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**PATRINELY GROUP ANNOUNCES THE GRAND OPENING OF
TRILLIUM BETHESDA'S SALES GALLERY**

Launch party features preview of luxury residences in downtown Bethesda

BETHESDA, MD (October 3, 2006) – Patrinely Group announced sales will begin on Saturday, October 7 for Trillium Bethesda, a new upscale condominium residence located at the gateway to downtown Bethesda. A grand opening party will be held October 5 to mark the debut of the sales gallery at 8400 Wisconsin Avenue, at the current location of the Clarion Hotel.

Trillium Bethesda's sales gallery is a sleek and stylish preview of the project that will ultimately be composed of three residential towers with a total of 173 luxury condominiums. The one, two and three bedroom units range in size between 900 and 2,850 square feet. The residences feature nine-foot ceilings in the main living areas, deluxe woodwork and state-of-the-art kitchens and bathrooms. A model kitchen and bathroom are featured in the sales gallery, as well as a full-scale model of the three towers.

The design architect, Davis Carter Scott, Ltd., combined a classical style with a modern approach to create three timeless towers with distinctive glass façades. The interior is designed by renowned residential and hotel designer Jeffrey Howard of The Howard Design Group.

"The greater Washington area has demonstrated a clear need for a residence with the type of distinction that this project delivers," said Len O'Donnell, president of Patrinely Group. "We expect that Trillium Bethesda will be a perfect fit for Washingtonians looking for elegance, sophistication and a pampered lifestyle."

The residence offers several on-site amenities, including valet parking, a concierge service, an indoor pool and fitness center. Residents will also enjoy the community space of a courtyard and plaza that contains a 2,000 square-foot artist workspace as well as a water feature and greenery. The condominium will provide convenient access to the restaurants, shops and transportation routes located in downtown Bethesda.

To make an appointment or for more information, contact the sales gallery at 877.293.2500 or visit www.trillium-bethesda.com.

About Patrinely Group: Patrinely Group LLC has been actively developing real estate since 1983. The firm's residential and office projects incorporate sophisticated building technology and the highest quality in design details. The company prides itself on creating buildings that are both elegant and function at the highest level of efficiency. In the past 20 years, the team has completed more than \$2 billion of some of the most respected and successful properties in the nation and has nearly \$1 billion currently under development.

A leader in luxury residential development, the firm selectively creates condominiums in premier "18-hour" communities and resort areas. It strives to develop the finest residences available in each market, creating a lush resort-style way of living where residents enjoy dining, shopping and entertainment all within walking distance.