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**THE CLIFFS COMMUNITIES AND CLEMSON UNIVERSITY ENGAGE
IN LARGEST PARTNERSHIP TO DATE**

***The Cliffs gives \$250,000 grant to Clemson's Department of Horticulture
Clemson's Faculty and Students to Build Public Botanical Gardens in Mountain Park Community***

Travelers Rest, SC, September 21, 2006 – The Cliffs Communities and Clemson University announced today a partnership that includes a \$250,000 grant from The Cliffs to the University's Department of Horticulture and the construction of public Botanical Gardens at The Cliffs at Mountain Park, The Cliffs' newest community introduced earlier this year.

The Cliffs Communities' quarter-million-dollar grant to Clemson's Department of Horticulture will also fund the creation of a new, research-oriented faculty position.

"These spectacular Carolina mountains will become even more beautiful as a result of this partnership between Clemson University and The Cliffs Communities," said Clemson President Jim Barker. "This Cliffs-Clemson partnership will provide an unprecedented opportunity to apply Clemson's expertise in innovative design, natural resource management, watershed management, ecosystem conservation and public environmental education to a private development."

"Generous gifts like this one from The Cliffs Communities continues Clemson's initiatives in teaching, research and service," added Professor Mary Haque. "We are grateful to people in the private sector who share the university's vision and commitment. Their contributions help ensure Clemson's distinctive role as a top public university, supporting innovative, multidisciplinary collaborations among students, faculty and the local community."

Located on approximately 3.5 acres near and around the entrance to the Village at Mountain Park – a public commercial, dining and retail center and signature gathering place planned for the 5,000-acre community – the Botanical Gardens will showcase a wide variety of native trees and plant species. Led by Clemson's Alumni Distinguished Professor Mary Haque, a faculty-student team will work with The Cliffs' own planning and development department to create not only a second-to-none service-learning environment for Clemson students but also a beautiful, educational and recreational experience for the area's thousands of residents and visitors. The conceptual site plan developed for the Botanical Gardens include the following themed areas: a Children's Garden, Rain Garden, Lakeside Buffer Demonstration, Herb Garden, and others that will focus on sustainability, wellness, and education.

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This grant and the Botanical Gardens at The Cliffs at Mountain Park project mark the largest partnership initiative to date between The Cliffs and Clemson University.

"We are extremely excited to be expanding our relationship with Clemson in such a significant way," said Jim Anthony, founder and president of The Cliffs Communities. "The opportunity to develop this level of service-based learning for Clemson's students passionate about the outdoors matches up perfectly to our own dedication to taking care of the land."

"Clemson's expertise in horticulture, landscape design and architecture, together with our land planning experts, will make the Botanical Gardens at The Cliffs at Mountain Park a destination point at the gateway to the Carolina Preserve," added Scott Beville, senior vice president of sales and marketing for The Cliffs Communities. "The Carolina Preserve is that environmentally rich corridor spanning the Western Carolinas that runs parallel to the economic corridors provided by the Greenville-Spartanburg-Anderson area to the east and by the Asheville-Charlotte market to the west. With its location at the entrance to the Village at The Cliffs at Mountain Park, we see a terrific opportunity to allow families to enjoy experiences in nature, dining and shopping all in this picturesque setting."

The Cliffs and Clemson have enjoyed a collaborative relationships for years, including most recently the faculty and horticulture students' assisting with The Cliffs Organic Farm at Mountain Park; consulting on the beautification of the grounds within The Cliffs Valley community; Clemson's Professional Golf Management (PGM) students working in intern-to-employment positions in The Cliffs' golf shops; and other internship and employment relationships between the University and The Cliffs' real estate planning, food and beverage, culinary, golf maintenance, and marina departments. Additionally, Clemson's Department of Public Health Sciences and Zest Quest – a non-profit children's wellness initiative begun by Founder and President of The Cliffs Communities – are working on a learning model for wellness coaches for the public school system.

To learn more about The Cliffs at Mountain Park, visit www.cliffscommunities.com.

About The Cliffs Communities

Founded in 1991 by Jim Anthony, The Cliffs Communities is devoted to the sensible development of luxury residential communities and other properties, within the United States and around the world, in accordance with a philosophy of protecting the integrity of pristine environments while offering its residents and members the very best lifestyle.

The Cliffs' domestic properties include seven premier, private master-planned residential communities located in the heart of the Carolina Preserve between Asheville, NC, and Greenville, SC, collectively bordered by over a million acres of national forests and state parks in the Blue Ridge Mountains.

Called "the most comprehensive and impressive club membership in the world" by Resort Living magazine, and recently ranked as a Top 10 US Golf Community by Travel + Leisure Golf, belonging at The Cliffs includes immediate access to a suite of over \$100 million in completed amenities, including four championship golf courses (soon to be seven), world-class wellness centers run by health and fitness experts, and privileged access at The Cliffs' international properties in British Columbia and Patagonia, Chile.

The Cliffs offers homesites from \$200,000 to over \$2,500,000 and custom homes from \$600,000 to over \$4,000,000.