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**New Home Community Amberly Awarded by
Home Builders Association of Raleigh-Wake County**

RALEIGH, N.C., May 1, 2007 – Developers of Amberly, a master-planned community in Cary, N.C., received two Major Achievements in Marketing Excellence (MAME) Awards from the Home Builders Association (HBA) of Raleigh-Wake County.

The community was recognized with two MAME Gold Awards for Best Website for a Master-Planned Community and for Best Special Project, Promotion or Event. Amberly, owned by L.M. Sandler & Sons Inc. and developed by GS Carolina, was the area's top selling new community in 2006.

“We're thrilled to be recognized by the Home Builders Association for our efforts,” said Bob Jones, general manager for Amberly and GS Carolina's Raleigh division. “The entire Amberly team has consistently provided incredible support to help make Amberly a premier Triangle-area community.”

The website, www.Amberly.com, was developed and maintained by Liquid Advertising of Boston, with support from Launch Marketing of Raleigh and New Bern, N.C. GS Carolina's Best Special Project award recognized its promotional piece for The Peninsula at Amberly, a custom home neighborhood within the community. The promotion, a themed gift basket given to Wake County and Chatham County Realtors, was designed by Launch Marketing and High Tide Creative of New Bern and Raleigh.

The MAME Awards, presented by the Triangle Sales and Marketing Council (TSMC) of the North Carolina Home Builders Association (NCHBA), is the Triangle's largest and most prestigious marketing awards competition in the building and real estate industries. The 2007 MAME Awards show was held at the Embassy Suites in Cary on April 20, 2007.

About Amberly:

Amberly is situated on the western edge of Cary, N.C., one and a half miles southwest of the Research Triangle Park, and is located just off Highway 55. The community spans 1,100 acres and includes approximately 5,000 homesites. The Residents' Club at Amberly features programming and staffing provided by UNC Health Care, a gymnasium and fitness center. The community will also feature UNC Health Care's UNC Wellness Center at Amberly. Amberly is the first North Carolina development to contain an Active Adult neighborhood integrated within a mixed-use community. Amberly is an L.M. Sandler & Sons Inc. development, and is managed by GS Carolina. For more information, call 1-877-4AMBERLY (1-877-426-2375) or visit www.Amberly.com.

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