

Community Update

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HANSON PROPERTIES IN EAST ORANGE ACQUIRED BY

JMI PROPERTIES-SANTIAGO PARTNERS

ORANGE PARK ACRES, CALIFORNIA, SEPTEMBER 4, 2007: The John Martin family interests have acquired the 68-acre Hanson properties collection on the Sully-Miller site in East Orange, including the 7.6-acres on the south side of Santiago Canyon Road.

JMI Properties-Santiago Partners is composed of Orange Park Acres resident John Martin and his family, and other investor associates. JMI Properties is also in escrow with the Sully-Miller Land Company to acquire the remaining portions of the 116 acres.

The various properties in the Hanson collection are zoned Residential, and Sand and Gravel. The entire ownership is in the City of Orange. The properties are on the north and south sides of Santiago Canyon Road, east of Cannon Street.

Martin adds: "My wife, Leilani and I are excited to have this opportunity to make a profound contribution to the community we live in and to our children's future here. Our intent is to create something (with the community's input) that will benefit each of us long into the future. When I set out on this journey many years ago I certainly never imagined that it would turn into a community project like this.

Be assured that we will take great care in moving forward with the master planning of the Hanson / Sully Miller properties. I know many of you have lots of questions and it is my intent to address each of them in the coming months.

We will continue our open door policy of communication in the same spirit that we have with the Ridgeline property. The first order of business will be to conduct a new community survey that will gather input and guide us in the initial planning phase with community leaders and stakeholders. We are open to explore possibilities for development, rehabilitation, and preservation that can win community acceptance.

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There are many people including and in addition to OPA residents to consider in moving forward in the planning of this property.

We are committed to work with the neighbors that are all around these properties and value their input and participation. In the coming months we expect there will be community meetings and workshops to gather input and review proposed designs.

Some of the many challenges that face our community in developing this property are the Santiago Creek, flood control, soil conditions from the mining operations, nearby landfill and many others. We trust the city and neighbors to use their best efforts in working towards creating a land plan that provides solutions to these issues, and in doing so, benefit our communities as a whole.

There are currently no public use rights on the properties and it is primarily being used for rubble and gravel recycling.

Fieldstone Communities, Inc. obtained Orange City Council approval for a 186-home subdivision on the property in October, 2003. The approvals were rescinded when City voters qualified an initiative petition for a referendum.

In the coming month be on the lookout for our survey and please provide any input that is important to you and for our community. We will be establishing a website and email accounts so everyone can stay connected. We sincerely appreciate this opportunity and look forward to working with our good friends and neighbors.”

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