 62 cars, is currently 72 percent leased to two tenants. They are Weidlinger Associates, a structural engineering and applied mechanics consultancy, and internet services firm Presto Services.

This is The Swig Company’s second purchase in the downtown Mountain View submarket. In December 2005, the company acquired the 165,390 square foot, 12-story Mountain Bay Plaza at 444 Castro Street, a short walk from its latest purchase. Because of the close proximity of the two assets, The Swig Company will manage both properties using property management personnel from Mountain Bay Plaza

“Our ownership of Mountain Bay Plaza confirmed for us the desirability of office space in downtown Mountain View and we view this acquisition as an opportunity to enhance our already strong position in this market,” said Jeanne Myerson, CEO of The Swig Company. “In addition to achieving economies of scale in management, adding this new,

well-designed building to our portfolio gives us the ability to offer an alternative office environment to our existing tenant base,” she added.

The Swig Company has been an active buyer and seller of real estate assets over the last few years. Last month, the San Francisco-based company, along with its partners, sold a long-held interest in 350 Bush Street and 500 Pine Street, two fully-entitled office development sites in downtown San Francisco. Earlier this year, the company announced the formation of a partnership with Angelo Gordon & Co. to own 115 Sansome Street in San Francisco and formed a partnership with Mitsui Fudosan to acquire and own 180 Montgomery Street, a 300,000 square foot office building, also in San Francisco. In addition to its growing Bay Area office portfolio, which also includes the 900,000 square foot Kaiser Center in Oakland, The Swig Company owns major commercial buildings in New York, Dallas and Southern California.

About The Swig Company, LLC

The Swig Company, LLC (www.swigco.com) is a private investment company with a more than 70-year history of development, ownership and management activity in commercial real estate properties in major markets throughout the United States. During the past three years, the Company completed more than \$1.4 billion in combined transactions, including sales, purchases, refinances and other real estate investment activities. The Swig Company’s diversified national portfolio includes approximately nine million square feet of office buildings in markets such as New York, San Francisco and Southern California. The Company also owns and controls approximately 650,000 square feet of industrial space, over 800 full-service luxury hotel rooms, and an assortment of other credit-leased properties and land parcels. The Swig Company’s primary investment mission is to add value as an owner and operating partner to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. Its target markets include urban, coastal Northern and Southern California, New York City and Washington, D.C.