



NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT: Teri Walker
Denise Resnik & Associates
(602) 956-8834

MARLEY PARK RECEIVES WARM WELCOME, INITIAL SALES TOP \$82 MILLION

SURPRISE, Ariz. (September 1, 2005) – Just three months after opening in Surprise, Marley Park sales have exceeded projections, earning more than \$82 million with more than 215 home sales.

Marley Park, the 956-acre, classically styled community being developed by DMB, opened for sales by all five of its builders in late May. To date, more than 264 homes have been released by the community's Phase I builders: Ashton Woods Homes, Element Homes, Engle Homes, Randall Martin Home and Scott Communities.

"The response to Marley Park has been overwhelming," said Irene Carroll, DMB vice president and general manager for Marley Park. "Visitors are responding to the welcoming feel of this community, even before the first residents have arrived."

Marley Park is designed to offer the cherished elements of traditional neighborhoods with front porches; tree-lined streets; homes offering an abundance of architectural styles, sizes and colors on every street; and a park within a few minutes of every home.

In addition to the nine themed neighborhood parks in Phase I that will begin opening in September, another signature element of Marley Park is the level of attention focused on establishing relationships with Northwest Valley recreation, cultural, arts and education organizations. These partnerships enhance the lifestyle experience for residents, offering a variety of opportunities to connect with neighbors and the greater Surprise community. A community manager and full-time parks and recreation staff will facilitate a wide

- MORE -

MARLEY PARK RECEIVES WARM WELCOME – PAGE 2 OF 3

variety of programs and activities with participation by community organizations including Banner Health, City of Surprise Community and Recreation Services, Challenger Space Center, Cox Communications, Dysart Unified School District/Marley Park Elementary School, Heard Museum, Luke Air Force Base, West Valley Art Museum, West Valley Arts Council and Wildlife World Zoo.

“The emphasis on creating neighborhoods with character and charm and providing residents opportunities to take part in programs that truly will enhance their lives are two aspects of Marley Park that are resonating with those who are buying here,” explained Carroll.

The first Marley Park residents are expected to move in beginning in September.

Currently, there are 17 home models open in the Marley Park Model Home Neighborhood. Homes include single-family detached, attached and courtyard living, ranging in size from 1,356 – 4,113 square feet. Several enduring architectural styles are being presented by Phase I builders, including Bungalow, Cottage, Craftsman, Monterey, Spanish, Territorial Ranch, and Traditional. A total of 21 models will be complete this fall, and approximately 650 homes will be built in Phase I.

The community also will offer several distinctive amenities. Marley Park’s planned Arbor Walk is a shaded pathway lined with Evergreen Elms that will run through each neighborhood, interconnecting the neighborhood parks. The largest park in Phase I, Heritage Park, is a 25-acre public multi-use recreational complex that will be operated by the City of Surprise Community & Recreation Services Department. Proposed park elements in Phase I include a 1,600-seat amphitheater, open play and adventure areas, covered picnic areas, lighted baseball and soccer fields, a community rose garden, flower gardens and shade trees. With approximately 41 acres of parks and open space in Phase I, Marley Park will provide abundant opportunities for residents to gather and interact.

- MORE -

MARLEY PARK RECEIVES WARM WELCOME – PAGE 3 OF 3

Adjacent to Heritage Park is Marley Park Elementary School, a K-8 school located at the heart of the community that opened August 2004, and the Heritage Club, a private community center for residents, planned to open in 2007. Heritage Club is a 6,000-square-foot complex that will be situated on approximately five acres and will include outdoor event lawns, catering facilities, a teen room and meeting space.

The Marley Park Welcome Center and Model Home Neighborhood are located at 13118 Founders Park Blvd. in Surprise. Hours of operation are 10 a.m. – 6 p.m., daily. The Marley Park Welcome Center offers a preview of the lifestyle that can be enjoyed at Marley Park. For more information, visit marleypark.com.

Marley Park is being developed in phases by Marley Park LLC, an affiliate of Scottsdale-based DMB Associates, Inc. DMB is a diversified real estate investment and development firm with real estate holdings through affiliated companies that include current and planned resort/recreational and primary residential communities, signature commercial developments, country clubs, hotels, health clubs and spa properties. Founded in 1984 and headquartered in Scottsdale, Ariz., DMB is one of the most active community developers in the West, with properties in Arizona, California, Utah and Hawaii. The firm's name is synonymous with high-quality real estate developments.

###