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**Watson Land Company Leases 300,000-Square Foot LEED® Building to
Motivational Fulfillment & Logistics Services, Inc. for \$7.5 Million**

Los Angeles – May 31, 2007 – Watson Land Company, among the largest industrial developers in the nation, has leased one of its Legacy Building SeriesSM buildings to Motivational Fulfillment & Logistics Services for approximately \$7.5 million, for four years. The 300,000-square foot building is located in the Watson Commerce Center Chino at 6810 Bickmore Avenue in Chino, CA. The Legacy BuildingSM is being constructed as a Leadership in Energy and Environmental Design (LEED®) building. This is a certified building with benchmarks for design and construction. It is designed to be an environmentally responsible, high performing green building and a healthy place to work.

Shortly after settling into its new 390,000-square foot headquarters and distribution center in Chino, off of Euclid, Motivational Fulfillment & Logistics Services leased this additional building to accommodate the success of the company's retail distribution program. The retail division specializes in distribution, full logistics support as well as an array of value added services to major retail chains that include Wal-Mart, Target, Best Buy, Costco, Sam's Club, QVC®, Lowe's®, Home Depot and numerous others. During peak periods, the company employs approximately 300-plus employees.

"With the addition of the Watson facility, Motivational Fulfillment & Logistics Services will become one of the largest full service, value added fulfillment and logistics companies in the country," said Geoff Landon, executive vice president for Motivational Fulfillment & Logistics Services. "The company is celebrating its 30th anniversary this year. With the expansion of both our physical facilities and our data programs, we are looking forward to another 30 years of growing success."

The warehouse and distribution facility also provides 4,500 square feet of office space, 65 trailer storage spaces, 32-foot clearance, a high dock high door ratio, architectural two-story glass entries and 7 inch thick reinforced, 4,000 psi (pounds per square inch) concrete floor slabs.

“Motivational Fulfillment’s new building will be next door to the 400,000-square foot Nature’s Best building, giving the Watson Commerce Center Chino some very prestigious customers,” said Lance Ryan, vice president of marketing and leasing for Watson Land Company. “In both cases the style of building and the methods of development earned us solid, long term leases from major brands that demand a lot of expertise and service. We are dedicated to helping Motivational Fulfillment & Logistics Services achieve its business expansion goals.”

Thomas Taylor, Steven Bellitti and Josh Hayes of Colliers International represented both Watson Land Company and Motivational Fulfillment & Logistics Services on this deal.

Watson Land Company

Watson Land Company's legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is among the largest industrial developers in the nation. For additional information visit www.watsonlandcompany.com.

Motivational Fulfillment & Logistics Services, Inc.

Motivational Fulfillment & Logistics Services, Inc. was founded in 1977 and specializes in fulfillment services including comprehensive fulfillment administration, inventory management, individual order processing, shipping and tracking, data management and reporting, and on-line access to inclusive direct response and retail distribution essentials. For additional information visit www.mfals.com.

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