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Contact: Nicole Broussard/Jessica Neuman
Idea Hall
714-436-0855 x 28 / 31
nicole@ideahall.com / jessica@ideahall.com

**Bixby Land Company Leases 412,000-Square-Foot Building to
ICON Health and Fitness**

Orange County and Redlands, CA – July 11, 2007 – Bixby Land

Company, a real estate investment and development firm, leased a state-of-the-art 412,000-square-foot industrial warehouse and distribution building to ICON Health and Fitness in June 2007. The building is located at 2220 Almond Avenue, in the Bixby Redlands Business Center in Redlands, CA, a 227-acre master planned business park.

With nearly 4,000 employees and 11 locations worldwide, ICON is one of the largest manufacturers and marketers of fitness equipment in the world. The company's fitness brands include NordicTrack, Prof-Form, Weider, Healthrider, Freemotion Fitness™, Image, Weslo, Epic, Reebok and Gold's Gym.

This location will serve as ICON's primary corporate warehouse and distribution facility for the United States, formerly located in Logan, Utah. The company also has facilities in China, Europe and Canada.

"Redlands continues to be a highly desirable distribution location," said Bill Halford, president and CEO of Bixby Land Company. "The location and quality of the building is what attracted ICON to Bixby Redlands Business Center."

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The building features 32-foot clearance height, 58 dock high doors, an ESPR sprinkler system and easy access to two, four-way intersections on the I-10 freeway at Mountain View and California Avenues near the I-215 and 30 freeways.

Mike McCrary, Peter McWilliams and Ruben Goodsell of Colliers Seeley represented Bixby Land Company in the transaction and Teresia McNight, Brian Childs and Al Lieberman of NAI Capital represented ICON.

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 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. For more information, visit www.bixbyland.com.

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