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**Omni West Group to Develop Industrial Center
in Southern California's Burgeoning Inland Empire**

**47,000-Square-Foot Project in Riverside to Accommodate
Heightened Demand for Small Tilt-Up Buildings**

RIVERSIDE, Calif. (March 6, 2006) – Omni West Group Inc., a real estate development and property management firm based in Irvine, Calif., plans to develop a 47,000-square-foot industrial complex in Riverside, Calif.

The 2.5-acre parcel, which is located at Garner near Main Street and enjoys proximity to the 60, I-10 and I-215 freeways, was acquired by Omni West Group in October 2005.

Called Omni West Business Center, the \$7.2-million project will feature four buildings comprised of eight units ranging in size from 4,000 to 6,000 square feet.

“With land scarce in surrounding Los Angeles, Orange and San Diego counties, small-box industrial buildings like Omni West Business Center are in particularly high demand to serve the Inland Empire’s growing manufacturing, trucking and warehousing sectors,” said Kip Dubbs, president and CEO of Omni West Group.

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OMNI WEST GROUP/RIVERSIDE BUSINESS CENTER

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According to Art Day, senior vice president of CB Richard Ellis, the leasing agent for the property, while there is more than 26 million square feet in industrial space under construction throughout the Inland Empire, absorption rates remain high and vacancy rates continue to decrease, dropping below 3 percent in the fourth quarter of 2005. Continued low vacancy rates have sustained new project activity, which is intended to meet the relentless demand from both local and coastal company expansions.

“Unlike new projects in the outlying freeway corridors, Omni West Business Center is ideal because it’s so centrally located and takes advantage of Riverside’s lower utility rates and existing infrastructure,” said Day. “It’s one of the few small-box projects scheduled to be built in Riverside in 2006.”

Construction on the project is scheduled to begin in November 2006, with completion slated for April 2007.

Omni West Group is a privately held commercial real estate firm specializing in retail, office, medical 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 and development, asset and investment management, entitlement, property management and construction management. For more information, visit www.omniwestgroup.com or call (714) 669-0366.