



NEWS RELEASE

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Omni West Group Breaks Ground on Five-Acre Medical and Office Condominium Project in Lake Elsinore

Developer Pre-Sales Incentives Available

LAKE ELSINORE, Calif. (September 13, 2007) – Omni West Group Inc., a real estate development and property management firm based in Laguna Hills, Calif., has commenced construction on The Plaza at Lakeview in Lake Elsinore, Calif.

The five-acre project will include 66,000 square feet of medical and professional office condominiums. One two-story medical office building will span approximately 33,000 square feet and is designed exclusively for medical users, such as urgent care and out-patient surgery providers as well as general practitioners, dentists, ophthalmologists, orthopedics, pediatricians and physical therapists.

The second two-story, 34,514-square-foot building is intended for regular office users such as law firms, financial institutions and other professional office users.

Omni West Group is offering the condominium units for sale and/or lease. For a limited time, buyers who choose to purchase early at The Plaza at Lakeview are eligible for special incentives, including a 3 percent credit toward the purchase price of \$295 per square foot, which results in \$8.85 per square foot in savings. Early buyers also will receive a gift certificate for space planning design of their new office suite.

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“The availability of both office and medical space with this type of flexibility are in short supply in the Lake Elsinore community,” said Kip Dubbs, president of Omni West Group. “The floor plates include approximately 16,000 square feet on each floor and are divisible down to approximately 700 square feet to accommodate a wide range of users.”

Dubbs pointed out that, as both the Murrieta and Corona markets have expanded, The Plaza at Lakeview will accommodate the strong need for urgent care facilities in Lake Elsinore.

“The project is adjacent to the I-15 Freeway, so it should be very attractive to providers of urgent care and other critical medical needs as a result of its visibility and easy freeway access,” said Dubbs.

Located near Railroad Canyon Boulevard and Canyon Estates Drive in the newly developed master-planned community of Canyon Estates, The Plaza at Lakeview will include an atrium plaza between both buildings and convenient patient drop-off area at the medical building entrance. The parking ratio is about 5:1000 for medical and 4:1000 for the professional office building.

The Plaza at Lakeview is represented by the Riverside office of Grubb & Ellis and Austin-Brockett Commercial Real Estate Services in Temecula. For sale or leasing information, call (909) 605-1100.

Completion of The Plaza at Lakeview is expected in the second quarter of 2008. The general contractor is HMC Construction, based on Colton, Calif.

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In addition to The Plaza at Lakeview, Omni West Group is developing and/or managing several other medical office condominium projects, including the Inland Empire's Paseo del Sol Medical Center in Chino and Moreno Medical Campus in Moreno Valley.

Omni West Group is developing the project in partnership with Sunbelt Properties Management LLC. Sunbelt and its various entities are currently developing approximately \$253 million in residential and commercial real estate properties. In addition to The Plaza at Lakeview, the company's ongoing commercial developments include shopping centers in Pembroke Pines, Fla., and Mesa, Ariz., an office/shopping center mixed-use development in Temecula, Calif., and an industrial/office/storage facility in Taft, Calif. The residential communities are located in the cities of El Monte, Pasadena, San Marino/San Gabriel, Bloomington, Rialto and Fontana in Southern California as well as in Las Vegas. For more information, call (818) 961-0500.

Omni West Group is a privately held commercial real estate firm specializing in retail, office and industrial business parks in Southern California. The company partners with city planners and other government officials to enhance the quality of life in local communities. Omni West Group's real estate expertise includes land acquisitions, development, asset and investment management, entitlement, property management and construction management. For more information, visit www.omniwestgroup.com, call (949) 215-9790 or e-mail info@omniwestgroup.com.