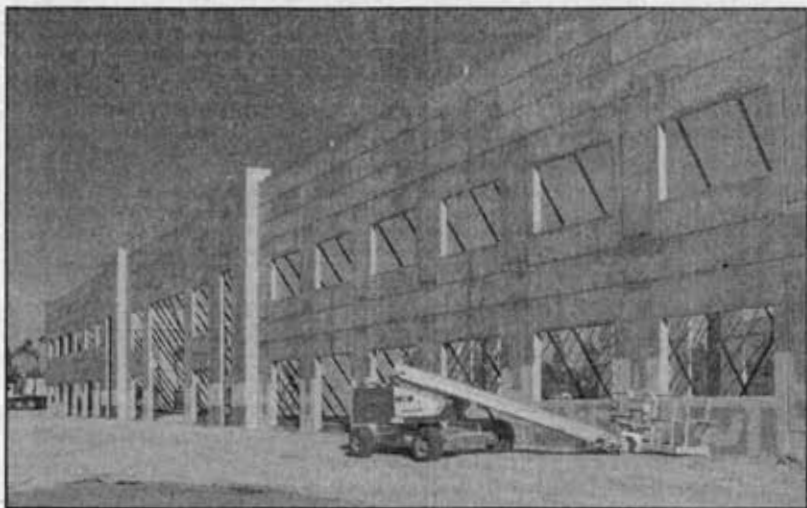


Walls up for ViaSat building in NorthPointe

The Daily Transcript

CARLSBAD — Wall panels have been erected for a new 60,000-square-foot office/R&D building to be occupied by **ViaSat Inc.** (Nasdaq: VSAT), within the five-building Northpointe Technology Center in Carlsbad.

San Diego-based **Smith Consulting Architects** designed the \$12 million project. **RREEF** is the developer of the two-story, tilt-up concrete building, with Rich Ruzyllo providing project oversight.



The project is the fifth of a five-building master plan designed by Smith Consulting for ViaSat within Northpointe.

In late 2005, ViaSat signed an 11-year, \$13.57 million lease for the final two-story, 60,000-square-foot industrial building to be constructed in the NorthPointe Tech Center. The lessor is **Calwest Industrial Properties LLC**. The two-story office building is on the last 3.5 acres of the nearly 50-acre master-planned business park. Larry Jackel, Matthew Strockis and John Barksdale of **CB Richard Ellis** (NYSE: CBG) represented the lessor. Rick Reeder of **Grubb & Ellis|BRE Commercial** represented the lessee.

The first three buildings of NorthPointe Tech were completed in 1998, and the fourth earlier this year. The fifth building is sched-

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uled for completion in March 2007.

Scott Cairns is principal-in-charge for Smith Consulting, with Derek Veit as project architect. **Chapo & Hall Architects** is the interior architect, with **Prime Structural Engineering** as structural engineer; **McParlane & Associates**, mechanical and plumbing engineer; **Michael Wall Engineering** as electrical engineer and **K&S Engineering** as the civil engineer. **Steve Ahles Landscape Architecture** is the landscape architect. Pete Spencer of **Cruzan-Monroe** is providing construction management and **Reno Contracting** is the general

contractor.

The overall NorthPointe development will consist of 16 buildings, totaling approximately 500,000 square feet at El Camino Real and Palomar Airport Road on nearly 49.5 acres. Six buildings were completed in 1999, eight in 2002, one completed in early 2006 and the ViaSat building in 2007.

In September 1998, ViaSat preleased the entire 180,000-square-foot, three-building initial phase of NorthPointe Tech at 6155, 6161, 6167 El Camino Real for corporate headquarters offices and manufacturing for 10 years. The leasehold was valued at \$25.4 million.

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