

PRESS RELEASE

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For Immediate Release

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Cambridge

Announces the Acquisition of 1501 Moran Road, Sterling, VA and its appointment as Property Manager, Leasing Agent and Construction Manager for the property

Herndon, Virginia: Cambridge Property Group LLC represented 1501 Moran Road LLC in the acquisition of the note and Right of Foreclosure from General Electric Capital Corp. for \$7M. The project is on 17.78 acres and is comprised of 160,000SF of warehouse and office space. The Buyer perfected fee simple title for the property on the day of closing.

The building is currently occupied by five tenants, but will become the new food manufacturing plant of Cuisine Solutions, which develops innovative dishes that enable chefs to deliver their own brand of perfection to the palette. According to Andrew J Czekaj, Chairman of Cambridge, “the acquisition of Moran Road demonstrates our approach to value creation on behalf of our clients and partners. The asset was purchased at well below replacement cost and provides 1501 Moran Road LLC with significant upside opportunity”.

T. Michael Scott, Vice Chairman and President states, “This is the conclusion of a 10-year search for the right place to establish and grow the production operation of our client Cuisine Solutions. The new location will bring 100 new jobs to Loudoun County and allow Cuisine to create a new layout that will maximize efficient flexible product lines. The building provides for 30% further expansion and the current undeveloped 8 acres should handle all their requirements well into the future.”

“We are pleased to have been appointed Property Manager, Leasing Agent and Construction Manager for the property. We look forward to helping the Owner achieve its goal of providing a quality facility with expansion opportunities to Cuisine Solutions. We will be implementing a plan to maximize revenue in the short term while providing Cuisine Solutions the flexibility it requires for future growth. We will also be directing an Owner backed program to make the property more sustainable” quotes Randy S. Jaegle, Chief Operating Officer.

Cuisine Solutions began in 1990 to fulfill a need for premium and convenient entrees and sauces for exceptional events. Since then, their food has graced the first and business class seats of top airlines, delighted large parties at the world's most watched sporting events, presented itself on the menus of top hotels and convention centers and lined the shelves of the world's most prestigious, gourmet dealers. Cuisine Solutions has perfected the sous-vide cooking technique, a method embraced by European Chefs for decades and currently a top trend among the top chefs in the U.S.

Since 1983, Cambridge and its subsidiaries have successfully developed over 6.2 million square feet and structured the acquisition and/or disposition of in excess of 16.3 million square feet of commercial real estate, as well as 390 acres of land with a total value exceeding \$5.25 billion. Cambridge currently administers over 3.3 Million square feet of Office and Flex/Industrial space for clients throughout the Washington DC Metro area.

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