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**ONTERIORS LAUNCHES DEVELOPER SERVICES PROGRAM
PROVIDING COMMUNITY TECHNOLOGY CONSULTING**

***Newland Communities first to tap into community, residential and
environmental technology consulting***

SAN DIEGO, Calif., – May 31, 2007 – ONteriors™, a leading provider of home technology solutions including design, sales, installation and management services, has launched a new Developer Services program that provides consultation and implementation of technology for developers looking to deliver “smart homes” and connected communities. Newland Communities has already tapped into ONteriors new Developer Services Program for a variety of technology design and implementation services.

ONteriors launched this program based on increasing demand from homebuyers for the latest technologies such as broadband and high definition television. ONteriors helps developers navigate the technology landscape by identifying opportunities with emerging technologies, creating additional value to homebuyers and residents alike. ONteriors will also help developers define new emerging technology that uses best business practices for long term solutions within residential, commercial and environmental technologies to differentiate their communities and attract potential buyers.

“Developers that use our services will ensure that their community technology standards are being met which ultimately saves their builders time and money while satisfying the needs of their homebuyer,” said Dan Merrill, Vice President of Business Development for ONteriors. “Builders and developers have told us that home technology is not their core competency. Answering that need in a smart and innovative way provides the perfect solution to both the builder and developer.”

With the new Developer Services Program, ONteriors will work hand-in-hand with developers to create a community technology roadmap that identifies current and future core technologies, suppliers and how timing will impact the community. ONteriors designs the technology standards and specifications to support the technology strategy, network architecture and industry practices. To showcase the technology and create a high interest level, ONteriors can provide input on the community’s visitor’s

center design to provide ideas and recommendations on high-impact displays, distributed audio, security and lighting control systems.

For builders, ONteriors provides counseling in the architectural review process to ensure that floorplans conform to the community's technology specifications. ONteriors also conducts inspections to ensure compliance with the builders' low voltage integrator.

To help developers create value regarding the technology options sold by builders to homebuyers, ONteriors offers a Technology Options Program that is tailored to the target homebuyers' needs and lifestyle. This program consists of a comprehensive set of homebuyer technology options, including security systems and services, entertainment, home management, control and communications systems. The program is developed in conjunction with the community development team and can be offered to all homebuyers in the community.

ONteriors' Developer Services Program is based on expertise gained through working with homebuilders and developers in multiple markets. At Newland Communities' Telfair community in the Greater Houston Area, ONteriors provided technology and a range of technical services including distributed audio, video displays and an energy saving lighting control system at the community visitor center. The program also included satellite controlled irrigation systems to conserve water and reduce run-off. ONteriors collaborated on the development of technology standards to optimize the high-speed fiber connection to the home services available in the community and, through a formal inspections program, ensures that homeowners get the quality of service they expect.

"Today's homebuyers are looking for communities that reflect their way of life, including having the latest technology built into their homes and throughout their community, as well as environmentally responsible neighborhoods," said Eric Clifton, Vice President of Sustainable Business Development, Newland Communities. "Through our ongoing relationship with ONteriors, we can accomplish both the technical and environmental objectives, while saving money in the long-term. It's truly a win-win situation."

About ONteriors

ONteriors is a new generation technology provider with the expertise to make the sophisticated home buyer's vision a reality. The company offers technology consulting, design, sales, management, installation and customer support services to developers, home builders, new-home buyers and homeowners. ONteriors operates technology design centers in San Diego, CA; Temecula, CA; Tampa,

FL, with showrooms in Phoenix, AZ and Houston, TX. ONteriors' technology design services make home environments easier to manage and more enjoyable. For more information about ONteriors, visit www.onteriors.com

About Newland Communities

Newland Communities is a privately-owned company that creates residential and urban mixed-use communities in fourteen states from coast to coast. We believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them.

www.newlandcommunities.com <<http://www.newlandcommunities.com/>>

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