



PRESS RELEASE

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Fitness Center Signs 50,000 SF Lease

CORAL SPRINGS, May 2007 - Twenty-Four Hour Fitness Shaq Sport Club signed a 50,000-sf lease at the Catalina Centre shopping center located at 1703 North Congress Ave. Michael Comras, of the Miami-based Comras Cos., represented 24 Hour Fitness in the transaction. The landlord, New York City-based Roberts Organization, was represented by Craig Tulepan and Randy Tulepan, of Coral Springs-based Tulepan Management LLC, which provides leasing and management services for the property.

Catalina Centre recently underwent \$1 million in renovations, including repainting the center, restriping the parking lot and architectural column work. With the 24-Hour Fitness lease, the center is 98% occupied. Among other tenants located in the center are Marshall's, Lindburgers, Nine West, Nutrition Depot and Nail Extravaganza.

Tulepan Real Estate Management LLC is a privately held full service Commercial Real Estate Investment, Development, Management and Leasing Company based in South Florida with additional offices in the Northeast.

Tulepan Real Estate Management LLC has the capability, discipline and know-how to do what can be most difficult to do given today's market conditions: provide exceptional opportunities and service to its client base.

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