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NEWS FROM: Gateway Management

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LANDSCAPE IMPROVEMENTS TO BEGIN AT CANYON PLAZA IN CHULA VISTA

CHULA VISTA, Calif. -- (August 23, 2006) -- Landscaping construction will soon begin in front of Canyon Plaza shopping center, along the street frontage of Telegraph Canyon Road, extending from Crest Drive to Halecrest Drive in Chula Vista, Calif.

The landscaping improvements, within the City of Chula Vista storm drain and Telegraph Canyon Road easements, will constitute the third and final phase of the city's Telegraph Canyon Roadway Improvement Plan.

Scott Robinson, president of Gateway Asset Management and manager of Canyon Gateway, LLC, is collaborating with the city on the landscape design and implementation. Principal Civil Engineer Frank Rivera is providing project oversight on behalf of the city.

"The landscaping has been designed to complement both the shopping center and the adjacent road," said Rivera. "We're looking forward to completing this final step of the project, which will benefit local residents commuting through the area, as well as shopping center tenants and patrons."

An agreement outlining the terms of the proposed landscaping recently was finalized between the city and Gateway, who has agreed to finance a portion of the landscaping project. Construction is scheduled to begin this month.

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ADD 1 -- LANDSCAPE IMPROVEMENTS TO BEGIN AT CANYON PLAZA IN CHULA VISTA

The improvement plan for Telegraph Canyon Road was a result of high traffic volume -- about 70,000 vehicles a day -- driving toward the Interstate 805 on-ramp. The project was aimed at improving the portion of street frontage on the westerly side of Telegraph Canyon Road, located directly in front of the Canyon Plaza shopping center.

Founded in 1999 by Owner and President Scott Robinson, Gateway Asset Management, LLC is a San Diego-based asset management company focusing primarily on retail, office, and other types of investment properties throughout San Diego. The firm and its subsidiary, Gateway Property Management, manage the acquisition, renovation, operation and sale of properties for its clients and investors, primarily comprised of private individuals. Robinson can be reached at (858) 756-9862, or via email at scott@gatewayasset.net.

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