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May is Landmark Month for AZ's Largest New Retail Project

Demolition Complete, 11 New Tenants Committed as Tempe Marketplace Sets Stage for Largest, Most Impressive AZ Retail Project Since 2001

**** ART ATTACHED ****

TEMPE, ARIZ. MAY 2, 2006 – As Tempe Marketplace closes a major chapter of its construction this week, 11 new tenants have committed to the largest retail project in Arizona proving that the only thing moving faster than the lightening-speed construction is the leasing of this dynamic, highly-anticipated project.

Tempe Marketplace will be the largest retail project built in Arizona since 2001 and represents the largest private sector construction project in the state through 2007.

With today's announcements, the project is 95 percent leased – over one year before opening.

Vestar Development's Tempe Marketplace, on Rio Salado Parkway, off Loops 101 and 202, will soon be home to more than 70 of the nation's finest restaurants, stores, shops and attractions including 11 added in just the last 60 days. New national businesses and brands include:

- | | |
|--------------|---------------------|
| ∞ Quiksilver | ∞ No Fear |
| ∞ Tealuxe | ∞ Finish Line |
| ∞ US Bank | ∞ Skechers |
| ∞ TCF Bank | ∞ Cingular Wireless |

Also, **Genghis Grill**, a Mongolian Stir-Fry restaurant; **Francesca's Collection**, a jewelry mecca and **Urban Angels**, a high-fashion female outfitter join the mix of destination retailers.

Construction began on Tempe Marketplace in January, with the demolition of numerous industrial buildings. This week marks the final demolition of those structures, long an eyesore at the front door of fabulous Tempe.

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When complete 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.

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 first 70+ 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

***Red denotes additions since March 1**

***Blue denotes additions since the Jan. 31 groundbreaking**

- | | | |
|-------------------------------|--------------------------|----------------------|
| Alltel | Genghis Grill | Paradise Bakery Café |
| American Eagle | Guess | Payless ShoeSource |
| Anchor Blue | Hallmark | PetsMart |
| As You Wish | Harkins Theatres | Pier 1 Imports |
| Barnes & Noble | Hi-Health | Quiksilver |
| Bath & Body Works | Hot Topic | Red Robin |
| Best Buy | Hottie | Ross Dress for Less |
| Buckle | JCPenney | Rumbi’s Island Grill |
| California Pizza Kitchen | Journeys | Sam’s Club |
| Cheeburger Cheeburger | Juice It Up | Shoe Pavilion |
| Chipotle | Just Sports | Skechers |
| Cingular Wireless | Justice | Sleep America |
| Claire’s | The Keg Steakhouse & Bar | Sport Chalet |
| Coffee Bean & Tea Leaf | King’s Fish House | Sunglass Hut |
| Cold Stone Creamery | Lane Bryant | Tacone |
| Cost Plus World Market | Lids | Target |
| Danny’s Family Carousel | Linens-N-Things | TCF Bank |
| Dave & Buster’s | Lucille’s BBQ | Tealuxe |
| Dress Barn | Men’s 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 | |
| GapBody | Old Navy | |

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