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For immediate release

SAN MARCOS COMMONS MIXED USE PROJECT SOON TO BREAK GROUND Blends historic revitalization with modern city convenience

Chandler, AZ (February XX, 2006) – Desert Viking, an award winning developer specializing in restoration of historic properties and innovative in-fill redevelopments, will soon break ground for its newest mixed-use project, the San Marcos Commons. Located just minutes from the Santan 202 and Loop 101 freeways, this convenient live-work-play environment features 79 two- or three-story town homes, 200,000 square feet of commercial development, and a multi-level parking facility.

With suburban commutes now exceeding an hour, the City of Chandler has embraced the increased demand for housing that puts people closer to their work by revitalizing the areas surrounding its historic downtown. San Marcos Commons capitalizes on this trend by mixing commercial and residential spaces in an urban, pedestrian-friendly environment. Mike Hogarty and Niels Kreipke, partners of Desert Viking, chose a Mission-style theme that celebrates the city's rich cultural heritage.

When complete, San Marcos Commons will offer the vitality of a dynamic urban setting within one of Arizona's most treasured historic districts. Nestled at the intersection of Chandler Boulevard and Arizona Avenue, the 15-acre project blends old world neighborhood charm with the modern conveniences of an urban environment. Residents can enjoy a wide range of nearby cultural and civic activities, including the Chandler Center for the Performing Arts, Chandler Library, Town Hall, Chamber of Commerce, Western International University and A.J. Chandler Park.

The Villas at San Marcos Commons will break ground late this spring with four-acres of 2- and 3-bedroom, 2 ½- to 3 ½-bath town homes, each with an attached two-car garage. Occupancy is targeted for early 2007. The second phase of San Marcos Commons, to break ground this summer, will introduce the first stage of commercial development. Two 3-story buildings will offer approximately 50,000 square feet of retail, restaurant, and office space. A multi-level 460-car parking garage will complete this first stage.

With more than eight years experience rehabilitating historic properties, Desert Viking has created a niche in the renovation and redevelopment of important urban villages. Commencing in 1997 Desert Viking made a substantial commitment to renovate the designated historic commercial district of downtown Chandler. Partnering with the City of Chandler, the company has renovated seven historic buildings and is credited with reestablishing downtown Chandler as a viable economic center. Desert Viking's many awards include the 2002 Arizona Heritage Preservation Honor Award, 2004 Governor's Heritage Preservation Honor Award, five Architectural Excellence Awards from the City of Chandler, and Valley Forward's Environmental Excellence Award. In 2004, the Chandler Chamber of Commerce named Desert Viking the Small Business of the Year.

For information on both the residential and retail/office opportunities at San Marcos Commons, visit Desert Viking's website at www.SanMarcosCommons.com.

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