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VESTAR REVEALS MORE FIRST-IN-MARKET TENANTS AS TEMPE MARKETPLACE TAKES SHAPE, LITERALLY

**Walls take Shape on 1.3 Million Square Foot Site,
List of First-in-Market Tenants Grows for Largest, Most Impressive AZ Retail Project**

**** ART ATTACHED ****

TEMPE, ARIZ. JUNE 19, 2006 – Vestar’s Tempe Marketplace is taking shape, literally.

From the first walls, which have begun to sprout from the dirt, to announcements of exciting additional tenants, momentum is continuing for the largest retail project under construction in the state.

The project stands at more than 97 percent leased, and adds Road Runner Sports, Zizibeh ladies clothing boutique, and Center Court, an exciting restaurant concept operated by Durum Sports Entertainment of Walnut Creek, Calif. to the growing list of first-in-market tenants. Others include Dave & Buster’s, King’s Fish House and Lucille’s BBQ

Vestar’s Tempe Marketplace, on Rio Salado Parkway, off Loops 101 and 202, will soon be home to more than 120 of the nation’s finest restaurants, retail stores, lifestyle shops and attractions including more than a dozen tenants added since the January groundbreaking.

Construction began on Tempe Marketplace in January, with the demolition of numerous industrial buildings. June marks a milestone in construction, as walls are constructed and buildings begin to take shape. Demolition was completed in May.

When the project opens in Summer 2007, Tempe Marketplace will be the next generation of the wildly popular Desert Ridge Marketplace. It boasts outdoor fireplaces, elevated patios, interactive water features, outdoor “living rooms” throughout and a state-of-the-art laser light show that will be the first of its kind in the nation.

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More than 20 million people are expected to experience the most diverse collection of retail, restaurant and entertainment experience in the state in the first year alone. And below are the reasons why. Already, all anchor tenants have been secured and only 5 percent of the specialty, retail and restaurant space remains available for lease with more than a year from opening.

Tempe Marketplace Tenants

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|--------------------------|--------------------|--------------------------|
| Alltel | GapBody | Paradise Bakery Café |
| American Eagle | Gelato Shoppe | Payless ShoeSource |
| Anchor Blue | Genghis Grill | PetsMart |
| As You Wish | Guess | Pier 1 Imports |
| Barnes & Noble | Hallmark | Quiksilver |
| Bath & Body Works | Harkins Theatres | Red Robin |
| Best Buy | Hi-Health | Ross Dress for Less |
| Buckle | Hot Topic | Rumbi's Island Grill |
| California Pizza Kitchen | Hottie | Sam's Club |
| Center Court | JCPenney | Shoe Pavilion |
| Cheeburger Cheeburger | Journeys | Skechers |
| Chipotle | Juice It Up | Sleep America |
| Cingular Wireless | Just Sports | Sport Chalet |
| Claire's | Justice | Sunglass Hut |
| Coffee Bean & Tea Leaf | King's Fish House | Tacone |
| Cold Stone Creamery | Lane Bryant | Target |
| Cost Plus World Market | Lids | TCF Bank |
| Danny's Family Carousel | Linens 'n Things | Tealuxe |
| Dave & Buster's | Lucille's BBQ | The Keg Steakhouse & Bar |
| Dress Barn | Mens Wearhouse | Tilly's |
| EB Games | Michaels | ULTA |
| Famous Footwear | Nails of the World | Urban Angles |
| Finish Line | Nationwide Vision | US Bank |
| Francesca's Collection | No Fear | Verizon Wireless |
| Gap | OfficeMax | Wet Seal |
| | Old Navy | Zizibeh |