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**South Coast Metro is now home to
law firm of Woodruff, Spradlin & Smart**
Full-service government law firm takes 23,000 square feet in Metro Center

SOUTH COAST METRO, CA, February 13, 2008 – Following an extensive two-year search for a new Orange County headquarters that included more than 20 buildings in central Orange County, Woodruff, Spradlin & Smart, a full-service local government law firm established in 1976, has recently relocated to Metro Center at South Coast in the county’s South Coast Metro area.

The firm has moved into a prime 23,000 square foot space located on the top floor of 555 Anton, which was formerly occupied by Union Oil Company of California and had already been upgraded significantly and was further improved with new finishes and other touches at the firm’s direction.

Woodruff, Spradlin & Smart serves as general counsel and special counsel to cities and special districts throughout Southern California. The firm’s 30 attorneys also represent private clients on a range of matters, including construction, eminent domain, employment and labor law, environmental law, inverse condemnation, land use, and general litigation.

“We are delighted to be in South Coast Metro, which we consider to be the cultural and commercial center of Orange County,” said firm partner Bradley R. Hogin, who is also a shareholder and director of the firm. “We appreciate the fact that we are conveniently near dining, shopping, the arts, and John Wayne Airport.”

“The firm had been in its offices in Orange for 22 years, so making the move was a major decision for the partners to make and they took it quite seriously,” said Randall Parker, executive vice president and managing director of Travers Realty Corporation/ONCOR International, who assisted the firm in the search. The company specializes in assisting professional service firms.

“Our clients were making a significant change that will help them to reach their potential to add new business to the firm,” said Steve Card, vice president and managing director of Travers Realty Corporation/ONCOR International. “They were impressed with the proximity to the area’s most popular amenities like shopping at South Coast Plaza, dining, entertainment and easy access to main thoroughfares, freeways and the airport,” said Card.

Owned by RREEF North America, Metro Center at South Coast is within walking distance of more than 80 fine and casual dining restaurants, several luxury hotels, the Orange County Performing Artscenter, movie theatres, a health club, and South Coast Plaza, and enjoys easy access to the 405/73 and 55 Freeways. The facility’s campus-style surroundings feature lush landscaping throughout and 24-Hour on-site security guards and 24-hour computerized building security.

About RREEF's Leasing and Property Management RREEF's Leasing and Property Management group is part of RREEF North America, a leading US-based real estate investment manager that manages approximately \$38.1 billion in pension fund real estate investments for 490 corporate, public and international clients. Its activities include private and public market equity investments ranging from core investments to higher return/higher risk holdings, including development. Headquartered in San Francisco, RREEF North America has 80 property management offices nationwide and property acquisitions offices in San Francisco, Chicago and New York.

About South Coast Metro Located in Orange County, midway between Los Angeles and San Diego, South Coast Metro includes portions of north Costa Mesa and south Santa Ana. It encompasses more than 2,500 acres within 3.5 square miles and offers businesses and residents accessibility to major airports, freeways, public libraries, museums, theaters, stores of international reputation, and a multitude of dining experiences plus many Southern California attractions. This vibrant location has business environments combining state-of-the-art technology with quality construction and distinctive architectural design.