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LOWE'S TO OPEN AT BLUE RIDGE CROSSING

New Phases Set to Follow

Kansas City, Mo. (December 23, 2008) – Blue Ridge Crossing Shopping Center is pleased to announce the grand opening of Lowe's Home Improvement. The grand opening of 135,000 square foot store for Friday, December 26th. Blue Ridge Crossing, located at I-70 and Highway 40 in Kansas City, Missouri, is a redevelopment of the former Blue Ridge Mall, which was completely demolished in 2005. The shopping center's other tenants include Applebee's, Foxy Nails, GNC, Mattress Firm, McDonald's, Royal Buffet, Sports Clips, Starbuck's, T-Mobile, Verizon, Vintage Stock and Wal-Mart Supercenter.

"We are very pleased because Lowe's is an outstanding retailer and will only add to the success and momentum of this center," said Dave Horn, Development Director of Blue Ridge Crossing. "This is an exciting redevelopment for us as the tenants are finding tremendous opportunity by opening in this dense, s and underserved market."

The success of Blue Ridge Crossing's current retailers is leading to the opening of two new phases of the center. The former Blue Ridge Cinema with a prominent location on I-70 will soon be demolished to make room for pad sites. A bank, convenience store, restaurants, shops and hotel are proposed for the site. The vacant parcel West of Lowe's will also be opened for development, with a restaurant and other retailers already expressing interest.

"Leasing activity at Blue Ridge Crossing is definitely stronger than the market as a whole" said Jeff Berg, Senior Vice President of LANE4 Property Group, the center's leasing agent. "New tenants talk to the existing retailers at the center and find that sales are well above projections and average for the metro. They get very interested when they see the new center configuration with I-70 visibility and the amount of

traffic being generated here.” Negotiations are being finalized with several new retailers and restaurants and LANE4 expects to make more announcements soon.

LANE4 specializes in the development, marketing, and property management of retail, office, hospitality and mixed-use projects throughout the Midwest including Briarcliff Village in Kansas City, Mo., Blue Ridge Crossing in Kansas City, Mo., One Kellogg Place in Wichita, Kan., The Shoppes at Market Pointe in Papillion, Neb. and Tiffany Springs MarketCenter in Kansas City, Mo. Currently, LANE4 is in the predevelopment stages for The Trails, a mixed-use development anchored by a new stadium for the Wizards, Kansas City’s Major League Soccer team.

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