

NEWS RELEASE

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Omni West Group's 52,000-Square-Foot Office/Flex-Tech Project in Inland Empire Approved by City of Norco Planning Commission

NORCO, Calif. (October 9, 2007) – Omni West Group Inc., a real estate development and property management firm based in Laguna Hills, Calif., announced today that the City of Norco Planning Commission has approved development plans for a 52,000-square-foot, mixed-use project called Parkridge Business Center to serve the Norco/Corona area.

Developed in partnership with HG Capital, LLC (HG) in Menlo Park, Calif., the four-acre project will include two office condominium buildings that span more than 13,000 square feet each as well as a 25,000-square-foot “flex-tech” condominium building that can accommodate a diverse range of uses, from office/R&D to industrial and warehouse space.

“Parkridge Business Center is the only project of its kind in the Norco/Corona area with the ability to offer such a diverse mix of office and industrial condominium space for smaller users,” said Kip Dubbs, president of Omni West Group. “Office space for each user can range from 900 to 13,000 square feet, while the flex-tech portion can accommodate users that require footprints as small as 2,100 square feet.”

Located along Parkridge Avenue near the corner of Hamner Street, the project is less than a mile from the Interstate 15 and 91 Freeways.

OMNI WEST/PARKRIDGE IN NORCO

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“Parkridge Business Center has enormous appeal since it’s meeting an untapped need in the marketplace for flexible space that will appeal to a wide range of users,” said Tal Siglar, principal at the Ontario office of GVA-DAUM, which is marketing the project. “This project allows users to purchase or lease office space that can be custom designed to meet their exact business needs. Meanwhile, the flex-tech units will accommodate up to 70 percent of office build-out, giving users the flexibility to decide how much office-to-warehouse space they require.”

Construction is expected to begin in the first quarter of 2008 with completion slated for the third quarter of 2008.

In addition to Parkridge Business Park, Omni West Group is developing Moreno Medical Campus, a 160,000-square-foot project in Moreno Valley; The Plaza at Lakeview, a 66,000-square-foot medical/professional office campus in Lake Elsinore; and Rivera Industrial Park, a 50,000-square-foot project in Riverside; as well as several other projects in the design and entitlement phase.

Omni West Group also manages the recently completed Paseo del Sol Medical Center, part of the five-acre, master-planned Paseo del Sol in Chino.

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 and 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.

HG Capital, LLC is a real estate investment group that provides joint venture equity capital to real estate owners and developers for value-added and opportunistic real estate projects in the western United States. HG makes principal investments from its discretionary management of the HG Capital private equity funds. HG manages more than \$100 million of equity capital and has invested in over \$1 billion worth of projects since 1994. With offices in Menlo Park and Newport Beach, HG has established a successful track record based upon its highly responsive and entrepreneurial approach to real estate investing. For more information, visit www.hgre.com or call (650) 322-3400.