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**For Immediate Release
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**Subject: BLUE RIDGE CAPITAL ANNOUNCES NEW LEASE SIGNING
Peebles - Russellville Marketplace – Russellville, AL**

Atlanta, Georgia, Blue Ridge Capital, LLC announces a new lease with Peebles for 15,000 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. Peebles anticipated store opening is scheduled for Fall 2006.

Peebles brings nationally recognized brand name apparel, accessories, cosmetics and footwear for the entire family to small and mid-size towns and communities. With over 540 stores in 30 states, the company operates under the Stage, Bealls and Palais Royal names throughout the South Central states, and under the Peebles name throughout the Mid-Atlantic, Southeastern and Midwestern states.

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.

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