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**For Immediate Release
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**Subject: BLUE RIDGE CAPITAL ANNOUNCES NEW LEASE SIGNING
Burke's Signs Lease at Russellville Marketplace, Russellville, AL**

Atlanta, Georgia, Blue Ridge Capital, LLC announces a new lease with Burke's Outlet Stores, Inc., for 12,528 SF in Russellville Marketplace, (former Wal-Mart), in Russellville, AL. The center is located along US Highway 43 in Alabama. The Landlord is currently in the process of redeveloping the property. Burkes Outlets offer a wide variety of apparel for the whole family, including shoes, accessories, home décor items, and gifts. Burkes Outlet Stores is a division of Beall's Inc., a family and employee owned corporation of over 570 outlet and department stores headquartered in Bradenton, Florida. Burke's anticipated store opening is scheduled for October 2006.

Blue Ridge Capital, LLC specializes in the acquisition, leasing, and redevelopment of value-added and high yield retail centers in the Southeast. For more information, please visit www.blueridgecapital.com.