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**Bixby Land Company Breaks Ground on
135,000-Square-Foot Distribution Building**

Ontario, CA property to be completed in October 2007

Orange County and Ontario, CA – April 11, 2007 – Bixby Land Company has started construction on a 135,000-square-foot distribution warehouse in the Bixby Archibald Business Center in Ontario, CA. The building, located on seven acres, has immediate access to Highway 60 and Interstates 10 and 15, and is approximately two miles from Ontario International Airport.

The building features a minimum height clearance of 30 feet and has 27 roll up dock-high doors. The divisible building is ESFR sprinkler ready and has two office pods. It is designed by architect HPA and constructed by general contractor Millie & Severson.

“We continue to be impressed with the demand for distribution facilities in the Inland Empire,” said Bill Halford, president and CEO of Bixby Land Company. “The ground breaking is the second phase of our plan for the center and follows our recent lease of a 231,444-square-foot building to SKECHERS.”

About Bixby Land Company

A private REIT, Bixby Land Company is an active real estate investment and development firm with a portfolio of more than 50 properties. The firm was

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founded in 1896 with land that would later become the City of Long Beach and several surrounding cities. Over the next 100-plus years it progressed from ranching to commercial real estate development, establishing Bixby Land Company's place as a pioneer in California's real estate development history.

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