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**TITAN REAL ESTATE INVESTMENT GROUP, INC. ACQUIRES
1420 HARBOR BAY PARKWAY IN ALAMEDA, CALIFORNIA**

El Segundo [December 21, 2007] – Titan Real Estate Investment Group, Inc. in a partnership with an institutional fund advised by Urdang Capital Management, has acquired a 121,216 square foot office building located in Alameda, California. The building is fully occupied with a lease to Abbott Laboratories and the Federal Aviation Administration. The building is situated in the 200 acre, 2.9 million square foot Harbor Bay Business Park which sits directly adjacent to the Oakland International Airport. Abbott Laboratories owns three of the adjacent parcels.

Michael Speers and Barry Cohn of NAI/BT Commercial represented both buyer and seller.

According to Kevin Kaseff, Managing Partner of Titan, “with all the uncertainty in the real estate markets today, we’re very comfortable owning a property substantially leased to a strong credit as Abbott Laboratories and we are very bullish on the improving fundamentals of the Harbor Bay submarket”. This acquisition makes for another impressive addition to the company’s growing national portfolio.”

About Titan Real Estate Investment Group, Inc.

Titan Real Estate Investment Group, Inc. is a commercial real estate investment firm focused on the acquisition of stable and value-added office, multifamily, retail and industrial properties throughout the United States. Titan’s carefully cultivated network of relationships with investors, sellers and brokers has enabled the managing partners to acquire more than 4.6 million square feet of commercial buildings and 18,500

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multifamily units valued at \$1.8 billion. Titan seeks capital appreciation by acquiring, developing, redeveloping and managing diverse assets. The firm is large and versatile enabling it to operate in all geographic regions and with any property type. Titan has a consistent track record of producing risk-adjusted returns and efficiently completing large, complex transactions. The firm's commercial division is based in El Segundo, California and its multifamily division is based in Greenville, South Carolina. Additional information can be found at www.treig.com.

About Urdang Capital Management

Urdang Capital Management (www.urdang.com), a wholly owned subsidiary of The Bank of New York Mellon, is a registered real estate investment advisor founded in 1987 to provide real estate investment management services to institutional investors. Urdang manages over \$5 billion in assets including over 100 properties located throughout the U.S. Urdang's primary business model is providing equity capital to, and forming joint venture partnerships with, successful real estate operating companies. Through its investments with joint venture partners, Urdang has acquired over 300 properties, including all major property types.

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