

Stoltz Real Estate and GoldenTree InSite Partners Plan \$50 + Million Class A Office Park

Las Vegas, March 28, 2007 -Stoltz Management Company and GoldenTree InSite Partners today announced plans to break ground on Sunset Pilot Plaza, a 180,000-square-foot Class A office development in Hughes Airport Center. The project is situated on 9 acres at the intersection of Sunset and Pilot Roads, adjacent to McCarran International Airport and within minutes of world-class hotels and restaurant and the Las Vegas Strip. Financial details were not disclosed but the joint venture developing the park indicated it would invest more than \$50 million in the project.

"Sunset Pilot Plaza will provide excellent access to the regional highway systems, the Las Vegas Strip and the airport and will allow tenants to draw from a broad labor pool through the Las Vegas Valley," said Wes Jenson, Senior Vice President of the Stoltz Las Vegas office.

Added Rob Vahradian, Managing Director of GoldenTree InSite Partners, "Gaming and hospitality companies continue to relocate office and administrative functions out of hotels and casinos into nearby office buildings, providing excellent tenant demand for the Airport submarket and for this project in particular."

Sunset Pilot Plaza will feature 2 3-story buildings totaling 180,000 square feet, with divisibility from 5,000 square feet. Amenities will include courtyard seating with unsurpassed airport and strip views, glass and steel exteriors and a 4.5/1000 parking ratio. The development is scheduled to break ground in April 2007 with completion slated for the first quarter of 2008. JMA is the architect of record for the project, and Martin Harris Construction is the general contractor of record.

ABOUT STOLTZ

Stoltz Real Estate Partners (www.stoltzusa.com), headquartered in Bala Cynwyd, Pennsylvania, owns, leases and manages a diverse national portfolio that includes retail, mixed use, office, flex, residential and industrial real estate, the majority of which is owned in joint ventures with institutional partners. The Stoltz national real estate portfolio totals more than 70 properties and approximately 10 million square feet.

ABOUT GOLDENTREE INSITE PARTNERS

GoldenTree InSite Partners is an international real estate investment firm headquartered in New York City. The firm was formed in March 2005 in partnership with GoldenTree Asset Management. GoldenTree InSite Partners pursues value-added real estate opportunities through direct equity investment and non-traditional lending activities. To date, the firm has committed capital to residential, retail, industrial, office, hotel and mixed-use projects. GoldenTree Asset Management, with offices in New York, London, Los Angeles and Dallas, manages a variety of absolute return strategies, which invest in bank debt, high yield bonds, distressed debt, middle market loans, equities and real estate and employs over 140 people. GoldenTree manages approximately \$8.5 billion as of March 1, 2007, of which \$7.1 billion are absolute return assets. For more information on GoldenTree InSite Partners, please visit the company's website at www.goldentreeinsite.com.